

Oxford City Council: Local Plan Viability Assessment Update



Prepared for
Oxford City Council

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1 Summary

- 1.1 This report tests the ability of developments in the City of Oxford to accommodate emerging policies in the emerging Oxford Local Plan alongside prevailing rates of Community Infrastructure Levy ('CIL') in the Council's adopted Charging Schedule (subject to indexation) as recently varied by the Partial CIL Review.
- 1.2 The study takes account of the impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG'), the RICS Practice Statement 'Assessing *viability in Planning under the National Planning Policy Framework for England (2021)*' and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'.

Methodology

- 1.3 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the City over the life of the new Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels of affordable housing, other emerging policy requirements and indexed CIL rates) to a range of benchmark land values to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's emerging policy requirements and CIL generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with the requirements of the PPG, except where this would be lower than existing use value plus a reasonable, site-specific premium.
- 1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development and guides a developer in determining an appropriate offer price for the site.
- 1.5 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of its emerging policies at a time when the market has experienced a period of volatility following the September 2022 'Fiscal Event'. The election of a new government in July 2024 and its planning reforms have restored a degree of market and forecasts for future house price growth point to growth over the next five years. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. The assumed growth rates for this sensitivity analysis are outlined in Section 4. We have also undertaken a 'downside' sensitivity to reflect short term reductions in value and lower overall medium term growth.
- 1.6 This sensitivity analysis is indicative only but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future.

Key findings

- 1.7 The key findings of the study are as follows:
 - **Affordable housing (Policy H2):** We have appraised residential schemes with a range of affordable housing from 0% to 50% in line with emerging Policy H2. The tenure mix of the affordable housing also has a bearing on viability and we have tested two tenure options (Option 1 - 70% social rent and 30% shared ownership; and Option 2 – 80% social rent and 20% shared ownership, the latter reflecting the emerging policy requirement). There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition (i.e. flats or houses) and benchmark land value. The results do not

point to any particular level of affordable housing that most schemes can viably deliver and we therefore recommend that a 40% target be adopted, and applied on a 'maximum reasonable proportion' basis taking site-specific circumstances into account. This reflects the Council's current practice and also the approach outlined in emerging policy S4.

- Setting a lower proportion of affordable housing (either in part or the whole of the City) is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more than the revised target would no longer do so. Affordable housing delivery can therefore be maximised by retaining the existing target and accepting that this will not be universally achieved on all developments. Clearly it will be important for this to be communicated to and understood by stakeholders to manage expectations.
- **Financial contributions from student housing developments:** Policy H3 seeks affordable housing contributions from student housing developments. This could be in the form of a financial contribution (for use on general purpose residential developments) or on-site affordable housing. Our appraisals indicate that student housing developments should be able to accommodate close to 50% affordable student housing, or financial contributions ranging from £37,175 to £70,176 per room on sites outside the City Centre; and £32,514 to £63,185 per room on sites within the City Centre (the latter being lower due to higher construction costs).
- **Older person's housing:** Policy H3 also applies to schemes developed for exclusive occupation by older people tend to have different economics to general purpose housing developments, which limit their ability to make contributions towards affordable housing and other planning policy requirements. Our appraisals indicate that these schemes would be able to contribute payments in lieu ranging from £3,886 to £45,468 per unit, depending on the precise location of sites within the City.
- **Employer linked housing developments (Policy H5):** this policy would permit employers to develop affordable housing for their staff on land that would not otherwise come forward for residential development (e.g. on operational sites and business campuses). This will typically fulfil a recruitment and retention function by attracting new employees who would otherwise not be able to relocate to the area due to high housing costs. Employer linked housing developments would – in principle - be able to support an element of social rented housing ranging from 9.5% to 57%. For ease of delivery, these units could be occupied by the lowest paid staff of the employer to ensure that the housing is only occupied by those with a functional link to the employer. This would ensure that employer linked housing schemes meet a range of needs, include among households that might otherwise need to join the Council's waiting list for social rented housing.
- **Contributions towards affordable housing from employment generating uses:** the emerging plan incorporates a requirement for employment generating uses to contribute £10 per square metre towards affordable housing provision. This requirement has a very modest impact on development, ranging from less than 1% of residual value for offices and between 1 to 4% for other uses.
- **Affordable workspace strategy:** Emerging policy E4 requires the provision of an affordable workspace strategy to support the delivery of affordable workspace on certain named commercial sites across the City. The strategy would set out the size, marketing and operation of these workspaces. The policy encourages, but does not explicitly require, the provision of an element of affordable workspace. We have tested the provision of 10% of floorspace discounted by between 25% and 50% of market rent. Our appraisals indicate that provision of 10% of floorspace at a 25% discount to market rent (in perpetuity) would reduce residual land values by circa 4% to 6%, while a 50% discount to market rent (in perpetuity) would reduce residual values by 8% to 11%. The impact may be more significant when applied to developments that are only marginally viable and a flexible approach may be required in these cases.
- **Climate change:** emerging policies R1 and R2 seek developments that are net zero carbon in operational terms and that developers establish the amount of embodied carbon generated. However, Policy R2 defers any changes to embodied carbon to the Building Regulations. The

costs of achieving operational net zero carbon are typically 5% of construction costs. The costs of achieving net zero embodied carbon are still a matter of debate, with a range advised by specialists between 0% and 10% (in addition to the 5% for operational net zero carbon). The reduction in residual land values are typically 8% for operational NZC, while achieving both embodied and operational NZC would reduce residual land values by circa 23% to 43%. As more developers build schemes to NZC standards, research and development is likely to lead to reduced costs over time.

- **Accessibility requirements:** emerging Policy HD14 seeks provision of 15% of affordable units to achieve Part M4(3) (wheelchair accessible) of the Building Regulations, while the remaining affordable units and 5% of private units should meet Part M4(2) (accessible and adaptable). The impact of these requirements is typically a modest reduction in residual land values of around 5%.
- **Biodiversity Net Gain and urban greening:** The cost of achieving a 10% increase in bio diversity net gain is relatively modest and results in a reduction in residual land values of 2 to 4%. This reduction is unlikely to have a material impact on landowners' and developers' decision making.
- **CIL rates:** our appraisals incorporate the rates of CIL in the Charging Schedule that the Council adopted in August 2025.
- **Low Car development:** emerging policy C8 requires that new developments in defined locations will provide a reduced number of car parking spaces, subject to meeting minimum requirements for blue badge holders. This may not adversely impact City and district centre schemes which provide smaller units, but our testing indicates that there could be significant impacts on schemes incorporating family housing. The impact may be so significant in some cases that the capacity for provision of affordable housing could fall as a result of lower absorption rates and discounting of sales values to attract buyers. The Council may therefore wish to carefully consider the type of schemes that restrictions on car parking are applied to.
- **Cumulative impact of policies:** In addition to the specific policies above, our appraisals have regard to the cumulative impact of other plan policies which may have cost implications. In this regard, our appraisals therefore comply with the requirement in national guidance for a comprehensive assessment of all relevant plan policies in the viability assessment. The cumulative impact on viability is hugely variable and it is likely that some trade-offs between policy objectives will be required at the development management stage. It would be difficult to set a suite of policies that are viable for all potential developments coming forward without reducing them to a 'lowest common denominator', which would reduce overall delivery of policy objectives below capacity on many schemes. A policy approach that sets ambitious targets which may not be fully achieved in all cases is better placed to optimise delivery of policy objectives, although this inevitably comes with the downside of a higher volume of site-specific viability testing at the development management stage.

2 Introduction

- 2.1 Oxford City Council has commissioned this study to test the ability of developments to accommodate emerging Draft Local Plan policies alongside prevailing rates of CIL in the adopted Charging Schedule, subject to indexation. The aim of the study is to assess at high level the viability of development typologies representing sites that are expected to come forward over the life of the Plan to test the impact of emerging policies. This study updates our previous assessment dated July 2023 to reflect changes in policy requirements and to take account of changes to market conditions over the intervening period.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies, with particular reference to the impact on viability of the Council's emerging planning policies alongside adopted rates of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that the conclusions may need to be moderated by a level of flexibility in application of policy requirements at the development management stage.
- 2.3 The purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policy requirements. The study will form part of the Council's evidence base for its emerging Local Plan. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and the PPG are satisfied.
- 2.4 As an area wide study, this assessment makes overall judgements as to viability of development within the City and does not account for individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied to inform the inputs into viability assessments for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the development typologies tested. We have based the development typologies on assessments of likely development capacity and clearly this may differ from the quantum of development in actual planning applications that will come forward.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance¹, which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan"*.

Economic and housing market context

- 2.6 Since early 2020, the global economy has been subject to a degree of turbulence arising from the consequences of the Covid-19 pandemic; subsequent supply chain and labour market issues; and increases in energy prices resulting from Russia's invasion of Ukraine. The UK economy has also been adversely affected by its departure from the European Union and the resulting impact on trade and tourism, as well as the government's September 2022 'Fiscal Event'. The combined effect resulted in a sharp increase in inflation to 10.7% in October 2022. In response, the Bank of England ('BoE') increased its base rate from 0.1% in March 2020 to 5.25% in September 2023. Inflation (as measured by the Consumer Price Index ('CPI')) subsequently fell from a high of over 10% in October 2022 to 1.7% in September 2024 but increased again and stood at 4.1% in September 2025.
- 2.7 The BoE's November 2023 Monetary Policy Report identified *"a market-implied path for Bank Rate that remains around 5.25% until 2024 Q3 and then declines gradually to 4.25% by the end of 2026, a lower profile than underpinned the August projections"*. The BoE's Monetary Policy Committee ('MPC') has subsequently reduced the base rate from 5.25% to 4.5% in February 2025, with two

¹ Although this document was published prior to the draft NPPF and NPPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the draft PPG.

further rate cuts to 4.25% in June 2025 and 4% in August 2025 where it remains.

2.8 Despite the impact of these events, the UK housing market outperformed expectations between 2020 and mid-2022 and has subsequently remained reasonably resilient despite increasing costs of borrowing.

2.9 In its October 2025 House Price Index release, Nationwide reported that annual UK house price growth was 2.4% in October higher than the 2.2% seen in September. Commenting Nationwide's Chief Economist, Robert Gardener, observed that:

"October saw a slight rise in the rate of annual house price growth to 2.4%, from 2.2% in September. Prices increased by 0.3% month on month, after taking account of seasonal effects.

The housing market has remained broadly stable in recent months, with house prices rising at a modest pace and the number of mortgages approved for house purchase maintained at similar levels to those prevailing before the pandemic struck.

Looking forward, housing affordability is likely to improve modestly if income growth continues to outpace house price growth as we expect. Borrowing costs are also likely to moderate a little further if Bank Rate is lowered again in the coming quarters"

2.10 The September 2025 Halifax House Price Index provides also shows positive figures. Halifax reports that house prices increased by 0.6% in October versus a fall of 0.3% in September. The annual rate of growth increased from 1.3% in September to 1.9% in October.

2.11 Commenting on the figures Halifax's Head of Mortgages, Amanda Bryden, said,

"Demand from buyers has held up well coming into autumn, despite a degree of uncertainty in the market, with the number of new mortgages being approved recently hitting its highest level so far this year

There is no doubt that affordability remains a challenge for many. Average fixed mortgage rates are currently around 4% and likely to ease down further, but with property prices at record levels, moving home can feel like a stretch.

Rising costs for everyday essentials are also squeezing disposable incomes, which affects how much people are willing or able to spend on a new property.

Even so, while there has been some volatility, the market has proven resilient over recent months, as many buyers opt for smaller deposits and longer terms to help make the numbers work. With house prices rising more slowly than incomes for almost three years now, we expect the trend of gradually improving affordability to continue."

2.12 In their October Housing Market Update, Savills reflect on the continued and stable growth but also refer to "pre-Budget jitters".

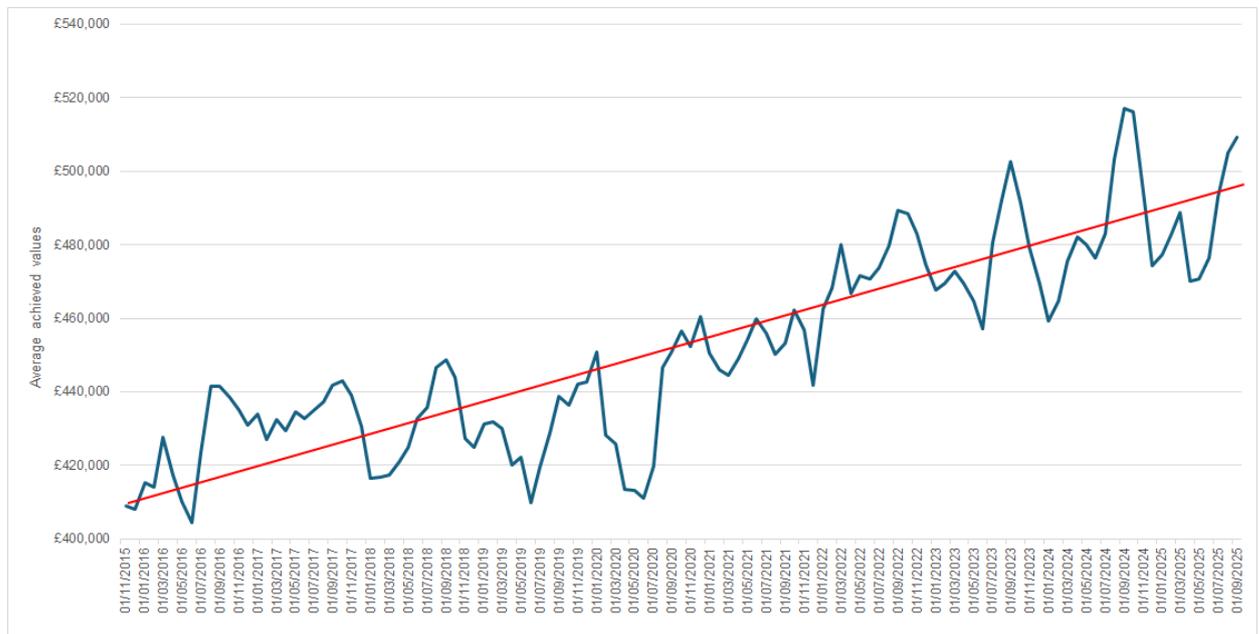
2.13 They have also revised down their five year forecast. Their overall forecast growth for London stands at 13.6% between 2026 and 2030 in London, 17% in the south east and 22.2% for the UK.

Local Housing Market Context

2.14 House prices in the City of Oxford have followed recent national trends, with values increasing over the ten year period from 2015. The trajectory of market values over this period has been somewhat erratic but with an overall upward trend (see the trend line in Figure 2.14.1. Over the period between November 2015 and September 2025, average values in the City grew by 24%. Since June 2023 (when our previous assessment was undertaken) average values have increased from £457,230 to £509,269 (11.4% growth). Sales volumes have been relatively stable in Oxford (see Figure 2.14.2). Monthly sales volumes averaged 91 per month in 2025, 106 units per month in 2024 and 92 units per month in 2023. Although this is somewhat lower than the averages of 123 and 149 achieved in 2022 and 2021 respectively, it is in line with volumes achieved in 2020 (90 sales per month) and

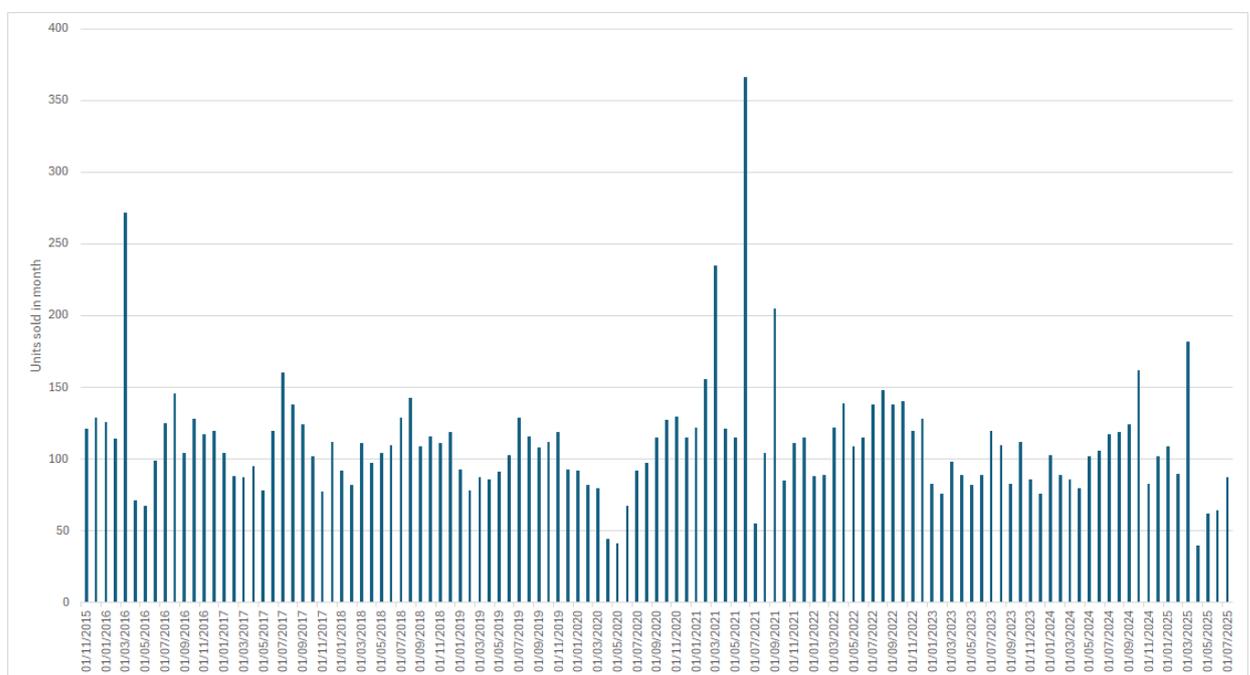
2019 (101 sales per month).

Figure 2.14.1: Average sales value in City of Oxford



Source: Land Registry

Figure 2.14.2: Sales volumes

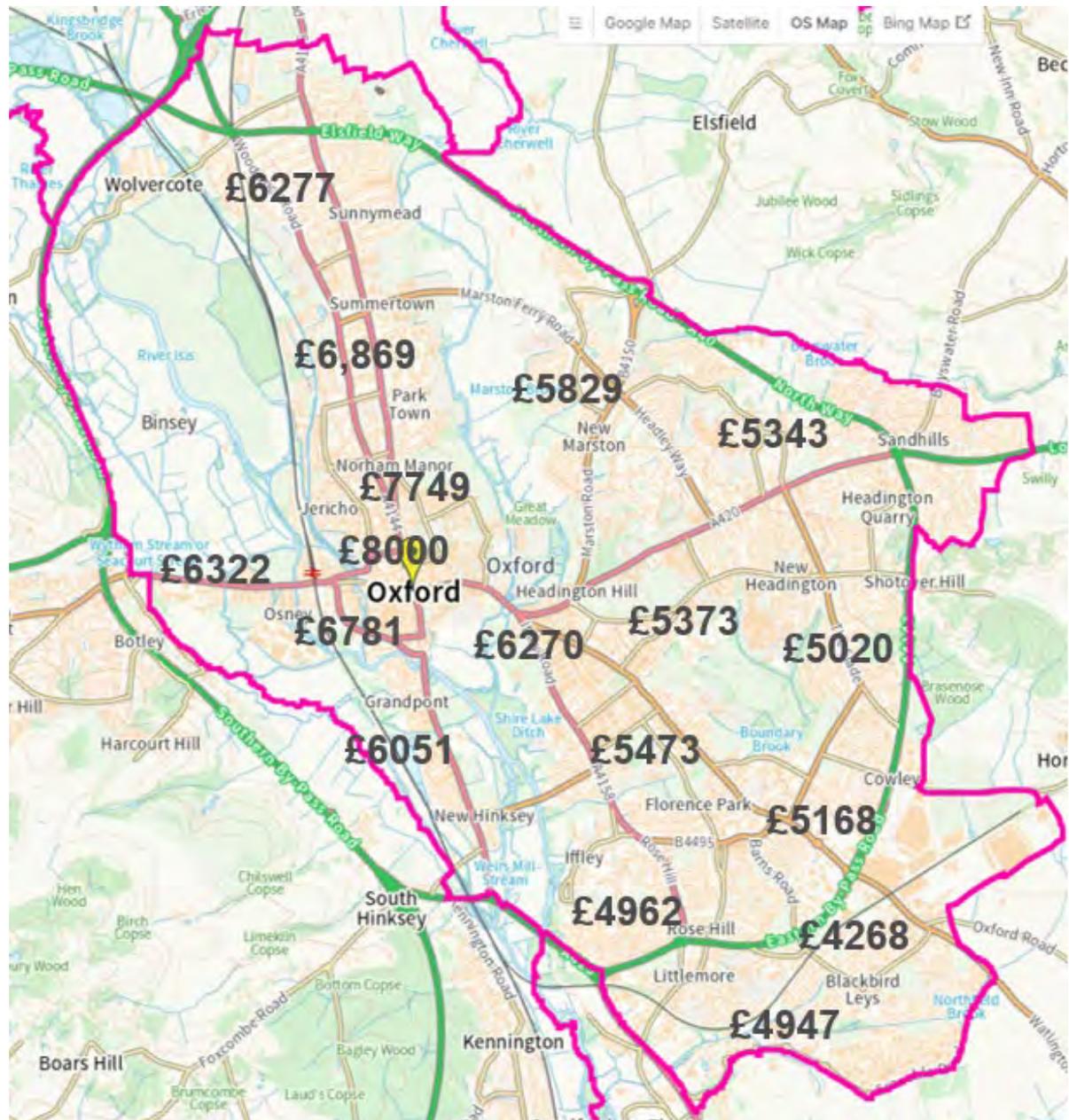


Source: Land Registry

- 2.15 The future trajectory of house prices is currently uncertain, although Savills forecast increasing cumulative values over the next five years. Medium term predictions are that properties in mainstream south east markets will grow over the period between 2025 and 2029. As noted above, Savills' medium forecast for mainstream south-east markets is 20.4% cumulative growth to 2029.
- 2.16 In common with other areas, there are variations in sales values between different parts of Oxford,

as shown in Figure 2.16.1. Highest sales values are achieved in the centre and the north, with lower values to the south and east. To a degree this is due to the built form, with units in the peripheral areas more likely to be larger than in the City centre.

Figure 2.16.1: Sales values in Oxford (approx. £s per square metre) Sources: Map – Google; Values – Land Registry



Build to Rent sector market context

- 2.17 The proportion of households privately renting is forecast to increase from under 10% in 1991 to circa 25% by 2025, largely as a result of affordability issues for households who would have preferred to owner occupy². Over the same period, the proportion of households owner occupying is forecast to fall from 69% to under 60%. These trends are set to continue in the context of a

² Knight Frank PRS Update August 2017

significant disparity between average household incomes and the amounts required to purchase a residential property. In Oxford, 32.2% of households rent their home from a private sector landlord, reflecting the City's high student population.

- 2.18 Perceived softening of the housing for sale market has prompted developers to seek bulk sales to BTR operators, with significant flows of investment capital into the sector. 2024 saw record investment in the sector amounting to almost £5.2 billion, after increasing year on year since 2020. Annual investment has more than doubled since 2018/2019. Investment yields have remained stable in south east prime locations at circa 4.25%. PRS housing as an asset class is still emerging and valuing portfolios and development opportunities has been difficult in the context of lack of data. However, the increase in the volume of transactions has helped to generate more information, facilitating more sophisticated approaches to valuing and appraising BTR developments.
- 2.19 Viability assessments of BTR schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.
- 2.20 A reduced profit margin helps to compensate (to some degree) for the discount to market value that investors will seek. BTR units sometimes transact at discounts of circa 10-15% of market value on the basis of build to sell. However, forward funding arrangements will help to reduce finance costs during the build period which offsets the reduction in market value to some degree. When these factors are combined, BTR developers are sometimes able to outbid build for sale developers, especially on high-density developments in City centres, where there are good prospects for strong capital growth due to rising rents.

National Policy Context

The National Planning Policy Framework

- 2.21 In February 2019, the government published a revised NPPF (with a number of updates published subsequently, the most recent being in December 2024) and revised PPG, with subsequent updates to the PPG in May and September 2019.
- 2.22 Paragraph 35 of the NPPF states that "*Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan*".
- 2.23 Paragraph 59 of the NPPF suggests that "*Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available*".
- 2.24 In Oxford and other major cities, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. Adopted Local Plan Policy H2 requires 50% affordable housing (80% as social rent and 20% intermediate housing) but is applied 'subject to viability' having regards to site-specific circumstances. This enables schemes that cannot provide as much as 50% affordable housing to still come forward rather than being sterilised by a fixed or 'quota' based approach to affordable housing.
- 2.25 Prior to the publication of the updated NPPF, the meaning of a "*competitive return*" had been the

subject of considerable debate. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group³ concluded that the existing use value of a site plus an appropriate uplift (or a credible alternative use value), represents a competitive return to a landowner. Some members of the RICS considered that a competitive return should be determined by market value⁴, although there was no consensus around this view. The revised NPPF removes the requirement for “competitive returns” and is silent on how landowner returns should be assessed. The 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted⁵, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

CIL Policy Context

- 2.26 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system’ i.e. the use of ‘pooled’ S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.
- 2.27 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 56 of the NPPF, and to the provision of affordable housing.
- 2.28 The CIL regulations state that in setting a charge, local authorities must strike “*an appropriate balance*” between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates. This report deals with viability only and does not consider other sources of funding (this is considered elsewhere within the Council’s evidence base).
- 2.29 From September 2019 onwards, the previous two stage consultation was amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.30 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with

³ Viability Testing Local Plans: Advice for planning practitioners, June 2012

⁴ RICS Guidance Note: Financial Viability in Planning, August 2012

⁵ And also following the publication of Planning Policy Statement 3 which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley’s Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.

suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability.

- 2.31 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.32 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.33 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the PPG (paragraph 022 Reference ID: 25-022-20190901) clarifies that CIL Regulation 13 permits charging authorities to *“apply differential rates in a flexible way [including] in relation to geographical zones within the charging authority’s boundary; types of development; and/or scales of development”*. Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the PPG clarifies that the definition of “use” for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide a useful reference point. The PPG also sets out (paragraph 024 Reference ID: 25-024-20190901) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.
- 2.34 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant’s cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).
- 2.35 The Government published the findings of the independent CIL review alongside the Housing White Paper in February 2017. The White Paper identified at paragraph 2.28 that the Government *“continue to support the existing principle that developers are required to mitigate the impacts of development in their area, in order to make it acceptable to the local community and pay for the cumulative impacts of development on the infrastructure of their area.”* The White Paper summarised the main finding of the CIL review to be that *“the current system is not as fast, simple, certain or transparent as originally intended.”*
- 2.36 As a result, the Government committed to *“examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017.”* Revised regulations came into effect on 1 September 2019 which introduced the following changes:
- Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
 - Removal of the pooling restrictions contained within Regulation 123.
 - Charging authorities will no longer be required to publish a Regulation 123 list.
 - Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.

- Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
- Introduction of 'carry-over' provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
- Charging authorities are to be required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
- Charging authorities to publish annual CIL rate summaries showing the rates after indexation.

CIL

- 2.37 The Council's CIL Charging Schedule came into effect on 21 October 2013. Table 2.37.1 below summarises the prevailing and indexed rates of CIL. For C3, C4 and student housing developments, the adopted rate is £100 per square metre (£176.25 per square metre including indexation from January 2026). There are various rates for retail, business and non-residential institutions, as noted in Table 2.37.1. There is also an 'other chargeable development' rate of £20 per square metre (£35.24 with indexation from January 2026) which applies to uses not specifically identified in the Charging Schedule.

Table 2.37.1: CIL rates per net additional square metre in the Charging Schedule

Development type	Adopted rate	Indexed rate 2025 (391)	Indexed rate 2026 (400)
Former A1 – A5 (retail uses)	£100	£172.28	£176.25
Former B1 and B2/B8	£20	£34.45	£35.24
C1 Hotels	£20	£34.45	£35.24
C2 and C2A residential institutions	£20	£34.45	£35.24
C3 residential	£100	£172.28	£176.25
C4 Houses in multiple occupation	£100	£172.28	£176.25
Student accommodation	£100	£172.28	£176.25
Former D1/D2 uses	£20	£34.45	£35.24
All other uses not stated above	£20	£34.45	£35.24

- 2.38 Between 10 November 2023 and 5 January 2024, the Council consulted on a partial revision to the Charging Schedule. Following the consultation, the Council decided to proceed with a revision to the rate for E(g) office and R&D uses. This change was the subject of an examination held on 31 March 2025, following which the Examiner recommended that the draft Charging Schedule be approved. The new charge came into effect from 15 August 2025. This change brings offices into line with the higher rate that applies to retail and residential uses (£172.28 per square metre in 2025, or £176.25 per square metre from January 2026).

Local Policy context

- 2.39 There are numerous policy requirements that are now embedded in base build costs for schemes in Oxford addressing adopted Local Plan requirements (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore, it is unnecessary to establish the cost of all these pre-existing policy requirements.

- 2.40 In order to assess the ability of schemes to absorb emerging plan policies, it is also necessary to factor in the pre-existing requirements in the adopted policies as well as the adopted CIL rates (with indexation). We have tested the affordable housing policy requirement at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for a considerable period.
- 2.41 The Council withdrew its Draft Local Plan 2040 in February 2025 following feedback from the Planning Inspectorate. The Council consulted on its Local Plan 2042 between 27 June 2025 and 8 August 2025, and it intends to undertake a Regulation 19 submission consultation in early 2026.
- 2.42 The emerging Plan has three overarching pillars of sustainability which run through the Plan and are supported by policies across the various chapters; (1) creating a healthy and inclusive city to live in; (2) creating a green and diverse city that is resilient to climate change; (3) creating a fair and prosperous city with a globally important role in learning, knowledge and innovation; (4) creating a liveable city with strong communities and opportunities for all; (5) a city that respects its heritage and fosters design of the highest quality; (6) a city that utilises its resources with care, protects the air, water and soil, and aims for net zero carbon emissions.
- 2.43 The regulation 19 plan policies with specific cost implications are identified below. A review of all emerging policies is provided at Appendix 1.
- **Infrastructure:** Policy S3 seeks to secure contributions towards infrastructure from new development through CIL and planning obligations to supplement funding from other sources. This now includes financial contributions towards the costs of constructing the Cowley Branch Line.
 - **Space standards and amenity space:** Policy HD12 proposes implementation of Nationally Described Space Standards (which is already a requirement in the adopted Local Plan). Policy HD13 seeks provision of outdoor amenity space in all new developments and is reflected in the ratios of built form to site area in our development typologies.
 - **Accessible and adaptable homes:** Policy HD14 seeks to apply accessibility standards M4(2) and M4(3) to varying proportions of private and affordable units. All affordable units and 15% of private units will be required to meet M4(2) requirements and 5% of affordable units will be required to meet M4(3) (wheelchair accessible) standards.
 - **Affordable housing:** Policy H2 seeks 40% affordable housing (subject to scheme-specific viability), provided as 80% social rent and 20% intermediate.
 - **Affordable housing on student housing:** Policy H3 seeks financial contributions from student accommodation developments of 25 or more rooms (or 10 or more self-contained units). Contributions will not be required on developments within existing university campuses, or replacements of existing student accommodation.
 - **Commercial development contributions towards affordable housing:** The new draft plan incorporates a requirement for employment generating uses (former use class B1 and B2/B8 uses) to make a contribution of £10 per square metre GIA (net additional floorspace) towards affordable housing.
 - **Housing mix:** Policy H6 requires that developments of 25 units or more provide a mix of affordable housing unit types reflecting up-to-date housing needs.
 - **Housing for older people:** Policy H3 requires that specialist housing for older people provides an element of affordable housing, either on-site or an alternative sites.
 - **Self-build and community-led housing:** Policy H14 requires that a proportion of units on sites of over 100 units should make some plots available for self-build housing.
 - **Affordable workspace:** Policy E4 requires developers of specified sites to produce an

affordable workspace strategy. The policy encourages the provision of affordable workspace on these specified sites.

- **Urban Greening:** Policies G2 and G3 require that developments provide blue and green infrastructure and achieve urban greening factor of a minimum of 0.3 in residential developments and a minimum of 0.2 in non-residential developments. Minimum UGF on greenfield sites is 0.3 and 0.4 for non-residential and residential developments respectively.
- **Biodiversity Net Gain:** Policy G4 requires that developments achieve a 10% net gain in biodiversity, reflecting the statutory minimum required by Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). The policy encourages higher levels of biodiversity.
- **Net carbon zero:** Policy R1 seeks net zero operational carbon standards in new developments, extensions and changes of use. Policy R2 requires that developers to consider the feasibility of retaining existing buildings but defers requirements in relation to specific reductions in embodied carbon to changes in the Building Regulations.

Development context

- 2.44 The City of Oxford is the county town and only city of Oxfordshire. It is a large urban area surrounded by green belt which is located partially within the City boundary (covering 27% of the City, mostly in floodplains) with the remainder within the neighbouring district council areas (Vale of White Horse, South Oxfordshire and Cherwell districts). The City has a total area of 46 square kilometres (4,600 hectares). When city parks and nature conservation areas are added to the green belt, 52% of the City is open space. The City accommodates buildings from every period since the 11th Century, including 10 scheduled monuments; 18 conservation areas; and 1,500 listed buildings.
- 2.45 The City has a diverse range of industries, including motor manufacturing, education, publishing, information technology and science. It accommodates the thirty-nine colleges of the University of Oxford which collectively employ circa 6,995 members of staff and teaches circa 24,500 students.
- 2.46 The Council's draft Plan identifies that the City has a high quality built environment in some areas, but that there are other areas where developments have not made the best use of land or have not created successful places. There are also issues with traffic congestion and physical barriers which create problems for movement around the City.
- 2.47 The draft Plan document identifies the Council's aim of a '15 minute neighbourhoods' in which most shopping, community, primary education, health, socialising and recreational needs are within a short walk or cycle of people's homes.
- 2.48 The Council has identified 'areas of focus' across the City where new development is expected to be focused, as follows:
- **North area:** incorporating the 'Northern Edge of Oxford Area of Focus' and North Area proposed development sites;
 - **South area:** incorporating the Cowley Branch Line; 'Littlemore and Leys Area of Focus' and South Area proposed development sites;
 - **East area:** incorporating the 'Marston Road an Old Road Area of Focus' and East Area proposed development sites;
 - **West and Central area:** incorporating the University Sites Area, 'Botley Road Area of Focus', and West and Central Area proposed development sites.

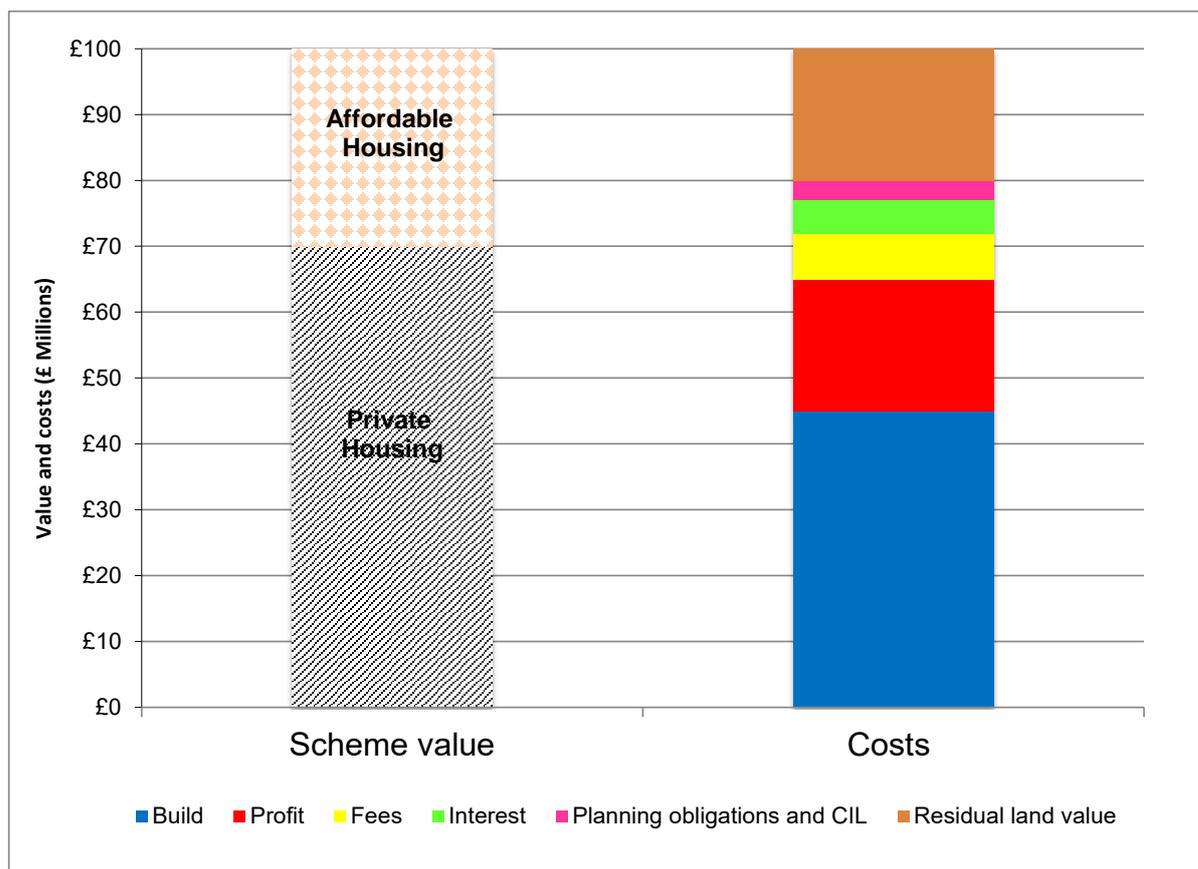
3 Methodology and appraisal approach

- 3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Oxford and tests the Council's emerging planning policy requirements alongside adopted CIL rates.

Approach to testing development viability

- 3.2 Appraisal models can be summarised via the following diagram (Figure 3.2.1). The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing (the hatched portion) and the payment from a Registered Provider ('RP') (the chequered portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, planning obligations, CIL and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.

Figure 3.2.1: Components of a residual valuation



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 Issues with establishing key appraisal variables are summarised as follows:

- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In cities like Oxford, many sites will be previously developed. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken. However, the PPG directs that such costs should be reflected in Benchmark Land Values applied for policy testing;
 - Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
 - While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. Typically, developers and banks are targeting around 17%-18% profit on value of the private housing element. On occasion, schemes with higher specific risk factors may require higher profits.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'⁶ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the existing use. Ultimately, if landowners' reasonable expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development takes place also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.7 In February 2019 (with further subsequent updates, the most recent being December 2024), the government published a revised NPPF, which indicates at paragraph 35 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*. The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 The Local Housing Delivery Group published guidance⁷ in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that *"consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy"*.

⁶ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

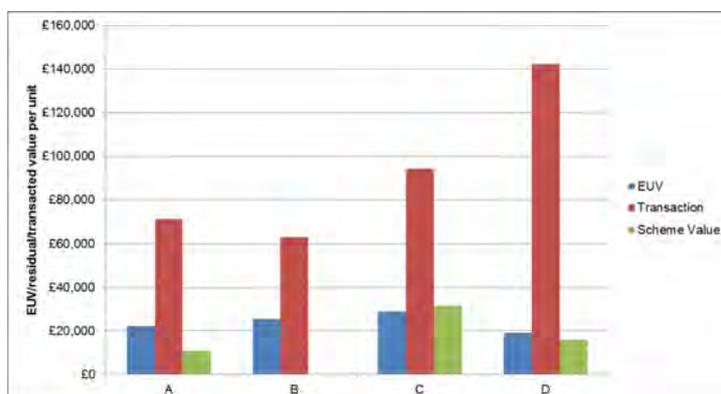
⁷ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

- 3.9 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value “is based on a premium over current use values” with the “precise figure that should be used as an appropriate premium above current use value [being] determined locally”. The guidance considers that this approach “is in line with reference in the NPPF to take account of a “competitive return” to a willing land owner”.
- 3.10 The examination on the Mayor of London’s first CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value in his viability testing, while certain objectors suggested that ‘Market Value’ was a more appropriate benchmark. The Examiner concluded that:
- “The market value approach... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context” (paragraph 8) and that “I don’t believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done” (paragraph 9).*
- 3.11 In his concluding remark, the Examiner points out that
- “the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but **a reduction in development land value is an inherent part of the CIL concept.** It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges (paragraph 32 – emphasis added).*
- 3.12 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site’s current use in comparison to others; how offers received compare to the owner’s perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.
- 3.13 Respondents to consultations on planning policy documents published by other authorities have made various references to the RICS Guidance on ‘Viability in Planning’ and have suggested that councils should run their analysis on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect *existing policies already in place*, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements.
- 3.14 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Oxford, where the vast majority of sites are previously developed, the ‘bottom line’ in terms of land value will be the value of the site in its existing use.
- 3.15 Commentators also make reference to ‘market testing’ of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.14. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:

- Transactions are often based on bids that ‘take a view’ on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to ‘market test’ emerging policies, the outcome would be unreliable and potentially highly misleading.
- Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.
- There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
- Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer’s assumed future values). Using these transactions would produce unreliable and misleading results.

3.16 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.16.1. This chart compares the residual value of four development proposals to the sites’ existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.16.1: Comparison of residual values to existing use value and price paid for site



- 3.17 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.
- 3.18 The PPG indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value can be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The PPG does temper this approach by indicating that “*the landowner premium should be tested and balanced against emerging policies*” and that “*the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements*”. The guidance also stresses in several places that “price paid for land” should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 3.16 and 3.17.

4 Appraisal assumptions

- 4.1 We have appraised 30 development scenarios on sites across the City to represent the types of sites that the Council expects to come forward over the life of the new Local Plan. The scenarios are identified in Table 4.1.1 overleaf (with further details at Appendix 2). The appraisals include sufficient gross floorspace to accommodate the space standards and amenity standards in emerging policies HD12 and HD13.

Residential sales values

- 4.2 Residential values in the City vary between different sub-markets, as noted in Section 2. We have considered comparable evidence of new build schemes and resale units in the City to establish appropriate values for testing purposes. This analysis includes circa 2,840 transactions completed between 2023 and October 2025. This exercise indicates that developments in the City will attract average sales values ranging from circa £4,345 per square metre (£404 per square foot) to £8,126 per square metre (£755 per square foot), as shown in Figure 2.16.1 and Table 4.2.1. As noted in Section 2, the highest sales values are achieved in the City Centre and the north. Developments in the south of the City are lowest.

Table 4.2.1: Residential sales values by postcode sector (per square metre)

Postcode sector	Market Price per square foot	Market price per square metre
OX1 1	£7,047	£655
OX1 2	£7,778	£723
OX1 4	£6,060	£563
OX2 0	£6,318	£587
OX2 6	£8,126	£755
OX2 7	£6,863	£638
OX2 8	£6,211	£577
OX3 0	£5,926	£551
OX3 7	£5,484	£509
OX3 8	£5,109	£475
OX3 9	£5,423	£504
OX4 1	£6,327	£588
OX4 2	£5,192	£482
OX4 3	£5,555	£516
OX4 4	£5,003	£465
OX4 6	£4,345	£404
OX4 7	£5,191	£482

- 4.3 We have also tested the impact of the provision of private units as rented by discounting the market value for these units. Completed Built to Rent schemes tend to trade at a discount of circa 12% to the prices achieved on build for sale schemes. In Oxford City Centre, for example, a typical two bed rent is circa £1,850 per week, which generates a net rent of £16,650 per annum after deducting 25% for operating costs. This generates a capital value of £416,250, assuming an investment yield of 4%, which equates to circa £6,400 per square metre. In this area, sales values equate to circa £7,240 per square metre, indicating that rented units will trade a discount of circa 12%. As noted in Section 2, this discount is offset to a degree by a reduction in profit margin of circa 5%, so the net reduction in value is circa 7%.

Table 4.1.1: Development typologies

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super-market	Office/ R&D	Light ind	Industrial and Warehouse	Hotel	Student	Community	Gross floorspace
1	1 House	0.02	1	89	89	0	0	0	0	0	0	0	0	89
2	2 Houses	0.05	2	89	177	0	0	0	0	0	0	0	0	177
3	5 Houses	0.12	5	89	443	0	0	0	0	0	0	0	0	443
4	10 houses	0.25	10	89	886	0	0	0	0	0	0	0	0	886
5	30 flats - low density	0.33	30	89	2,659	0	0	0	0	0	0	0	0	2,659
6	30 flats - medium density	0.30	30	89	2,659	0	0	0	0	0	0	0	0	2,659
7	30 flats - high density	0.21	30	89	2,659	0	250	0	0	0	0	0	0	2,909
8	100 houses	2.48	100	89	8,862	0	0	0	0	0	0	0	0	8,862
9	100 flats - medium density	0.99	100	89	8,862	0	0	0	0	0	0	0	0	8,862
10	200 houses	4.96	200	89	17,725	0	0	0	0	0	0	0	0	17,725
11	200 flats- medium density	1.99	200	89	17,725	0	0	0	0	0	0	0	0	17,725
12	450 houses	11.17	450	89	39,880	0	0	0	0	0	0	0	0	39,880
13	450 flats - medium density	4.47	450	89	39,880	0	0	0	0	0	0	0	0	39,880
14	Student housing - studios 150 units	0.32	150	30	4,500	0	0	0	0	0	0	4,500	0	9,000
15	Student housing - ensuite 150 units	0.21	150	20	3,000	0	0	0	0	0	0	3,000	0	6,000
16	Student housing - studios 250 units	0.54	250	30	7,500	0	0	0	0	0	0	7,500	0	15,000
17	Student housing - ensuite 250 units	0.36	250	20	5,000	0	0	0	0	0	0	5,000	0	10,000
18	Student housing - ensuite 300 units	0.43	300	20	6,000	0	0	0	0	0	0	6,000	0	12,000
19	C2 care scheme - flats	0.30	60	73	4,376	0	0	0	0	0	0	0	0	4,376
20	Class E (light industrial) development	0.42	0			0	0	0	2,500	0	0	0	0	2,500

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super-market	Office/ R&D	Light ind	Industrial and Warehouse	Hotel	Student	Community	Gross floorspace
21	Class E (retail - comparison) development	0.50	0			2,500	0	0	0	0	0	0	0	2,500
22	Class E (retail - supermarket) development	0.30	-			0	1,500	0	0	0	0	0	0	1,500
23	Class E (office) / R&D development	0.25	-			0	0	2,500	0	0	0	0	0	2,500
24	Class E (office) / R&D development	1.25	0		-	0	0	25,000	0	0	0	0	0	25,000
25	Industrial (B2/B8)	3.33	0		-	0	0	0	0	20,000	0	0	0	20,250
26	Industrial (B2/B8)	0.17	0		-	0	0	0	0	1,000	0	0	0	1,000
27	Hotel (city centre) 50 rooms	0.08	0		-	0	0	0	0	0	1,250	0	0	1,250
28	Hotel (city centre) 75 rooms	0.12	0		-	0	0	0	0	0	1,875	0	0	1,875
29	Hotel (city centre) 100 rooms	0.16	0		-	0	0	0	0	0	2,500	0	0	2,500
30	Community use/leisure	0.11	0		-	0	0	0	0	0	0	0	1,100	1,100

- 4.4 As noted earlier in the report, major agents predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.4.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results must be viewed as indicative only. We have also run a downside scenario, in which there is lower growth over the five year period.

Table 4.4.1: Growth scenario

Year	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030 and each year thereafter
Values	1.0%	3.5%	5.0%	5.0%	4.5%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Table 4.4.2: 'Downside' scenario

Year	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030 and each year thereafter
Values	0.0%	1.0%	1.0%	2.0%	3.0%	3.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

- 4.5 The growth and inflation rates in tables 4.4.1 4.4.2 are intended to provide an illustration of the impact of potential sets of growth and inflation rates on the appraisals, but should be viewed with a degree of caution. Markets are cyclical and clearly values could rise as well as fall, but the long term trend over the period post 1945 has been real growth of 3% per annum (i.e. net of inflation) when the peaks and troughs are smoothed.

Affordable housing tenure and values

- 4.6 Emerging policy H2 seeks 40% affordable housing across the City, subject to scheme-specific viability, with a tenure split of 80% social rent and 20% intermediate housing.
- 4.7 For the purposes of testing the viability of the emerging affordable housing policy, our appraisals assume that the rented housing is let at social rents, as shown in Table 4.7.1. We provide (for comparison purposes only) the Local Housing Allowance caps, which reflect the maximum rents that RPs are permitted to charge. RPs are permitted to increase rents by CPI plus 1% per annum which we reflect in our assessment.

Table 4.7.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
Social rents	£116.61	£142.69	£165.14	£182.13
Local Housing Allowance (Oxford Broad Rental Market Area)	£207.12	£258.90	£304.93	£402.74

- 4.8 To establish the capital value of the affordable housing units, we have used a bespoke model specifically created for this purpose. This model reflects the approach adopted by registered providers and takes into account factors such management and maintenance costs; voids and bad debts; major repairs allowances; and finance rates currently obtainable in the sector.
- 4.9 The 'Affordable Homes Programme 2021-2026 – Prospectus' document provides a clear indication that Section 106 schemes are unlikely to be allocated Grant funding, except in exceptional circumstances. It is therefore considered imprudent to assume that Grant will be secured. Therefore, our assessment relies upon the assumption that none is provided.
- 4.10 For rented tenures the model operates a 40 year discounted cashflow in order to arrive at a net present value of the units today. Table 4.10.1 summarises the capital values for each unit type and a blended rate.

Table 4.10.1: Affordable housing capital values (per square metre)

One bed	Two bed	Three bed	Four bed	Blended value
£2,642	£2,380	£2,286	£2,290	£2,247

- 4.11 For the shared ownership tenure, the model values a percentage of the Initial Tranche sold to the purchaser and capitalises the net rent on the unsold equity. The rent on the retained equity is set at a level at which total housing costs (i.e. the rent plus mortgage on the initial tranche) do not exceed 40% of net household incomes.

Student housing

- 4.12 We have modelled five typologies to test the ability of student housing developments to accommodate financial contributions towards affordable housing in line with emerging policy H3. These typologies include schemes of self-contained studio flats and also ensuite rooms within cluster flats.
- 4.13 Rents for existing student accommodation in the City range from £225 per week for an ensuite room in a cluster flat to £384 per week for a studio flat. For testing purposes, we have applied rents at the lower end of this range over a 42 week tenancy. We have deducted 25% of the gross rents to cover management, maintenance and services costs and have capitalised the net rent at a 4.5% investment yield.
- 4.14 For the purposes of establishing the capacity of student housing developments to absorb financial contributions towards affordable housing, we have assumed that a percentage of units are let at affordable rents, based on 50% of the maximum maintenance loan available to an undergraduate (currently £9,488 per annum). This results in a gross rent of £113 per week, which equates to just over 50% of the lower end of the range of market rents.

Rents and yields for commercial development

- 4.15 The development typologies include Class E developments (convenience retail; comparison retail; and offices/R&D); industrial and warehousing; hotels; and community uses. Due to the September 2020 changes to the Use Class Order, in practical terms the Class E floorspace is capable of being used for a variety of purposes. Our assumptions on rents and yields for the retail floorspace are summarised in Table 4.15.1. These assumptions are informed by lettings of similar floorspace in the City between July 2023 and November 2025 (attached as Appendix 3) and we have applied the upper quartile rent, reflecting higher rents achieved for newly built space. Our appraisals assume a 12-month rent-free period for all types of commercial floorspace other than supermarkets, where a 6 month rent-free period is typically offered.

Table 4.15.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	City Centre: £900	6.00%	12
	Rest of City: £500	6.75%	12
Supermarkets	City wide: £250	4.75%	12
Offices/R&D	R&D: £825	4.75%	12
	Offices: £645	5.50%	12
Industrial and warehousing	City wide: £175	5.00%	12

- 4.16 We have considered recent sales of hotels in Oxfordshire completed between January 2019 and November 2025 (as summarised in Table 4.16.1). The average achieved value equates to £184,000.

Table 4.16.1: Hotel sales

Hotel name	Location	Year built	Date of transaction	Price per room	Star rating (where known)
The Crown & Thistle 18 Bridge St Abingdon, OX14 3HS	Oxford	1605	16/06/2025	£344,520	-
The Blue Boar Witney 28 Market Sq Witney, OX28 6BH	Oxford	1680	10/06/2025	£316,514	-
The Kingham Plough The Green Chipping Norton, OX7 6YD	West Oxfordshire	2007	24/03/2021	£295,833	3
Beautiful Bedrooms by Fuller's Sheep St Burford, OX18 4LT	West Oxfordshire	1753	31/10/2019	£291,666	4
The Crown & Thistle 18 Bridge St Abingdon, OX14 3HS	Vale of White Horse	1605	01/05/2019	£286,984	4
The Blue Boar Witney 28 Market Sq Witney, OX28 6BH	West Oxfordshire	1680	01/05/2019	£271,496	3
Premier Inn, Westgate, Greyfriars Court, Paradise	Oxford	2021	02/10/2024	£209,233	3
Osney Arms Guest House, 45 Botley Road Oxford OX2 0BP	Oxford	1903	29/09/2023	£170,000	3
Milton Hill House Steventon Abingdon, OX13 6AF	Vale of White Horse	1790	17/01/2019	£169,214	4
Premier Inn Oxford Botley	Oxford	2021	In progress	£161,789	3
The Prince of Burford 216 The Hill Burford, OX18 4HX	West Oxfordshire	1825	13/01/2021	£157,500	4
Travelodge Ducklington Ln Witney, OX28 4TT	West Oxfordshire	2021	16/03/2021	£133,031	2
The Manor Country House Hotel Northampton Rd Bicester, OX25 3QL	Cherwell	1665	25/02/2020	£131,445	4
Premier Inn Abingdon Marcham Rd Abingdon, OX14 1TZ	Vale of White Horse	2022	13/09/2022	£130,233	3
88-90 Abingdon Rd Oxford, OX1 4PX	Oxford fringe	1904	08/07/2022	£126,667	4
178-184 Abingdon Rd Oxford, OX1 4RA	Oxford fringe	1950	29/07/2019	£125,000	3
The Westwood Hotel Hinksey Hill Oxford, OX1 5BG	Vale of White Horse	1930	21/09/2021	£123,550	4
The Feathers 16 Market St Woodstock, OX20 1SX	West Oxfordshire	1880	06/07/2021	£119,048	4
The Romany Inn Bridge St Bampton, OX18 2HA	West Oxfordshire	1850	01/06/2021	£114,000	3
Premier Inn Witney Duklington Lane OX28 4JF	Oxford	2014	11/09/2021	£104,711	-
The Randolph Hotel by Graduate Hotels Beaumont St Oxford, OX1 2LN	Oxford City	1866	26/11/2019	£78,877	5

Build costs

- 4.17 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes (see Appendix 4). Base costs (adjusted for local circumstances by reference to BICS multiplier) are summarised in Table 4.17.1. In response to feedback from stakeholders, we have applied 'upper quartile costs' on developments in the City Centre, where proximity to heritage assets and conservation areas requires the use of high quality materials.

Table 4.17.1: BCIS build costs

Type of development	BCIS cost	Base cost	External works	Total (before policy costs)
Houses (city centre)	810.1 Estate housing generally (UQ)	£1,856	15%	£2,134
Flats – fewer than 6 storeys (city centre)	816 Flats -3-5 storeys (UQ)	£2,252	10%	£2,477
Houses (outside city centre)	810.1 Estate housing generally	£1,624	15%	£1,868
Flats – fewer than 6 storeys (outside city centre)	816 Flats -3-5 storeys	£1,894	10%	£2,083
Hotels	852 Hotels (UQ)	£3,447	10%	£3,792
Student housing	856.2 Student residences	£2,573	10%	£2,830
Student housing (city centre)	856.2 Student residences (UQ)	£2,776	10%	£3,054
Offices	320 Generally – air conditioned	£2,579	10%	£2,837
Offices	320 Generally – air conditioned (UQ)	£2,942	10%	£3,236
Factories	282 Factories generally	£987	10%	£1,086
Supermarkets	344 Generally	£1,829	10%	£2,012
Shops	345 Generally	£1,672	10%	£1,839
Community uses	532 Generally	£2,842	10%	£3,126
Gyms and fitness centres	562.2 Gyms and fitness centres	£2,985	10%	£3,284

- 4.18 As noted in Table 4.17.1, the base costs above are increased by 15% for houses, 10% for flats and 10% for commercial to account for external works (including car parking spaces). These allowances incorporate the costs of landscaping of new open space provided to satisfy the requirements of emerging policy G2.

Net Zero carbon

- 4.19 We have relied upon studies undertaken by other authorities on the costs of achieving net zero carbon. A number of London boroughs have commissioned research on the costs of achieving reductions in carbon emissions from development (*'Delivering Net Zero: An evidence study to support planning policies which deliver Net Zero Carbon developments'*, May 2023) by Levitt Bernstein, Introba, Inkling, Currie & Brown and Etude. South Oxfordshire and Vale of White Horse councils commissioned similar costing exercises by BioRegional (December 2023).
- 4.20 This research identifies additional capital costs of achieving net zero carbon development ranging from 4% to 5% for houses; 4% to 7% or low rise flats; and 3% to 5% for mid-rise flats. The studies also identify additional capital costs of 1% to 4% for offices and 4% to 7% for industrial development. As reduced carbon homes become more commonplace after the Future Homes Standard has been introduced at national level, the costs of the associated technology are likely to fall over time.
- 4.21 We have therefore tested a cost uplift of 5% of base construction costs in our appraisals, reflecting the findings from the research indicating that there are various approaches to achieving net zero carbon and the cost depends on the type of buildings and which solution is used.
- 4.22 The cost of achieving net zero embodied carbon is subject to a degree of debate, with Etude recently advising the London Borough of Newham that achieving this standard is broadly cost neutral, while other authorities (including Bath and North East Somerset) have adopted a more cautious approach with cost uplifts of circa 10%. We have reflected the following cost uplifts in our appraisals:
- Cost uplift for operational and embodied carbon: 15% of build costs for domestic and 15% for non-domestic. It should be noted that this is a worst case scenario and could be significantly lower (i.e. 5% only).

- 4.23 These cost allowances also address situations where developments might not be able to fully meet onsite renewables requirements and some degree of offsetting is still required (for example, taller buildings which have limited roof space to accommodate PVs). Currie and Brown indicate that carbon offsetting in addition to onsite renewables typically equates to 0.8-0.9% of construction costs, depending on typology. Whilst the typologies in Oxford are not expected to need to rely on offsetting as standard to meet policy requirements (this is only where physical constraints on a site make onsite renewable energy generation to match energy use unfeasible), offsetting costs are generally expected to fit within the overall 5% allowance used for meeting net zero in the study.

Accessibility standards

- 4.24 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.24.1. These costs are based on the MHCLG *'Housing Standards Review: Cost Impacts'* study, but converted into percentages of base construction costs (see calculations at Appendix 5) so that they can be applied to contemporary costs.

Table 4.24.1: Costs of accessibility standards (% uplift to base construction costs)

Standard	Flats	Houses
M4(2) accessible	1.15%	0.54%
M4(3) (a) accessible and adaptable	9.28%	10.77%
M4(3) (b) wheelchair adaptable	9.47%	23.80%

- 4.25 Our appraisals assume that all affordable units and 15% of private units are constructed to meet M4(2) standards and that 5% of affordable units meet M4(3) (b) wheelchair adaptable standards. These costs address both parts A and B of the requirements (i.e. that the communal areas are designed and fitted out to allow wheelchair access and also that the dwellings themselves are designed and fitted out to facilitate occupation by wheelchair users).

Professional fees

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

Development finance

- 4.27 Our appraisals assume that development finance can be secured at a rate of 6.5%, inclusive of arrangement and exit fees, reflective of medium term funding conditions.

Marketing costs

- 4.28 Our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes and agents' fees, plus 0.25% for sales legal fees.

Oxford CIL

- 4.29 The Council's CIL Charging Schedule came into effect on 21 October 2013. Table 4.29.1 below summarises the prevailing and indexed rates of CIL. For C3, C4 and student housing developments, the adopted rate is £100 per square metre (£176.25 per square metre including indexation from January 2026). There are various rates for retail, business and non-residential institutions, as noted in Table 4.29.1. There is also an 'other chargeable development' rate of £20 per square metre (£35.24 with indexation from January 2026) which applies to uses not specifically identified in the Charging Schedule.

Table 4.29.1: CIL rates per net additional square metre in the Charging Schedule

Development type	Adopted rate	Indexed rate 2025 (391)	Indexed rate 2026 (400)
Former A1 – A5 (retail uses)	£100	£172.28	£176.25
Former B1 and B2/B8	£20	£34.45	£35.24
C1 Hotels	£20	£34.45	£35.24
C2 and C2A residential institutions	£20	£34.45	£35.24
C3 residential	£100	£172.28	£176.25
C4 Houses in multiple occupation	£100	£172.28	£176.25
Student accommodation	£100	£172.28	£176.25
Former D1/D2 uses	£20	£34.45	£35.24
All other uses not stated above	£20	£34.45	£35.24

- 4.30 Between 10 November 2023 and 5 January 2024, the Council consulted on a partial revision to the Charging Schedule. Following the consultation, the Council decided to proceed with a revision to the rate for E(g) office and R&D uses. This change was the subject of an examination held on 31 March 2025, following which the Examiner recommended that the draft Charging Schedule be approved. The new charge came into effect from 15 August 2025. This change brings offices into line with the higher rate that applies to retail and residential uses (£172.28 per square metre in 2025, or £176.25 per square metre from January 2026).
- 4.31 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This is likely to be the case for many development sites in Oxford but not all existing floorspace will qualify. Therefore, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace to ensure that the proposed CIL rate is viable for developments where there is no qualifying existing floorspace to net off.

Section 106 costs

- 4.32 As noted previously, emerging policy S3 seeks contributions through planning obligations in addition to CIL but does not identify any specific amounts. For testing purposes, have assumed a 'base' level of contributions amounting to £4,000 per unit (plus £1,000 for Section 278) and £25 per square metre of commercial floorspace.
- 4.33 The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.
- 4.34 In addition to the contributions above, the Council is intending to collect contributions from commercial developments towards the cost of constructing the Cowley Branch Line ('CBL'). The Council has indicated that in the current year, it will be collecting a contribution of £36.18 per square metre GIA. We have reflected this requirement in our appraisals.

Electric vehicle charging

- 4.35 In our experience, developers apply a cost of £500 per charging point for electric vehicle charging. The numbers of spaces that developments will require will vary between typologies, ranging from 10% to 100%. Our appraisals assume provision of one charging point per space, with the number of space varying between typologies, depending on likely location.

Biodiversity Net Gain

- 4.36 We have tested the requirement for a 10% increase in biodiversity in perpetuity by applying an increase in build costs of 1.4%, as indicated in the '*Biodiversity net gain and local nature recovery strategies Impact Assessment*' (DEFRA, 2019). This is likely to be a very worst case scenario as the 10% requirement can be achieved at significantly lower costs on previously developed sites.

Development and sales periods

- 4.37 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of between 3 and 6 units per month, depending on the scale of the scheme and multiple sales outlets on the larger sites.
- 4.38 It should be noted that sales rate is not the same as total sales completions, as total completions will also include the affordable housing, a contract for which will be entered into prior to commencement of construction.

Developer's profit

- 4.39 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the boards of the major housebuilders will set targets for minimum profit).
- 4.40 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.41 The PPG indicates that viability testing for plan making should assume profits on private housing ranging from 15% to 20%. Perceived risk in the UK housing market is receding following the economic recovery in the second half of 2020 which continued into 2021, albeit a degree of caution remains regarding the short term economic outlook as the furlough scheme closes. We have therefore adopted a profit margin of 18% of private residential GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances.
- 4.42 Profit on commercial development is applied at 15% of GDV in line with normal market assumptions.
- 4.43 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.

Exceptional costs

- 4.44 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of details site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Furthermore, the PPG directs that such costs should be reflected in the Benchmark Land Values adopted, resulting in a neutral impact. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.

Benchmark land value

- 4.45 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.46 Sites will be in various existing uses and we have adopted a range of benchmark land values from £370,000 to £7,630,000 per gross hectare, inclusive of any premium deemed to be required to

incentivise release of land for development. Larger sites will be predominantly greenfield or vacant urban land, which will have an existing use value at the lower end of the range. Brownfield benchmark land values will be reflective of secondary office/retail buildings in the City Centre and similar uses which are reaching the end of their economic life.

- 4.47 Redevelopment proposals that generate residual land values below existing use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven existing use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, existing use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.

Land in secondary office use

- 4.48 Lettings of office space in the area between July 2023 and November 2025 have achieved rents ranging from £11.00 per square foot to £90.00 per square foot, with lettings in the lower quartile averaging £19.00 per square foot. The lower quartile rents are reflective of offices that are likely to have come to the end of their economic life and require significant refurbishment and reconfiguration to continue to be lettable. We have established the capital value of a site extending to one hectare by adopting the following assumptions:

- 35% plot ratio
- 2.5 storeys
- Yield 7%, reflecting the risk of securing lettings in a building which is economically and functionally obsolete
- 2.5 year void and rent free period
- £593 per square metre (£55 per square foot) including fees for essential refurbishment including M&E, based on BCIS rehabilitation costs
- Purchaser's costs deducted at 6.8%
- 15% letting agent and letting legal fees
- 10% premium.

- 4.49 The capital value generated is £7.03 million, including premium.

Land in retail use

- 4.50 Lettings of retail space in the area between July 2023 to November 2025 have achieved rents ranging from £14.09 per square foot to £145.83 per square foot, with lettings in the bottom 25% averaging £21.10 per square foot. These rents are reflective of retail units that are likely to have come to the end of their economic life and require significant refurbishment and reconfiguration to continue to be lettable, or where there is no longer demand in the long term. We have established the capital value of a site extending to one hectare by adopting the following assumptions:

- 25% plot ratio
- 1 storey
- Yield 8.5%, reflecting the risk of securing lettings in a building which is economically and functionally obsolete
- 2.5 year void and rent free period
- £518 per square metre (£48 per square foot) including fees for essential refurbishment including M&E, based on BCIS rehabilitation costs
- Purchaser's costs deducted at 6.8%
- 15% letting agent and letting legal fees
- 10% premium.

- 4.51 The capital value generated is £4.11 million, including premium.

Land in industrial use

- 4.52 Lettings of industrial space in the area between November 2019 and November 2025 have achieved rents ranging from £5.62 per square foot to £32.00 per square foot, with lettings in the bottom 25% averaging £7.81 per square foot. These rents are reflective of industrial units that are likely to have come to the end of their economic life and require significant refurbishment and reconfiguration to

continue to be lettable. We have established the capital value of a site extending to one hectare by adopting the following assumptions:

- 25% plot ratio
- 1 storey
- Yield 5.5%, reflecting the risk of securing lettings in a building which is economically and functionally obsolete
- 2.5 year void and rent free period
- £648 per square metre (£60 per square foot) including fees for essential refurbishment including M&E, based on BCIS rehabilitation costs
- Purchaser's costs deducted at 6.8%
- 15% letting agent and letting legal fees
- 10% premium.

4.53 The capital value generated is £1.24 million, including premium.

Cleared sites/undeveloped land/agricultural land

4.54 For cleared sites, urban undeveloped land and greenfield land, we have adopted a benchmark land value of £0.37 million per gross hectare, which is reflective of typical minimum option pricing for greenfield development land. This represents a multiple of 15 times agricultural land value, which is within the 10 to 15 times multiple typically applied in policy testing studies. This provides a significant premium above existing use value of £22,000 - £25,000 agricultural land value to the landowner to incentivise them to bring forward land for development.

4.55 In summary, we have adopted four benchmark land values, as follows:

- Land in secondary office use: £7.03 million per gross hectare;
- Land in secondary retail use: £4.11 million per gross hectare;
- Land in secondary industrial use: £1.24 million per gross hectare;
- Greenfield or undeveloped land: £0.37 million per gross hectare;

5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 6 to 15. We have appraised 30 development typologies, reflecting different densities and types of development across the City. These typologies include non-residential uses, including offices/R&D, retail, industrial and community uses.
- 5.2 Each appraisal incorporates (where relevant) the following levels of affordable housing to inform emerging Local Plan policy:
 - 0% to 50% affordable housing; 70% Social Rent and 30% Shared Ownership; and
 - 0% to 50% affordable housing; 80% Social Rent and 20% Shared Ownership.
- 5.3 Each development typology is run with the full range of sales values (£4,345 to £8,126 per square metre), but where the higher (City Centre) values are applied (£6,956 per square metre to £8,126 per square metre), build costs are increased from the BCIS median cost to the upper quartile.
- 5.4 Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable. Where the residual land value is no more than 10% lower than the benchmark land value (and therefore on the margins of being viable), the results are shaded in orange. Where the residual land value is either negative or more than 10% lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.
- 5.5 For other policy requirements (provision of affordable Class E space; climate change and so on), we have re-tested the appraisals above incorporating the additional cost of the policy requirements.
- 5.6 Finally, all the scenarios are tested with the growth and inflation rates summarised in tables 4.4.1 and 4.4.2. These results are attached at appendices 14 and 15.

6 Assessment of appraisal results

6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the City. We have tested the impact of emerging plan policies to assist the Council in its decision making on potential options.

Affordable housing

6.2 As noted in Section 5, we have tested two tenure scenarios, as follows:

- 70% Social Rent, 30% intermediate (shared ownership⁸); and
- 80% Social Rent and 20% intermediate (shared ownership).

6.3 The results for the appraisals with 70% Social Rent and 30% shared ownership are summarised in tables 6.3.1 to 6.3.9 (and at Appendix 6). Each table shows the results compared to the four BLVs (secondary offices; secondary retail; secondary industrial; and greenfield/undeveloped sites). The results for the alternative tenure split of 80% Social Rent and 20% Shared Ownership are summarised in tables 6.3.10 to 6.3.18 (and at Appendix 7).

6.4 There are significant differences in the viability of schemes and the level of affordable housing that can be viably provided. These differences manifest themselves both on an area basis and also between different benchmark land values.

6.5 Where sales values are at the lower end of the City-wide range (£4,345 per square metre), many schemes are unviable at zero or low levels of affordable housing when tested against the highest benchmark land values (secondary office and secondary retail uses). These results indicate that in lower value areas, sites with these benchmark land values are more likely to stay in those existing uses, rather than come forward for development. However, when considered against the secondary industrial and greenfield/cleared land benchmark land value, many schemes can viably provide between 35% and 50% affordable housing. Schemes of houses are more viable than schemes of flats, due to the higher build costs for the latter. Schemes in the lower value areas may therefore need to be delivered as houses to avoid viability issues in these areas.

6.6 Schemes which attract sales values at the higher end of the range can provide higher affordable housing percentages, but to varying degrees, depending on the mix of other uses in each individual scheme. Even at the highest sales values in the range (£8,126 per square metre), the viable level of affordable housing does not universally meet or exceed 40% when schemes are tested against the secondary offices benchmark land value. For example, Typology 11 (200 flats), tested against BLV 2 is viable at 35% affordable, but unviable at 40% affordable).

6.7 As can be noted from the results in tables 6.3.1 to 6.3.9, there is no uniform level of affordable housing where it can be said most schemes are viable. Setting any percentage below the current policy target of 50% would, in principle, mean that some schemes that *could* have delivered 50% would no longer be required to do so if the Council adopted a lower percentage target. However, there are new policy requirements in the emerging plan that are likely to use up this additional value, including the net zero carbon policies.

6.8 Consequently the Council can choose between two potential options; (1) adopt a low target that most schemes could viably deliver, but this has two disadvantages; firstly, schemes that could have delivered more than this target will not be required to do so; and secondly, even if the target is reduced, it is likely that viability testing of individual schemes would still be required for schemes that cannot viably deliver even the reduced target. (2) is to maintain the current policy approach, which sets a relatively high target but accepts that some schemes may provide a lower level, based on scheme-specific viability. This option maximises affordable housing by seeking the highest possible percentage on individual sites, in comparison to a reduced target tailored to the 'least viable' sites.

⁸ We have not tested First Homes as part of the intermediate provision as the government has removed the mandatory requirement for local plans to make provision for this tenure, although they remain within the NPPF Annex definition of affordable housing.

Table 6.3.1: Appraisal results – 70% Social Rent, 30% Shared ownership – sales values of £4,345 per square metre

ORD CITY COUNCIL - LOCAL PLAN		Sales value £4,345 ps/m		AH tenure		Rented 70.0%		SO 30.0%		Frst Hms 0%			
CHMARK LAND VALUE 1 (SECONDARY OFFICES)		£7,030,545 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£172,840	56,536	53,314	50,102	46,901	43,711	40,530	37,360	34,201	31,051	27,912	24,785
2 Houses	2	£345,680	113,072	106,628	100,205	93,803	87,422	81,061	74,720	68,401	62,103	55,826	49,569
5 Houses	5	£864,200	282,679	266,570	250,512	234,507	218,553	202,651	186,802	171,004	155,258	139,564	123,922
10 houses	10	£1,728,400	565,359	533,139	501,025	469,013	437,106	405,303	373,603	342,008	310,516	279,129	247,846
30 flats - low density	30	£2,304,533	166,057	234,485	302,684	370,655	438,398	505,913	573,200	640,258	707,088	773,690	840,064
30 flats - medium density	30	£2,074,080	350,371	415,853	481,115	546,159	610,983	675,587	739,973	804,139	868,085	931,813	995,320
30 flats - high density	30	£1,483,616	441,335	503,868	566,192	628,304	690,206	751,898	813,378	874,647	935,708	996,556	1,057,195
100 houses	100	£17,284,000	5,387,094	5,084,083	4,782,049	4,480,993	4,180,913	3,881,811	3,583,685	3,286,539	2,990,368	2,695,175	2,400,959
100 flats - medium density	100	£6,913,600	1,350,057	1,552,070	1,753,405	1,954,062	2,154,040	2,353,341	2,551,963	2,749,908	2,947,174	3,143,763	3,339,673
200 houses	200	£34,567,999	10,335,127	9,755,689	9,178,118	8,602,417	8,028,584	7,456,620	6,886,524	6,318,297	5,751,939	5,187,450	4,624,829
200 flats - medium density	200	£13,827,200	3,637,351	3,969,450	4,300,426	4,630,281	4,959,015	5,286,627	5,613,117	5,938,486	6,262,732	6,585,858	6,907,861
450 houses	450	£77,777,998	19,906,331	18,791,718	17,680,700	16,573,275	15,469,444	14,369,208	13,272,565	12,179,516	11,090,081	10,004,200	8,921,933
450 flats - medium density	450	£31,111,199	8,079,068	8,730,251	9,379,229	10,032,316	10,692,929	11,351,285	12,007,383	12,661,225	13,312,808	13,962,135	14,609,206
Student housing - studios 150 units	-	£2,250,641	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759
Student housing - ensuite 150 units	-	£1,474,955	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719
Student housing - studios 250 units	-	£3,796,650	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932
Student housing - ensuite 250 units	-	£2,525,797	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232
Student housing - ensuite 300 units	-	£3,017,593	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678
C2 care scheme - flats	60	£2,136,734	2,489,610	2,558,243	2,626,876	2,695,510	2,764,144	2,832,778	2,901,411	2,970,044	3,038,678	3,107,311	3,175,945
Class E (light industrial) development	-	£2,929,394	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803
Class E (retail - copmarison) development	-	£3,515,273	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930
Class E (retail - supermarket) development	-	£2,109,164	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405
Class E (office/R&D) development	-	£1,757,636	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452
Class E (office/R&D) development	-	£8,788,181	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476
Industrial (B2/B8)	-	£23,435,150	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354
Industrial (B2/B8)	-	£1,171,758	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418
Hotel (city centre) 50 rooms	-	£549,261	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036
Hotel (city centre) 75 rooms	-	£823,892	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053
Hotel (city centre) 100 rooms	-	£1,098,523	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070
Community use/leisure	-	£773,360	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455

CHMARK LAND VALUE 2 (SECONDARY RETAIL)		£4,106,564 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£100,956	56,536	53,314	50,102	46,901	43,711	40,530	37,360	34,201	31,051	27,912	24,785
2 Houses	2	£201,913	113,072	106,628	100,205	93,803	87,422	81,061	74,720	68,401	62,103	55,826	49,569
5 Houses	5	£504,782	282,679	266,570	250,512	234,507	218,553	202,651	186,802	171,004	155,258	139,564	123,922
10 houses	10	£1,009,564	565,359	533,139	501,025	469,013	437,106	405,303	373,603	342,008	310,516	279,129	247,846
30 flats - low density	30	£1,346,085	166,057	234,485	302,684	370,655	438,398	505,913	573,200	640,258	707,088	773,690	840,064
30 flats - medium density	30	£1,211,477	350,371	415,853	481,115	546,159	610,983	675,587	739,973	804,139	868,085	931,813	995,320
30 flats - high density	30	£866,585	441,335	503,868	566,192	628,304	690,206	751,898	813,378	874,647	935,708	996,556	1,057,195
100 houses	100	£10,095,640	5,387,094	5,084,083	4,782,049	4,480,993	4,180,913	3,881,811	3,583,685	3,286,539	2,990,368	2,695,175	2,400,959
100 flats - medium density	100	£4,038,256	1,350,057	1,552,070	1,753,405	1,954,062	2,154,040	2,353,341	2,551,963	2,749,908	2,947,174	3,143,763	3,339,673
200 houses	200	£20,191,280	10,335,127	9,755,689	9,178,118	8,602,417	8,028,584	7,456,620	6,886,524	6,318,297	5,751,939	5,187,450	4,624,829
200 flats - medium density	200	£8,076,512	3,637,351	3,969,450	4,300,426	4,630,281	4,959,015	5,286,627	5,613,117	5,938,486	6,262,732	6,585,858	6,907,861
450 houses	450	£45,430,379	19,906,331	18,791,718	17,680,700	16,573,275	15,469,444	14,369,208	13,272,565	12,179,516	11,090,081	10,004,200	8,921,933
450 flats - medium density	450	£18,172,152	8,079,068	8,730,251	9,379,229	10,032,316	10,692,929	11,351,285	12,007,383	12,661,225	13,312,808	13,962,135	14,609,206
Student housing - studios 150 units	-	£1,314,607	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759
Student housing - ensuite 150 units	-	£861,526	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719
Student housing - studios 250 units	-	£2,217,635	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932
Student housing - ensuite 250 units	-	£1,475,326	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232
Student housing - ensuite 300 units	-	£1,762,586	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678
C2 care scheme - flats	60	£1,248,073	2,489,610	2,558,243	2,626,876	2,695,510	2,764,144	2,832,778	2,901,411	2,970,044	3,038,678	3,107,311	3,175,945
Class E (light industrial) development	-	£1,711,068	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803
Class E (retail - copmarison) development	-	£2,053,282	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930
Class E (retail - supermarket) development	-	£1,231,969	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405
Class E (office/R&D) development	-	£1,026,641	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452
Class E (office/R&D) development	-	£5,133,205	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476
Industrial (B2/B8)	-	£13,888,547	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354
Industrial (B2/B8)	-	£684,427	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418
Hotel (city centre) 50 rooms	-	£320,825	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036
Hotel (city centre) 75 rooms	-	£481,238	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053
Hotel (city centre) 100 rooms	-	£641,851	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070
Community use/leisure	-	£451,722	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455

CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£1,237,410		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£30,421	56,536	53,314	50,102	46,901	43,711	40,530	37,360	34,201	31,051	27,912	24,785
2 Houses	2	£60,841	113,072	106,628	100,205	93,803	87,422	81,061	74,720	68,401	62,103</		

Table 6.3.2: Appraisal results – 70% Social Rent, 30% Shared ownership – sales values of £4,780 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £4,780 ps/m	AH tenure	Rented 70.0%	SO 30.0%	Frst Hms 0%	Residual land values									
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£7,030,545	PER HA	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 1 House	1	£172,840	82,873	78,293	73,727	69,176	64,640	60,119	55,612	51,120	46,644	42,181	37,734			
2 2 Houses	2	£345,680	165,745	156,584	147,454	138,352	129,280	120,237	111,224	102,240	93,287	84,363	75,468			
3 5 Houses	5	£864,200	414,364	391,461	368,633	345,879	323,199	300,592	278,060	255,602	233,217	210,906	188,669			
4 10 houses	10	£1,728,400	828,726	782,923	737,266	691,758	646,398	601,186	556,121	511,203	466,434	421,812	377,339			
5 30 flats - low density	30	£2,304,533	482,275	381,563	281,183	181,137	81,421	-	118,797	-	219,022	-	318,909			
6 30 flats - medium density	30	£2,074,080	281,736	184,905	88,396	-	7,914	-	105,246	-	202,253	-	298,935			
7 30 flats - high density	30	£1,483,616	173,143	80,197	-	12,631	-	106,370	-	199,795	-	292,906	-			
8 100 houses	100	£17,283,999	7,862,501	7,431,807	7,002,503	6,574,588	6,148,062	5,722,925	5,299,177	4,876,818	4,455,847	4,036,266	3,618,074			
9 100 flats - medium density	100	£6,913,800	687,555	387,913	89,263	-	211,573	-	513,744	-	818,138	-	1,121,512			
10 200 houses	200	£34,567,999	14,977,235	14,158,355	13,342,116	12,528,518	11,717,561	10,909,245	10,103,589	9,300,534	8,500,140	7,701,985	6,908,345			
11 200 flats - medium density	200	£13,827,200	188,276	-	331,779	-	852,971	-	1,890,145	-	2,406,129	-	3,439,506			
12 450 houses	450	£77,777,998	28,868,170	27,290,589	25,718,055	24,150,829	22,588,290	21,031,039	19,478,875	17,931,798	16,389,809	14,852,907	13,321,093			
13 450 flats - medium density	450	£31,111,199	186,025	1,216,906	-	2,244,361	-	3,276,015	-	4,312,092	-	5,344,690	-			
14 Student housing - studios 150 units	-	£2,250,641	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759			
15 Student housing - ensuite 150 units	-	£1,474,955	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719			
16 Student housing - studios 250 units	-	£3,796,650	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932			
17 Student housing - ensuite 250 units	-	£2,525,797	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232			
18 Student housing - ensuite 300 units	-	£3,017,593	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678			
19 C2 care scheme - flats	60	£2,136,734	1,646,605	1,757,388	1,868,172	1,978,956	2,089,740	2,200,523	2,311,307	2,422,091	2,532,875	2,643,659	2,754,442			
20 Class E (light industrial) development	-	£2,929,394	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803			
21 Class E (retail - copmarison) development	-	£3,515,273	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930			
22 Class E (retail - supermarket) development	-	£2,109,164	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405			
23 Class E (office/R&D) development	-	£1,757,636	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452			
24 Class E (office/R&D) development	-	£8,788,181	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476			
25 Industrial (B2/B8)	-	£23,435,150	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354			
26 Industrial (B2/B8)	-	£1,171,758	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418			
27 Hotel (city centre) 50 rooms	-	£549,261	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036			
28 Hotel (city centre) 75 rooms	-	£823,892	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053			
29 Hotel (city centre) 100 rooms	-	£1,098,523	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070			
30 Community use/leisure	-	£773,360	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455			

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£4,106,564	PER HA	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 1 House	1	£100,956	82,873	78,293	73,727	69,176	64,640	60,119	55,612	51,120	46,644	42,181	37,734	
2 2 Houses	2	£201,913	165,745	156,584	147,454	138,352	129,280	120,237	111,224	102,240	93,287	84,363	75,468	
3 5 Houses	5	£504,782	414,364	391,461	368,633	345,879	323,199	300,592	278,060	255,602	233,217	210,906	188,669	
4 10 houses	10	£1,009,564	828,726	782,923	737,266	691,758	646,398	601,186	556,121	511,203	466,434	421,812	377,339	
5 30 flats - low density	30	£1,346,085	482,275	381,563	281,183	181,137	81,421	-	118,797	-	219,022	-	318,909	
6 30 flats - medium density	30	£1,211,477	281,736	184,905	88,396	-	7,914	-	105,246	-	202,253	-	298,935	
7 30 flats - high density	30	£866,585	173,143	80,197	-	12,631	-	106,370	-	199,795	-	292,906	-	
8 100 houses	100	£10,095,640	7,862,501	7,431,807	7,002,503	6,574,588	6,148,062	5,722,925	5,299,177	4,876,818	4,455,847	4,036,266	3,618,074	
9 100 flats - medium density	100	£4,038,256	687,555	387,913	89,263	-	211,573	-	513,744	-	818,138	-	1,121,512	
10 200 houses	200	£20,191,280	14,977,235	14,158,355	13,342,116	12,528,518	11,717,561	10,909,245	10,103,589	9,300,534	8,500,140	7,701,985	6,908,345	
11 200 flats - medium density	200	£8,076,512	188,276	-	331,779	-	852,971	-	1,890,145	-	2,406,129	-	3,439,506	
12 450 houses	450	£45,430,379	28,868,170	27,290,589	25,718,055	24,150,829	22,588,290	21,031,039	19,478,875	17,931,798	16,389,809	14,852,907	13,321,093	
13 450 flats - medium density	450	£18,172,152	186,025	1,216,906	-	2,244,361	-	3,276,015	-	4,312,092	-	5,344,690	-	
14 Student housing - studios 150 units	-	£1,314,607	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759	
15 Student housing - ensuite 150 units	-	£861,526	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719	
16 Student housing - studios 250 units	-	£2,217,635	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932	
17 Student housing - ensuite 250 units	-	£1,475,328	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232	
18 Student housing - ensuite 300 units	-	£1,762,586	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678	
19 C2 care scheme - flats	60	£1,248,073	1,646,605	1,757,388	1,868,172	1,978,956	2,089,740	2,200,523	2,311,307	2,422,091	2,532,875	2,643,659	2,754,442	
20 Class E (light industrial) development	-	£1,711,068	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	
21 Class E (retail - copmarison) development	-	£2,053,282	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	
22 Class E (retail - supermarket) development	-	£1,231,969	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	
23 Class E (office/R&D) development	-	£1,026,641	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	
24 Class E (office/R&D) development	-	£5,133,205	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	
25 Industrial (B2/B8)	-	£13,688,547	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	
26 Industrial (B2/B8)	-	£684,427	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	
27 Hotel (city centre) 50 rooms	-	£320,825	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	
28 Hotel (city centre) 75 rooms	-	£481,238	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	
29 Hotel (city centre) 100 rooms	-	£641,651	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	
30 Community use/leisure	-	£451,722	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£1,237,410	PER HA	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 1 House	1	£30,421	82,873	78,293	73,727	69,176	64,640	60,119	55,612	51,120	46,644	42,181	37,734	
2 2 Houses	2	£60,841	165,745	156,584	147,454	138,352	129,280	120,237	111,224	102,240	93,287	84,363	75,468	
3 5 Houses														

Table 6.3.3: Appraisal results – 70% Social Rent, 30% Shared ownership – sales values of £5,215 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £5,215 psm		AH tenure		Rented 70.0%		SO 30.0%		Frst Hms 0%				
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)														
Description	No of units	BLV	£7,030,545 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 1 House	1	£172,840	109,209	103,270	97,351	91,451	85,569	79,706	73,864	68,040	62,235	56,449	50,683	
2 2 Houses	2	£345,680	218,419	206,541	194,701	182,900	171,136	159,414	147,728	136,079	124,470	112,899	101,366	
3 5 Houses	5	£864,200	546,047	516,352	486,755	457,251	427,845	398,534	369,319	340,200	311,176	282,248	253,416	
4 10 houses	10	£1,728,400	1,092,093	1,032,705	973,508	914,504	855,690	797,068	738,638	680,399	622,351	564,496	506,832	
5 30 flats - low density	30	£2,304,533	1,128,111	994,086	860,503	727,358	594,652	462,388	330,562	199,175	68,229	-	195,281	
6 30 flats - medium density	30	£2,074,080	908,577	779,413	650,675	522,361	394,472	267,007	139,967	13,351	-	114,561	369,501	
7 30 flats - high density	30	£1,483,616	780,989	656,689	532,799	409,320	286,249	163,588	41,337	-	81,733	-	450,340	
8 100 houses	100	£17,283,999	10,322,192	9,764,308	9,208,223	8,653,938	8,101,452	7,550,765	7,001,876	6,454,789	5,909,500	5,366,010	4,824,319	
9 100 flats - medium density	100	£6,913,600	2,689,609	2,286,701	1,885,118	1,484,861	1,085,927	688,320	292,038	-	104,489	-	1,309,904	
10 200 houses	200	£34,567,999	19,589,083	18,532,007	17,478,340	16,428,083	15,381,234	14,337,794	13,297,764	12,261,142	11,227,930	10,198,127	9,171,733	
11 200 flats - medium density	200	£17,283,999	3,912,998	3,212,254	2,513,818	1,817,691	1,123,872	432,361	-	268,783	-	1,678,502	-	3,082,688
12 450 houses	450	£77,777,998	37,749,611	35,713,746	33,684,447	31,661,715	29,645,547	27,635,945	25,632,908	23,636,436	21,646,529	19,663,189	17,686,413	
13 450 flats - medium density	450	£31,111,199	7,397,747	6,011,610	4,622,604	3,238,192	1,858,372	479,160	-	922,528	-	2,326,806	-	6,583,649
14 Student housing - studios 150 units	-	£2,250,641	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759	
15 Student housing - ensuite 150 units	-	£1,474,955	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719	
16 Student housing - studios 250 units	-	£3,796,650	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932	
17 Student housing - ensuite 250 units	-	£2,525,797	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232	
18 Student housing - ensuite 300 units	-	£3,017,593	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678	
19 C2 care scheme - flats	60	£2,136,734	803,598	956,533	-	1,109,467	-	1,262,401	-	1,415,335	-	1,568,269	-	2,332,940
20 Class E (light industrial) development	-	£2,929,394	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	
21 Class E (retail - copmarison) development	-	£3,515,273	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	
22 Class E (retail - supermarket) development	-	£2,109,164	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	
23 Class E (office/R&D) development	-	£1,757,636	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	
24 Class E (office/R&D) development	-	£8,788,181	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	
25 Industrial (B2/B8)	-	£23,435,150	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	
26 Industrial (B2/B8)	-	£1,171,758	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	
27 Hotel (city centre) 50 rooms	-	£549,261	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	
28 Hotel (city centre) 75 rooms	-	£823,892	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	
29 Hotel (city centre) 100 rooms	-	£1,098,523	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	
30 Community use/leisure	-	£773,360	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)														
Description	No of units	BLV	£4,106,564 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 1 House	1	£100,956	109,209	103,270	97,351	91,451	85,569	79,706	73,864	68,040	62,235	56,449	50,683	
2 2 Houses	2	£201,913	218,419	206,541	194,701	182,900	171,136	159,414	147,728	136,079	124,470	112,899	101,366	
3 5 Houses	5	£504,782	546,047	516,352	486,755	457,251	427,845	398,534	369,319	340,200	311,176	282,248	253,416	
4 10 houses	10	£1,009,564	1,092,093	1,032,705	973,508	914,504	855,690	797,068	738,638	680,399	622,351	564,496	506,832	
5 30 flats - low density	30	£1,346,085	1,128,111	994,086	860,503	727,358	594,652	462,388	330,562	199,175	68,229	-	195,281	
6 30 flats - medium density	30	£1,211,477	908,577	779,413	650,675	522,361	394,472	267,007	139,967	13,351	-	114,561	369,501	
7 30 flats - high density	30	£866,585	780,989	656,689	532,799	409,320	286,249	163,588	41,337	-	81,733	-	450,340	
8 100 houses	100	£10,095,640	10,322,192	9,764,308	9,208,223	8,653,938	8,101,452	7,550,765	7,001,876	6,454,789	5,909,500	5,366,010	4,824,319	
9 100 flats - medium density	100	£4,038,256	2,689,609	2,286,701	1,885,118	1,484,861	1,085,927	688,320	292,038	-	104,489	-	1,309,904	
10 200 houses	200	£20,191,280	19,589,083	18,532,007	17,478,340	16,428,083	15,381,234	14,337,794	13,297,764	12,261,142	11,227,930	10,198,127	9,171,733	
11 200 flats - medium density	200	£8,076,512	3,912,998	3,212,254	2,513,818	1,817,691	1,123,872	432,361	-	268,783	-	1,678,502	-	3,082,688
12 450 houses	450	£45,430,379	37,749,611	35,713,746	33,684,447	31,661,715	29,645,547	27,635,945	25,632,908	23,636,436	21,646,529	19,663,189	17,686,413	
13 450 flats - medium density	450	£18,172,152	7,397,747	6,011,610	4,622,604	3,238,192	1,858,372	479,160	-	922,528	-	2,326,806	-	6,583,649
14 Student housing - studios 150 units	-	£1,314,607	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759	
15 Student housing - ensuite 150 units	-	£861,526	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719	
16 Student housing - studios 250 units	-	£2,217,635	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932	
17 Student housing - ensuite 250 units	-	£1,475,326	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232	
18 Student housing - ensuite 300 units	-	£1,762,586	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678	
19 C2 care scheme - flats	60	£1,248,073	803,598	956,533	-	1,109,467	-	1,262,401	-	1,415,335	-	1,568,269	-	2,332,940
20 Class E (light industrial) development	-	£1,711,068	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	
21 Class E (retail - copmarison) development	-	£2,053,282	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	
22 Class E (retail - supermarket) development	-	£1,231,969	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	
23 Class E (office/R&D) development	-	£1,026,641	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	
24 Class E (office/R&D) development	-	£5,133,205	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	
25 Industrial (B2/B8)	-	£13,688,547	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	
26 Industrial (B2/B8)	-	£684,427	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	
27 Hotel (city centre) 50 rooms	-	£320,825	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	
28 Hotel (city centre) 75 rooms	-	£481,238	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	
29 Hotel (city centre) 100 rooms	-	£641,651	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	
30 Community use/leisure	-	£451,722	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)													
Description	No of units	BLV	£1,237,410 PER HA		Residual land values								
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£30,421	109,209	103,270	97,351	91,451	85,569	79,706	73,864	68,040	62,235	56,449	50,683
2 2 Houses	2	£60,841	218,419	206,541	194,701	182,900	171,136	159,414	147,728	136,079	124,470	112,899	101,366
3 5 Houses	5	£152,103	546,047</										

Table 6.3.4: Appraisal results – 70% Social Rent, 30% Shared ownership – sales values of £5,651 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £5,651 psm		AH tenure		Rented 70.0%		SO 30.0%		Frst Hms 0%					
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£7,030,545		PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 1 House	1	£172,840	135,546	128,249	120,975	113,724	106,498	99,295	92,115	84,959	77,827	70,718	63,632		
2 2 Houses	2	£345,680	271,092	256,498	241,950	227,450	212,956	198,591	184,231	169,918	155,654	141,436	127,265		
3 5 Houses	5	£864,200	677,731	641,244	604,875	568,624	532,491	496,475	460,578	424,797	389,134	353,590	318,162		
4 10 houses	10	£1,728,400	1,355,461	1,282,488	1,209,751	1,137,249	1,064,981	992,951	921,155	849,594	778,269	707,179	636,325		
5 30 flats - low density	30	£2,304,533	1,773,945	1,606,610	1,439,821	1,273,579	1,107,883	942,736	778,134	614,081	450,574	287,613	125,200		
6 30 flats - medium density	30	£2,074,080	1,535,417	1,373,922	1,212,954	1,052,516	892,607	733,227	574,376	416,053	258,260	100,995	58,591		
7 30 flats - high density	30	£1,483,616	1,388,834	1,233,181	1,078,041	923,410	769,290	615,680	462,582	309,994	157,917	6,352	-146,912		
8 100 houses	100	£17,284,000	12,774,647	12,090,266	11,408,090	10,726,122	10,050,362	9,374,808	8,701,462	8,030,324	7,361,392	6,694,667	6,030,150		
9 100 flats - medium density	100	£6,913,600	4,691,665	4,185,490	3,680,973	3,178,114	2,676,915	2,177,373	1,679,489	1,183,263	688,697	195,788	-299,971		
10 200 houses	200	£34,567,999	24,196,498	22,901,771	21,611,219	20,324,843	19,042,642	17,764,616	16,490,766	15,221,091	13,955,592	12,694,269	11,437,121		
11 200 flats - medium density	200	£13,827,200	7,812,383	6,727,173	5,844,694	4,958,268	4,074,768	3,194,194	2,316,547	1,441,824	570,030	-306,910	-1,197,464		
12 450 houses	450	£77,777,998	46,589,967	44,098,097	41,614,263	39,138,465	36,670,703	34,210,978	31,759,288	29,315,634	26,880,017	24,452,436	22,032,890		
13 450 flats - medium density	450	£31,111,199	14,820,852	13,070,569	11,326,027	9,574,638	7,827,340	6,085,830	4,350,107	2,602,247	859,730	-901,759	-2,681,937		
14 Student housing - studios 150 units	-	£2,250,641	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759		
15 Student housing - ensuite 150 units	-	£1,474,955	7,051,148	6,408,805	5,766,462	5,124,119	4,481,778	3,839,434	3,197,090	2,554,747	1,912,404	1,270,662	627,719		
16 Student housing - studios 250 units	-	£3,796,650	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932		
17 Student housing - ensuite 250 units	-	£2,525,797	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232		
18 Student housing - ensuite 300 units	-	£3,017,593	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678		
19 C2 care scheme - flats	60	£2,136,734	28,058	163,409	355,302	547,196	740,931	936,015	1,131,099	1,326,184	1,521,268	1,716,353	1,911,437		
20 Class E (light industrial) development	-	£2,929,394	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803		
21 Class E (retail - copmarison) development	-	£3,515,273	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930		
22 Class E (retail - supermarket) development	-	£2,109,164	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405		
23 Class E (office/R&D) development	-	£1,757,636	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452		
24 Class E (office/R&D) development	-	£8,788,181	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476		
25 Industrial (B2/B8)	-	£23,435,150	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354		
26 Industrial (B2/B8)	-	£1,171,758	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418		
27 Hotel (city centre) 50 rooms	-	£549,261	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036		
28 Hotel (city centre) 75 rooms	-	£823,892	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053		
29 Hotel (city centre) 100 rooms	-	£1,098,523	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070		
30 Community use/leisure	-	£773,360	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455		

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£4,106,564		PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 1 House	1	£100,956	135,546	128,249	120,975	113,724	106,498	99,295	92,115	84,959	77,827	70,718	63,632		
2 2 Houses	2	£201,913	271,092	256,498	241,950	227,450	212,956	198,591	184,231	169,918	155,654	141,436	127,265		
3 5 Houses	5	£504,782	677,731	641,244	604,875	568,624	532,491	496,475	460,578	424,797	389,134	353,590	318,162		
4 10 houses	10	£1,009,564	1,355,461	1,282,488	1,209,751	1,137,249	1,064,981	992,951	921,155	849,594	778,269	707,179	636,325		
5 30 flats - low density	30	£1,346,085	1,773,945	1,606,610	1,439,821	1,273,579	1,107,883	942,736	778,134	614,081	450,574	287,613	125,200		
6 30 flats - medium density	30	£1,211,477	1,535,417	1,373,922	1,212,954	1,052,516	892,607	733,227	574,376	416,053	258,260	100,995	58,591		
7 30 flats - high density	30	£866,585	1,388,834	1,233,181	1,078,041	923,410	769,290	615,680	462,582	309,994	157,917	6,352	-146,912		
8 100 houses	100	£10,095,640	12,774,647	12,090,266	11,408,090	10,726,122	10,050,362	9,374,808	8,701,462	8,030,324	7,361,392	6,694,667	6,030,150		
9 100 flats - medium density	100	£4,038,256	4,691,665	4,185,490	3,680,973	3,178,114	2,676,915	2,177,373	1,679,489	1,183,263	688,697	195,788	-299,971		
10 200 houses	200	£20,191,280	24,196,498	22,901,771	21,611,219	20,324,843	19,042,642	17,764,616	16,490,766	15,221,091	13,955,592	12,694,269	11,437,121		
11 200 flats - medium density	200	£8,076,512	7,812,383	6,727,173	5,844,694	4,958,268	4,074,768	3,194,194	2,316,547	1,441,824	570,030	-306,910	-1,197,464		
12 450 houses	450	£45,430,379	46,589,967	44,098,097	41,614,263	39,138,465	36,670,703	34,210,978	31,759,288	29,315,634	26,880,017	24,452,436	22,032,890		
13 450 flats - medium density	450	£18,172,152	14,820,852	13,070,569	11,326,027	9,574,638	7,827,340	6,085,830	4,350,107	2,602,247	859,730	-901,759	-2,681,937		
14 Student housing - studios 150 units	-	£1,314,607	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759		
15 Student housing - ensuite 150 units	-	£861,526	7,051,148	6,408,805	5,766,462	5,124,119	4,481,778	3,839,434	3,197,090	2,554,747	1,912,404	1,270,662	627,719		
16 Student housing - studios 250 units	-	£2,217,635	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932		
17 Student housing - ensuite 250 units	-	£1,475,328	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232		
18 Student housing - ensuite 300 units	-	£1,762,586	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678		
19 C2 care scheme - flats	60	£1,248,073	28,058	163,409	355,302	547,196	740,931	936,015	1,131,099	1,326,184	1,521,268	1,716,353	1,911,437		
20 Class E (light industrial) development	-	£1,711,068	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803		
21 Class E (retail - copmarison) development	-	£2,053,282	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930		
22 Class E (retail - supermarket) development	-	£1,231,969	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405		
23 Class E (office/R&D) development	-	£1,028,641	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452		
24 Class E (office/R&D) development	-	£5,133,205	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476		
25 Industrial (B2/B8)	-	£13,688,547	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354		
26 Industrial (B2/B8)	-	£684,427	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418		
27 Hotel (city centre) 50 rooms	-	£320,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036		
28 Hotel (city centre) 75 rooms	-	£481,238	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053		
29 Hotel (city centre) 100 rooms	-	£641,651	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070		
30 Community use/leisure	-	£451,722	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455		

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£1,237,410		PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 1 House	1	£30,421	135,546	128,249	120,975										

Table 6.3.6: Appraisal results – 70% Social Rent, 30% Shared ownership – sales values of £6,521 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £6,521 psm	AH tenure		Rented 70.0%	SO 30.0%	Frst Hms 0%	Residual land values									
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£7,030,545	PER HA		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH				
1 1 House	1	£172,840	168,219	178,205	168,223	158,274	148,357	138,472	128,619	118,798	109,010	99,254	89,531				
2 2 Houses	2	£345,680	376,439	356,411	336,447	316,548	296,712	276,943	257,238	237,597	218,021	198,509	179,062				
3 5 Houses	5	£864,200	941,098	891,026	841,117	791,370	741,782	692,358	643,095	593,992	545,052	496,273	447,655				
4 10 houses	10	£1,728,400	1,882,195	1,782,054	1,682,235	1,582,739	1,483,566	1,384,716	1,286,189	1,187,985	1,090,104	992,546	895,312				
5 30 flats - low density	30	£2,304,533	3,065,617	2,831,656	2,598,458	2,366,021	2,134,345	1,903,432	1,673,280	1,443,891	1,215,263	987,397	760,294				
6 30 flats - medium density	30	£2,074,080	2,789,099	2,562,938	2,337,514	2,112,827	1,888,879	1,665,668	1,443,194	1,221,458	1,000,458	780,197	560,673				
7 30 flats - high density	30	£1,483,616	2,604,525	2,386,167	2,168,522	1,951,590	1,735,371	1,519,866	1,305,072	1,090,993	877,625	664,972	453,030				
8 100 houses	100	£17,283,999	17,676,323	16,738,891	15,804,483	14,873,097	13,944,736	13,019,397	12,097,081	11,177,789	10,261,521	9,348,276	8,438,054				
9 100 flats - medium density	100	£6,913,800	8,646,842	7,939,996	7,235,455	6,533,219	5,833,289	5,135,663	4,440,342	3,747,328	3,056,617	2,365,079	1,673,289				
10 200 houses	200	£34,567,999	33,365,193	31,597,348	29,835,205	28,078,764	26,328,024	24,582,966	22,843,648	21,110,012	19,382,077	17,659,844	15,943,311				
11 200 flats - medium density	200	£13,827,200	14,931,308	13,674,842	12,420,410	11,165,334	9,914,379	8,667,548	7,424,838	6,186,250	4,951,784	3,721,441	2,486,777				
12 450 houses	450	£77,777,998	64,188,638	60,789,142	57,400,809	54,023,039	50,656,432	47,300,788	43,956,109	40,622,392	37,299,637	33,987,847	30,687,019				
13 450 flats - medium density	450	£31,111,199	29,370,724	26,895,000	24,427,354	21,959,471	19,493,933	17,036,518	14,587,229	12,141,306	9,689,451	7,245,784	4,794,625				
14 Student housing - studios 150 units	-	£2,250,641	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759				
15 Student housing - ensuite 150 units	-	£1,474,955	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719				
16 Student housing - studios 250 units	-	£3,796,850	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932				
17 Student housing - ensuite 250 units	-	£2,525,797	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232				
18 Student housing - ensuite 300 units	-	£3,017,593	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678				
19 C2 care scheme - flats	60	£2,136,734	1,652,192	1,384,541	1,116,889	849,238	579,336	308,619	37,902	236,368	-	511,216	-	789,046	-	1,068,432	
20 Class E (light industrial) development	-	£2,929,394	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	
21 Class E (retail - coparison) development	-	£3,515,273	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	
22 Class E (retail - supermarket) development	-	£2,109,164	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	
23 Class E (office/R&D) development	-	£1,757,636	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	
24 Class E (office/R&D) development	-	£8,788,181	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	
25 Industrial (B2/B8)	-	£23,435,150	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	
26 Industrial (B2/B8)	-	£1,171,758	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	
27 Hotel (city centre) 50 rooms	-	£549,261	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	
28 Hotel (city centre) 75 rooms	-	£823,892	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	
29 Hotel (city centre) 100 rooms	-	£1,098,523	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	
30 Community use/leisure	-	£773,360	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£4,106,564	PER HA		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 1 House	1	£100,956	168,219	178,205	168,223	158,274	148,357	138,472	128,619	118,798	109,010	99,254	89,531			
2 2 Houses	2	£201,912	376,439	356,411	336,447	316,548	296,712	276,943	257,238	237,597	218,021	198,509	179,062			
3 5 Houses	5	£504,782	941,098	891,026	841,117	791,370	741,782	692,358	643,095	593,992	545,052	496,273	447,655			
4 10 houses	10	£1,009,564	1,882,195	1,782,054	1,682,235	1,582,739	1,483,566	1,384,716	1,286,189	1,187,985	1,090,104	992,546	895,312			
5 30 flats - low density	30	£1,346,085	3,065,617	2,831,656	2,598,458	2,366,021	2,134,345	1,903,432	1,673,280	1,443,891	1,215,263	987,397	760,294			
6 30 flats - medium density	30	£1,211,477	2,789,099	2,562,938	2,337,514	2,112,827	1,888,879	1,665,668	1,443,194	1,221,458	1,000,458	780,197	560,673			
7 30 flats - high density	30	£868,585	2,604,525	2,386,167	2,168,522	1,951,590	1,735,371	1,519,866	1,305,072	1,090,993	877,625	664,972	453,030			
8 100 houses	100	£10,095,640	17,676,323	16,738,891	15,804,483	14,873,097	13,944,736	13,019,397	12,097,081	11,177,789	10,261,521	9,348,276	8,438,054			
9 100 flats - medium density	100	£4,038,256	8,646,842	7,939,996	7,235,455	6,533,219	5,833,289	5,135,663	4,440,342	3,747,328	3,056,617	2,365,079	1,673,289			
10 200 houses	200	£20,191,280	33,365,193	31,597,348	29,835,205	28,078,764	26,328,024	24,582,966	22,843,648	21,110,012	19,382,077	17,659,844	15,943,311			
11 200 flats - medium density	200	£8,076,512	14,931,308	13,674,842	12,420,410	11,165,334	9,914,379	8,667,548	7,424,838	6,186,250	4,951,784	3,721,441	2,486,777			
12 450 houses	450	£45,430,379	64,188,638	60,789,142	57,400,809	54,023,039	50,656,432	47,300,788	43,956,109	40,622,392	37,299,637	33,987,847	30,687,019			
13 450 flats - medium density	450	£18,172,152	29,370,724	26,895,000	24,427,354	21,959,471	19,493,933	17,036,518	14,587,229	12,141,306	9,689,451	7,245,784	4,794,625			
14 Student housing - studios 150 units	-	£1,314,807	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759			
15 Student housing - ensuite 150 units	-	£861,526	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719			
16 Student housing - studios 250 units	-	£2,217,635	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932			
17 Student housing - ensuite 250 units	-	£1,475,326	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232			
18 Student housing - ensuite 300 units	-	£1,762,586	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678			
19 C2 care scheme - flats	60	£1,248,073	1,652,192	1,384,541	1,116,889	849,238	579,336	308,619	37,902	236,368	-	511,216	-	789,046	-	1,068,432
20 Class E (light industrial) development	-	£1,711,068	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803
21 Class E (retail - coparison) development	-	£2,053,282	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930
22 Class E (retail - supermarket) development	-	£1,231,969	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405
23 Class E (office/R&D) development	-	£1,026,641	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452
24 Class E (office/R&D) development	-	£5,133,205	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476
25 Industrial (B2/B8)	-	£13,688,547	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354
26 Industrial (B2/B8)	-	£684,427	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418
27 Hotel (city centre) 50 rooms	-	£320,825														

Table 6.3.7: Appraisal results – 70% Social Rent, 30% Shared ownership – sales values of £6,956 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £6,956 psm		AH tenure		Rented 70.0%		SO 30.0%		Frst Hms 0%				
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£7,030,545 PER HA		Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 1 House	1	£172,840	187,953	176,625	165,333	154,078	142,860	131,678	120,533	109,425	98,353	87,318	76,320	
2 2 Houses	2	£345,680	375,906	353,249	330,666	308,157	285,720	263,356	241,066	218,849	196,706	174,636	152,640	
3 5 Houses	5	£864,200	939,765	883,124	826,665	770,390	714,299	658,390	602,665	547,124	491,765	436,591	381,600	
4 10 houses	10	£1,728,400	1,879,532	1,766,248	1,653,331	1,540,781	1,428,597	1,316,780	1,205,330	1,094,247	983,531	873,181	763,199	
5 30 flats - low density	30	£2,304,533	2,574,415	2,309,034	2,044,521	1,780,878	1,518,104	1,256,199	995,164	734,999	475,701	217,274	40,899	
6 30 flats - medium density	30	£2,074,080	2,278,901	2,022,299	1,766,539	1,511,620	1,257,543	1,004,307	751,913	500,362	249,651	221	253,047	
7 30 flats - high density	30	£1,483,616	2,075,333	1,827,513	1,580,508	1,334,317	1,088,940	844,377	600,628	357,693	115,573	-	127,652	
8 100 houses	100	£17,283,999	17,672,139	16,612,353	15,555,999	14,503,077	13,453,584	12,407,523	11,364,894	10,325,694	9,289,927	8,257,590	7,228,684	
9 100 flats - medium density	100	£6,913,600	7,015,620	6,212,781	5,412,576	4,612,455	3,810,547	3,011,297	2,214,703	1,420,767	629,489	161,561	963,911	
10 200 houses	200	£34,567,999	33,394,918	31,398,325	29,408,197	27,424,532	25,447,329	23,476,591	21,512,316	19,554,505	17,603,156	15,658,271	13,716,532	
11 200 flats - medium density	200	£13,827,200	11,746,498	10,305,536	8,869,305	7,437,806	6,007,406	4,571,230	3,139,833	1,713,214	291,375	-	1,161,350	
12 450 houses	450	£77,777,998	64,286,019	60,445,803	56,618,019	52,802,665	48,999,742	45,209,251	41,431,191	37,665,562	33,912,363	30,171,597	26,443,281	
13 450 flats - medium density	450	£31,111,199	23,094,042	20,239,423	17,383,156	14,536,300	11,694,757	8,838,043	5,990,836	3,126,389	262,167	-	2,669,741	
14 Student housing - studios 150 units	-	£2,250,641	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	39,486	
15 Student housing - ensuite 150 units	-	£1,474,955	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	72,471	
16 Student housing - studios 250 units	-	£3,796,650	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	65,809	
17 Student housing - ensuite 250 units	-	£2,525,797	11,256,059	10,168,091	9,080,123	7,992,154	6,904,188	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	376,377	
18 Student housing - ensuite 300 units	-	£3,017,593	13,507,271	12,201,710	10,896,147	9,590,586	8,285,024	6,979,482	5,673,900	4,368,338	3,062,777	1,757,214	451,653	
19 C2 care scheme - flats	60	£2,136,734	668,325	356,755	45,183	270,451	586,777	905,890	1,227,425	1,548,961	1,870,496	2,192,031	2,513,567	
20 Class E (light industrial) development	-	£2,929,394	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	
21 Class E (retail - coparison) development	-	£3,515,273	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	
22 Class E (retail - supermarket) development	-	£2,109,164	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	
23 Class E (office/R&D) development	-	£1,757,636	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	
24 Class E (office/R&D) development	-	£8,788,181	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	
25 Industrial (B2/B8)	-	£23,435,150	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	
26 Industrial (B2/B8)	-	£1,171,758	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	
27 Hotel (city centre) 50 rooms	-	£549,261	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036
28 Hotel (city centre) 75 rooms	-	£823,892	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053
29 Hotel (city centre) 100 rooms	-	£1,098,523	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070
30 Community use/leisure	-	£773,360	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£4,106,564 PER HA		Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 1 House	1	£100,956	187,953	176,625	165,333	154,078	142,860	131,678	120,533	109,425	98,353	87,318	76,320	
2 2 Houses	2	£201,913	375,906	353,249	330,666	308,157	285,720	263,356	241,066	218,849	196,706	174,636	152,640	
3 5 Houses	5	£504,782	939,765	883,124	826,665	770,390	714,299	658,390	602,665	547,124	491,765	436,591	381,600	
4 10 houses	10	£1,009,564	1,879,532	1,766,248	1,653,331	1,540,781	1,428,597	1,316,780	1,205,330	1,094,247	983,531	873,181	763,199	
5 30 flats - low density	30	£1,346,085	2,574,415	2,309,034	2,044,521	1,780,878	1,518,104	1,256,199	995,164	734,999	475,701	217,274	40,899	
6 30 flats - medium density	30	£1,211,477	2,278,901	2,022,299	1,766,539	1,511,620	1,257,543	1,004,307	751,913	500,362	249,651	221	253,047	
7 30 flats - high density	30	£866,585	2,075,333	1,827,513	1,580,508	1,334,317	1,088,940	844,377	600,628	357,693	115,573	-	127,652	
8 100 houses	100	£10,095,640	17,672,139	16,612,353	15,555,999	14,503,077	13,453,584	12,407,523	11,364,894	10,325,694	9,289,927	8,257,590	7,228,684	
9 100 flats - medium density	100	£4,038,256	7,015,620	6,212,781	5,412,576	4,612,455	3,810,547	3,011,297	2,214,703	1,420,767	629,489	161,561	963,911	
10 200 houses	200	£20,191,280	33,394,918	31,398,325	29,408,197	27,424,532	25,447,329	23,476,591	21,512,316	19,554,505	17,603,156	15,658,271	13,716,532	
11 200 flats - medium density	200	£8,076,512	11,746,498	10,305,536	8,869,305	7,437,806	6,007,406	4,571,230	3,139,833	1,713,214	291,375	-	1,161,350	
12 450 houses	450	£45,430,379	64,286,019	60,445,803	56,618,019	52,802,665	48,999,742	45,209,251	41,431,191	37,665,562	33,912,363	30,171,597	26,443,281	
13 450 flats - medium density	450	£18,172,152	23,094,042	20,239,423	17,383,156	14,536,300	11,694,757	8,838,043	5,990,836	3,126,389	262,167	-	2,669,741	
14 Student housing - studios 150 units	-	£1,314,607	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	39,486	
15 Student housing - ensuite 150 units	-	£861,526	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	72,471	
16 Student housing - studios 250 units	-	£2,217,635	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	65,809	
17 Student housing - ensuite 250 units	-	£1,475,326	11,256,059	10,168,091	9,080,123	7,992,154	6,904,188	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	376,377	
18 Student housing - ensuite 300 units	-	£1,762,586	13,507,271	12,201,710	10,896,147	9,590,586	8,285,024	6,979,482	5,673,900	4,368,338	3,062,777	1,757,214	451,653	
19 C2 care scheme - flats	60	£1,248,073	668,325	356,755	45,183	270,451	586,777	905,890	1,227,425	1,548,961	1,870,496	2,192,031	2,513,567	
20 Class E (light industrial) development	-	£1,711,068	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	
21 Class E (retail - coparison) development	-	£2,053,282	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	
22 Class E (retail - supermarket) development	-	£1,231,969	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	
23 Class E (office/R&D) development	-	£1,028,641	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	
24 Class E (office/R&D) development	-	£5,133,205	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	
25 Industrial (B2/B8)	-	£13,688,547	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	
26 Industrial (B2/B8)	-	£684,427	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	
27 Hotel (city centre) 50 rooms	-	£320,825	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036
28 Hotel (city centre) 75 rooms	-	£481,238	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053
29 Hotel (city centre) 100 rooms	-	£641,651	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070
30 Community use/leisure	-	£451,722	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£1,237,410 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£30,421	187,953	176,625	165,333	154,078	142,860	131,678	120,533	109,425	98,353	87,318	76,320
2 2 Houses	2	£60,841	375,906	353,249	330,666	308,157	285,720	263,356	241,066	218,849	196,706	174,636	152,640
3 5 Houses	5	£152,103	939,765	883,124	826,665	770,390	714,299	658,390	602,665	547,124			

Table 6.3.8: Appraisal results – 70% Social Rent, 30% Shared ownership – sales values of £7,391 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £7,391 psm		AH tenure		Rented 70.0%		SO 30.0%		Frst Hms 0%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)													
Description	No of units	BLV	£7,030,545 PER HA		Residual land values								
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£172,840	214,290	201,603	188,957	176,352	163,789	151,266	138,785	126,345	113,944	101,566	89,269
2 2 Houses	2	£345,680	428,580	403,207	377,915	352,705	327,577	302,533	277,569	252,688	227,890	203,173	178,539
3 5 Houses	5	£864,200	1,071,450	1,008,015	944,786	881,762	818,945	756,331	693,923	631,722	569,724	507,933	446,346
4 10 houses	10	£1,728,400	2,142,890	2,016,031	1,889,573	1,763,526	1,637,889	1,512,663	1,387,848	1,263,442	1,139,448	1,015,865	892,692
5 30 flats - low density	30	£2,304,533	3,220,251	2,921,557	2,623,840	2,327,099	2,031,335	1,736,548	1,442,737	1,149,903	858,046	567,166	277,263
6 30 flats - medium density	30	£2,074,080	2,905,742	2,616,807	2,328,818	2,041,775	1,755,678	1,470,527	1,186,322	903,064	620,751	339,384	58,963
7 30 flats - high density	30	£1,483,616	2,683,179	2,404,006	2,125,749	1,848,408	1,571,981	1,296,470	1,021,874	748,193	475,427	203,577	68,386
8 100 houses	100	£17,283,999	20,119,081	18,934,265	17,753,282	16,576,134	15,402,495	14,231,567	13,064,479	11,901,229	10,741,819	9,586,247	8,434,515
9 100 flats - medium density	100	£6,913,600	8,993,041	8,088,207	7,186,335	6,287,426	5,391,480	4,498,497	3,602,155	2,706,950	1,814,736	925,512	39,279
10 200 houses	200	£34,567,999	37,976,512	35,743,600	33,517,913	31,299,453	29,088,218	26,884,207	24,687,424	22,497,865	20,315,532	18,140,424	15,972,541
11 200 flats - medium density	200	£13,827,200	15,411,772	13,781,753	12,157,077	10,537,742	8,923,748	7,315,096	5,711,785	4,098,772	2,489,722	886,070	733,575
12 450 houses	450	£77,777,998	73,065,502	68,775,283	64,498,946	60,236,491	55,987,919	51,753,228	47,532,420	43,323,704	39,126,475	34,943,140	30,773,703
13 450 flats - medium density	450	£31,111,199	30,360,857	27,143,884	23,937,452	20,741,561	17,544,769	14,342,188	11,150,242	7,941,507	4,737,539	1,506,763	1,766,370
14 Student housing - studios 150 units	-	£2,250,641	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	39,486
15 Student housing - ensuite 150 units	-	£1,474,955	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	72,471
16 Student housing - studios 250 units	-	£3,796,650	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	65,809
17 Student housing - ensuite 250 units	-	£2,525,797	11,256,059	10,168,091	9,080,123	7,992,154	6,904,186	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	376,377
18 Student housing - ensuite 300 units	-	£3,017,593	13,507,271	12,201,710	10,896,147	9,590,586	8,285,024	6,979,462	5,673,900	4,368,338	3,062,777	1,757,214	451,653
19 C2 care scheme - flats	60	£2,136,734	1,480,041	1,131,811	780,550	428,125	75,701	-	280,946	-	638,748	-	1,001,007
20 Class E (light industrial) development	-	£2,929,394	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803
21 Class E (retail - copmarison) development	-	£3,515,273	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563
22 Class E (retail - supermarket) development	-	£2,109,164	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405
23 Class E (office/R&D) development	-	£1,757,636	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774
24 Class E (office/R&D) development	-	£8,788,181	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229
25 Industrial (B2/B8)	-	£23,435,150	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354
26 Industrial (B2/B8)	-	£1,171,758	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418
27 Hotel (city centre) 50 rooms	-	£549,261	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036
28 Hotel (city centre) 75 rooms	-	£823,892	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053
29 Hotel (city centre) 100 rooms	-	£1,098,523	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070
30 Community use/leisure	-	£773,360	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)													
Description	No of units	BLV	£4,106,564 PER HA		Residual land values								
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£100,956	214,290	201,603	188,957	176,352	163,789	151,266	138,785	126,345	113,944	101,566	89,269
2 2 Houses	2	£201,913	428,580	403,207	377,915	352,705	327,577	302,533	277,569	252,688	227,890	203,173	178,539
3 5 Houses	5	£504,782	1,071,450	1,008,015	944,786	881,762	818,945	756,331	693,923	631,722	569,724	507,933	446,346
4 10 houses	10	£1,009,564	2,142,890	2,016,031	1,889,573	1,763,526	1,637,889	1,512,663	1,387,848	1,263,442	1,139,448	1,015,865	892,692
5 30 flats - low density	30	£1,346,085	3,220,251	2,921,557	2,623,840	2,327,099	2,031,335	1,736,548	1,442,737	1,149,903	858,046	567,166	277,263
6 30 flats - medium density	30	£1,211,477	2,905,742	2,616,807	2,328,818	2,041,775	1,755,678	1,470,527	1,186,322	903,064	620,751	339,384	58,963
7 30 flats - high density	30	£866,585	2,683,179	2,404,006	2,125,749	1,848,408	1,571,981	1,296,470	1,021,874	748,193	475,427	203,577	68,386
8 100 houses	100	£10,095,640	20,119,081	18,934,265	17,753,282	16,576,134	15,402,495	14,231,567	13,064,479	11,901,229	10,741,819	9,586,247	8,434,515
9 100 flats - medium density	100	£4,038,256	8,993,041	8,088,207	7,186,335	6,287,426	5,391,480	4,498,497	3,602,155	2,706,950	1,814,736	925,512	39,279
10 200 houses	200	£20,191,280	37,976,512	35,743,600	33,517,913	31,299,453	29,088,218	26,884,207	24,687,424	22,497,865	20,315,532	18,140,424	15,972,541
11 200 flats - medium density	200	£8,076,512	15,411,772	13,781,753	12,157,077	10,537,742	8,923,748	7,315,096	5,711,785	4,098,772	2,489,722	886,070	733,575
12 450 houses	450	£45,430,379	73,065,502	68,775,283	64,498,946	60,236,491	55,987,919	51,753,228	47,532,420	43,323,704	39,126,475	34,943,140	30,773,703
13 450 flats - medium density	450	£18,172,152	30,360,857	27,143,884	23,937,452	20,741,561	17,544,769	14,342,188	11,150,242	7,941,507	4,737,539	1,506,763	1,766,370
14 Student housing - studios 150 units	-	£1,314,607	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	39,486
15 Student housing - ensuite 150 units	-	£861,526	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	72,471
16 Student housing - studios 250 units	-	£2,217,635	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	65,809
17 Student housing - ensuite 250 units	-	£1,475,328	11,256,059	10,168,091	9,080,123	7,992,154	6,904,186	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	376,377
18 Student housing - ensuite 300 units	-	£1,762,586	13,507,271	12,201,710	10,896,147	9,590,586	8,285,024	6,979,462	5,673,900	4,368,338	3,062,777	1,757,214	451,653
19 C2 care scheme - flats	60	£1,248,073	1,480,041	1,131,811	780,550	428,125	75,701	-	280,946	-	638,748	-	1,001,007
20 Class E (light industrial) development	-	£1,711,068	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803
21 Class E (retail - copmarison) development	-	£2,053,282	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563
22 Class E (retail - supermarket) development	-	£1,231,969	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405
23 Class E (office/R&D) development	-	£1,026,641	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774
24 Class E (office/R&D) development	-	£5,133,205	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229
25 Industrial (B2/B8)	-	£13,688,547	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354
26 Industrial (B2/B8)	-	£684,427	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418
27 Hotel (city centre) 50 rooms	-	£320,825	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036
28 Hotel (city centre) 75 rooms	-	£481,238	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053
29 Hotel (city centre) 100 rooms	-	£641,651	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070
30 Community use/leisure	-	£451,722	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)											
Description	No of units	BLV	£1,237,410 PER HA		Residual land values						
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH

Table 6.3.9: Appraisal results – 70% Social Rent, 30% Shared ownership – sales values of £8,126 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £8,126 psm		AH tenure		Rented 70.0%		SO 30.0%		Frst Hms 0%					
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£7,030,545		PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 1 House	1	£172,840	258,756	243,776	228,843	213,960	199,125	184,338	169,600	154,911	140,270	125,676	111,133		
2 2 Houses	2	£345,680	517,512	487,551	457,687	427,919	398,250	368,677	339,200	309,821	280,539	251,353	222,264		
3 5 Houses	5	£864,200	1,293,779	1,218,877	1,144,217	1,069,800	995,625	921,691	848,001	774,553	701,347	628,383	555,662		
4 10 houses	10	£1,728,400	2,587,557	2,437,753	2,288,434	2,139,599	1,991,249	1,843,383	1,696,002	1,549,105	1,402,694	1,256,767	1,111,323		
5 30 flats - low density	30	£2,304,533	4,310,654	3,955,717	3,601,937	3,249,315	2,897,853	2,547,547	2,196,401	1,845,412	1,503,582	1,157,909	813,395		
6 30 flats - medium density	30	£2,074,080	3,964,074	3,620,550	3,276,148	2,936,868	2,596,710	2,257,675	1,919,762	1,582,969	1,247,300	912,752	579,327		
7 30 flats - high density	30	£1,483,616	3,709,439	3,377,332	3,046,311	2,716,376	2,387,527	2,059,764	1,733,087	1,407,495	1,082,990	759,570	437,237		
8 100 houses	100	£17,283,999	24,234,069	22,837,001	21,444,450	20,056,419	18,672,906	17,293,911	15,919,436	14,549,479	13,184,040	11,823,120	10,466,719		
9 100 flats - medium density	100	£6,913,600	12,331,640	11,254,599	10,181,077	9,111,073	8,044,587	6,981,619	5,922,170	4,866,239	3,813,827	2,756,783	1,701,260		
10 200 houses	200	£34,567,999	45,711,896	43,079,981	40,456,590	37,841,710	35,235,343	32,637,487	30,048,144	27,467,314	24,894,995	22,331,189	19,775,895		
11 200 flats - medium density	200	£12,827,200	21,540,816	19,606,062	17,677,632	15,755,524	13,839,741	11,917,717	10,000,360	8,089,373	6,184,757	4,282,635	2,370,386		
12 450 houses	450	£77,777,998	87,879,443	82,825,118	77,787,140	72,765,507	67,760,220	62,771,279	57,798,686	52,842,438	47,902,536	42,978,982	38,071,772		
13 450 flats - medium density	450	£31,111,199	42,419,562	38,632,194	34,849,204	31,073,731	27,290,823	23,506,619	19,719,720	15,945,404	12,151,173	8,362,013	4,549,282		
14 Student housing - studios 150 units	-	£2,250,641	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	39,488		
15 Student housing - ensuite 150 units	-	£1,474,955	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	72,471		
16 Student housing - studios 250 units	-	£3,796,650	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	65,809		
17 Student housing - ensuite 250 units	-	£2,525,797	11,256,059	10,168,091	9,080,123	7,992,154	6,904,186	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	376,377		
18 Student housing - ensuite 300 units	-	£3,017,593	13,507,271	12,201,710	10,896,147	9,590,596	8,285,024	6,979,462	5,673,900	4,368,338	3,062,777	1,757,214	451,653		
19 C2 care scheme - flats	60	£2,929,394	2,840,509	2,424,255	2,008,001	1,591,748	1,175,494	757,911	336,511	86,185	514,015	945,565	1,380,416		
20 Class E (light industrial) development	-	£2,929,394	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803		
21 Class E (retail - copmarison) development	-	£3,515,273	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563		
22 Class E (retail - supermarket) development	-	£2,109,164	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405		
23 Class E (office/R&D) development	-	£1,757,636	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774		
24 Class E (office/R&D) development	-	£8,788,181	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229		
25 Industrial (B2/B8)	-	£23,435,150	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354		
26 Industrial (B2/B8)	-	£1,171,758	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418		
27 Hotel (city centre) 50 rooms	-	£549,261	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036		
28 Hotel (city centre) 75 rooms	-	£823,892	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053		
29 Hotel (city centre) 100 rooms	-	£1,098,523	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070		
30 Community use/leisure	-	£773,360	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455		

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£4,106,564		PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 1 House	1	£100,956	258,756	243,776	228,843	213,960	199,125	184,338	169,600	154,911	140,270	125,676	111,133		
2 2 Houses	2	£201,913	517,512	487,551	457,687	427,919	398,250	368,677	339,200	309,821	280,539	251,353	222,264		
3 5 Houses	5	£504,782	1,293,779	1,218,877	1,144,217	1,069,800	995,625	921,691	848,001	774,553	701,347	628,383	555,662		
4 10 houses	10	£1,009,564	2,587,557	2,437,753	2,288,434	2,139,599	1,991,249	1,843,383	1,696,002	1,549,105	1,402,694	1,256,767	1,111,323		
5 30 flats - low density	30	£1,346,085	4,310,654	3,955,717	3,601,937	3,249,315	2,897,853	2,547,547	2,196,401	1,845,412	1,503,582	1,157,909	813,395		
6 30 flats - medium density	30	£1,211,477	3,964,074	3,620,550	3,276,148	2,936,868	2,596,710	2,257,675	1,919,762	1,582,969	1,247,300	912,752	579,327		
7 30 flats - high density	30	£866,585	3,709,439	3,377,332	3,046,311	2,716,376	2,387,527	2,059,764	1,733,087	1,407,495	1,082,990	759,570	437,237		
8 100 houses	100	£10,095,640	24,234,069	22,837,001	21,444,450	20,056,419	18,672,906	17,293,911	15,919,436	14,549,479	13,184,040	11,823,120	10,466,719		
9 100 flats - medium density	100	£4,038,256	12,331,640	11,254,599	10,181,077	9,111,073	8,044,587	6,981,619	5,922,170	4,866,239	3,813,827	2,756,783	1,701,260		
10 200 houses	200	£20,191,280	45,711,896	43,079,981	40,456,590	37,841,710	35,235,343	32,637,487	30,048,144	27,467,314	24,894,995	22,331,189	19,775,895		
11 200 flats - medium density	200	£8,076,512	21,540,816	19,606,062	17,677,632	15,755,524	13,839,741	11,917,717	10,000,360	8,089,373	6,184,757	4,282,635	2,370,386		
12 450 houses	450	£45,430,379	87,879,443	82,825,118	77,787,140	72,765,507	67,760,220	62,771,279	57,798,686	52,842,438	47,902,536	42,978,982	38,071,772		
13 450 flats - medium density	450	£18,172,152	42,419,562	38,632,194	34,849,204	31,073,731	27,290,823	23,506,619	19,719,720	15,945,404	12,151,173	8,362,013	4,549,282		
14 Student housing - studios 150 units	-	£1,314,607	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	39,488		
15 Student housing - ensuite 150 units	-	£861,526	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	72,471		
16 Student housing - studios 250 units	-	£2,217,635	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	65,809		
17 Student housing - ensuite 250 units	-	£1,475,328	11,256,059	10,168,091	9,080,123	7,992,154	6,904,186	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	376,377		
18 Student housing - ensuite 300 units	-	£1,762,586	13,507,271	12,201,710	10,896,147	9,590,596	8,285,024	6,979,462	5,673,900	4,368,338	3,062,777	1,757,214	451,653		
19 C2 care scheme - flats	60	£1,248,073	2,840,509	2,424,255	2,008,001	1,591,748	1,175,494	757,911	336,511	86,185	514,015	945,565	1,380,416		
20 Class E (light industrial) development	-	£1,711,068	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803		
21 Class E (retail - copmarison) development	-	£2,053,282	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563		
22 Class E (retail - supermarket) development	-	£1,231,969	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405		
23 Class E (office/R&D) development	-	£1,026,641	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774		
24 Class E (office/R&D) development	-	£5,133,205	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229		
25 Industrial (B2/B8)	-	£13,688,547	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354		
26 Industrial (B2/B8)	-	£684,427	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418		
27 Hotel (city centre) 50 rooms	-	£320,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036		
28 Hotel (city centre) 75 rooms	-	£481,238	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053		
29 Hotel (city centre) 100 rooms	-	£641,651	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070		
30 Community use/leisure	-	£451,722	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455		

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£1,237,410		PER HA		Residual land values									

Table 6.3.10: Appraisal results – 80% Social Rent and 20% Shared ownership – sales values of £4,345 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £4,345 psm		AH tenure		Rented 80.0%		SO 20.0%		Frst Hms 0%					
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£7,030,545		PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 1 House	1	£174,501	56,536	53,041	49,552	46,067	42,588	39,113	35,643	32,178	28,719	25,264	21,813		
2 2 Houses	2	£349,003	113,072	106,083	99,103	92,135	85,176	78,226	71,286	64,356	57,437	50,527	43,628		
3 5 Houses	5	£872,507	282,679	265,207	247,759	230,335	212,938	195,564	178,215	160,891	143,592	126,319	109,068		
4 10 houses	10	£1,745,014	565,359	530,413	495,517	460,672	425,876	391,128	356,431	321,783	287,185	252,636	218,137		
5 30 flats - low density	30	£2,326,685	166,057	242,922	319,676	396,320	472,854	549,277	625,589	701,791	777,883	853,863	929,733		
6 30 flats - medium density	30	£2,094,017	350,371	424,219	497,962	571,598	645,128	718,551	791,869	865,080	938,184	1,011,182	1,084,073		
7 30 flats - high density	30	£1,496,646	441,335	512,167	582,896	653,523	724,048	794,470	864,792	935,009	1,005,126	1,075,139	1,145,051		
8 100 houses	100	£1,450,138	5,387,094	5,058,603	4,730,579	4,403,020	4,075,927	3,749,300	3,423,139	3,097,445	2,772,216	2,447,454	2,123,158		
9 100 flats - medium density	100	£6,980,055	1,350,057	1,579,676	1,808,964	2,037,920	2,266,546	2,494,841	2,722,804	2,950,437	3,177,740	3,404,711	3,631,351		
10 200 houses	200	£3,900,276	10,335,127	9,708,574	9,082,909	8,458,134	7,834,248	7,211,250	6,589,142	5,967,922	5,347,592	4,728,151	4,109,598		
11 200 flats - medium density	200	£13,960,110	3,637,351	4,023,811	4,409,713	4,795,058	5,179,844	5,564,071	5,947,741	6,330,851	6,713,404	7,095,398	7,476,835		
12 450 houses	450	£78,525,620	19,906,331	18,699,968	17,495,316	16,292,376	15,091,147	13,891,631	12,693,825	11,497,731	10,303,349	9,110,677	7,919,718		
13 450 flats - medium density	450	£31,410,248	8,079,068	8,843,624	9,607,075	10,380,791	11,159,815	11,937,707	12,714,470	13,490,101	14,264,601	15,037,971	15,810,209		
14 Student housing - studios 150 units	-	£2,250,641	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759		
15 Student housing - ensuite 150 units	-	£1,474,955	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719		
16 Student housing - studios 250 units	-	£3,796,650	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932		
17 Student housing - ensuite 250 units	-	£2,525,797	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232		
18 Student housing - ensuite 300 units	-	£3,017,593	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678		
19 C2 care scheme - flats	60	£2,136,734	2,489,610	2,569,425	2,649,241	2,729,057	2,808,873	2,888,688	2,968,504	3,048,319	3,128,136	3,207,951	3,287,767		
20 Class E (light industrial) development	-	£2,929,394	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803		
21 Class E (retail - comparison) development	-	£3,515,273	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930		
22 Class E (retail - supermarket) development	-	£2,109,164	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405		
23 Class E (office/R&D) development	-	£1,757,636	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452		
24 Class E (office/R&D) development	-	£8,788,181	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476		
25 Industrial (B2/B8)	-	£23,435,150	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354		
26 Industrial (B2/B8)	-	£1,171,758	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418		
27 Hotel (city centre) 50 rooms	-	£549,261	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036		
28 Hotel (city centre) 75 rooms	-	£823,892	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053		
29 Hotel (city centre) 100 rooms	-	£1,098,523	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070		
30 Community use/leisure	-	£773,360	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455		

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£4,106,564		PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 1 House	1	£101,927	56,536	53,041	49,552	46,067	42,588	39,113	35,643	32,178	28,719	25,264	21,813		
2 2 Houses	2	£203,854	113,072	106,083	99,103	92,135	85,176	78,226	71,286	64,356	57,437	50,527	43,628		
3 5 Houses	5	£509,634	282,679	265,207	247,759	230,335	212,938	195,564	178,215	160,891	143,592	126,319	109,068		
4 10 houses	10	£1,019,268	565,359	530,413	495,517	460,672	425,876	391,128	356,431	321,783	287,185	252,636	218,137		
5 30 flats - low density	30	£1,359,024	166,057	242,922	319,676	396,320	472,854	549,277	625,589	701,791	777,883	853,863	929,733		
6 30 flats - medium density	30	£1,223,122	350,371	424,219	497,962	571,598	645,128	718,551	791,869	865,080	938,184	1,011,182	1,084,073		
7 30 flats - high density	30	£874,196	441,335	512,167	582,896	653,523	724,048	794,470	864,792	935,009	1,005,126	1,075,139	1,145,051		
8 100 houses	100	£1,019,268	5,387,094	5,058,603	4,730,579	4,403,020	4,075,927	3,749,300	3,423,139	3,097,445	2,772,216	2,447,454	2,123,158		
9 100 flats - medium density	100	£4,077,073	1,350,057	1,579,676	1,808,964	2,037,920	2,266,546	2,494,841	2,722,804	2,950,437	3,177,740	3,404,711	3,631,351		
10 200 houses	200	£2,038,363	10,335,127	9,708,574	9,082,909	8,458,134	7,834,248	7,211,250	6,589,142	5,967,922	5,347,592	4,728,151	4,109,598		
11 200 flats - medium density	200	£8,154,145	3,637,351	4,023,811	4,409,713	4,795,058	5,179,844	5,564,071	5,947,741	6,330,851	6,713,404	7,095,398	7,476,835		
12 450 houses	450	£45,867,068	19,906,331	18,699,968	17,495,316	16,292,376	15,091,147	13,891,631	12,693,825	11,497,731	10,303,349	9,110,677	7,919,718		
13 450 flats - medium density	450	£18,346,827	8,079,068	8,843,624	9,607,075	10,380,791	11,159,815	11,937,707	12,714,470	13,490,101	14,264,601	15,037,971	15,810,209		
14 Student housing - studios 150 units	-	£1,314,607	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759		
15 Student housing - ensuite 150 units	-	£861,526	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719		
16 Student housing - studios 250 units	-	£2,217,635	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932		
17 Student housing - ensuite 250 units	-	£1,475,328	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232		
18 Student housing - ensuite 300 units	-	£1,762,586	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678		
19 C2 care scheme - flats	60	£1,248,073	2,489,610	2,569,425	2,649,241	2,729,057	2,808,873	2,888,688	2,968,504	3,048,319	3,128,136	3,207,951	3,287,767		
20 Class E (light industrial) development	-	£1,711,068	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803		
21 Class E (retail - comparison) development	-	£2,053,282	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930		
22 Class E (retail - supermarket) development	-	£1,231,969	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405		
23 Class E (office/R&D) development	-	£1,026,641	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452		
24 Class E (office/R&D) development	-	£5,133,205	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476		
25 Industrial (B2/B8)	-	£13,688,547	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354		
26 Industrial (B2/B8)	-	£684,427	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418		
27 Hotel (city centre) 50 rooms	-	£320,427	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036		
28 Hotel (city centre) 75 rooms	-	£481,238	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053		
29 Hotel (city centre) 100 rooms	-	£641,651	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070		
30 Community use/leisure	-	£451,722	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455		

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£1,237,410		PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 1 House	1	£30,713	56,536	53,041	49,552	46,067	42,588	39,113	35,643	3					

Table 6.3.11 Appraisal results – 80% Social Rent and 20% Shared ownership – sales values of £4,780 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN			Sales value £4,780 psm		AH tenure		Rented 80.0%		SO 20.0%		Frst Hms 0%		
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)			£7,030,545		PER HA		Residual land values						
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£174,501	82,873	78,043	73,221	68,405	63,589	58,794	53,999	49,211	44,429	39,656	34,888
2 2 Houses	2	£349,003	165,745	156,087	146,441	136,810	127,193	117,589	107,988	98,422	88,860	79,310	69,775
3 5 Houses	5	£872,507	414,364	390,216	366,104	342,025	317,982	293,972	269,997	246,055	222,149	198,277	174,438
4 10 houses	10	£1,745,014	828,726	780,433	732,208	684,052	635,964	587,945	539,993	492,111	444,297	396,552	348,876
5 30 flats - low density	30	£2,326,685	482,275	373,833	285,545	157,414	49,437	59,275	168,584	277,735	386,729	495,565	604,243
6 30 flats - medium density	30	£2,094,017	281,736	177,227	72,868	31,819	137,466	242,961	348,305	453,495	558,535	663,422	768,156
7 30 flats - high density	30	£1,496,646	173,143	72,569	28,285	130,102	231,770	333,293	434,669	535,898	636,981	737,918	838,707
8 100 houses	100	£17,450,138	7,862,501	7,408,551	6,952,244	6,502,582	6,050,583	5,599,189	5,148,457	4,698,370	4,248,927	3,800,128	3,351,972
9 100 flats - medium density	100	£6,980,055	687,555	362,946	38,803	289,222	620,006	952,322	1,284,158	1,615,515	1,946,393	2,276,791	2,606,711
10 200 houses	200	£3,900,276	14,977,235	14,115,409	13,254,806	12,395,425	11,537,268	10,680,329	9,824,616	8,970,124	8,116,855	7,264,808	6,413,983
11 200 flats - medium density	200	£13,960,110	188,276	381,895	954,117	1,525,517	2,096,094	2,665,849	3,236,559	3,815,142	4,392,887	4,969,794	5,545,864
12 450 houses	450	£78,525,620	28,868,170	27,208,925	25,552,035	23,897,499	22,245,315	20,595,484	18,948,007	17,302,884	15,660,114	14,019,603	12,380,311
13 450 flats - medium density	450	£31,410,248	186,025	1,319,874	2,452,094	3,595,225	4,741,353	5,885,829	7,044,782	8,206,821	9,384,127	10,567,434	11,749,023
14 Student housing - studios 150 units	-	£2,250,641	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759
15 Student housing - ensuite 150 units	-	£1,474,955	7,051,148	6,408,805	5,766,462	5,124,119	4,481,778	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719
16 Student housing - studios 250 units	-	£3,796,650	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932
17 Student housing - ensuite 250 units	-	£2,525,797	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232
18 Student housing - ensuite 300 units	-	£3,017,593	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678
19 C2 care scheme - flats	60	£2,136,734	1,646,605	1,768,570	1,890,536	2,012,502	2,134,468	2,256,434	2,378,401	2,500,366	2,622,332	2,744,298	2,866,264
20 Class E (light industrial) development	-	£2,929,394	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803
21 Class E (retail - comparison) development	-	£3,515,273	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930
22 Class E (retail - supermarket) development	-	£2,109,164	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405
23 Class E (office/R&D) development	-	£1,757,636	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452
24 Class E (office/R&D) development	-	£8,788,181	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476
25 Industrial (B2/B8)	-	£23,435,150	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354
26 Industrial (B2/B8)	-	£1,171,758	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418
27 Hotel (city centre) 50 rooms	-	£549,261	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036
28 Hotel (city centre) 75 rooms	-	£823,892	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053
29 Hotel (city centre) 100 rooms	-	£1,098,523	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070
30 Community use/leisure	-	£773,360	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			£4,106,564		PER HA		Residual land values						
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£101,927	82,873	78,043	73,221	68,405	63,589	58,794	53,999	49,211	44,429	39,656	34,888
2 2 Houses	2	£203,854	165,745	156,087	146,441	136,810	127,193	117,589	107,988	98,422	88,860	79,310	69,775
3 5 Houses	5	£509,634	414,364	390,216	366,104	342,025	317,982	293,972	269,997	246,055	222,149	198,277	174,438
4 10 houses	10	£1,019,268	828,726	780,433	732,208	684,052	635,964	587,945	539,993	492,111	444,297	396,552	348,876
5 30 flats - low density	30	£1,359,024	482,275	373,833	285,545	157,414	49,437	59,275	168,584	277,735	386,729	495,565	604,243
6 30 flats - medium density	30	£1,223,122	281,736	177,227	72,868	31,819	137,466	242,961	348,305	453,495	558,535	663,422	768,156
7 30 flats - high density	30	£874,196	173,143	72,569	28,285	130,102	231,770	333,293	434,669	535,898	636,981	737,918	838,707
8 100 houses	100	£10,192,682	7,862,501	7,408,551	6,952,244	6,502,582	6,050,583	5,599,189	5,148,457	4,698,370	4,248,927	3,800,128	3,351,972
9 100 flats - medium density	100	£4,077,073	687,555	362,946	38,803	289,222	620,006	952,322	1,284,158	1,615,515	1,946,393	2,276,791	2,606,711
10 200 houses	200	£20,385,363	14,977,235	14,115,409	13,254,806	12,395,425	11,537,268	10,680,329	9,824,616	8,970,124	8,116,855	7,264,808	6,413,983
11 200 flats - medium density	200	£8,154,145	188,276	381,895	954,117	1,525,517	2,096,094	2,665,849	3,236,559	3,815,142	4,392,887	4,969,794	5,545,864
12 450 houses	450	£45,867,068	28,868,170	27,208,925	25,552,035	23,897,499	22,245,315	20,595,484	18,948,007	17,302,884	15,660,114	14,019,603	12,380,311
13 450 flats - medium density	450	£18,346,827	186,025	1,319,874	2,452,094	3,595,225	4,741,353	5,885,829	7,044,782	8,206,821	9,384,127	10,567,434	11,749,023
14 Student housing - studios 150 units	-	£1,314,607	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759
15 Student housing - ensuite 150 units	-	£861,526	7,051,148	6,408,805	5,766,462	5,124,119	4,481,778	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719
16 Student housing - studios 250 units	-	£2,217,635	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932
17 Student housing - ensuite 250 units	-	£1,475,326	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232
18 Student housing - ensuite 300 units	-	£1,762,586	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678
19 C2 care scheme - flats	60	£1,248,073	1,646,605	1,768,570	1,890,536	2,012,502	2,134,468	2,256,434	2,378,401	2,500,366	2,622,332	2,744,298	2,866,264
20 Class E (light industrial) development	-	£1,711,068	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803
21 Class E (retail - comparison) development	-	£2,053,282	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930
22 Class E (retail - supermarket) development	-	£1,231,969	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405
23 Class E (office/R&D) development	-	£1,026,641	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452
24 Class E (office/R&D) development	-	£5,133,205	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476
25 Industrial (B2/B8)	-	£13,688,547	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354
26 Industrial (B2/B8)	-	£684,427	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418
27 Hotel (city centre) 50 rooms	-	£320,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036
28 Hotel (city centre) 75 rooms	-	£481,238	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053
29 Hotel (city centre) 100 rooms	-	£641,651	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070
30 Community use/leisure	-	£451,722	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£1,237,410		PER HA		Residual land values						
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£30,713	82,873	78,043	73,221	68,405	63,589	58,794	53,999	49,211	44,42		

Table 6.3.12: Appraisal results – 80% Social Rent and 20% Shared ownership – sales values of £5,215 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £5,215 psm		AH tenure		Rented 80.0%		SO 20.0%		Frst Hms 0%					
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£7,030,545		PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 House	1	£174,501	109,209	103,046	96,890	90,743	84,605	78,476	72,356	66,244	60,141	54,047	47,962		
2 Houses	2	£349,003	218,419	206,090	193,780	181,487	169,210	156,953	144,712	132,488	120,262	108,093	95,922		
3 Houses	5	£872,507	546,047	515,226	484,449	453,715	423,026	392,380	361,778	331,220	300,705	270,234	239,806		
4 Houses	10	£1,745,014	1,092,093	1,030,452	968,898	907,432	846,053	784,761	723,556	662,440	601,410	540,468	479,614		
5 30 flats - low density	30	£2,326,685	1,128,111	986,936	845,962	705,191	564,621	424,254	284,087	144,122	4,359	-137,266	-278,753		
6 30 flats - medium density	30	£2,094,017	908,577	772,298	636,215	500,326	364,631	229,132	93,827	-41,912	-178,885	-315,661	-452,239		
7 30 flats - high density	30	£1,496,646	780,989	649,608	518,415	387,409	256,593	125,964	-4,546	-136,787	-268,836	-400,695	-532,363		
8 100 houses	100	£17,450,138	10,322,192	9,743,684	9,165,997	8,589,131	8,013,084	7,437,859	6,863,453	6,289,869	5,717,103	5,145,159	4,574,035		
9 100 flats - medium density	100	£6,980,055	2,889,609	2,263,533	1,838,064	1,413,205	988,955	565,314	142,282	-284,415	-715,046	-1,148,872	-1,582,071		
10 200 houses	200	£34,900,276	19,589,083	18,493,811	17,400,093	16,307,928	15,217,316	14,128,257	13,040,751	11,954,799	10,870,399	9,787,553	8,706,259		
11 200 flats - medium density	200	£13,962,110	3,912,998	3,167,019	2,422,108	1,678,264	935,486	190,570	-568,000	-1,328,380	-2,087,662	-2,845,647	-3,614,892		
12 450 houses	450	£78,525,620	37,749,611	35,640,961	33,535,303	31,432,635	29,332,957	27,236,268	25,142,571	23,051,862	20,964,145	18,879,417	16,797,679		
13 450 flats - medium density	450	£31,410,248	7,397,747	5,918,601	4,434,121	2,951,770	1,471,545	-18,737	-1,536,378	-3,053,551	-4,590,037	-6,131,417	-7,690,789		
14 Student housing - studios 150 units	-	£2,250,641	10,644,301	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759		
15 Student housing - ensuite 150 units	-	£1,474,955	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719		
16 Student housing - studios 250 units	-	£3,796,650	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932		
17 Student housing - ensuite 250 units	-	£2,525,797	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232		
18 Student housing - ensuite 300 units	-	£3,017,593	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678		
19 C2 care scheme - flats	60	£2,136,734	803,598	967,715	1,131,831	1,295,948	1,460,064	1,624,180	1,788,296	1,952,412	2,116,529	2,280,645	2,444,762		
20 Class E (light industrial) development	-	£2,929,394	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803		
21 Class E (retail - comparison) development	-	£3,515,273	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930		
22 Class E (retail - supermarket) development	-	£2,109,164	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405		
23 Class E (office/R&D) development	-	£1,757,636	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452		
24 Class E (office/R&D) development	-	£6,788,181	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476		
25 Industrial (B2/B8)	-	£23,435,150	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354		
26 Industrial (B2/B8)	-	£1,171,758	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418		
27 Hotel (city centre) 50 rooms	-	£549,261	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036		
28 Hotel (city centre) 75 rooms	-	£823,892	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053		
29 Hotel (city centre) 100 rooms	-	£1,098,523	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070		
30 Community use/leisure	-	£773,360	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455		

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£4,106,564		PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 House	1	£101,927	109,209	103,046	96,890	90,743	84,605	78,476	72,356	66,244	60,141	54,047	47,962		
2 Houses	2	£203,854	218,419	206,090	193,780	181,487	169,210	156,953	144,712	132,488	120,262	108,093	95,922		
3 Houses	5	£509,634	546,047	515,226	484,449	453,715	423,026	392,380	361,778	331,220	300,705	270,234	239,806		
4 Houses	10	£1,019,268	1,092,093	1,030,452	968,898	907,432	846,053	784,761	723,556	662,440	601,410	540,468	479,614		
5 30 flats - low density	30	£1,359,024	1,128,111	986,936	845,962	705,191	564,621	424,254	284,087	144,122	4,359	-137,266	-278,753		
6 30 flats - medium density	30	£1,223,122	908,577	772,298	636,215	500,326	364,631	229,132	93,827	-41,912	-178,885	-315,661	-452,239		
7 30 flats - high density	30	£874,196	780,989	649,608	518,415	387,409	256,593	125,964	-4,546	-136,787	-268,836	-400,695	-532,363		
8 100 houses	100	£10,192,682	10,322,192	9,743,684	9,165,997	8,589,131	8,013,084	7,437,859	6,863,453	6,289,869	5,717,103	5,145,159	4,574,035		
9 100 flats - medium density	100	£4,077,073	2,889,609	2,263,533	1,838,064	1,413,205	988,955	565,314	142,282	-284,415	-715,046	-1,148,872	-1,582,071		
10 200 houses	200	£20,385,363	19,589,083	18,493,811	17,400,093	16,307,928	15,217,316	14,128,257	13,040,751	11,954,799	10,870,399	9,787,553	8,706,259		
11 200 flats - medium density	200	£8,154,145	3,912,998	3,167,019	2,422,108	1,678,264	935,486	190,570	-568,000	-1,328,380	-2,087,662	-2,845,647	-3,614,892		
12 450 houses	450	£45,867,068	37,749,611	35,640,961	33,535,303	31,432,635	29,332,957	27,236,268	25,142,571	23,051,862	20,964,145	18,879,417	16,797,679		
13 450 flats - medium density	450	£18,346,827	7,397,747	5,918,601	4,434,121	2,951,770	1,471,545	-18,737	-1,536,378	-3,053,551	-4,590,037	-6,131,417	-7,690,789		
14 Student housing - studios 150 units	-	£1,314,607	10,644,301	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759		
15 Student housing - ensuite 150 units	-	£861,526	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719		
16 Student housing - studios 250 units	-	£2,217,635	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932		
17 Student housing - ensuite 250 units	-	£1,475,326	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232		
18 Student housing - ensuite 300 units	-	£1,762,586	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678		
19 C2 care scheme - flats	60	£1,248,073	803,598	967,715	1,131,831	1,295,948	1,460,064	1,624,180	1,788,296	1,952,412	2,116,529	2,280,645	2,444,762		
20 Class E (light industrial) development	-	£1,711,068	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803		
21 Class E (retail - comparison) development	-	£2,053,282	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930		
22 Class E (retail - supermarket) development	-	£1,231,969	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405		
23 Class E (office/R&D) development	-	£1,026,641	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452		
24 Class E (office/R&D) development	-	£5,133,205	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476		
25 Industrial (B2/B8)	-	£13,688,547	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354		
26 Industrial (B2/B8)	-	£684,427	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418		
27 Hotel (city centre) 50 rooms	-	£320,825	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036		
28 Hotel (city centre) 75 rooms	-	£481,238	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053		
29 Hotel (city centre) 100 rooms	-	£841,651	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070		
30 Community use/leisure	-	£451,722	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455		

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£1,237,410		PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 House	1	£30,713	109,209	103,046	96,890	90,743	84,605	78,476	72,356	66,244	60,141	54,047	47,962		
2 Houses															

Table 6.3.13: Appraisal results – 80% Social Rent and 20% Shared ownership – sales values of £5,651 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £5,651 psm		AH tenure		Rented 80.0%		SO 20.0%		Fst Hms 0%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)													
Description	No of units	BLV	£7,030,545 PER HA		Residual land values								
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£174,501	135,546	128,048	120,559	113,081	105,614	98,157	90,712	83,277	75,853	68,439	61,035
2 Houses	2	£349,003	271,092	256,094	241,118	226,162	211,229	196,316	181,424	166,554	151,704	136,876	122,071
3 Houses	5	£872,507	677,731	640,236	602,794	565,406	528,070	490,788	453,560	416,384	379,262	342,192	305,176
4 10 houses	10	£1,745,014	1,355,461	1,280,471	1,205,589	1,130,811	1,056,141	981,577	907,119	832,768	758,522	684,383	610,351
5 30 flats - low density	30	£2,326,685	1,773,945	1,600,039	1,426,380	1,252,969	1,079,806	906,891	734,224	561,805	389,634	217,711	46,036
6 30 flats - medium density	30	£2,094,017	1,535,417	1,367,369	1,199,560	1,031,992	864,663	697,574	530,726	364,116	197,746	31,617	-136,322
7 30 flats - high density	30	£1,496,646	1,388,834	1,226,646	1,064,690	902,965	741,472	580,210	419,181	258,382	97,816	63,473	-226,019
8 100 houses	100	£17,450,138	12,774,647	12,071,844	11,370,037	10,669,227	9,969,413	9,270,596	8,572,775	7,875,951	7,180,122	6,485,291	5,791,456
9 100 flats - medium density	100	£6,980,055	4,691,665	4,164,118	3,637,325	3,111,284	2,585,997	2,061,463	1,537,682	1,014,653	492,377	29,589	-558,305
10 200 houses	200	£34,900,276	24,196,498	22,867,712	21,540,811	20,215,793	18,892,660	17,571,410	16,252,045	14,934,563	13,618,966	12,305,252	10,993,423
11 200 flats - medium density	200	£13,960,110	7,612,383	6,686,033	5,759,301	4,827,791	3,897,614	2,968,771	2,041,262	1,115,087	190,245	755,053	-1,703,587
12 450 houses	450	£78,525,620	46,589,967	44,034,037	41,481,732	38,933,049	36,387,991	33,846,557	31,308,747	28,774,560	26,243,177	23,715,034	21,190,518
13 450 flats - medium density	450	£31,410,248	14,620,852	12,987,342	11,155,078	9,310,949	7,469,462	5,630,615	3,785,587	1,931,922	79,818	-1,820,298	-3,729,275
14 Student housing - studios 150 units	-	£2,250,641	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759
15 Student housing - ensuite 150 units	-	£1,474,955	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719
16 Student housing - studios 250 units	-	£3,796,650	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932
17 Student housing - ensuite 250 units	-	£2,525,797	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232
18 Student housing - ensuite 300 units	-	£3,017,593	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678
19 C2 care scheme - flats	60	£2,136,734	28,058	174,414	377,312	580,211	785,659	991,926	1,198,192	1,404,459	1,610,725	1,816,992	2,023,259
20 Class E (light industrial) development	-	£2,929,394	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803
21 Class E (retail - comparison) development	-	£3,515,273	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930
22 Class E (retail - supermarket) development	-	£2,109,164	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405
23 Class E (office/R&D) development	-	£1,757,636	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452
24 Class E (office/R&D) development	-	£6,788,181	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476
25 Industrial (B2/B8)	-	£23,435,150	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354
26 Industrial (B2/B8)	-	£1,171,758	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418
27 Hotel (city centre) 50 rooms	-	£549,261	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036
28 Hotel (city centre) 75 rooms	-	£823,892	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053
29 Hotel (city centre) 100 rooms	-	£1,098,523	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070
30 Community use/leisure	-	£773,360	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)													
Description	No of units	BLV	£4,106,564 PER HA		Residual land values								
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£101,927	135,546	128,048	120,559	113,081	105,614	98,157	90,712	83,277	75,853	68,439	61,035
2 Houses	2	£203,854	271,092	256,094	241,118	226,162	211,229	196,316	181,424	166,554	151,704	136,876	122,071
3 Houses	5	£509,634	677,731	640,236	602,794	565,406	528,070	490,788	453,560	416,384	379,262	342,192	305,176
4 10 houses	10	£1,019,268	1,355,461	1,280,471	1,205,589	1,130,811	1,056,141	981,577	907,119	832,768	758,522	684,383	610,351
5 30 flats - low density	30	£1,359,024	1,773,945	1,600,039	1,426,380	1,252,969	1,079,806	906,891	734,224	561,805	389,634	217,711	46,036
6 30 flats - medium density	30	£1,223,122	1,535,417	1,367,369	1,199,560	1,031,992	864,663	697,574	530,726	364,116	197,746	31,617	-136,322
7 30 flats - high density	30	£874,196	1,388,834	1,226,646	1,064,690	902,965	741,472	580,210	419,181	258,382	97,816	63,473	-226,019
8 100 houses	100	£10,192,682	12,774,647	12,071,844	11,370,037	10,669,227	9,969,413	9,270,596	8,572,775	7,875,951	7,180,122	6,485,291	5,791,456
9 100 flats - medium density	100	£4,077,073	4,691,665	4,164,118	3,637,325	3,111,284	2,585,997	2,061,463	1,537,682	1,014,653	492,377	29,589	-558,305
10 200 houses	200	£20,385,363	24,196,498	22,867,712	21,540,811	20,215,793	18,892,660	17,571,410	16,252,045	14,934,563	13,618,966	12,305,252	10,993,423
11 200 flats - medium density	200	£8,154,145	7,612,383	6,686,033	5,759,301	4,827,791	3,897,614	2,968,771	2,041,262	1,115,087	190,245	755,053	-1,703,587
12 450 houses	450	£45,867,068	46,589,967	44,034,037	41,481,732	38,933,049	36,387,991	33,846,557	31,308,747	28,774,560	26,243,177	23,715,034	21,190,518
13 450 flats - medium density	450	£18,346,827	14,620,852	12,987,342	11,155,078	9,310,949	7,469,462	5,630,615	3,785,587	1,931,922	79,818	-1,820,298	-3,729,275
14 Student housing - studios 150 units	-	£1,314,607	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759
15 Student housing - ensuite 150 units	-	£861,526	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719
16 Student housing - studios 250 units	-	£2,217,635	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932
17 Student housing - ensuite 250 units	-	£1,475,326	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232
18 Student housing - ensuite 300 units	-	£1,762,586	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678
19 C2 care scheme - flats	60	£1,248,073	28,058	174,414	377,312	580,211	785,659	991,926	1,198,192	1,404,459	1,610,725	1,816,992	2,023,259
20 Class E (light industrial) development	-	£1,711,068	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803
21 Class E (retail - comparison) development	-	£2,053,282	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930
22 Class E (retail - supermarket) development	-	£1,231,969	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405
23 Class E (office/R&D) development	-	£1,026,641	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452
24 Class E (office/R&D) development	-	£5,133,205	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476
25 Industrial (B2/B8)	-	£13,688,547	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354
26 Industrial (B2/B8)	-	£684,427	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418
27 Hotel (city centre) 50 rooms	-	£320,825	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036
28 Hotel (city centre) 75 rooms	-	£481,238	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053
29 Hotel (city centre) 100 rooms	-	£641,651	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070
30 Community use/leisure	-	£451,722	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)											
Description	No of units	BLV	£1,237,410 PER HA		Residual land values						
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH
1 House	1	£30,713	135,546	128,048	1						

Table 6.3.15: Appraisal results – 80% Social Rent and 20% Shared ownership – sales values of £6,521 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £6,521 psm		AH tenure		Rented 80.0%		SO 20.0%		Frst Hms 0%						
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£7,030,545		PER HA		10% AH		15% AH		Residual land values						
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 House	1	£174,501	168,219	178,051	167,897	157,757	147,632	137,521	127,425	117,343	107,275	97,222	87,183			
2 Houses	2	£349,003	376,439	356,102	335,794	315,515	295,263	275,042	254,849	234,685	214,549	194,443	174,365			
3 Houses	5	£872,507	941,098	890,255	839,484	788,786	738,159	687,604	637,123	586,712	536,373	486,108	435,913			
4 10 houses	10	£1,745,014	1,882,195	1,780,510	1,678,968	1,577,571	1,476,318	1,375,209	1,274,244	1,173,424	1,072,748	972,216	871,827			
5 30 flats - low density	30	£2,326,685	3,065,617	2,826,245	2,587,214	2,348,524	2,110,175	1,872,166	1,634,498	1,397,171	1,160,184	923,538	687,234			
6 30 flats - medium density	30	£2,094,017	2,789,099	2,557,511	2,326,253	2,095,325	1,864,727	1,634,459	1,404,520	1,174,912	945,633	716,685	488,066			
7 30 flats - high density	30	£1,496,646	2,604,525	2,380,723	2,157,240	1,934,076	1,711,230	1,488,704	1,266,498	1,044,609	823,400	601,790	380,858			
8 100 houses	100	£17,450,138	17,676,323	16,725,233	15,775,491	14,827,096	13,880,049	12,934,352	11,990,003	11,047,003	10,105,350	9,165,045	8,226,089			
9 100 flats - medium density	100	£6,980,055	8,646,842	7,922,582	7,199,354	6,477,159	5,755,994	5,035,862	4,316,760	3,598,691	2,881,040	2,158,881	1,437,763			
10 200 houses	200	£34,900,276	33,365,193	31,572,051	29,781,451	27,993,394	26,207,878	24,424,905	22,644,474	20,866,584	19,091,237	17,318,431	15,548,168			
11 200 flats - medium density	200	£13,960,110	14,931,308	13,641,033	12,349,021	11,054,841	9,762,510	8,472,027	7,183,395	5,896,611	4,611,676	3,324,998	2,031,225			
12 450 houses	450	£78,525,620	84,188,638	60,741,576	57,299,402	53,862,113	50,429,712	47,002,197	43,579,569	40,161,827	36,748,973	33,341,004	29,937,879			
13 450 flats - medium density	450	£31,410,248	29,370,724	26,827,867	24,288,633	21,740,218	19,192,638	16,648,703	14,108,413	11,556,428	9,002,970	6,447,507	3,875,978			
14 Student housing - studios 150 units	-	£2,250,641	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759			
15 Student housing - ensuite 150 units	-	£1,474,955	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719			
16 Student housing - studios 250 units	-	£3,796,650	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932			
17 Student housing - ensuite 250 units	-	£2,525,797	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232			
18 Student housing - ensuite 300 units	-	£3,017,593	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678			
19 C2 care scheme - flats	60	£2,136,734	1,652,192	1,373,872	1,095,554	817,235	535,976	254,420	-	27,551	-	599,258	-	889,688	-	1,180,253
20 Class E (light industrial) development	-	£2,929,394	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803		
21 Class E (retail - comparison) development	-	£3,515,273	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930		
22 Class E (retail - supermarket) development	-	£2,109,164	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405		
23 Class E (office/R&D) development	-	£1,757,636	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452		
24 Class E (office/R&D) development	-	£8,788,181	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476		
25 Industrial (B2/B8)	-	£23,435,150	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354		
26 Industrial (B2/B8)	-	£1,171,758	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418		
27 Hotel (city centre) 50 rooms	-	£549,261	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036
28 Hotel (city centre) 75 rooms	-	£823,892	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053
29 Hotel (city centre) 100 rooms	-	£1,098,523	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070
30 Community use/leisure	-	£773,360	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£4,106,564		PER HA		10% AH		15% AH		Residual land values						
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 House	1	£101,927	168,219	178,051	167,897	157,757	147,632	137,521	127,425	117,343	107,275	97,222	87,183			
2 Houses	2	£203,854	376,439	356,102	335,794	315,515	295,263	275,042	254,849	234,685	214,549	194,443	174,365			
3 Houses	5	£509,634	941,098	890,255	839,484	788,786	738,159	687,604	637,123	586,712	536,373	486,108	435,913			
4 10 houses	10	£1,019,268	1,882,195	1,780,510	1,678,968	1,577,571	1,476,318	1,375,209	1,274,244	1,173,424	1,072,748	972,216	871,827			
5 30 flats - low density	30	£1,359,024	3,065,617	2,826,245	2,587,214	2,348,524	2,110,175	1,872,166	1,634,498	1,397,171	1,160,184	923,538	687,234			
6 30 flats - medium density	30	£1,223,122	2,789,099	2,557,511	2,326,253	2,095,325	1,864,727	1,634,459	1,404,520	1,174,912	945,633	716,685	488,066			
7 30 flats - high density	30	£874,196	2,604,525	2,380,723	2,157,240	1,934,076	1,711,230	1,488,704	1,266,498	1,044,609	823,400	601,790	380,858			
8 100 houses	100	£10,192,682	17,676,323	16,725,233	15,775,491	14,827,096	13,880,049	12,934,352	11,990,003	11,047,003	10,105,350	9,165,045	8,226,089			
9 100 flats - medium density	100	£4,077,073	8,646,842	7,922,582	7,199,354	6,477,159	5,755,994	5,035,862	4,316,760	3,598,691	2,881,040	2,158,881	1,437,763			
10 200 houses	200	£20,385,363	33,365,193	31,572,051	29,781,451	27,993,394	26,207,878	24,424,905	22,644,474	20,866,584	19,091,237	17,318,431	15,548,168			
11 200 flats - medium density	200	£8,154,145	14,931,308	13,641,033	12,349,021	11,054,841	9,762,510	8,472,027	7,183,395	5,896,611	4,611,676	3,324,998	2,031,225			
12 450 houses	450	£45,867,068	84,188,638	60,741,576	57,299,402	53,862,113	50,429,712	47,002,197	43,579,569	40,161,827	36,748,973	33,341,004	29,937,879			
13 450 flats - medium density	450	£18,346,827	29,370,724	26,827,867	24,288,633	21,740,218	19,192,638	16,648,703	14,108,413	11,556,428	9,002,970	6,447,507	3,875,978			
14 Student housing - studios 150 units	-	£1,314,807	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759			
15 Student housing - ensuite 150 units	-	£861,526	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719			
16 Student housing - studios 250 units	-	£2,217,635	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932			
17 Student housing - ensuite 250 units	-	£1,475,326	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232			
18 Student housing - ensuite 300 units	-	£1,762,586	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678			
19 C2 care scheme - flats	60	£1,248,073	1,652,192	1,373,872	1,095,554	817,235	535,976	254,420	-	27,551	-	599,258	-	889,688	-	1,180,253
20 Class E (light industrial) development	-	£1,711,068	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803		
21 Class E (retail - comparison) development	-	£2,053,262	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930		
22 Class E (retail - supermarket) development	-	£1,231,969	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405		
23 Class E (office/R&D) development	-	£1,026,641	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452		
24 Class E (office/R&D) development	-	£5,133,205	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476		
25 Industrial (B2/B8)	-	£13,688,547	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354		
26 Industrial (B2/B8)	-	£684,427	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418		
27 Hotel (city centre) 50 rooms	-	£320,825	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036
28 Hotel (city centre) 75 rooms	-	£481,238	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053
29 Hotel (city centre) 100 rooms	-	£641,651	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070
30 Community use/leisure	-	£451,722	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£1,237,410		PER HA		10% AH		15% AH		Residual land values	
Description	No of units	BLV	0% AH								

Table 6.3.16: Appraisal results – 80% Social Rent and 20% Shared ownership – sales values of £6,956 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £6,956 psm		AH tenure		Rented 80.0%		SO 20.0%		Fst Hms 0%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£7,030,545		PER HA		Residual land values							
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£174,501	187,953	176,469	165,001	153,550	142,114	130,695	119,292	107,906	96,536	85,162	73,844
2 2 Houses	2	£349,003	375,906	352,938	330,002	307,099	284,228	261,390	238,585	215,812	193,071	170,364	147,689
3 5 Houses	5	£872,507	939,765	882,345	825,005	767,747	710,570	653,475	596,461	539,529	482,679	425,910	369,222
4 10 houses	10	£1,745,014	1,879,532	1,764,689	1,650,010	1,535,493	1,421,140	1,306,950	1,192,923	1,079,058	965,357	851,819	738,445
5 30 flats - low density	30	£2,326,685	2,574,415	2,303,128	2,032,228	1,761,714	1,491,588	1,221,849	952,497	683,533	414,954	146,764	-122,886
6 30 flats - medium density	30	£2,094,017	2,278,901	2,016,361	1,754,195	1,492,404	1,230,987	969,946	709,280	448,989	189,072	-71,545	-334,666
7 30 flats - high density	30	£1,496,646	2,075,333	1,821,541	1,568,110	1,315,044	1,062,339	809,997	558,017	306,401	55,146	-198,731	-453,083
8 100 houses	100	£17,450,138	17,672,139	16,598,214	15,525,814	14,454,939	13,385,589	12,317,764	11,251,464	10,186,688	9,123,437	8,061,712	7,001,511
9 100 flats - medium density	100	£6,980,055	7,015,620	6,193,732	5,373,017	4,549,714	3,723,945	2,899,362	2,075,962	1,253,747	432,716	-393,037	-1,232,753
10 200 houses	200	£34,900,276	33,394,918	31,372,840	29,353,633	27,337,296	25,323,831	23,313,238	21,305,515	19,300,663	17,297,899	15,294,883	13,294,744
11 200 flats - medium density	200	£13,960,110	11,748,498	10,267,783	8,791,180	7,316,690	5,837,608	4,352,369	2,869,264	1,388,292	-96,961	-1,616,873	-3,134,588
12 450 houses	450	£78,525,620	64,286,019	60,397,222	56,513,946	52,636,191	48,763,958	44,897,246	41,036,056	37,180,387	33,330,239	29,485,613	25,644,098
13 450 flats - medium density	450	£31,410,248	23,094,042	20,162,983	17,225,068	14,291,355	11,351,600	8,395,944	5,442,501	2,459,574	-541,970	-3,605,600	-6,710,293
14 Student housing - studios 150 units	-	£2,250,641	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	-39,486
15 Student housing - ensuite 150 units	-	£1,474,955	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	-72,471
16 Student housing - studios 250 units	-	£3,796,650	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	-65,809
17 Student housing - ensuite 250 units	-	£2,525,797	11,256,059	10,168,091	9,080,123	7,992,154	6,904,186	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	376,377
18 Student housing - ensuite 300 units	-	£3,017,593	13,507,271	12,201,710	10,896,147	9,590,586	8,285,024	6,979,462	5,673,900	4,368,338	3,062,777	1,757,214	451,653
19 C2 care scheme - flats	60	£2,136,734	868,325	345,915	23,504	303,467	630,797	961,802	1,294,519	1,627,236	1,959,953	2,292,671	2,625,388
20 Class E (light industrial) development	-	£2,929,394	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803
21 Class E (retail - comparison) development	-	£3,515,273	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563
22 Class E (retail - supermarket) development	-	£2,109,164	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405
23 Class E (office/R&D) development	-	£2,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774
24 Class E (office/R&D) development	-	£8,788,181	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229
25 Industrial (B2/B8)	-	£23,435,150	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354
26 Industrial (B2/B8)	-	£1,171,758	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418
27 Hotel (city centre) 50 rooms	-	£549,261	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036
28 Hotel (city centre) 75 rooms	-	£823,892	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053
29 Hotel (city centre) 100 rooms	-	£1,098,523	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070
30 Community use/leisure	-	£773,360	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£4,106,564		PER HA		Residual land values							
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£101,927	187,953	176,469	165,001	153,550	142,114	130,695	119,292	107,906	96,536	85,162	73,844
2 2 Houses	2	£203,854	375,906	352,938	330,002	307,099	284,228	261,390	238,585	215,812	193,071	170,364	147,689
3 5 Houses	5	£509,634	939,765	882,345	825,005	767,747	710,570	653,475	596,461	539,529	482,679	425,910	369,222
4 10 houses	10	£1,019,268	1,879,532	1,764,689	1,650,010	1,535,493	1,421,140	1,306,950	1,192,923	1,079,058	965,357	851,819	738,445
5 30 flats - low density	30	£1,359,024	2,574,415	2,303,128	2,032,228	1,761,714	1,491,588	1,221,849	952,497	683,533	414,954	146,764	-122,886
6 30 flats - medium density	30	£1,223,122	2,278,901	2,016,361	1,754,195	1,492,404	1,230,987	969,946	709,280	448,989	189,072	-71,545	-334,666
7 30 flats - high density	30	£874,196	2,075,333	1,821,541	1,568,110	1,315,044	1,062,339	809,997	558,017	306,401	55,146	-198,731	-453,083
8 100 houses	100	£10,192,682	17,672,139	16,598,214	15,525,814	14,454,939	13,385,589	12,317,764	11,251,464	10,186,688	9,123,437	8,061,712	7,001,511
9 100 flats - medium density	100	£4,077,636	7,015,620	6,193,732	5,373,017	4,549,714	3,723,945	2,899,362	2,075,962	1,253,747	432,716	-393,037	-1,232,753
10 200 houses	200	£20,385,363	33,394,918	31,372,840	29,353,633	27,337,296	25,323,831	23,313,238	21,305,515	19,300,663	17,297,899	15,294,883	13,294,744
11 200 flats - medium density	200	£8,154,145	11,748,498	10,267,783	8,791,180	7,316,690	5,837,608	4,352,369	2,869,264	1,388,292	-96,961	-1,616,873	-3,134,588
12 450 houses	450	£45,867,068	64,286,019	60,397,222	56,513,946	52,636,191	48,763,958	44,897,246	41,036,056	37,180,387	33,330,239	29,485,613	25,644,098
13 450 flats - medium density	450	£18,346,827	23,094,042	20,162,983	17,225,068	14,291,355	11,351,600	8,395,944	5,442,501	2,459,574	-541,970	-3,605,600	-6,710,293
14 Student housing - studios 150 units	-	£1,314,607	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	-39,486
15 Student housing - ensuite 150 units	-	£861,526	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	-72,471
16 Student housing - studios 250 units	-	£2,217,635	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	-65,809
17 Student housing - ensuite 250 units	-	£1,475,236	11,256,059	10,168,091	9,080,123	7,992,154	6,904,186	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	376,377
18 Student housing - ensuite 300 units	-	£1,762,586	13,507,271	12,201,710	10,896,147	9,590,586	8,285,024	6,979,462	5,673,900	4,368,338	3,062,777	1,757,214	451,653
19 C2 care scheme - flats	60	£1,248,073	868,325	345,915	23,504	303,467	630,797	961,802	1,294,519	1,627,236	1,959,953	2,292,671	2,625,388
20 Class E (light industrial) development	-	£1,711,068	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803
21 Class E (retail - comparison) development	-	£2,053,282	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563
22 Class E (retail - supermarket) development	-	£1,231,969	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405
23 Class E (office/R&D) development	-	£1,026,641	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774
24 Class E (office/R&D) development	-	£5,133,205	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229
25 Industrial (B2/B8)	-	£13,688,547	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354
26 Industrial (B2/B8)	-	£684,427	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418
27 Hotel (city centre) 50 rooms	-	£320,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036	-2,230,036
28 Hotel (city centre) 75 rooms	-	£481,238	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053	-3,345,053
29 Hotel (city centre) 100 rooms	-	£641,651	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070	-4,460,070
30 Community use/leisure	-	£451,722	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455	-1,499,455

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£1,237,410		PER HA		Residual land values							
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH					

Table 6.3.17: Appraisal results – 80% Social Rent and 20% Shared ownership – sales values of £7,391 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £7,391 psm		AH tenure		Rented 80.0%		SO 20.0%		Frst Hms 0%					
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£7,030,545		PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 House	1	£174,501	214,290	201,470	188,670	175,887	163,123	150,376	137,649	124,938	112,247	99,574	86,918		
2 Houses	2	£349,003	428,580	402,942	377,340	351,775	326,246	300,754	275,297	249,878	224,494	199,147	173,837		
3 Houses	5	£872,507	1,071,450	1,007,354	943,350	879,437	815,615	751,883	688,243	624,694	561,235	497,868	434,592		
4 10 houses	10	£1,745,014	2,142,899	2,014,708	1,886,700	1,758,873	1,631,228	1,503,766	1,376,486	1,249,387	1,122,470	995,736	869,182		
5 30 flats - low density	30	£2,326,685	3,220,251	2,916,231	2,612,645	2,309,491	2,006,772	1,704,486	1,402,634	1,101,215	800,229	499,678	199,559		
6 30 flats - medium density	30	£2,094,017	2,905,742	2,611,431	2,317,541	2,024,070	1,731,019	1,438,389	1,146,178	854,387	563,016	272,065	18,749		
7 30 flats - high density	30	£1,496,646	2,683,179	2,398,578	2,114,386	1,830,599	1,547,219	1,264,244	981,676	699,514	417,759	136,409	146,739		
8 100 houses	100	£17,450,138	20,119,081	18,922,684	17,727,986	16,534,985	15,341,918	14,150,501	12,960,785	11,772,770	10,586,458	9,401,845	8,218,933		
9 100 flats - medium density	100	£6,980,055	8,993,041	8,070,934	7,150,141	6,230,664	5,312,503	4,395,511	3,471,362	2,548,540	1,627,047	706,862	215,189		
10 200 houses	200	£34,900,276	37,976,512	35,722,228	33,471,144	31,223,261	28,978,578	26,737,095	24,498,811	22,263,729	20,031,845	17,803,163	15,577,680		
11 200 flats - medium density	200	£13,960,110	15,411,772	13,747,292	12,085,188	10,425,460	8,768,107	7,113,130	5,457,392	3,789,821	2,124,652	461,881	1,235,240		
12 450 houses	450	£78,525,620	73,065,502	68,735,279	64,411,203	60,093,274	55,781,492	51,475,856	47,174,660	42,876,408	38,584,311	34,298,368	30,018,575		
13 450 flats - medium density	450	£31,410,248	30,360,857	27,075,495	23,794,822	20,518,837	17,230,014	13,933,984	10,639,513	7,317,802	3,989,955	638,889	2,794,516		
14 Student housing - studios 150 units	-	£2,250,641	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	39,486		
15 Student housing - ensuite 150 units	-	£1,474,955	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	72,471		
16 Student housing - studios 250 units	-	£3,796,650	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	65,809		
17 Student housing - ensuite 250 units	-	£2,525,797	11,256,059	10,168,091	9,080,123	7,992,154	6,904,186	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	376,377		
18 Student housing - ensuite 300 units	-	£3,017,593	13,507,271	12,201,710	10,896,147	9,590,586	8,285,024	6,979,462	5,673,900	4,368,338	3,062,777	1,757,214	451,653		
19 C2 care scheme - flats	60	£2,136,734	1,480,041	1,121,143	758,871	395,606	32,342	335,971	704,778	1,079,282	1,454,150	1,829,018	2,203,885		
20 Class E (light industrial) development	-	£2,929,394	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803		
21 Class E (retail - comparison) development	-	£3,515,273	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563		
22 Class E (retail - supermarket) development	-	£2,109,164	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405		
23 Class E (office/R&D) development	-	£1,757,636	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774		
24 Class E (office/R&D) development	-	£8,788,181	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229		
25 Industrial (B2/B8)	-	£23,435,150	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354		
26 Industrial (B2/B8)	-	£1,171,758	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418		
27 Hotel (city centre) 50 rooms	-	£549,261	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036		
28 Hotel (city centre) 75 rooms	-	£823,892	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053		
29 Hotel (city centre) 100 rooms	-	£1,098,523	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070		
30 Community use/leisure	-	£773,360	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455		

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£4,106,564		PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 House	1	£101,927	214,290	201,470	188,670	175,887	163,123	150,376	137,649	124,938	112,247	99,574	86,918		
2 Houses	2	£203,854	428,580	402,942	377,340	351,775	326,246	300,754	275,297	249,878	224,494	199,147	173,837		
3 Houses	5	£509,634	1,071,450	1,007,354	943,350	879,437	815,615	751,883	688,243	624,694	561,235	497,868	434,592		
4 10 houses	10	£1,019,268	2,142,899	2,014,708	1,886,700	1,758,873	1,631,228	1,503,766	1,376,486	1,249,387	1,122,470	995,736	869,182		
5 30 flats - low density	30	£1,359,024	3,220,251	2,916,231	2,612,645	2,309,491	2,006,772	1,704,486	1,402,634	1,101,215	800,229	499,678	199,559		
6 30 flats - medium density	30	£1,223,122	2,905,742	2,611,431	2,317,541	2,024,070	1,731,019	1,438,389	1,146,178	854,387	563,016	272,065	18,749		
7 30 flats - high density	30	£874,196	2,683,179	2,398,578	2,114,386	1,830,599	1,547,219	1,264,244	981,676	699,514	417,759	136,409	146,739		
8 100 houses	100	£10,192,682	20,119,081	18,922,684	17,727,986	16,534,985	15,341,918	14,150,501	12,960,785	11,772,770	10,586,458	9,401,845	8,218,933		
9 100 flats - medium density	100	£4,077,073	8,993,041	8,070,934	7,150,141	6,230,664	5,312,503	4,395,511	3,471,362	2,548,540	1,627,047	706,862	215,189		
10 200 houses	200	£20,385,363	37,976,512	35,722,228	33,471,144	31,223,261	28,978,578	26,737,095	24,498,811	22,263,729	20,031,845	17,803,163	15,577,680		
11 200 flats - medium density	200	£8,154,145	15,411,772	13,747,292	12,085,188	10,425,460	8,768,107	7,113,130	5,457,392	3,789,821	2,124,652	461,881	1,235,240		
12 450 houses	450	£45,867,068	73,065,502	68,735,279	64,411,203	60,093,274	55,781,492	51,475,856	47,174,660	42,876,408	38,584,311	34,298,368	30,018,575		
13 450 flats - medium density	450	£18,346,827	30,360,857	27,075,495	23,794,822	20,518,837	17,230,014	13,933,984	10,639,513	7,317,802	3,989,955	638,889	2,794,516		
14 Student housing - studios 150 units	-	£1,314,807	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	39,486		
15 Student housing - ensuite 150 units	-	£861,526	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	72,471		
16 Student housing - studios 250 units	-	£2,217,635	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	65,809		
17 Student housing - ensuite 250 units	-	£1,475,326	11,256,059	10,168,091	9,080,123	7,992,154	6,904,186	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	376,377		
18 Student housing - ensuite 300 units	-	£1,762,586	13,507,271	12,201,710	10,896,147	9,590,586	8,285,024	6,979,462	5,673,900	4,368,338	3,062,777	1,757,214	451,653		
19 C2 care scheme - flats	60	£1,248,073	1,480,041	1,121,143	758,871	395,606	32,342	335,971	704,778	1,079,282	1,454,150	1,829,018	2,203,885		
20 Class E (light industrial) development	-	£1,711,068	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803		
21 Class E (retail - comparison) development	-	£2,053,282	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563		
22 Class E (retail - supermarket) development	-	£1,231,969	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405		
23 Class E (office/R&D) development	-	£1,026,641	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774		
24 Class E (office/R&D) development	-	£5,133,205	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229		
25 Industrial (B2/B8)	-	£13,688,547	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354		
26 Industrial (B2/B8)	-	£684,427	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418		
27 Hotel (city centre) 50 rooms	-	£320,825	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036		
28 Hotel (city centre) 75 rooms	-	£481,238	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053		
29 Hotel (city centre) 100 rooms	-	£641,651	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070		
30 Community use/leisure	-	£451,722	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455		

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£1,237,410		PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH					

Table 6.3.18: Appraisal results – 80% Social Rent and 20% Shared ownership – sales values of £8,126 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £8,126 psm		AH tenure		Rented 80.0%		SO 20.0%		Frst Hms 0%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)													
Description	No of units	BLV	£7,030,545 PER HA			Residual land values							
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£174,501	258,756	243,684	228,632	213,602	198,593	183,606	168,641	153,696	138,773	123,872	108,992
2 2 Houses	2	£349,003	517,512	487,366	457,263	427,204	397,187	367,213	337,282	307,392	277,547	247,743	217,983
3 5 Houses	5	£872,507	1,293,779	1,218,416	1,143,159	1,068,010	992,967	918,031	843,203	768,481	693,867	619,359	544,957
4 10 houses	10	£1,745,014	2,587,557	2,436,830	2,286,318	2,136,019	1,985,934	1,836,062	1,686,406	1,536,962	1,387,732	1,238,717	1,089,915
5 30 flats - low density	30	£2,326,685	4,310,654	3,951,370	3,592,597	3,234,337	2,875,588	2,519,352	2,162,627	1,806,414	1,450,712	1,095,523	740,845
6 30 flats - medium density	30	£2,094,017	3,964,074	3,616,125	3,268,671	2,921,715	2,575,253	2,229,287	1,883,818	1,538,845	1,194,366	850,385	506,899
7 30 flats - high density	30	£1,496,646	3,709,439	3,372,827	3,036,696	2,701,041	2,365,869	2,031,177	1,696,963	1,363,231	1,029,977	697,205	364,912
8 100 houses	100	£17,450,138	24,234,069	22,829,115	21,426,155	20,025,189	18,626,217	17,229,238	15,834,254	14,441,264	13,050,267	11,661,264	10,274,255
9 100 flats - medium density	100	£6,980,055	12,331,840	11,240,324	10,150,564	9,062,359	7,975,709	6,890,615	5,807,077	4,725,093	3,643,508	2,553,969	1,466,002
10 200 houses	200	£34,900,276	45,711,886	43,065,556	40,422,983	37,784,164	35,149,101	32,517,794	29,890,242	27,266,446	24,646,405	22,030,120	19,417,591
11 200 flats - medium density	200	£13,960,110	21,540,816	19,577,870	17,617,722	15,660,373	13,704,523	11,737,687	9,773,671	7,812,475	5,854,099	3,887,780	1,913,715
12 450 houses	450	£78,525,620	87,879,443	82,798,417	77,724,601	72,657,996	67,598,601	62,546,417	57,501,445	52,463,683	47,433,131	42,409,790	37,393,659
13 450 flats - medium density	450	£31,410,248	42,419,582	38,577,579	34,733,058	30,884,921	27,025,157	23,149,639	19,270,307	15,388,629	11,483,558	7,565,303	3,623,521
14 Student housing - studios 150 units	-	£2,250,641	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	39,486
15 Student housing - ensuite 150 units	-	£1,474,955	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	72,471
16 Student housing - studios 250 units	-	£3,796,650	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	65,809
17 Student housing - ensuite 250 units	-	£2,525,797	11,256,059	10,168,091	9,080,123	7,992,154	6,904,186	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	376,377
18 Student housing - ensuite 300 units	-	£3,017,593	13,507,271	12,201,710	10,896,147	9,590,586	8,285,024	6,979,462	5,673,900	4,368,338	3,062,777	1,757,214	451,653
19 C2 care scheme - flats	60	£2,136,734	2,840,509	2,413,587	1,986,665	1,559,744	1,132,823	703,713	271,473	163,220	602,055	1,046,205	1,492,237
20 Class E (light industrial) development	-	£2,929,394	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803
21 Class E (retail - comparison) development	-	£3,515,273	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563
22 Class E (retail - supermarket) development	-	£2,109,164	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405
23 Class E (office/R&D) development	-	£1,757,636	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774
24 Class E (office/R&D) development	-	£8,788,181	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229
25 Industrial (B2/B8)	-	£23,435,150	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354
26 Industrial (B2/B8)	-	£1,171,758	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418
27 Hotel (city centre) 50 rooms	-	£549,261	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036
28 Hotel (city centre) 75 rooms	-	£823,892	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053
29 Hotel (city centre) 100 rooms	-	£1,098,523	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070
30 Community use/leisure	-	£773,360	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)													
Description	No of units	BLV	£4,106,564 PER HA			Residual land values							
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£101,927	258,756	243,684	228,632	213,602	198,593	183,606	168,641	153,696	138,773	123,872	108,992
2 2 Houses	2	£203,854	517,512	487,366	457,263	427,204	397,187	367,213	337,282	307,392	277,547	247,743	217,983
3 5 Houses	5	£509,634	1,293,779	1,218,416	1,143,159	1,068,010	992,967	918,031	843,203	768,481	693,867	619,359	544,957
4 10 houses	10	£1,019,268	2,587,557	2,436,830	2,286,318	2,136,019	1,985,934	1,836,062	1,686,406	1,536,962	1,387,732	1,238,717	1,089,915
5 30 flats - low density	30	£1,359,024	4,310,654	3,951,370	3,592,597	3,234,337	2,875,588	2,519,352	2,162,627	1,806,414	1,450,712	1,095,523	740,845
6 30 flats - medium density	30	£1,223,122	3,964,074	3,616,125	3,268,671	2,921,715	2,575,253	2,229,287	1,883,818	1,538,845	1,194,366	850,385	506,899
7 30 flats - high density	30	£874,196	3,709,439	3,372,827	3,036,696	2,701,041	2,365,869	2,031,177	1,696,963	1,363,231	1,029,977	697,205	364,912
8 100 houses	100	£10,192,682	24,234,069	22,829,115	21,426,155	20,025,189	18,626,217	17,229,238	15,834,254	14,441,264	13,050,267	11,661,264	10,274,255
9 100 flats - medium density	100	£4,077,073	12,331,840	11,240,324	10,150,564	9,062,359	7,975,709	6,890,615	5,807,077	4,725,093	3,643,508	2,553,969	1,466,002
10 200 houses	200	£20,385,363	45,711,886	43,065,556	40,422,983	37,784,164	35,149,101	32,517,794	29,890,242	27,266,446	24,646,405	22,030,120	19,417,591
11 200 flats - medium density	200	£8,154,145	21,540,816	19,577,870	17,617,722	15,660,373	13,704,523	11,737,687	9,773,671	7,812,475	5,854,099	3,887,780	1,913,715
12 450 houses	450	£45,867,068	87,879,443	82,798,417	77,724,601	72,657,996	67,598,601	62,546,417	57,501,445	52,463,683	47,433,131	42,409,790	37,393,659
13 450 flats - medium density	450	£18,346,827	42,419,582	38,577,579	34,733,058	30,884,921	27,025,157	23,149,639	19,270,307	15,388,629	11,483,558	7,565,303	3,623,521
14 Student housing - studios 150 units	-	£1,314,607	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	39,486
15 Student housing - ensuite 150 units	-	£861,526	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	72,471
16 Student housing - studios 250 units	-	£2,217,635	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	65,809
17 Student housing - ensuite 250 units	-	£1,475,326	11,256,059	10,168,091	9,080,123	7,992,154	6,904,186	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	376,377
18 Student housing - ensuite 300 units	-	£1,762,586	13,507,271	12,201,710	10,896,147	9,590,586	8,285,024	6,979,462	5,673,900	4,368,338	3,062,777	1,757,214	451,653
19 C2 care scheme - flats	60	£1,248,073	2,840,509	2,413,587	1,986,665	1,559,744	1,132,823	703,713	271,473	163,220	602,055	1,046,205	1,492,237
20 Class E (light industrial) development	-	£1,711,068	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803
21 Class E (retail - comparison) development	-	£2,053,282	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563
22 Class E (retail - supermarket) development	-	£1,231,969	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405
23 Class E (office/R&D) development	-	£1,026,641	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774
24 Class E (office/R&D) development	-	£5,133,205	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229
25 Industrial (B2/B8)	-	£13,688,547	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354
26 Industrial (B2/B8)	-	£684,427	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418
27 Hotel (city centre) 50 rooms	-	£320,825	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036
28 Hotel (city centre) 75 rooms	-	£481,238	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053
29 Hotel (city centre) 100 rooms	-	£641,651	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070
30 Community use/leisure	-	£451,722	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)											
Description	No of units	BLV	£1,237,410 PER HA			Residual land values					
			0% AH								

- 6.9 It is also worth noting that construction costs increase when schemes increase from 5 to 6 (or more) storeys in height. Viability of six storey schemes may therefore worsen in comparison to five storey schemes, but viability should improve when more storeys are added.
- 6.10 Emerging policy S4 ('Viability Considerations') provides sufficient flexibility for schemes that are unable to meet the full 40% affordable housing requirement to provide alternative tenure mixes and (as a last resort) a reduced percentage upon submission and interrogation of a scheme-specific viability assessment. Taking the two policies (H2 and S4) together will help the Council to secure the maximum amount of affordable housing while also ensuring that sites are not prevented from coming forward.
- 6.11 As noted above, we have tested two affordable housing tenure mixes (70% social rent and 30% shared ownership; and 80% shared ownership and 20% shared ownership, reflecting the emerging policy requirement). While the impact of this change in tenure mix varies between individual schemes, the average change in residual land value across all 13 residential development scenarios is 5%. This is sufficiently small in scale to conclude that the impact will not be material.

Policy H5 (employer-linked housing developments)

- 6.12 Emerging policy H5 indicates that the Council intends to adopt an approach which allows employers to develop land within their ownership (and identified in the Plan) for use as staff accommodation, let at discounted rents or sold on shared ownership terms, secured through a legal agreement. The emerging policy indicates that it is likely that this approach will be applied selectively and be applied to developments that would not otherwise have come forward for residential development (e.g. land within operational campuses).
- 6.13 The emerging policy is not prescriptive on rent levels for employer-linked housing. The Council is keen to understand the capacity of such sites to provide an element of social rented housing, in addition to housing for staff. Clearly this will be heavily dependent upon the rent levels/shared ownership costs that the developing employer considers will be required by the staff they are seeking to house. These rent levels could, in some cases be set at levels equivalent to social rents, if employers are seeking to house very low paid workers (e.g. student nurses, porters etc).
- 6.14 We have re-run the appraisals assuming that they are delivered as 100% shared ownership schemes, as a proxy for the approach that employers might take in terms of providing housing at an intermediate rate. The total housing costs (combined mortgage and rent) are likely to be equivalent to an intermediate rent that employers might charge.
- 6.15 As employers will be developing the housing on their own land, the schemes would not be brought forward as a speculative development, but as a business tool to aid recruitment and retention of key staff. Consequently, we would not expect developments to generate a substantial residual land value. The appraisals do, however, include a developer's profit of 6%, which is equivalent to the rate of profit applied to affordable housing in our other appraisals.
- 6.16 The value of shared ownership housing is linked to private housing values to a degree, but this link becomes weaker when house prices increase towards the top end of the City range. This is because employers will wish to house lower income households who are the most difficult to recruit workers and maintaining a direct link between rents/housing costs and market values will render the housing unaffordable.
- 6.17 Table 6.17.1 (overleaf) summarises the residual land values generated by medium density flatted schemes (30, 100 and 200 units) assuming 100% shared ownership housing. We have then converted a percentage of the units from shared ownership to social rented until the residual land value reduces to zero. As can be noted, schemes would in principle be able to provide between 9.5% and 57.43% of units as social rent. At the higher end of the market price range, the percentage of viable social rent decreases as the appraisals assume higher build costs to reflect the additional requirements of schemes in the City centre.

Table 6.17.1: Potential social rented housing in employer-linked housing developments

Scheme description	Residential sales value (per square metre)								
	£4,345	£4,780	£5,215	£5,651	£6,086	£6,521	£6,956	£7,391	£8,126
30 flats (all SO) – RLV £ millions	-£0.328	£0.161	£0.630	£1.100	£1.570	£2.040	£1.594	£2.064	£2.857
30 flats (incl SR) – RLV - £ millions	-£0.328	£0.000	£0.000	£0.000	£0.000	£0.000	£0.000	£0.000	£0.000
% of social rent to deliver zero RLV	n/a	9.50%	29.40%	50.10%	50.90%	57.43%	39.60%	45.96%	54.10%
100 flats (all SO) – RLV £ millions	-£1.083	£0.517	£2.034	£3.550	£5.066	£6.583	£5.146	£6.662	£9.222
100 flats (incl SR) – RLV £ millions	-£1.083	£0.000	£0.000	£0.000	£0.000	£0.000	£0.000	£0.000	£0.000
% of social rent to deliver zero RLV	n/a	9.40%	29.32%	42.00%	50.90%	57.39%	39.60%	45.92%	54.00%
200 flats (all SO) – RLV £ millions	-£2.101	£0.979	£3.832	£6.675	£9.518	£12.361	£9.666	£12.509	£17.309
200 flats (incl SR) – RLV £ millions	-£2.101	£0.000	£0.000	£0.000	£0.000	£0.000	£0.000	£0.000	£0.000
% of social rent to deliver zero RLV	n/a	9.30%	29.30%	42.00%	50.90%	57.40%	39.59%	45.91%	54.00%

- 6.18 If the City wishes to seek a fixed percentage of social rented housing from all employer-led staff accommodation schemes, this would need to be set at the lowest viable level (i.e. 9.5%). For reasons of ease of management, it would be impractical for the social rented housing to be occupied by non-staff members. These units could therefore be occupied by staff on the lowest salaries, while other units with higher rents (or housing costs) occupied by those on intermediate salaries, but still unable to access market housing without some form of subsidy.

Financial contributions from student housing

- 6.19 Emerging Policy H3 seeks financial contributions or on-site provision of affordable housing from student housing developments. On-site affordable housing could be in the form of affordable student accommodation, or 'traditional' affordable housing, although the latter gives rise to significant practical issues. In particular, this would result in two very different and potentially incompatible types of tenant being accommodated in the same developments and also result in college campuses accommodating people who have no functional link to the University. Furthermore, provision of traditional affordable housing on student development site would reduce the amount of floorspace available to meet the needs of students. Financial contributions in lieu of affordable housing or provision of affordable student housing are therefore likely to be the most practical policy options.
- 6.20 We have therefore tested the provision of varying percentages of affordable student accommodation, assumed to be let at rents that do not exceed 50% of the annual maintenance loan available to undergraduates studying in Oxford (£10,544 for the academic year 2025/26).
- 6.21 The results summarised in tables 6.21.1 and 6.21.2 (see also Appendix 8) indicate that student housing developments would be able to incorporate an element of affordable rooms (up to 50% in most cases). Alternatively, student housing developments could fund payments in lieu towards 'traditional' affordable housing ranging from £37,175 to £70,176 per room, outside the City Centre and £32,514 to £63,185 in the City Centre. The potential range of payments in lieu is lower in the City Centre due to the higher build costs assumed in the appraisals.
- 6.22 Clearly the amount of 'surplus' residual land value (in excess of Benchmark Land Values) will vary between sites and depend on the precise rental amounts charged for each scheme (which will also vary). It is therefore unlikely that a fixed amount per unit would both (a) maximise potential receipts while also (b) be viable in all circumstances. There are several options for securing payments in lieu, which will achieve these objectives to varying degrees.

Table 6.21.1: Student housing affordable housing provision and potential payments in lieu (outside City Centre)

OXFORD CITY COUNCIL - LOCAL PLAN

Outside City Centre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
14 Student housing - studios 150 units	150	£2,250,641	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759
15 Student housing - ensuite 150 units	150	£1,474,955	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719
16 Student housing - studios 250 units	250	£3,796,650	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932
17 Student housing - ensuite 250 units	250	£2,525,797	12,406,914	11,318,945	10,230,976	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232
18 Student housing - ensuite 300 units	300	£3,017,593	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
14 Student housing - studios 150 units	150	£1,314,607	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759
15 Student housing - ensuite 150 units	150	£861,526	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719
16 Student housing - studios 250 units	250	£2,217,635	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932
17 Student housing - ensuite 250 units	250	£1,475,326	12,406,914	11,318,945	10,230,976	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232
18 Student housing - ensuite 300 units	300	£1,762,586	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
14 Student housing - studios 150 units	150	£396,124	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759
15 Student housing - ensuite 150 units	150	£259,599	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719
16 Student housing - studios 250 units	250	£668,229	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932
17 Student housing - ensuite 250 units	250	£444,553	12,406,914	11,318,945	10,230,976	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232
18 Student housing - ensuite 300 units	300	£531,111	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
14 Student housing - studios 150 units	150	£118,446	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759
15 Student housing - ensuite 150 units	150	£77,623	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719
16 Student housing - studios 250 units	250	£199,808	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932
17 Student housing - ensuite 250 units	250	£132,926	12,406,914	11,318,945	10,230,976	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232
18 Student housing - ensuite 300 units	300	£158,808	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678

Potential payments in lieu

Outside City Centre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Description	PIL per unit
14 Student housing - studios 150 units	55,962
15 Student housing - ensuite 150 units	37,175
16 Student housing - studios 250 units	55,779
17 Student housing - ensuite 250 units	39,524
18 Student housing - ensuite 300 units	39,569

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	PIL per unit
14 Student housing - studios 150 units	62,202
15 Student housing - ensuite 150 units	41,264
16 Student housing - studios 250 units	62,095
17 Student housing - ensuite 250 units	43,726
18 Student housing - ensuite 300 units	43,752

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Description	PIL per unit
14 Student housing - studios 150 units	68,325
15 Student housing - ensuite 150 units	45,277
16 Student housing - studios 250 units	68,293
17 Student housing - ensuite 250 units	47,849
18 Student housing - ensuite 300 units	47,857

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Description	PIL per unit
14 Student housing - studios 150 units	70,176
15 Student housing - ensuite 150 units	46,490
16 Student housing - studios 250 units	70,167
17 Student housing - ensuite 250 units	49,096
18 Student housing - ensuite 300 units	49,098

Table 6.21.2: Student housing affordable housing provision and potential payments in lieu (City Centre)

OXFORD CITY COUNCIL - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

City Centre

Description	No of units	BLV	£7,030,545 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
14 Student housing - studios 150 units	150	£2,250,641	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	-	39,486
15 Student housing - ensuite 150 units	150	£1,474,955	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	-	72,471
16 Student housing - studios 250 units	250	£3,796,650	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	-	65,809
17 Student housing - ensuite 250 units	250	£2,525,797	11,256,059	10,168,091	9,080,123	7,992,154	6,904,186	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	-	376,377
18 Student housing - ensuite 300 units	300	£3,017,593	13,507,271	12,201,710	10,896,147	9,590,586	8,285,024	6,979,462	5,673,900	4,368,338	3,062,777	1,757,214	-	451,653

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	No of units	BLV	£4,106,564 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
14 Student housing - studios 150 units	150	£1,314,607	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	-	39,486
15 Student housing - ensuite 150 units	150	£861,526	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	-	72,471
16 Student housing - studios 250 units	250	£2,217,635	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	-	65,809
17 Student housing - ensuite 250 units	250	£1,475,326	11,256,059	10,168,091	9,080,123	7,992,154	6,904,186	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	-	376,377
18 Student housing - ensuite 300 units	300	£1,762,586	13,507,271	12,201,710	10,896,147	9,590,586	8,285,024	6,979,462	5,673,900	4,368,338	3,062,777	1,757,214	-	451,653

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Description	No of units	BLV	£1,237,410 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
14 Student housing - studios 150 units	150	£396,124	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	-	39,486
15 Student housing - ensuite 150 units	150	£259,599	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	-	72,471
16 Student housing - studios 250 units	250	£668,229	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	-	65,809
17 Student housing - ensuite 250 units	250	£444,553	11,256,059	10,168,091	9,080,123	7,992,154	6,904,186	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	-	376,377
18 Student housing - ensuite 300 units	300	£531,111	13,507,271	12,201,710	10,896,147	9,590,586	8,285,024	6,979,462	5,673,900	4,368,338	3,062,777	1,757,214	-	451,653

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Description	No of units	BLV	£370,000 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
14 Student housing - studios 150 units	150	£118,446	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	-	39,486
15 Student housing - ensuite 150 units	150	£77,623	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	-	72,471
16 Student housing - studios 250 units	250	£199,808	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	-	65,809
17 Student housing - ensuite 250 units	250	£132,926	11,256,059	10,168,091	9,080,123	7,992,154	6,904,186	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	-	376,377
18 Student housing - ensuite 300 units	300	£158,808	13,507,271	12,201,710	10,896,147	9,590,586	8,285,024	6,979,462	5,673,900	4,368,338	3,062,777	1,757,214	-	451,653

OXFORD CITY COUNCIL - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Description	PIL per unit
14 Student housing - studios 150 units	48,971
15 Student housing - ensuite 150 units	32,514
16 Student housing - studios 250 units	48,788
17 Student housing - ensuite 250 units	34,921
18 Student housing - ensuite 300 units	34,966

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	PIL per unit
14 Student housing - studios 150 units	55,211
15 Student housing - ensuite 150 units	36,603
16 Student housing - studios 250 units	55,104
17 Student housing - ensuite 250 units	39,123
18 Student housing - ensuite 300 units	39,149

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Description	PIL per unit
14 Student housing - studios 150 units	61,334
15 Student housing - ensuite 150 units	40,616
16 Student housing - studios 250 units	61,302
17 Student housing - ensuite 250 units	43,246
18 Student housing - ensuite 300 units	43,254

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Description	PIL per unit
14 Student housing - studios 150 units	63,185
15 Student housing - ensuite 150 units	41,829
16 Student housing - studios 250 units	63,176
17 Student housing - ensuite 250 units	44,493
18 Student housing - ensuite 300 units	44,495

- 6.23 There are three main approaches to calculating payments in lieu⁹. The first is to run a hypothetical appraisal of the scheme incorporating the required level of affordable housing as on-site units, which is then compared to an appraisal of the same scheme, but with all units provided as private housing. The difference between the two residual land values would equate to the payment in lieu, leaving the Applicant no better and no worse off in comparison to on-site delivery. This approach is applied by many authorities, some of whom¹⁰ provide a simple residual valuation tool which applicants can complete to determine both the viable affordable housing percentage and the equivalent payment in lieu.
- 6.24 The second approach is to adopt a formulaic approach to calculating a payment in lieu which does not require any appraisals of the development proposal. The formula determines the uplift in value arising from the affordable housing not being physically provided on-site, in the same way as the first approach, but the calculations are more high level. The formula would be structured broadly as follows:

Formula for calculating payments in lieu

$X = ((A - B) \times C) - ((A \times C) \times D)$ where

X = the Payment in lieu

A = The market value of a square metre of floorspace in the development

B = The value of affordable housing per square metre of floorspace (reflecting the blend between affordable rent and shared ownership)

C = the notional number of square metres that would be required to meet the target in Policy H2/H3.

D = Additional developer costs (the difference between the profit applied to market housing and affordable housing; and marketing costs on the affordable units converted to private housing¹¹)

- 6.25 If it is established to the Council's satisfaction that a development proposal could not viably provide the equivalent of 40% of units on site as affordable, the agreed 'viable' affordable housing percentage would be used when calculating the formula above. For example, on a 100 unit development, the payment in lieu would be based on an assumed 40 units to meet the 40% policy target. If it is agreed (based on a proven viability assessment) that the Scheme can only viably provide the equivalent of, say, 30% affordable housing, then the calculation of payment in lieu would be based on an assumption of 30 units of affordable housing.
- 6.26 A third alternative approach is a simple tariff approach, which is in place in other authority areas such as Islington. Islington apply a payment of £50,000 to £60,000 per unit across the scheme, which offers the advantage of simplicity for the purposes of calculating bids for land. However, as the approach adopts a fixed amount, this would need to allow sufficient headroom for it to be viable in most circumstances. Like its other policies, Islington applies this fixed tariff approach on a 'subject to viability' basis, with lower amounts accepted upon submission of a proven viability case, which the Council subjects to external scrutiny. This approach to setting payments in lieu is therefore likely to yield a lower overall contribution in comparison to the other approaches outlined above.

Contributions towards affordable housing from extra care schemes

- 6.27 Care schemes have different economic profiles to general purpose developments which often limit their ability to contribute towards planning policy requirements. Firstly, they incorporate significant amounts of communal/amenity space, which reduces the typical net to gross ratio from 80%-85% to 65%-70%. Secondly, the sales periods are typically longer in comparison to general purpose developments. This is because the market is limited to older people, but also because fewer older

⁹ In principle, these approaches can be used for affordable housing contributions on student housing or general housing developments, subject to deploying appropriate inputs or assumptions.

¹⁰ See for example Richmond Upon Thames calculator www.richmond.gov.uk/media/11603/annex_e_step_by_step_guide.pdf

¹¹ Developer's profit is typically applied at between 17-20% of GDV on private housing and 6% on the affordable housing, so the increased profit arising from converting a unit from private to affordable housing would be 11% to 14% (i.e. 17% or 20% less 6%).

people are prepared to buy off-plan, which limits the extent of sales agreed before practical completion. Thirdly, marketing costs are higher due to the extended sales period and also because the average number of viewings per purchaser is significantly higher for older person's schemes in comparison to general purpose developments. Fourthly, the developer will need to ensure services are in place from the first occupation and due to the lengthy sales period, many units will remain unoccupied and therefore not contribute towards the cost of running the services. To a degree, these factors are sometimes offset to a degree by premium sales values, the extent of which varies and is often location and scheme-specific.

- 6.28 The results summarised in Table 6.28.1 (see also Appendix 9) indicate that older person's housing developments would be able to absorb payments in lieu towards 'traditional' affordable housing ranging from £3,886 to £45,468 per unit, depending on existing use value and sales values (within the City-wide range of £4,345 to £8,126 per square metre).
- 6.29 Clearly the amount of 'surplus' residual land value (in excess of Benchmark Land Values) will vary between sites and depend on the precise rental amounts charged for each scheme (which will also vary). It is therefore unlikely that a fixed amount per unit would both (a) maximise potential receipts while also (b) be viable in all circumstances. The same options considered above in relation to securing payments in lieu on student housing developments would apply equally to older person's housing schemes.

Affordable Workspace floorspace

- 6.30 Emerging Policy E4 requires the provision of an affordable workspace strategy to support the delivering of affordable workspace on certain named commercial sites across the City. We have tested the viability of affordable workspace across all the Class E office/R&D and light industrial floorspace typologies. The Policy does not provide any indication of the amount of floorspace to be discounted; the discount to be sought; nor the length of time the discount will run, as these will be determined through discussion on individual applications. We have therefore tested provision of 10% of floorspace as affordable (in line with similar policies adopted by other authorities) at a 25% and 50% discount to market rent in perpetuity.
- 6.31 Our appraisals incorporating the affordable floorspace requirement are summarised in tables 6.31.1 and 6.31.2 (see also Appendix 10). This compares the residual land values with no affordable workspace (the 'base' appraisal) to three potential levels of discount (25%, 50% and 100% of market rent). Table 6.31.2 tests the provision of 1,000 square metres of discounted floorspace on typologies 23, 24 and 25.
- 6.32 Outside the City Centre, light industrial developments generate higher residual land values than secondary industrial and undeveloped land benchmark land values. After the introduction of a 25% or 50% discount on 10% of the floorspace, the residual land values would fall by 15% to 31%, but would remain higher than the two lowest benchmark land values (albeit only on the margins when the rent is discounted by 50%). Office/R&D developments outside the City Centre would generate residual land values that exceed all benchmark land values and the impact of an affordable workspace requirement on the residual land value is relatively low (a reduction of 4% for a 25% rental discount and 8% for a 50% rental discount).
- 6.33 In the City Centre, the results for light industrial developments would be similar to those outside the City Centre and they would be viable (or marginally viable) with a discount of up to 50% on 10% of the floorspace when brought forward on the two lower value benchmark land values.
- 6.34 The residual land values generated by office/R&D developments in the City Centre would exceed all four benchmark land values. Although the introduction of an affordable workspace requirement of a 50% discount to market rents applied to 10% of floorspace would reduce the residual land values by 4% to 8%, they would remain well above the benchmark land values. When the discount to market rent is increased to 100% (i.e. a peppercorn rent), the reduction in residual land values increases to a range of 20% to 54%.

Table 6.28.1: Older person's housing schemes: potential payments in lieu

OXFORD CITY COUNCIL - LOCAL PLAN

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Value psm	Description	No of units	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
£8,126	C2 care scheme - flats	60	£2,136,734	2,840,509	2,424,255	2,008,001	1,591,748	1,175,494	757,911	336,511	88,185	514,015	945,565	1,380,416
£7,391	C2 care scheme - flats	60	£2,136,734	1,480,041	1,131,811	780,550	428,125	75,701	280,946	636,748	1,001,007	1,364,692	1,728,378	2,092,063
£6,956	C2 care scheme - flats	60	£2,136,734	668,325	356,755	45,183	270,451	586,777	905,890	1,227,425	1,548,961	1,870,496	2,192,031	2,513,567
£6,521	C2 care scheme - flats	60	£2,136,734	1,652,192	1,384,541	1,116,889	849,238	579,336	308,619	37,902	236,368	511,216	789,046	1,068,432
£6,086	C2 care scheme - flats	60	£2,136,734	845,131	615,267	385,403	155,541	75,458	308,626	542,196	776,230	1,015,464	1,252,699	1,489,934
£5,651	C2 care scheme - flats	60	£2,136,734	28,058	163,409	355,302	547,196	740,931	936,015	1,131,099	1,326,184	1,521,268	1,716,353	1,911,437
£5,215	C2 care scheme - flats	60	£2,136,734	803,598	956,533	1,109,467	1,262,401	1,415,335	1,568,269	1,721,204	1,874,137	2,027,071	2,180,006	2,332,940
£4,780	C2 care scheme - flats	60	£2,136,734	1,646,605	1,757,388	1,868,172	1,978,956	2,089,740	2,200,523	2,311,307	2,422,091	2,532,875	2,643,659	2,754,442
£4,345	C2 care scheme - flats	60	£2,136,734	2,489,610	2,558,243	2,626,876	2,695,510	2,764,144	2,832,778	2,901,411	2,970,044	3,038,678	3,107,311	3,175,945

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Value psm	Description	No of units	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
£8,126	C2 care scheme - flats	60	£1,248,073	2,840,509	2,424,255	2,008,001	1,591,748	1,175,494	757,911	336,511	88,185	514,015	945,565	1,380,416
£7,391	C2 care scheme - flats	60	£1,248,073	1,480,041	1,131,811	780,550	428,125	75,701	280,946	636,748	1,001,007	1,364,692	1,728,378	2,092,063
£6,956	C2 care scheme - flats	60	£1,248,073	668,325	356,755	45,183	270,451	586,777	905,890	1,227,425	1,548,961	1,870,496	2,192,031	2,513,567
£6,521	C2 care scheme - flats	60	£1,248,073	1,652,192	1,384,541	1,116,889	849,238	579,336	308,619	37,902	236,368	511,216	789,046	1,068,432
£6,086	C2 care scheme - flats	60	£1,248,073	845,131	615,267	385,403	155,541	75,458	308,626	542,196	776,230	1,015,464	1,252,699	1,489,934
£5,651	C2 care scheme - flats	60	£1,248,073	28,058	163,409	355,302	547,196	740,931	936,015	1,131,099	1,326,184	1,521,268	1,716,353	1,911,437
£5,215	C2 care scheme - flats	60	£1,248,073	803,598	956,533	1,109,467	1,262,401	1,415,335	1,568,269	1,721,204	1,874,137	2,027,071	2,180,006	2,332,940
£4,780	C2 care scheme - flats	60	£1,248,073	1,646,605	1,757,388	1,868,172	1,978,956	2,089,740	2,200,523	2,311,307	2,422,091	2,532,875	2,643,659	2,754,442
£4,345	C2 care scheme - flats	60	£1,248,073	2,489,610	2,558,243	2,626,876	2,695,510	2,764,144	2,832,778	2,901,411	2,970,044	3,038,678	3,107,311	3,175,945

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Value psm	Description	No of units	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
£8,126	C2 care scheme - flats	60	£486,314	2,840,509	2,424,255	2,008,001	1,591,748	1,175,494	757,911	336,511	88,185	514,015	945,565	1,380,416
£7,391	C2 care scheme - flats	60	£486,314	1,480,041	1,131,811	780,550	428,125	75,701	280,946	636,748	1,001,007	1,364,692	1,728,378	2,092,063
£6,956	C2 care scheme - flats	60	£486,314	668,325	356,755	45,183	270,451	586,777	905,890	1,227,425	1,548,961	1,870,496	2,192,031	2,513,567
£6,521	C2 care scheme - flats	60	£486,314	1,652,192	1,384,541	1,116,889	849,238	579,336	308,619	37,902	236,368	511,216	789,046	1,068,432
£6,086	C2 care scheme - flats	60	£486,314	845,131	615,267	385,403	155,541	75,458	308,626	542,196	776,230	1,015,464	1,252,699	1,489,934
£5,651	C2 care scheme - flats	60	£486,314	28,058	163,409	355,302	547,196	740,931	936,015	1,131,099	1,326,184	1,521,268	1,716,353	1,911,437
£5,215	C2 care scheme - flats	60	£486,314	803,598	956,533	1,109,467	1,262,401	1,415,335	1,568,269	1,721,204	1,874,137	2,027,071	2,180,006	2,332,940
£4,780	C2 care scheme - flats	60	£486,314	1,646,605	1,757,388	1,868,172	1,978,956	2,089,740	2,200,523	2,311,307	2,422,091	2,532,875	2,643,659	2,754,442
£4,345	C2 care scheme - flats	60	£486,314	2,489,610	2,558,243	2,626,876	2,695,510	2,764,144	2,832,778	2,901,411	2,970,044	3,038,678	3,107,311	3,175,945

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Value psm	Description	No of units	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
£8,126	C2 care scheme - flats	60	£112,451	2,840,509	2,424,255	2,008,001	1,591,748	1,175,494	757,911	336,511	88,185	514,015	945,565	1,380,416
£7,391	C2 care scheme - flats	60	£112,451	1,480,041	1,131,811	780,550	428,125	75,701	280,946	636,748	1,001,007	1,364,692	1,728,378	2,092,063
£6,956	C2 care scheme - flats	60	£112,451	668,325	356,755	45,183	270,451	586,777	905,890	1,227,425	1,548,961	1,870,496	2,192,031	2,513,567
£6,521	C2 care scheme - flats	60	£112,451	1,652,192	1,384,541	1,116,889	849,238	579,336	308,619	37,902	236,368	511,216	789,046	1,068,432
£6,086	C2 care scheme - flats	60	£112,451	845,131	615,267	385,403	155,541	75,458	308,626	542,196	776,230	1,015,464	1,252,699	1,489,934
£5,651	C2 care scheme - flats	60	£112,451	28,058	163,409	355,302	547,196	740,931	936,015	1,131,099	1,326,184	1,521,268	1,716,353	1,911,437
£5,215	C2 care scheme - flats	60	£112,451	803,598	956,533	1,109,467	1,262,401	1,415,335	1,568,269	1,721,204	1,874,137	2,027,071	2,180,006	2,332,940
£4,780	C2 care scheme - flats	60	£112,451	1,646,605	1,757,388	1,868,172	1,978,956	2,089,740	2,200,523	2,311,307	2,422,091	2,532,875	2,643,659	2,754,442
£4,345	C2 care scheme - flats	60	£112,451	2,489,610	2,558,243	2,626,876	2,695,510	2,764,144	2,832,778	2,901,411	2,970,044	3,038,678	3,107,311	3,175,945

Potential payments in lieu

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Value psm	Description	PIL per unit
£8,126	C2 care scheme - flats	11,730
£7,391	C2 care scheme - flats	-
£6,956	C2 care scheme - flats	-
£6,521	C2 care scheme - flats	-
£6,086	C2 care scheme - flats	-
£5,651	C2 care scheme - flats	-
£5,215	C2 care scheme - flats	-
£4,780	C2 care scheme - flats	-
£4,345	C2 care scheme - flats	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Value psm	Description	PIL per unit
£8,126	C2 care scheme - flats	26,541
£7,391	C2 care scheme - flats	3,866
£6,956	C2 care scheme - flats	-
£6,521	C2 care scheme - flats	6,735
£6,086	C2 care scheme - flats	-
£5,651	C2 care scheme - flats	-
£5,215	C2 care scheme - flats	-
£4,780	C2 care scheme - flats	-
£4,345	C2 care scheme - flats	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Value psm	Description	PIL per unit
£8,126	C2 care scheme - flats	39,237
£7,391	C2 care scheme - flats	16,562
£6,956	C2 care scheme - flats	3,034
£6,521	C2 care scheme - flats	19,431
£6,086	C2 care scheme - flats	5,980
£5,651	C2 care scheme - flats	-
£5,215	C2 care scheme - flats	-
£4,780	C2 care scheme - flats	-
£4,345	C2 care scheme - flats	-

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Value psm	Description	PIL per unit
£8,126	C2 care scheme - flats	45,468
£7,391	C2 care scheme - flats	22,793
£6,956	C2 care scheme - flats	9,265
£6,521	C2 care scheme - flats	25,662
£6,086	C2 care scheme - flats	12,211
£5,651	C2 care scheme - flats	-
£5,215	C2 care scheme - flats	-
£4,780	C2 care scheme - flats	-
£4,345	C2 care scheme - flats	-

Table 6.31.1: Affordable workspace results (10% of floorspace provided as discounted space)

OXFORD CITY COUNCIL - LOCAL PLAN

10% of space let as affordable

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Outside City Centre

£7,030,545					
Description	BLV	Base	25% discount	50% discount	100% discount
20 Class E (light industrial) development	£2,929,394	728,404	616,606	504,808	281,211
23 Class E (office) development	£1,757,636	13,423,377	12,678,414	11,933,452	10,443,527
24 Class E (office) development	£8,788,181	69,496,158	65,710,817	61,925,476	54,354,795
25 Industrial (B2/B8)	£23,435,150	16,792,374	15,723,055	14,653,736	12,515,098
26 Industrial (B2/B8)	£1,171,758	839,618	786,153	732,687	625,755

% change from base		
25% discount	50% discount	100% discount
-15%	-31%	-54%
-6%	-11%	-18%
-5%	-11%	-17%
-6%	-13%	-20%
-6%	-13%	-20%

10% of space let as affordable

City Centre

Base	25% discount	50% discount	100% discount
728,404	616,606	504,808	281,211
30,061,552	28,847,663	27,633,774	25,205,996
154,204,376	148,036,302	141,868,229	129,532,082
16,792,374	15,723,055	14,653,736	12,515,098
839,618	786,153	732,687	625,755

% change from base		
25% discount	50% discount	100% discount
-15%	-31%	-54%
-4%	-8%	-13%
-4%	-8%	-12%
-6%	-13%	-20%
-6%	-13%	-20%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Outside City Centre

£4,106,664					
Description	BLV	Base	25% discount	50% discount	100% discount
20 Class E (light industrial) development	£1,711,068	728,404	616,606	504,808	281,211
23 Class E (office) development	£1,026,641	13,423,377	12,678,414	11,933,452	10,443,527
24 Class E (office) development	£5,133,205	69,496,158	65,710,817	61,925,476	54,354,795
25 Industrial (B2/B8)	£13,688,547	16,792,374	15,723,055	14,653,736	12,515,098
26 Industrial (B2/B8)	£684,427	839,618	786,153	732,687	625,755

% change from base		
25% discount	50% discount	100% discount
-15%	-31%	-54%
-6%	-11%	-18%
-5%	-11%	-17%
-6%	-13%	-20%
-6%	-13%	-20%

City Centre

Base	25% discount	50% discount	100% discount
728,404	616,606	504,808	281,211
30,061,552	28,847,663	27,633,774	25,205,996
154,204,376	148,036,302	141,868,229	129,532,082
16,792,374	15,723,055	14,653,736	12,515,098
839,618	786,153	732,687	625,755

25% discount	50% discount	100% discount
-15%	-31%	-54%
-4%	-8%	-13%
-4%	-8%	-12%
-6%	-13%	-20%
-6%	-13%	-20%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Outside City Centre

£1,237,410					
Description	BLV	Base	25% discount	50% discount	100% discount
20 Class E (light industrial) development	£515,588	728,404	616,606	504,808	281,211
23 Class E (office) development	£309,353	13,423,377	12,678,414	11,933,452	10,443,527
24 Class E (office) development	£1,546,763	69,496,158	65,710,817	61,925,476	54,354,795
25 Industrial (B2/B8)	£4,124,700	16,792,374	15,723,055	14,653,736	12,515,098
26 Industrial (B2/B8)	£206,235	839,618	786,153	732,687	625,755

% change from base		
25% discount	50% discount	100% discount
-15%	-31%	-54%
-6%	-11%	-18%
-5%	-11%	-17%
-6%	-13%	-20%
-6%	-13%	-20%

City Centre

Base	25% discount	50% discount	100% discount
728,404	616,606	504,808	281,211
30,061,552	28,847,663	27,633,774	25,205,996
154,204,376	148,036,302	141,868,229	129,532,082
16,792,374	15,723,055	14,653,736	12,515,098
839,618	786,153	732,687	625,755

25% discount	50% discount	100% discount
-15%	-31%	-54%
-4%	-8%	-13%
-4%	-8%	-12%
-6%	-13%	-20%
-6%	-13%	-20%

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Outside City Centre

£370,000					
Description	BLV	Base	25% discount	50% discount	100% discount
20 Class E (light industrial) development	£154,167	728,404	616,606	504,808	281,211
23 Class E (office) development	£92,500	13,423,377	12,678,414	11,933,452	10,443,527
24 Class E (office) development	£462,500	69,496,158	65,710,817	61,925,476	54,354,795
25 Industrial (B2/B8)	£1,233,333	16,792,374	15,723,055	14,653,736	12,515,098
26 Industrial (B2/B8)	£61,667	839,618	786,153	732,687	625,755

% change from base		
25% discount	50% discount	100% discount
-15%	-31%	-54%
-6%	-11%	-18%
-5%	-11%	-17%
-6%	-13%	-20%
-6%	-13%	-20%

City Centre

Base	25% discount	50% discount	100% discount
728,404	616,606	504,808	281,211
30,061,552	28,847,663	27,633,774	25,205,996
154,204,376	148,036,302	141,868,229	129,532,082
16,792,374	15,723,055	14,653,736	12,515,098
839,618	786,153	732,687	625,755

25% discount	50% discount	100% discount
-15%	-31%	-54%
-4%	-8%	-13%
-4%	-8%	-12%
-6%	-13%	-20%
-6%	-13%	-20%

Table 6.31.2: Affordable workspace results (1,000 square metres of space provided on schemes providing 5,000 square metres of more of employment floorspace)

Note: 1,000 square metres of affordable workspace equates to 20% of total floorspace for Typology 23, 4% of floorspace for Typology 24 and 5% of floorspace for Typology 25

OXFORD CITY COUNCIL - LOCAL PLAN		10% of space let as affordable								10% of space let as affordable					
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		Outside City Centre					% change from base			City Centre					
Description	BLV	Base	25% discount	50% discount	100% discount	25% discount	50% discount	100% discount	Base	25% discount	50% discount	100% discount	25% discount	50% discount	100% discount
£7,030,545															
23 Class E (office) development	£1,757,636	13,423,377	11,933,452	10,443,527	7,463,677	-11%	-22%	-37%	30,061,552	27,633,774	25,205,996	20,350,440	-8%	-16%	-26%
24 Class E (office) development	£8,788,181	69,496,158	67,982,021	66,467,885	63,439,613	-2%	-4%	-7%	154,204,376	151,737,146	149,269,917	144,335,458	-2%	-3%	-5%
25 Industrial (B2/B8)	£23,435,150	16,792,374	16,257,715	15,723,055	14,653,736	-3%	-6%	-10%	16,792,374	16,257,715	15,723,055	14,653,736	-3%	-6%	-10%
BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		Outside City Centre					% change from base			City Centre					
£4,106,664															
23 Class E (office) development	£1,026,641	13,423,377	11,933,452	10,443,527	7,463,677	-11%	-22%	-37%	30,061,552	27,633,774	25,205,996	20,350,440	-8%	-16%	-26%
24 Class E (office) development	£5,133,205	69,496,158	67,982,021	66,467,885	63,439,613	-2%	-4%	-7%	154,204,376	151,737,146	149,269,917	144,335,458	-2%	-3%	-5%
25 Industrial (B2/B8)	£13,688,547	16,792,374	16,257,715	15,723,055	14,653,736	-3%	-6%	-10%	16,792,374	16,257,715	15,723,055	14,653,736	-3%	-6%	-10%
BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		Outside City Centre					% change from base			City Centre					
£1,237,410															
23 Class E (office) development	£309,353	13,423,377	11,933,452	10,443,527	7,463,677	-11%	-22%	-37%	30,061,552	27,633,774	25,205,996	20,350,440	-8%	-16%	-26%
24 Class E (office) development	£1,546,763	69,496,158	67,982,021	66,467,885	63,439,613	-2%	-4%	-7%	154,204,376	151,737,146	149,269,917	144,335,458	-2%	-3%	-5%
25 Industrial (B2/B8)	£4,124,700	16,792,374	16,257,715	15,723,055	14,653,736	-3%	-6%	-10%	16,792,374	16,257,715	15,723,055	14,653,736	-3%	-6%	-10%
BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)		Outside City Centre					% change from base			City Centre					
£370,000															
23 Class E (office) development	£92,500	13,423,377	11,933,452	10,443,527	7,463,677	-11%	-22%	-37%	30,061,552	27,633,774	25,205,996	20,350,440	-8%	-16%	-26%
24 Class E (office) development	£462,500	69,496,158	67,982,021	66,467,885	63,439,613	-2%	-4%	-7%	154,204,376	151,737,146	149,269,917	144,335,458	-2%	-3%	-5%
25 Industrial (B2/B8)	£1,233,333	16,792,374	16,257,715	15,723,055	14,653,736	-3%	-6%	-10%	16,792,374	16,257,715	15,723,055	14,653,736	-3%	-6%	-10%

- 6.35 Where scheme viability is marginal, affordable floorspace requirements *may* have a more significant impact on residual land values than those shown above. The policy is not prescriptive so in these circumstances, developers are unlikely to be able to provide discounted floorspace.

Impact of emerging Local Plan policies

- 6.36 We have assessed the viability of other emerging Local Plan policies individually so that the Council can delineate between the impacts of each policy (see tables 6.36.1 to 6.36.4 and Appendix 11). These appraisals all assume provision of 40% affordable housing (80% rented and 20% shared ownership). Clearly, as noted above, there may be scenarios where this target is unachievable and these are shown in the results of our assessments by either (a) a negative residual land value or (b) a residual land value that is positive, but nevertheless lower than the benchmark land value applied. In practice, if such situations emerged on live applications, there are several potential solutions, including applying CIL exceptional circumstances relief; CIL in Kind; provision of grant funding; variations to the affordable housing tenure or overall percentage; to achieve a viable position.
- 6.37 It is therefore important to focus not necessarily on whether schemes are 'viable' (shown with green shading) or 'unviable' (shown with red shading) in the tables, but on the *degree of change* in residual land value after the policy is applied. Where the starting 'pre-policy' residual land value is already low, the impact of a draft policy may be disproportionately large. This situation is prevalent in the areas with lower value price points. In these situations, it is also important to note that small changes to CIL (e.g. greater offsets for existing floorspace) or reductions in affordable housing will have an equally disproportionate *positive* impact on residual land values to offset policy costs, if these cannot be absorbed through a reduction to land value.
- 6.38 The tables show a 'baseline' residual land value for each typology, tested at each of the nine price points, ranging from A (£4,345 per square metre) to I (£8,126 per square metre). For each policy, we have provided the residual land value resulting from factoring in the additional costs associated with the necessary measures to comply.

Table 6.36.1: Biodiversity net gain/urban greening (assuming 40% affordable housing, 80% rent and 20% shared ownership, and indexed CIL)

Biodiversity Net Gain and Urban Greening			Sales value (£ psm):																											
BLV: SECONDARY OFFICES			£4,345 psm		£4,780 psm		£5,215 psm		£5,651 psm		£6,086 psm		£6,521 psm		£6,956 psm		£7,391 psm		£8,126 psm											
Description	No of units	Site area	BLV (£ m)	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF																			
1 House	1	0.02	£0.19	£0.0451	£0.0429	£0.0608	£0.0586	£0.0785	£0.0743	£0.0922	£0.0900	£0.1079	£0.1058	£0.1236	£0.1215	£0.1152	£0.1127	£0.1309	£0.1284	£0.1574	£0.1553									
2 Houses	2	0.05	£0.38	£0.0901	£0.0858	£0.1215	£0.1172	£0.1530	£0.1487	£0.1844	£0.1801	£0.2158	£0.2115	£0.2472	£0.2429	£0.2304	£0.2254	£0.2618	£0.2569	£0.3148	£0.3099									
3 Houses	5	0.12	£0.95	£0.2253	£0.2146	£0.3039	£0.2931	£0.3824	£0.3717	£0.4610	£0.4502	£0.5395	£0.5288	£0.6181	£0.6073	£0.5759	£0.5636	£0.6545	£0.6422	£0.7871	£0.7748									
4 10 houses	10	0.25	£1.89	£0.4506	£0.4291	£0.6077	£0.5862	£0.7649	£0.7433	£0.9220	£0.9005	£1.0791	£1.0576	£1.2362	£1.2147	£1.1518	£1.1272	£1.3089	£1.2843	£1.5742	£1.5496									
5 30 flats - low density	30	0.33	£2.53	£0.3237	£0.3958	£0.0664	£0.0044	£0.4517	£0.3810	£0.6370	£0.7662	£1.2222	£1.1515	£1.6075	£1.5368	£0.9423	£0.8582	£1.3276	£1.2435	£1.9781	£1.8940									
6 30 flats - medium density	30	0.30	£2.27	£0.4873	£0.5591	£0.1077	£0.1795	£0.2679	£0.1972	£0.6418	£0.5711	£1.0158	£0.9451	£1.3897	£1.3190	£0.7132	£0.6291	£1.0872	£1.0031	£1.7185	£1.6344									
7 30 flats - high density	30	0.21	£1.62	£0.5255	£0.6048	£0.1574	£0.2364	£0.2076	£0.1297	£0.5702	£0.4923	£0.9328	£0.8550	£1.2954	£1.2176	£0.6076	£0.5164	£0.9702	£0.8790	£1.5824	£1.4912									
8 100 houses	100	2.48	£18.94	£4.3019	£4.1017	£5.7649	£5.5660	£7.2279	£7.0290	£8.6910	£8.4920	£10.1450	£9.9484	£11.5990	£11.4023	£10.8453	£10.6195	£12.2993	£12.0745	£14.7541	£14.5293									
9 100 flats - medium density	100	0.99	£7.58	£1.6923	£1.9272	£0.4621	£0.8959	£0.7392	£0.5113	£1.9335	£1.7056	£3.1215	£2.8970	£4.3011	£4.0766	£2.1318	£1.8608	£3.3261	£3.0551	£5.3182	£5.0513									
10 200 houses	200	4.96	£37.88	£8.1937	£7.8217	£10.9422	£10.5708	£13.6870	£13.3189	£16.4202	£16.0520	£19.1533	£18.7852	£21.8865	£21.5184	£20.4874	£20.0667	£23.2206	£22.7988	£27.8351	£27.4144									
11 200 flats - medium density	200	1.99	£15.15	£3.8469	£4.3004	£1.5468	£1.9935	£0.7142	£0.2809	£2.9294	£2.4961	£5.1231	£4.6963	£7.3097	£6.8828	£3.1391	£2.6238	£5.3435	£4.8360	£9.0352	£8.5277									
12 450 houses	450	11.17	£85.22	£15.7871	£15.0708	£21.0793	£20.3685	£26.3466	£25.6409	£31.6007	£30.8949	£36.8385	£36.1371	£42.0727	£41.3714	£39.4349	£38.6333	£44.6691	£43.8676	£53.5064	£52.7049									
13 450 flats - medium density	450	4.47	£34.09	£6.2432	£6.1966	£3.4676	£4.3925	£1.1542	£0.2704	£5.6283	£4.7578	£10.0303	£9.1728	£14.3732	£13.5286	£6.0382	£5.0031	£10.4606	£9.4410	£17.8187	£16.8144									
14 Student housing - studios 150 units	-	0.32	£2.44	£3.7244	£3.5520	£3.7244	£3.5520	£3.7244	£3.5520	£3.7244	£3.5520	£3.7244	£3.5520	£3.7244	£3.5520	£2.7383	£2.5532	£2.7383	£2.5532	£2.7383	£2.5532									
15 Student housing - ensuite 150 units	-	0.21	£1.60	£2.4375	£2.3225	£2.4375	£2.3225	£2.4375	£2.3225	£2.4375	£2.3225	£2.4375	£2.3225	£2.4375	£2.3225	£1.7800	£1.6567	£1.7800	£1.6567	£1.7800	£1.6567									
16 Student housing - studios 250 units	-	0.54	£4.12	£6.2074	£5.9199	£6.2074	£5.9199	£6.2074	£5.9199	£6.2074	£5.9199	£6.2074	£5.9199	£6.2074	£5.9199	£4.5638	£4.2554	£4.5638	£4.2554	£4.5638	£4.2554									
17 Student housing - ensuite 250 units	-	0.36	£2.74	£4.5676	£4.3783	£4.5676	£4.3783	£4.5676	£4.3783	£4.5676	£4.3783	£4.5676	£4.3783	£4.5676	£4.3783	£3.4853	£3.2822	£3.4853	£3.2822	£3.4853	£3.2822									
18 Student housing - ensuite 300 units	-	0.43	£3.27	£5.4811	£5.2540	£5.4811	£5.2540	£5.4811	£5.2540	£5.4811	£5.2540	£5.4811	£5.2540	£5.4811	£5.2540	£4.1823	£3.9387	£4.1823	£3.9387	£4.1823	£3.9387									
19 C2 care scheme - flats	60	0.30	£2.32	£2.3871	£2.5039	£1.8813	£1.9981	£1.3755	£1.4923	£0.8697	£0.9865	£0.3671	£0.4821	£0.1286	£0.0153	£1.0868	£1.2256	£0.5823	£0.7188	£0.2541	£0.1194									
20 Class E (light industrial) development	-	0.42	£3.18	£0.7098	£0.6862	£0.7098	£0.6862	£0.7098	£0.6862	£0.7098	£0.6862	£0.7098	£0.6862	£0.7098	£0.6862	£0.6862	£0.7098	£0.6862	£0.7098	£0.6862	£0.7098									
21 Class E (retail - convenience) development	-	0.50	£3.82	£3.9862	£3.9203	£3.9862	£3.9203	£3.9862	£3.9203	£3.9862	£3.9203	£3.9862	£3.9203	£3.9862	£3.9203	£3.9862	£3.9203	£3.9862	£3.9203	£3.9862	£3.9203									
22 Class E (retail - supermarket) development	-	0.30	£2.29	£0.7078	£0.6849	£0.7078	£0.6849	£0.7078	£0.6849	£0.7078	£0.6849	£0.7078	£0.6849	£0.7078	£0.6849	£0.6849	£0.7078	£0.6849	£0.7078	£0.6849	£0.7078									
23 Class E (office) development	-	0.09	£0.68	£12.8453	£12.6503	£12.8453	£12.6503	£12.8453	£12.6503	£12.8453	£12.6503	£12.8453	£12.6503	£12.8453	£12.6503	£28.6719	£28.4515	£28.6719	£28.4515	£28.6719	£28.4515									
24 Class E (office) development	-	0.18	£1.36	£86.4759	£85.5120	£86.4759	£85.5120	£86.4759	£85.5120	£86.4759	£85.5120	£86.4759	£85.5120	£86.4759	£85.5120	£147.0487	£145.9596	£147.0487	£145.9596	£147.0487	£145.9596									
25 Industrial (B2/B8)	-	0.33	£25.43	£18.1885	£17.8904	£18.1885	£17.8904	£18.1885	£17.8904	£18.1885	£17.8904	£18.1885	£17.8904	£18.1885	£17.8904	£18.1885	£17.8904	£18.1885	£17.8904	£18.1885	£17.8904									
26 Industrial (B2/B8)	-	0.17	£0.70	£0.9094	£0.8945	£0.9094	£0.8945	£0.9094	£0.8945	£0.9094	£0.8945	£0.9094	£0.8945	£0.9094	£0.8945	£0.9094	£0.8945	£0.9094	£0.8945	£0.9094	£0.8945									
27 Hotel (city centre) 50 rooms	-	0.08	£0.60	£1.9290	£1.9916	£1.9290	£1.9916	£1.9290	£1.9916	£1.9290	£1.9916	£1.9290	£1.9916	£1.9290	£1.9916	£1.9290	£1.9916	£1.9290	£1.9916	£1.9290	£1.9916									
28 Hotel (city centre) 75 rooms	-	0.12	£0.89	£2.8935	£2.9874	£2.8935	£2.9874	£2.8935	£2.9874	£2.8935	£2.9874	£2.8935	£2.9874	£2.8935	£2.9874	£2.8935	£2.9874	£2.8935	£2.9874	£2.8935	£2.9874									
29 Hotel (city centre) 100 rooms	-	0.16	£1.19	£3.8580	£3.9833	£3.8580	£3.9833	£3.8580	£3.9833	£3.8580	£3.9833	£3.8580	£3.9833	£3.8580	£3.9833	£3.8580	£3.9833	£3.8580	£3.9833	£3.8580	£3.9833									
30 Community use/leisure	-	0.11	£0.84	£1.2782	£1.3239	£1.2782	£1.3239	£1.2782	£1.3239	£1.2782	£1.3239	£1.2782	£1.3239	£1.2782	£1.3239	£1.2782	£1.3239	£1.2782	£1.3239	£1.2782	£1.3239									

Table 6.36.2: Accessibility standards (assuming 40% affordable housing, 80% rent and 20% shared ownership, and indexed CIL)

Accessibility			Sales value (£ psm):		£4,345 psm		£4,780 psm		£5,215 psm		£5,651 psm		£6,086 psm		£6,521 psm		£6,956 psm		£7,391 psm		£8,126 psm		
Description	No of units	Site area	BLV (£ m)	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access										
BLV: SECONDARY OFFICES																							
1 House	1	0.02	£0.19	£0.0451	£0.0399	£0.0600	£0.0556	£0.0765	£0.0714	£0.0922	£0.0871	£0.1079	£0.1028	£0.1236	£0.1185	£0.1152	£0.1093	£0.1309	£0.1250	£0.1574	£0.1516	£0.1574	£0.1516
2 Houses	2	0.05	£0.38	£0.0901	£0.0799	£0.1215	£0.1113	£0.1530	£0.1427	£0.1844	£0.1741	£0.2158	£0.2056	£0.2472	£0.2370	£0.2304	£0.2186	£0.2618	£0.2501	£0.3148	£0.3031	£0.3148	£0.3031
5 Houses	5	0.12	£0.95	£0.2253	£0.1997	£0.3039	£0.2782	£0.3824	£0.3568	£0.4610	£0.4353	£0.5395	£0.5139	£0.6181	£0.5925	£0.5759	£0.5466	£0.6545	£0.6252	£0.7871	£0.7578	£0.7871	£0.7578
4 10 houses	10	0.25	£1.89	£0.4506	£0.3994	£0.6077	£0.5565	£0.7649	£0.7136	£0.9220	£0.8707	£1.0791	£1.0278	£1.2362	£1.1849	£1.1518	£1.0932	£1.3089	£1.2503	£1.5742	£1.5156	£1.5742	£1.5156
5 30 flats - low density	30	0.33	£2.63	£0.3237	£0.4150	£0.0684	£0.0239	£0.4517	£0.3618	£0.8370	£0.7470	£1.2222	£1.1323	£1.6075	£1.5176	£0.9423	£0.8396	£1.3276	£1.2248	£1.9781	£1.8753	£1.9781	£1.8753
6 30 flats - medium density	30	0.30	£2.27	£0.4873	£0.5786	£0.1077	£0.1990	£0.2679	£0.1780	£0.6418	£0.5519	£1.0158	£0.9259	£1.3897	£1.2998	£0.7132	£0.6104	£1.0872	£0.9844	£1.7185	£1.6157	£1.7185	£1.6157
7 30 flats - high density	30	0.21	£1.62	£0.5255	£0.6168	£0.1574	£0.2487	£0.2076	£0.1176	£0.5702	£0.4803	£0.9328	£0.8429	£1.2954	£1.2055	£0.6076	£0.5046	£0.9702	£0.8674	£1.5824	£1.4796	£1.5824	£1.4796
8 100 houses	100	2.48	£18.94	£4.3019	£3.8228	£5.7649	£5.2908	£7.2279	£6.7538	£8.6910	£8.2169	£10.1450	£9.6763	£11.5990	£11.1302	£10.8453	£10.3050	£12.2993	£11.7636	£14.7541	£14.2184	£14.7541	£14.2184
9 100 flats - medium density	100	0.99	£7.58	£1.8923	£1.9910	£0.4821	£0.7597	£0.7392	£0.4494	£1.9335	£1.8437	£3.1215	£2.8360	£4.3011	£4.0157	£2.1318	£1.8006	£3.3261	£2.9949	£5.3182	£4.9820	£5.3182	£4.9820
10 200 houses	200	4.96	£37.88	£8.1937	£7.3025	£10.9422	£10.0569	£13.6870	£12.8054	£16.4202	£15.5428	£19.1533	£18.2759	£21.8865	£21.0091	£20.4874	£19.4846	£23.2206	£22.2178	£27.8351	£26.8324	£27.8351	£26.8324
11 200 flats - medium density	200	1.99	£15.15	£3.8469	£4.4238	£1.5468	£2.1148	£0.7142	£0.1632	£2.9294	£2.3784	£5.1231	£4.5804	£7.3097	£6.7689	£3.1391	£2.5093	£5.3435	£4.7232	£9.0352	£8.4149	£9.0352	£8.4149
12 450 houses	450	11.17	£85.22	£15.7871	£14.0774	£21.0793	£19.3853	£26.3466	£24.6643	£31.6007	£29.9187	£36.8385	£35.1670	£42.0727	£40.4012	£38.4349	£37.5189	£44.6691	£42.7588	£53.5064	£51.5961	£53.5064	£51.5961
13 450 flats - medium density	450	4.47	£34.09	£8.2432	£9.4555	£3.4676	£4.8437	£1.1542	£0.0300	£5.6283	£4.5213	£10.0303	£8.9399	£14.3732	£13.2992	£6.0382	£4.7730	£10.4606	£9.2144	£17.8187	£16.5912	£17.8187	£16.5912
14 Student housing - studios 150 units	-	0.32	£2.44	£3.7244	£3.7244	£3.7244	£3.7244	£3.7244	£3.7244	£3.7244	£3.7244	£3.7244	£3.7244	£3.7244	£3.7244	£2.7383	£2.7383	£2.7383	£2.7383	£2.7383	£2.7383	£2.7383	£2.7383
15 Student housing - ensuite 150 units	-	0.21	£1.60	£2.4375	£2.4375	£2.4375	£2.4375	£2.4375	£2.4375	£2.4375	£2.4375	£2.4375	£2.4375	£2.4375	£2.4375	£1.7800	£1.7800	£1.7800	£1.7800	£1.7800	£1.7800	£1.7800	£1.7800
16 Student housing - studios 250 units	-	0.54	£4.12	£6.2074	£6.2074	£6.2074	£6.2074	£6.2074	£6.2074	£6.2074	£6.2074	£6.2074	£6.2074	£6.2074	£6.2074	£4.5638	£4.5638	£4.5638	£4.5638	£4.5638	£4.5638	£4.5638	£4.5638
17 Student housing - ensuite 250 units	-	0.36	£2.74	£4.5676	£4.5676	£4.5676	£4.5676	£4.5676	£4.5676	£4.5676	£4.5676	£4.5676	£4.5676	£4.5676	£4.5676	£4.5676	£3.4853	£3.4853	£3.4853	£3.4853	£3.4853	£3.4853	£3.4853
18 Student housing - ensuite 300 units	-	0.43	£3.27	£5.4811	£5.4811	£5.4811	£5.4811	£5.4811	£5.4811	£5.4811	£5.4811	£5.4811	£5.4811	£5.4811	£5.4811	£4.1823	£4.1823	£4.1823	£4.1823	£4.1823	£4.1823	£4.1823	£4.1823
19 C2 care scheme - flats	60	0.30	£2.32	£2.3871	£2.3358	£1.8813	£2.0296	£1.3755	£1.5240	£0.8697	£1.0182	£0.3671	£0.5134	£0.1268	£0.0157	£1.0686	£1.2565	£0.5823	£0.7507	£0.2541	£0.0896	£0.2541	£0.0896
20 Class E (light industrial) development	-	0.42	£3.18	£0.7098	£0.7098	£0.7098	£0.7098	£0.7098	£0.7098	£0.7098	£0.7098	£0.7098	£0.7098	£0.7098	£0.7098	£0.7098	£0.7098	£0.7098	£0.7098	£0.7098	£0.7098	£0.7098	£0.7098
21 Class E (retail - convenience) development	-	0.50	£3.82	£3.9862	£3.9862	£3.9862	£3.9862	£3.9862	£3.9862	£3.9862	£3.9862	£3.9862	£3.9862	£3.9862	£3.9862	£3.9862	£3.9862	£3.9862	£3.9862	£3.9862	£3.9862	£3.9862	£3.9862
22 Class E (retail - supermarket) development	-	0.30	£2.29	£0.7078	£0.7078	£0.7078	£0.7078	£0.7078	£0.7078	£0.7078	£0.7078	£0.7078	£0.7078	£0.7078	£0.7078	£0.7078	£0.7078	£0.7078	£0.7078	£0.7078	£0.7078	£0.7078	£0.7078
23 Class E (office) development	-	0.09	£0.68	£12.8453	£12.8453	£12.8453	£12.8453	£12.8453	£12.8453	£12.8453	£12.8453	£12.8453	£12.8453	£12.8453	£12.8453	£28.6719	£28.6719	£28.6719	£28.6719	£28.6719	£28.6719	£28.6719	£28.6719
24 Class E (office) development	-	0.18	£1.36	£06.4759	£06.4759	£06.4759	£06.4759	£06.4759	£06.4759	£06.4759	£06.4759	£06.4759	£06.4759	£06.4759	£06.4759	£147.0487	£147.0487	£147.0487	£147.0487	£147.0487	£147.0487	£147.0487	£147.0487
25 Industrial (B2/B8)	-	3.33	£25.43	£18.1885	£18.1885	£18.1885	£18.1885	£18.1885	£18.1885	£18.1885	£18.1885	£18.1885	£18.1885	£18.1885	£18.1885	£18.1885	£18.1885	£18.1885	£18.1885	£18.1885	£18.1885	£18.1885	£18.1885
26 Industrial (B2/B8)	-	0.17	£1.27	£0.9094	£0.9094	£0.9094	£0.9094	£0.9094	£0.9094	£0.9094	£0.9094	£0.9094	£0.9094	£0.9094	£0.9094	£0.9094	£0.9094	£0.9094	£0.9094	£0.9094	£0.9094	£0.9094	£0.9094
27 Hotel (city centre) 50 rooms	-	0.08	£0.60	£1.9290	£1.9290	£1.9290	£1.9290	£1.9290	£1.9290	£1.9290	£1.9290	£1.9290	£1.9290	£1.9290	£1.9290	£1.9290	£1.9290	£1.9290	£1.9290	£1.9290	£1.9290	£1.9290	£1.9290
28 Hotel (city centre) 75 rooms	-	0.12	£0.89	£2.8935	£2.8935	£2.8935	£2.8935	£2.8935	£2.8935	£2.8935	£2.8935	£2.8935	£2.8935	£2.8935	£2.8935	£2.8935	£2.8935	£2.8935	£2.8935	£2.8935	£2.8935	£2.8935	£2.8935
29 Hotel (city centre) 100 rooms	-	0.16	£1.19	£3.8580	£3.8580	£3.8580	£3.8580	£3.8580	£3.8580	£3.8580	£3.8580	£3.8580	£3.8580	£3.8580	£3.8580	£3.8580	£3.8580	£3.8580	£3.8580	£3.8580	£3.8580	£3.8580	£3.8580
30 Community use/leisure	-	0.11	£0.84	£1.2782	£1.2782	£1.2782	£1.2782	£1.2782	£1.2782	£1.2782	£1.2782	£1.2782	£1.2782	£1.2782	£1.2782	£1.2782	£1.2782	£1.2782	£1.2782	£1.2782	£1.2782	£1.2782	£1.2782
BLV: SECONDARY RETAIL																							
1 House	1	0.02	£0.19	£0.0451	£0.0399	£0.0600	£0.0556	£0.0765	£0.0714	£0.0922	£0.0871	£0.1079	£0.1028	£0.1236	£0.1185	£0.1152	£0.1093	£0.1309	£0.1250	£0.1574	£0.1516	£0.1574	£0.1516
2 Houses	2	0.05	£0.38	£0.0901	£0.0799	£0.1215	£0.1113	£0.1530	£0.1427	£0.1844	£0.1741	£0.2158	£0.2056	£0.2472	£0.2370	£0.2304	£0.2186	£0.2618	£0.2501	£0.3148	£0.3031	£0.3148	£0.3031
5 Houses	5	0.12	£0.95	£0.2253	£0.1997	£0.3039	£0.2782	£0.3824	£0.3568	£0.4610	£0.4353	£0.5395	£0.5139	£0.6181	£0.5925	£0.5759	£0.5466	£0.6545	£0.6252	£0.7871	£0.7578	£0.7871	£0.7578
4 10 houses	10	0.25	£1.89	£0.4506	£0.3994	£0.6077	£0.5565	£0.7649	£0.7136	£0.9220	£0.8707	£1.0791	£1.0278	£1.2362	£1.1849	£1.1518	£1.0932	£1.3089	£1.2503	£1.5742	£1.5156	£1.5742	£1.5156
5 30 flats - low density	30	0.33	£2.63	£0.3237	£0.4150	£0.0684	£0.0239	£0.4517	£0.3618	£0.8370	£0.7470	£1.2222	£1.1323	£1.6075	£1.5176	£0.9423	£0.8396	£1.3276	£1.2248	£1.9781	£1.8753	£1.9781	£1.8753
6 30 flats - medium density	30	0.30	£2.27	£0.4873	£0.5786	£0.1077	£0.1990	£0.2679	£0.1780	£0.6418	£0.5519	£1.0158	£0.9259	£1.3897	£1.2998	£0.7132	£0.6104	£1.0872	£0.9844	£1.7185	£1.6157	£1.7185	£1.6157
7 30 flats - high density	30	0.21	£1.62	£0.5255	£0.6168	£0.1574	£0.2487	£0.2076	£0.1176	£0.5702	£0.4803	£0.9328	£0.8429	£1.2954	£1.2055	£0.6076	£0.5046	£0.9702	£0.8674	£1.5824	£1.4796	£1.5824	£1.4796
8 100 houses	100	2.48	£18.94	£4.3019	£3.8228	£5.7649	£5.2908	£7.2279	£6.7538	£8.6910	£8.2169	£10.1450	£9.6763	£11.5990	£11.1302	£10.8453	£10.3050	£12.2993	£11.7636	£14.7541	£14.2184		

Table 6.36.3: Net zero carbon (operational only) (assuming 40% affordable housing, 80% rent and 20% shared ownership, and indexed CIL)

Net zero carbon A / X		Sales value (£ ps/m):		£4,345 ps/m		£4,780 ps/m		£5,215 ps/m		£5,651 ps/m		£6,086 ps/m		£6,521 ps/m		£6,956 ps/m		£7,391 ps/m		£8,126 ps/m		
BLV: SECONDARY OFFICES		Description	No of units	Site area	BLV (£/m)	Baseline	NZC A/X															
1	House	1	0.02	0.02	£0.0451	£0.0368	£0.0600	£0.0523	£0.0765	£0.0680	£0.0922	£0.0837	£0.1079	£0.0995	£0.1236	£0.1152	£0.1393	£0.1212	£0.1574	£0.1478	£0.1874	£0.2955
2	Houses	2	0.05	0.05	£0.0901	£0.0732	£0.1215	£0.1046	£0.1530	£0.1361	£0.1844	£0.1675	£0.2158	£0.1989	£0.2472	£0.2303	£0.2759	£0.2588	£0.3045	£0.2876	£0.3338	£0.4289
3	Houses	5	0.12	0.12	£0.2253	£0.1831	£0.3039	£0.2616	£0.3824	£0.3402	£0.4610	£0.4187	£0.5395	£0.4973	£0.6181	£0.5758	£0.6966	£0.6545	£0.7753	£0.7332	£0.8520	£1.0738
4	10 houses	10	0.25	0.25	£0.4506	£0.3661	£0.6077	£0.5232	£0.7649	£0.6803	£0.9220	£0.8374	£1.0791	£0.9946	£1.2362	£1.1517	£1.4151	£1.3306	£1.5939	£1.5094	£1.7727	£2.2476
5	30 flats - low density	30	0.33	0.33	£0.3237	£0.6958	£0.0684	£0.2147	£0.4517	£0.1738	£0.8370	£0.5591	£1.2222	£0.9444	£1.6075	£1.3297	£0.9423	£0.6120	£1.3276	£0.9972	£1.9781	£1.6477
6	30 flats - medium density	30	0.30	0.30	£0.4873	£0.7894	£0.1077	£0.3898	£0.2679	£0.0101	£0.6418	£0.3640	£1.0158	£0.7379	£1.3897	£1.1119	£0.7132	£0.3828	£1.0872	£0.7568	£1.7185	£1.3881
7	30 flats - high density	30	0.21	0.21	£0.5255	£0.8331	£0.1574	£0.4850	£0.2076	£0.0968	£0.5702	£0.2872	£0.9328	£0.6299	£1.2954	£0.9925	£0.6076	£0.2521	£0.9702	£0.6147	£1.5824	£1.2289
8	100 houses	100	2.48	18.94	£4.3019	£3.5112	£5.7649	£4.9833	£7.2279	£6.4463	£8.6910	£7.9094	£10.1450	£9.3724	£11.5990	£10.8263	£10.8453	£9.9536	£12.2993	£11.4163	£14.7541	£13.8711
9	100 flats - medium density	100	0.99	£7.58	£1.8923	£2.6152	£0.4821	£1.3838	£0.7392	£0.1586	£1.9335	£1.0382	£3.1215	£2.2325	£4.3011	£3.4192	£2.1318	£1.0672	£3.3261	£2.2615	£5.3182	£4.2696
10	200 houses	200	4.96	£37.88	£8.1937	£6.7225	£10.9422	£9.4828	£13.6870	£12.2314	£16.4202	£14.9739	£19.1533	£17.7070	£21.8865	£20.4402	£20.4874	£18.8345	£23.2206	£21.5677	£27.8351	£26.1822
11	200 flats - medium density	200	1.99	£15.15	£3.8489	£5.6285	£1.5468	£3.3080	£0.7142	£1.0191	£2.9294	£1.2269	£5.1231	£3.4421	£7.3097	£5.6328	£3.1391	£1.1148	£5.3435	£3.3300	£9.0352	£7.0414
12	450 houses	450	11.17	£85.22	£15.7871	£12.9608	£21.0793	£18.2820	£26.3466	£23.5680	£31.6007	£28.8281	£36.8385	£34.0622	£42.0727	£39.3175	£39.4349	£36.2725	£44.8691	£41.5203	£53.5064	£50.3570
13	450 flats - medium density	450	4.47	£34.09	£8.2432	£11.9888	£3.4676	£7.1254	£1.1542	£2.3902	£5.6283	£2.1909	£10.0303	£6.6546	£14.3732	£11.0500	£6.0382	£1.9349	£10.4606	£6.4180	£17.8187	£13.8843
14	Student housing - studios 150 units	-	0.32	£2.44	£3.7244	£3.0994	£3.7244	£3.0994	£3.7244	£3.0994	£3.7244	£3.0994	£3.7244	£3.0994	£3.7244	£3.0994	£2.7383	£2.0640	£2.7383	£2.0640	£2.7383	£2.0640
15	Student housing - ensuite 150 units	-	0.21	£1.62	£2.4375	£2.0208	£2.4375	£2.0208	£2.4375	£2.0208	£2.4375	£2.0208	£2.4375	£2.0208	£2.4375	£2.0208	£1.7800	£1.3305	£1.7800	£1.3305	£1.7800	£1.3305
16	Student housing - studios 250 units	-	0.54	£4.12	£6.2074	£5.1857	£6.2074	£5.1857	£6.2074	£5.1857	£6.2074	£5.1857	£6.2074	£5.1857	£6.2074	£5.1857	£4.5638	£3.4400	£4.5638	£3.4400	£4.5638	£3.4400
17	Student housing - ensuite 250 units	-	0.36	£2.74	£4.5676	£3.8817	£4.5676	£3.8817	£4.5676	£3.8817	£4.5676	£3.8817	£4.5676	£3.8817	£4.5676	£3.8817	£3.4853	£2.7453	£3.4853	£2.7453	£3.4853	£2.7453
18	Student housing - ensuite 300 units	-	0.43	£3.27	£5.4811	£4.6580	£5.4811	£4.6580	£5.4811	£4.6580	£5.4811	£4.6580	£5.4811	£4.6580	£5.4811	£4.6580	£4.1823	£3.2943	£4.1823	£3.2943	£4.1823	£3.2943
19	C2 care scheme - flats	60	0.30	£2.32	£2.3871	£2.3459	£1.8813	£2.3401	£1.3755	£1.8343	£0.8697	£1.3285	£0.3671	£0.8227	£0.1288	£0.3213	£1.0868	£1.6323	£0.5823	£1.1265	£0.2541	£0.2793
20	Class E (light industrial) development	-	0.42	£1.18	£0.7098	£0.5505	£0.7098	£0.5505	£0.7098	£0.5505	£0.7098	£0.5505	£0.7098	£0.5505	£0.7098	£0.5505	£0.7098	£0.5505	£0.7098	£0.5505	£0.7098	£0.5505
21	Class E (retail - convenience) development	-	0.50	£3.82	£3.9662	£3.7568	£3.9662	£3.7568	£3.9662	£3.7568	£3.9662	£3.7568	£3.9662	£3.7568	£3.9662	£3.7568	£13.6569	£13.4274	£13.6569	£13.4274	£13.6569	£13.4274
22	Class E (retail - supermarket) development	-	0.30	£2.29	£0.7078	£0.5572	£0.7078	£0.5572	£0.7078	£0.5572	£0.7078	£0.5572	£0.7078	£0.5572	£0.7078	£0.5572	£0.7078	£0.5572	£0.7078	£0.5572	£0.7078	£0.5572
23	Class E (office) development	-	0.09	£0.68	£12.8453	£12.1375	£12.8453	£12.1375	£12.8453	£12.1375	£12.8453	£12.1375	£12.8453	£12.1375	£12.8453	£12.1375	£12.8453	£12.1375	£12.8453	£12.1375	£12.8453	£12.1375
24	Class E (office) development	-	0.18	£1.36	£66.4759	£62.9338	£66.4759	£62.9338	£66.4759	£62.9338	£66.4759	£62.9338	£66.4759	£62.9338	£66.4759	£62.9338	£66.4759	£62.9338	£66.4759	£62.9338	£66.4759	£62.9338
25	Industrial (B2/B8)	-	3.33	£25.43	£18.1885	£17.1041	£18.1885	£17.1041	£18.1885	£17.1041	£18.1885	£17.1041	£18.1885	£17.1041	£18.1885	£17.1041	£18.1885	£17.1041	£18.1885	£17.1041	£18.1885	£17.1041
26	Industrial (B2/B8)	-	0.17	£1.27	£0.9094	£0.8552	£0.9094	£0.8552	£0.9094	£0.8552	£0.9094	£0.8552	£0.9094	£0.8552	£0.9094	£0.8552	£0.9094	£0.8552	£0.9094	£0.8552	£0.9094	£0.8552
27	Hotel (city centre) 50 rooms	-	0.08	£0.60	£1.9290	£2.1854	£1.9290	£2.1854	£1.9290	£2.1854	£1.9290	£2.1854	£1.9290	£2.1854	£1.9290	£2.1854	£1.9290	£2.1854	£1.9290	£2.1854	£1.9290	£2.1854
28	Hotel (city centre) 75 rooms	-	0.12	£0.89	£2.8935	£3.2480	£2.8935	£3.2480	£2.8935	£3.2480	£2.8935	£3.2480	£2.8935	£3.2480	£2.8935	£3.2480	£2.8935	£3.2480	£2.8935	£3.2480	£2.8935	£3.2480
29	Hotel (city centre) 100 rooms	-	0.16	£1.19	£3.8580	£4.3307	£3.8580	£4.3307	£3.8580	£4.3307	£3.8580	£4.3307	£3.8580	£4.3307	£3.8580	£4.3307	£3.8580	£4.3307	£3.8580	£4.3307	£3.8580	£4.3307
30	Community use/leisure	-	0.11	£0.84	£1.2782	£1.4524	£1.2782	£1.4524	£1.2782	£1.4524	£1.2782	£1.4524	£1.2782	£1.4524	£1.2782	£1.4524	£1.2782	£1.4524	£1.2782	£1.4524	£1.2782	£1.4524

Table 6.36.4: Net zero carbon (operational and embodied carbon) (assuming 40% affordable housing, 80% rent and 20% shared ownership, and indexed CL)

Net zero carbon B / Y		Sales value (£ pcm):																						
BLV: SECONDARY OFFICES		No of units	Site area	BLV (£/m)	£4,345 pcm		£4,780 pcm		£5,215 pcm		£5,651 pcm		£6,086 pcm		£6,521 pcm		£6,956 pcm		£7,391 pcm		£8,126 pcm			
Description					Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X												
1	1 House	1	0.02	£0.19	£0.0451	£0.0197	£0.0608	£0.0354	£0.0765	£0.0511	£0.0922	£0.0668	£0.1079	£0.0825	£0.1236	£0.0983	£0.1152	£0.0862	£0.1309	£0.1019	£0.1574	£0.1284	£0.1574	£0.1284
2	2 Houses	2	0.05	£0.38	£0.0901	£0.0394	£0.1215	£0.0708	£0.1530	£0.1023	£0.1844	£0.1337	£0.2158	£0.1651	£0.2472	£0.1965	£0.2304	£0.1724	£0.2618	£0.2038	£0.3148	£0.2569	£0.3148	£0.2569
3	5 Houses	5	0.12	£0.95	£0.2253	£0.0985	£0.3039	£0.1771	£0.3824	£0.2556	£0.4610	£0.3342	£0.5395	£0.4127	£0.6181	£0.4913	£0.5759	£0.4310	£0.6545	£0.5096	£0.7871	£0.6422	£0.7871	£0.6422
4	10 houses	10	0.25	£1.89	£0.4506	£0.1970	£0.6077	£0.3542	£0.7649	£0.5113	£0.9220	£0.6684	£1.0791	£0.8255	£1.2362	£0.9826	£1.1518	£0.8820	£1.3089	£1.0191	£1.5742	£1.2844	£1.5742	£1.2844
5	30 flats - low density	30	0.33	£2.53	£0.3237	£1.1701	£0.0664	£0.7789	£0.4517	£0.3877	£0.6370	£0.0034	£1.2222	£0.3886	£1.6075	£0.7739	£0.9423	£0.0496	£1.3276	£0.3364	£1.9781	£0.9869	£1.9781	£0.9869
6	30 flats - medium density	30	0.30	£2.27	£0.4873	£1.3336	£0.1077	£0.9540	£0.2679	£0.5743	£0.6418	£0.1947	£1.0158	£0.1822	£1.3897	£0.5561	£0.7132	£0.2822	£1.0672	£0.0960	£1.7185	£0.7273	£1.7185	£0.7273
7	30 flats - high density	30	0.21	£1.62	£0.5255	£1.4482	£0.1574	£1.0801	£0.2076	£0.7120	£0.5702	£0.3438	£0.9328	£0.0240	£1.2954	£0.3866	£0.6076	£0.4658	£0.9702	£0.0977	£1.5824	£0.5160	£1.5824	£0.5160
8	100 houses	100	2.48	£18.94	£4.3019	£1.9213	£5.7649	£3.4038	£7.2279	£4.8805	£8.6910	£6.3462	£10.1450	£7.8092	£11.5990	£9.2722	£10.8453	£8.1672	£12.2993	£9.6302	£14.7541	£12.1003	£14.7541	£12.1003
9	100 flats - medium density	100	0.99	£7.58	£1.6923	£4.4609	£0.4621	£3.2296	£0.7392	£1.9982	£1.9335	£0.7669	£3.1215	£0.4418	£4.3011	£1.6361	£2.1318	£1.0650	£3.3261	£0.1324	£5.3182	£2.1488	£5.3182	£2.1488
10	200 houses	200	4.96	£37.88	£6.1937	£3.7563	£10.9422	£6.5427	£13.6870	£9.3120	£16.4202	£12.0611	£19.1533	£14.8097	£21.8865	£17.5476	£20.4874	£15.5116	£23.2206	£18.2602	£27.8351	£22.8764	£27.8351	£22.8764
11	200 flats - medium density	200	1.99	£15.15	£3.8469	£9.1917	£1.5468	£6.8712	£0.7142	£4.5507	£2.9294	£2.2462	£5.1231	£0.0358	£7.3097	£2.2524	£3.1391	£3.0275	£5.3435	£0.7450	£9.0352	£3.0215	£9.0352	£3.0215
12	450 houses	450	11.17	£85.22	£15.7871	£7.2133	£21.0793	£12.6265	£26.3466	£17.9628	£31.6007	£23.2605	£36.8385	£28.5370	£42.0727	£33.7910	£39.4349	£29.9330	£44.6691	£35.1892	£53.5064	£44.0599	£53.5064	£44.0599
13	450 flats - medium density	450	4.47	£34.09	£8.2432	£19.4798	£3.4676	£14.5991	£1.1542	£9.7186	£5.6283	£4.9301	£10.0303	£0.2562	£14.3732	£4.2607	£6.0382	£6.5695	£10.4696	£1.8776	£17.8187	£5.7919	£17.8187	£5.7919
14	Student housing - studios 150 units	-	0.32	£2.44	£3.7244	£1.8495	£3.7244	£1.8495	£3.7244	£1.8495	£3.7244	£1.8495	£3.7244	£1.8495	£3.7244	£1.8495	£3.7244	£1.8495	£3.7244	£1.8495	£3.7244	£1.8495	£3.7244	£1.8495
15	Student housing - ensuite 150 units	-	0.21	£1.60	£2.4375	£1.1875	£2.4375	£1.1875	£2.4375	£1.1875	£2.4375	£1.1875	£2.4375	£1.1875	£2.4375	£1.1875	£1.7800	£0.4315	£1.7800	£0.4315	£1.7800	£0.4315	£1.7800	£0.4315
16	Student housing - studios 250 units	-	0.54	£4.12	£6.2074	£3.0825	£6.2074	£3.0825	£6.2074	£3.0825	£6.2074	£3.0825	£6.2074	£3.0825	£6.2074	£3.0825	£4.5638	£1.1923	£4.5638	£1.1923	£4.5638	£1.1923	£4.5638	£1.1923
17	Student housing - ensuite 250 units	-	0.36	£2.74	£4.5676	£2.5099	£4.5676	£2.5099	£4.5676	£2.5099	£4.5676	£2.5099	£4.5676	£2.5099	£4.5676	£2.5099	£3.4853	£1.2653	£3.4853	£1.2653	£3.4853	£1.2653	£3.4853	£1.2653
18	Student housing - ensuite 300 units	-	0.43	£3.27	£5.4811	£3.0119	£5.4811	£3.0119	£5.4811	£3.0119	£5.4811	£3.0119	£5.4811	£3.0119	£5.4811	£3.0119	£4.1823	£1.5183	£4.1823	£1.5183	£4.1823	£1.5183	£4.1823	£1.5183
19	C2 care scheme - flats	60	0.30	£2.32	£2.3871	£1.7836	£1.8813	£3.2578	£1.3755	£2.7519	£0.8697	£2.2461	£0.3671	£1.7403	£0.1286	£1.2345	£1.0868	£2.7234	£0.5823	£2.2176	£0.2541	£1.3636	£0.2541	£1.3636
20	Class E (light industrial) development	-	0.42	£3.18	£0.7098	£0.2318	£0.7098	£0.2318	£0.7098	£0.2318	£0.7098	£0.2318	£0.7098	£0.2318	£0.7098	£0.2318	£0.7098	£0.2318	£0.7098	£0.2318	£0.7098	£0.2318	£0.7098	£0.2318
21	Class E (retail - convenience) development	-	0.50	£3.82	£3.9862	£3.2979	£3.9862	£3.2979	£3.9862	£3.2979	£3.9862	£3.2979	£3.9862	£3.2979	£3.9862	£3.2979	£13.6569	£12.9658	£13.6569	£12.9658	£13.6569	£12.9658	£13.6569	£12.9658
22	Class E (retail - supermarket) development	-	0.30	£2.29	£0.7078	£0.2560	£0.7078	£0.2560	£0.7078	£0.2560	£0.7078	£0.2560	£0.7078	£0.2560	£0.7078	£0.2560	£0.7078	£0.2560	£0.7078	£0.2560	£0.7078	£0.2560	£0.7078	£0.2560
23	Class E (office) development	-	0.09	£0.68	£12.8453	£10.7218	£12.8453	£10.7218	£12.8453	£10.7218	£12.8453	£10.7218	£12.8453	£10.7218	£12.8453	£10.7218	£28.6719	£26.2495	£28.6719	£26.2495	£28.6719	£26.2495	£28.6719	£26.2495
24	Class E (office) development	-	0.18	£1.36	£66.4759	£55.8498	£66.4759	£55.8498	£66.4759	£55.8498	£66.4759	£55.8498	£66.4759	£55.8498	£66.4759	£55.8498	£147.0487	£134.9270	£147.0487	£134.9270	£147.0487	£134.9270	£147.0487	£134.9270
25	Industrial (B2/B8)	-	0.33	£25.43	£18.1885	£14.9352	£18.1885	£14.9352	£18.1885	£14.9352	£18.1885	£14.9352	£18.1885	£14.9352	£18.1885	£14.9352	£18.1885	£14.9352	£18.1885	£14.9352	£18.1885	£14.9352	£18.1885	£14.9352
26	Industrial (B2/B8)	-	0.17	£10.70	£0.9094	£0.7468	£0.9094	£0.7468	£0.9094	£0.7468	£0.9094	£0.7468	£0.9094	£0.7468	£0.9094	£0.7468	£0.9094	£0.7468	£0.9094	£0.7468	£0.9094	£0.7468	£0.9094	£0.7468
27	Hotel (city centre) 50 rooms	-	0.08	£0.60	£1.9290	£2.6381	£1.9290	£2.6381	£1.9290	£2.6381	£1.9290	£2.6381	£1.9290	£2.6381	£1.9290	£2.6381	£1.9290	£2.6381	£1.9290	£2.6381	£1.9290	£2.6381	£1.9290	£2.6381
28	Hotel (city centre) 75 rooms	-	0.12	£0.49	£2.8935	£3.9571	£2.8935	£3.9571	£2.8935	£3.9571	£2.8935	£3.9571	£2.8935	£3.9571	£2.8935	£3.9571	£2.8935	£3.9571	£2.8935	£3.9571	£2.8935	£3.9571	£2.8935	£3.9571
29	Hotel (city centre) 100 rooms	-	0.16	£0.66	£3.8580	£5.2761	£3.8580	£5.2761	£3.8580	£5.2761	£3.8580	£5.2761	£3.8580	£5.2761	£3.8580	£5.2761	£3.8580	£5.2761	£3.8580	£5.2761	£3.8580	£5.2761	£3.8580	£5.2761
30	Community use/leisure	-	0.11	£0.84	£1.2782	£1.8009	£1.2782	£1.8009	£1.2782	£1.8009	£1.2782	£1.8009	£1.2782	£1.8009	£1.2782	£1.8009	£1.2782	£1.8009	£1.2782	£1.8009	£1.2782	£1.8009	£1.2782	£1.8009

Climate change policy

- 6.39 Emerging policy R1 seeks net zero carbon buildings in operation and emerging policy R2 requires an assessment and measurement of embodied carbon, but defers any actual changes in performance to the Building Regulations. We have, nevertheless, tested net zero embodied carbon. As noted in Section 4, studies by specialists elsewhere indicate that costs of achieving these standards are circa 5% of base construction costs for operational net zero carbon and between 0% and 10% for embodied carbon.

Net Zero Carbon – operational only (scenarios A and X)

- 6.40 Net Zero Carbon scenarios A and X assume a cost uplift of 5% of build costs for residential and 5% for non-residential, as noted in Section 4. Emerging work from other authorities (as noted in paragraphs 4.19 to 4.22) confirms that the solutions underlying these costs are capable of achieving Net zero carbon standard. Table 6.40.1 provides a summary of the change in residual land values for schemes assuming a price point of £6,086 per square metre (the middle of the City-wide average), which indicates that the reduction in residual land values is typically circa 15%, but with higher reductions on larger residential schemes, care schemes, student housing and retail/office/R&D developments.

Table 6.40.1: Percentage change in residual land values with NZC operational only cost allowances

	Description	No of units	Site area ha	Baseline residual value	Residual reflecting NZC A+X	% change
1	1 House	1	0.02	£0.108	£0.099	7.83%
2	2 Houses	2	0.05	£0.216	£0.199	7.83%
3	5 Houses	5	0.12	£0.540	£0.497	7.83%
4	10 houses	10	0.25	£1.079	£0.995	7.83%
5	30 flats - low density	30	0.33	£1.222	£0.944	22.73%
6	30 flats - medium density	30	0.30	£1.016	£0.738	27.36%
7	30 flats - high density	30	0.21	£0.933	£0.630	32.48%
8	100 houses	100	2.49	£10.145	£9.372	7.62%
9	100 flats - medium density	100	0.99	£3.121	£2.232	28.48%
10	200 houses	200	4.97	£19.153	£17.707	7.55%
11	200 flats- medium density	200	1.99	£5.123	£3.442	32.81%
12	450 houses	450	11.19	£36.838	£34.082	7.48%
13	450 flats - medium density	450	4.47	£10.030	£6.655	33.66%
14	Student housing - studios 150 units	-	0.32	£3.724	£3.099	16.78%
15	Student housing - ensuite 150 units	-	0.21	£2.437	£2.021	17.09%
16	Student housing - studios 250 units	-	0.54	£6.207	£5.166	16.78%
17	Student housing - ensuite 250 units	-	0.36	£4.568	£3.882	15.02%
18	Student housing - ensuite 300 units	-	0.43	£5.481	£4.658	15.02%
19	C2 care scheme - flats	60	0.30	-£0.367	-£0.823	124.11%
20	Class E (light industrial) development	-	0.42	£0.710	£0.550	22.45%
21	Class E (retail - convenience) development	-	0.50	£3.986	£3.757	5.76%
22	Class E (retail - supermarket) development	-	0.30	£0.708	£0.557	21.28%
23	Class E (office)/R&D development	-	0.25	£12.845	£12.137	5.51%
24	Class E (office)/R&D development	-	1.25	£66.476	£62.934	5.33%
25	Industrial (B2/B8)	-	3.33	£18.189	£17.104	5.96%
26	Industrial (B2/B8)	-	0.17	£0.909	£0.855	5.96%

	Description	No of units	Site area ha	Baseline residual value	Residual reflecting NZC A+X	% change
27	Hotel (city centre) 50 rooms		0.08	-£1.929	-£2.165	12.25%
28	Hotel (city centre) 75 rooms		0.12	-£2.894	-£3.248	12.25%
29	Hotel (city centre) 100 rooms		0.16	-£3.858	-£4.331	12.25%
30	Community use/leisure		0.11	-£1.278	-£1.452	13.63%

6.41 Although the percentage change in residual land values can sometimes be significant, schemes which generate large surpluses above benchmark land values will be well placed to absorb both the NZC costs and other policy requirements. However, in cases where the surplus is small, the reduction in residual land value resulting from the NZC policy requirement may need to be balanced against other policy requirements.

Net Zero Carbon – operational and embodied carbon (scenarios B and Y)

6.42 Net Zero Carbon scenarios B and Y seek assume a cost uplift of 15% of build costs for both residential and non-residential to address both operational and embodied carbon, as noted in paragraphs 4.19 to 4.22. As also noted in those paragraph, there is still a degree of debate between the specialists on the extent of cost uplift required to achieve net zero embodied carbon, with estimates ranging from zero to 10%. We have adopted the top end of this range for testing purposes and therefore note that these results are a 'worst case scenario'. Table 6.42.1 provides a summary of the change in residual land values for schemes assuming a price point of £6,086 per square metre (the middle of the City-wide average).

Table 6.42.1: Percentage change in residual land values with cost allowances for NZC operational and embodied carbon

	Description	No of units	Site area ha	Baseline residual value	Residual reflecting NZC B+Y	% change
1	1 House	1	0.02	£0.108	£0.083	23.50%
2	2 Houses	2	0.05	£0.216	£0.165	23.50%
3	5 Houses	5	0.12	£0.540	£0.413	23.50%
4	10 houses	10	0.25	£1.079	£0.825	23.50%
5	30 flats - low density	30	0.33	£1.222	£0.389	68.20%
6	30 flats - medium density	30	0.30	£1.016	£0.182	82.07%
7	30 flats - high density	30	0.21	£0.933	£0.024	97.43%
8	100 houses	100	2.49	£10.145	£7.809	23.02%
9	100 flats - medium density	100	0.99	£3.121	£0.442	85.85%
10	200 houses	200	4.97	£19.153	£14.810	22.68%
11	200 flats- medium density	200	1.99	£5.123	£0.036	99.30%
12	450 houses	450	11.19	£36.838	£28.537	22.53%
13	450 flats - medium density	450	4.47	£10.030	-£0.256	102.55%
14	Student housing - studios 150 units	-	0.32	£3.724	£1.849	50.34%
15	Student housing - ensuite 150 units	-	0.21	£2.437	£1.188	51.28%
16	Student housing - studios 250 units	-	0.54	£6.207	£3.082	50.34%
17	Student housing - ensuite 250 units	-	0.36	£4.568	£2.510	45.05%
18	Student housing - ensuite 300 units	-	0.43	£5.481	£3.012	45.05%
19	C2 care scheme - flats	60	0.30	-£0.367	-£1.740	374.06%
20	Class E (light industrial) development	-	0.42	£0.710	£0.232	67.34%

	Description	No of units	Site area ha	Baseline residual value	Residual reflecting NZC B+Y	% change
21	Class E (retail - convenience) development	-	0.50	£3.986	£3.298	17.27%
22	Class E (retail - supermarket) development	-	0.30	£0.708	£0.256	63.83%
23	Class E (office/R&D) development	-	0.25	£12.845	£10.722	16.53%
24	Class E (office/R&D) development	-	1.25	£66.476	£55.850	15.98%
25	Industrial (B2/B8)	-	3.33	£18.189	£14.935	17.89%
26	Industrial (B2/B8)	-	0.17	£0.909	£0.747	17.89%
27	Hotel (city centre) 50 rooms	-	0.08	-£1.929	-£2.638	36.76%
28	Hotel (city centre) 75 rooms	-	0.12	-£2.894	-£3.957	36.76%
29	Hotel (city centre) 100 rooms	-	0.16	-£3.858	-£5.276	36.76%
30	Community use/leisure	-	0.11	-£1.278	-£1.801	40.89%

- 6.43 The impact of this scenario on the residual land values is higher, with a typical reduction of between circa 23% and 43% from the baseline residuals. In some cases, the percentage change is much higher, but this is typically where the starting residual land values are relatively low and the introduction of any cost increase will have a disproportionate impact on the residual land value. However, it should be noted that many schemes remain viable after the requirement has been applied (where they were viable at the baseline), depending on the benchmark land value selected. As noted previously, the Council's policy will only require developers to assess the embodied carbon generated by their proposals and will defer any changes in requirements to the Building Regulations.

Biodiversity Net Gain and urban greening

- 6.44 Table 6.36.1 summarises the results of our testing of the impact of the emerging requirement for Biodiversity Net Gain. As noted in Section 4, we have incorporated a cost allowance of 1.4% of build costs, in line with the DEFRA Impact Assessment. The impact on the residual land value of each scenario varies, but the impact is typically a reduction of 2% to 4%. The impact can be more significant when the starting residual land value is very low.

Accessibility standards

- 6.45 Emerging Policy HD14 requires that 15% of affordable units meet Part M4 (3) of the Building Regulations (wheelchair accessible) and all other affordable housing and 5% of private housing is to meet Part M4 (2) (accessible and adaptable).
- 6.46 Although the costs per unit for meeting M4 (3) can be relatively high on a per unit basis, these standards apply to a small percentage of units. The cost of meeting M4 (2) is relatively modest, so the combined cost taken across a whole scheme is low on a per unit basis.
- 6.47 Consequently, the results of our appraisals indicate that the impact of the requirement is modest. For example, on a 100 house development (typology number 8) with a price point of £6,086 per square metre (the middle of the City-wide range) and 40% affordable housing, the baseline residual land value is £10.14 million. When the costs of meeting the accessibility policy are incorporated, the residual land value falls to £9.67 million, a reduction of 4.62%.

Low Car development

- 6.48 Policy C8 indicates that the Council will expect developments in close proximity to local amenities and within controlled parking zones will have a reduced number of car parking spaces, subject to meeting the minimum provision required for blue badge holders. Limits on car parking in schemes in the City and district centres are likely to have a limited impact on viability as residents are unlikely to own cars. However, if city and district centre schemes incorporate family housing, these units are likely to be less attractive to purchasers if they are to be sold without car parking. Schemes of family houses in suburban areas of the City are likely to be more adversely affected by restrictions on car parking, both

in terms of speed of sale and sale value. New build schemes in these areas would need to compete with existing properties (which have access to car parking) and many potential purchasers would be unlikely to consider a new build family house without a car parking space when existing properties would better meet their requirements.

- 6.49 It is difficult to definitively quantify the impact on value of restricting car parking on sales values. We have tested the impact of a slower rate of sale on Typology 12 (development of 450 houses) from 3.75 units per month to 2 units per month. At a sales value of £6,086 per square metre, the residual land value assuming 3.75 sales per month would equate to £28.54 million. However, if the sales rate is reduced to 2 units per month, the residual land value would fall to £18.87 million. In order to mitigate this reduction, the level of affordable housing would need to reduce. If sales values fell by 5% as a result of there be no car parking, then the residual land value would fall further and the affordable housing percentage would need to reduce further. Policy S4 explicitly recognises that reduced car parking may be a factor in scheme viability and this should be assessed as part of any open book appraisal submitted with planning applications.

Cumulative impact of emerging policies

- 6.50 In addition to testing the emerging policies individually, we have also tested their cumulative impact on the residual land values generated by the development typologies. This introduces the policies individually so their cumulative impact can be seen, in the following order: BNG/UGF; Accessibility; NZC scenarios A and X (operational carbon only); and NZC scenarios B and Y (both operational and embodied carbon). The results are summarised in a similar format to the other tables, showing the impact of policies at each price point (£4,345 to £8,126 per square metre) and also comparing the residual land values to each of the four benchmark land values. The results are summarised in tables 6.50.1 to 6.50.9 (see also Appendix 12).
- 6.51 In these tables, the column headed “baseline” shows the residual land value assuming 40% affordable housing and other adopted Plan policies. The columns to the right then apply the emerging policies which are identified as having a cost impact on a cumulative basis. Where cells are green, the residual land value is higher than the relevant benchmark land value (all four benchmarks are tested). Conversely, where the cells are shaded red, the residual land value is lower than the benchmark land value.
- 6.52 The results present a mixed outcome, with high levels of viability against benchmark land values 3 and 4 (secondary industrial and greenfield/undeveloped land respectively) in most areas, although flatted schemes are less viable in the lower value areas due to their higher build costs in comparison to houses. The introduction of additional policy costs, while in themselves relatively modest, may have a disproportionate impact on residual land values where they are low before the policy requirement is applied. In these situations, some flexibility in terms of affordable housing tenures or overall percentages may be required for schemes to come forward.
- 6.53 There are a number of cases where viable schemes become unviable when the costs of embodied carbon are factored into the appraisals. This is unsurprising, given that the additional cost equates to 15% of base constructions costs, compared to a 5% cost uplift for operational net zero carbon only. The costs of addressing embodied carbon are likely to reduce over time as developers invest more in technical solutions. Furthermore, as noted earlier, some specialists in this area are already indicating that the costs of addressing embodied carbon may be cost neutral. Furthermore, the emerging policy seeks measurement of embodied carbon only, deferring any requirement to reduce embodied carbon to the Building Regulations.
- 6.54 Given that the appraisals factoring in the cumulative impact of policy demonstrate that there are many development scenarios where the full suite of policies is viable, there is no reason to depart from the main policies. Clearly, there are some circumstances where the full extent of emerging policies are not viable, but plan policy S4 make explicit provision for scheme-specific viability to be taken into account at the development management stage.

Table 6.50.1: Cumulative impact of policies - sales values of £4,345 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN Aff Hsg: 40%
Mkt value: £8,126 per square metre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	174,754	45,063	42,472	37,344	28,528	10,894
2	2 Houses	2	349,508	90,126	84,944	74,688	57,055	21,788
3	5 Houses	5	873,769	225,317	212,362	186,722	142,638	54,470
4	10 houses	10	1,747,538	450,633	424,723	373,443	285,275	108,941
5	30 flats - low density	30	2,330,051	-323,718	-402,101	-493,414	-783,682	-1,364,216
6	30 flats - medium density	30	2,097,046	-487,306	-562,403	-653,716	-943,983	-1,524,518
7	30 flats - high density	30	1,498,626	-525,537	-604,580	-695,893	-1,011,942	-1,644,042
8	100 houses	100	17,475,383	4,301,899	4,060,503	3,579,974	2,753,780	1,083,074
9	100 flats - medium density	100	6,990,153	-1,692,310	-1,948,727	-2,247,440	-3,196,995	-5,096,105
10	200 houses	200	34,950,765	8,193,678	7,745,046	6,850,509	5,312,495	2,189,371
11	200 flats - medium density	200	13,980,306	-3,846,932	-4,341,938	-4,918,596	-6,751,689	-10,417,676
12	450 houses	450	78,639,222	15,787,145	14,924,487	13,207,200	10,231,939	4,138,333
13	450 flats - medium density	450	31,455,689	-8,243,198	-9,283,857	-10,496,170	-14,349,906	-22,057,378
14	Student housing - studios 150 units	-	2,250,641	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	1,474,955	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	3,796,650	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	2,525,797	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	3,017,593	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	2,136,734	-2,387,132	-2,516,989	-2,665,494	-3,137,567	-4,081,713
20	Class E (light industrial) development	-	2,929,394	709,796	696,163	696,163	504,808	182,096
21	Class E (retail - comparison) development	-	3,515,273	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	2,109,164	707,771	684,903	684,903	512,387	207,353
23	Class E (office/R&D) development	-	1,757,636	12,845,349	12,650,309	12,650,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	8,788,181	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	23,435,150	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	1,171,758	909,428	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	549,261	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	823,892	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	1,098,523	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	773,360	-1,278,188	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	102,074	45,063	42,472	37,344	28,528	10,894
2	2 Houses	2	204,149	90,126	84,944	74,688	57,055	21,788
3	5 Houses	5	510,371	225,317	212,362	186,722	142,638	54,470
4	10 houses	10	1,020,743	450,633	424,723	373,443	285,275	108,941
5	30 flats - low density	30	1,360,990	-323,718	-402,101	-493,414	-783,682	-1,364,216
6	30 flats - medium density	30	1,224,891	-487,306	-562,403	-653,716	-943,983	-1,524,518
7	30 flats - high density	30	875,352	-525,537	-604,580	-695,893	-1,011,942	-1,644,042
8	100 houses	100	10,207,427	4,301,899	4,060,503	3,579,974	2,753,780	1,083,074
9	100 flats - medium density	100	4,082,971	-1,692,310	-1,948,727	-2,247,440	-3,196,995	-5,096,105
10	200 houses	200	20,414,855	8,193,678	7,745,046	6,850,509	5,312,495	2,189,371
11	200 flats - medium density	200	8,165,942	-3,846,932	-4,341,938	-4,918,596	-6,751,689	-10,417,676
12	450 houses	450	45,933,423	15,787,145	14,924,487	13,207,200	10,231,939	4,138,333
13	450 flats - medium density	450	18,373,369	-8,243,198	-9,283,857	-10,496,170	-14,349,906	-22,057,378
14	Student housing - studios 150 units	-	1,314,607	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	861,526	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	2,217,635	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	1,475,326	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	1,762,586	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	1,248,073	-2,387,132	-2,516,989	-2,665,494	-3,137,567	-4,081,713
20	Class E (light industrial) development	-	1,711,068	709,796	696,163	696,163	504,808	182,096
21	Class E (retail - comparison) development	-	2,053,282	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	1,231,969	707,771	684,903	684,903	512,387	207,353
23	Class E (office/R&D) development	-	1,026,641	12,845,349	12,650,309	12,650,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	5,133,205	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	13,688,547	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	684,427	909,428	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	320,825	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	481,238	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	641,651	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	451,722	-1,278,188	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	30,758	45,063	42,472	37,344	28,528	10,894
2	2 Houses	2	61,515	90,126	84,944	74,688	57,055	21,788
3	5 Houses	5	153,788	225,317	212,362	186,722	142,638	54,470
4	10 houses	10	307,575	450,633	424,723	373,443	285,275	108,941
5	30 flats - low density	30	410,100	-323,718	-402,101	-493,414	-783,682	-1,364,216
6	30 flats - medium density	30	369,090	-487,306	-562,403	-653,716	-943,983	-1,524,518
7	30 flats - high density	30	263,765	-525,537	-604,580	-695,893	-1,011,942	-1,644,042
8	100 houses	100	3,075,752	4,301,899	4,060,503	3,579,974	2,753,780	1,083,074
9	100 flats - medium density	100	1,230,301	-1,692,310	-1,948,727	-2,247,440	-3,196,995	-5,096,105
10	200 houses	200	6,151,504	8,193,678	7,745,046	6,850,509	5,312,495	2,189,371
11	200 flats - medium density	200	2,460,602	-3,846,932	-4,341,938	-4,918,596	-6,751,689	-10,417,676
12	450 houses	450	13,840,884	15,787,145	14,924,487	13,207,200	10,231,939	4,138,333
13	450 flats - medium density	450	5,536,354	-8,243,198	-9,283,857	-10,496,170	-14,349,906	-22,057,378
14	Student housing - studios 150 units	-	396,124	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	259,599	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	688,229	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	444,553	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	531,111	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	376,076	-2,387,132	-2,516,989	-2,665,494	-3,137,567	-4,081,713
20	Class E (light industrial) development	-	515,588	709,796	696,163	696,163	504,808	182,096
21	Class E (retail - comparison) development	-	618,705	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	371,223	707,771	684,903	684,903	512,387	207,353
23	Class E (office/R&D) development	-	309,353	12,845,349	12,650,309	12,650,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	1,546,763	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	4,124,700	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	206,235	909,428	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	96,673	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	145,009	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	193,345	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	136,115	-1,278,188	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	45,063	42,472	37,344	28,528	10,894
2	2 Houses	2	9,197	90,126	84,944	74,688	57,055	21,788
3	5 Houses	5	18,394	225,317	212,362	186,722	142,638	54,470
4	10 houses	10	45,984	450,633	424,723	373,443	285,275	108,941
5	30 flats - low density	30	91,969	-323,718	-402,101	-493,414	-783,682	-1,364,216
6	30 flats - medium density	30	122,625	-487,306	-562,403	-653,716	-943,983	-1,524,518
7	30 flats - high density	30	110,362	-525,537	-604,580	-695,893	-1,011,942	-1,644,042
8	100 houses	100	78,869	4,301,899	4,060,503	3,579,974	2,753,780	1,083,074
9	100 flats - medium density	100	919,686	-1,692,310	-1,948,727	-2,247,440	-3,196,995	-5,096,105
10	200 houses	200	367,874	8,193,678	7,745,046	6,850,509	5,312,495	2,189,371
11	200 flats - medium density	200	1,839,371	-3,846,932	-4,341,938	-4,918,596	-6,751,689	-10,417,676
12	450 houses	450	735,749	15,787,145	14,924,487	13,207,200	10,231,939	4,138,333
13	450 flats - medium density	450	4,138,586	-8,243,198	-9,283,857	-10,496,170	-14,349,906	-22,057,378
14	Student housing - studios 150 units	-	1,655,434	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	118,4					

Table 6.50.2: Cumulative impact of policies - sales values of £4,780 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN Aff Hsg: 40%
Mkt value: £4,780 per square metre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	174,754	60,775	58,184	53,056	44,239	26,605
2	2 Houses	2	349,508	121,550	116,367	106,111	88,478	53,211
3	5 Houses	5	873,769	303,873	290,917	265,276	221,194	133,026
4	10 houses	10	1,747,538	607,746	581,835	530,555	442,388	266,052
5	30 flats - low density	30	2,330,051	66,422	-10,948	-102,260	-392,528	-973,062
6	30 flats - medium density	30	2,097,046	-107,657	-182,754	-274,067	-564,333	-1,144,869
7	30 flats - high density	30	1,498,626	-157,392	-236,435	-327,748	-643,798	-1,275,897
8	100 houses	100	17,475,383	5,764,919	5,525,336	5,051,172	4,230,492	2,578,105
9	100 flats - medium density	100	6,990,153	-462,114	-717,381	-1,016,092	-1,965,648	-3,864,759
10	200 houses	200	34,950,765	10,942,245	10,494,888	9,609,517	8,081,758	4,996,746
11	200 flats - medium density	200	13,980,306	-1,546,784	-2,034,352	-2,602,343	-4,431,173	-8,097,361
12	450 houses	450	78,639,222	21,079,290	20,223,367	18,526,341	15,590,834	9,631,843
13	450 flats - medium density	450	31,455,689	-3,467,568	-4,477,182	-5,655,382	-9,469,432	-17,176,905
14	Student housing - studios 150 units	-	2,250,641	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	1,474,955	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	3,796,650	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	2,525,797	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	3,017,593	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	2,136,734	-1,881,328	-2,011,185	-2,159,691	-2,631,764	-3,575,910
20	Class E (light industrial) development	-	2,929,394	709,796	696,163	696,163	504,608	182,096
21	Class E (retail - comparison) development	-	3,515,273	3,996,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	2,109,164	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,757,636	12,845,349	12,650,309	12,650,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	8,788,181	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	23,435,150	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	1,171,758	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	549,261	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	823,892	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	1,098,523	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	773,360	-1,278,189	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	102,074	60,775	58,184	53,056	44,239	26,605
2	2 Houses	2	204,149	121,550	116,367	106,111	88,478	53,211
3	5 Houses	5	510,371	303,873	290,917	265,276	221,194	133,026
4	10 houses	10	1,020,743	607,746	581,835	530,555	442,388	266,052
5	30 flats - low density	30	1,360,990	66,422	-10,948	-102,260	-392,528	-973,062
6	30 flats - medium density	30	1,224,891	-107,657	-182,754	-274,067	-564,333	-1,144,869
7	30 flats - high density	30	875,352	-157,392	-236,435	-327,748	-643,798	-1,275,897
8	100 houses	100	10,207,427	5,764,919	5,525,336	5,051,172	4,230,492	2,578,105
9	100 flats - medium density	100	4,082,971	-462,114	-717,381	-1,016,092	-1,965,648	-3,864,759
10	200 houses	200	20,414,855	10,942,245	10,494,888	9,609,517	8,081,758	4,996,746
11	200 flats - medium density	200	8,165,942	-1,546,784	-2,034,352	-2,602,343	-4,431,173	-8,097,361
12	450 houses	450	45,933,423	21,079,290	20,223,367	18,526,341	15,590,834	9,631,843
13	450 flats - medium density	450	18,373,369	-3,467,568	-4,477,182	-5,655,382	-9,469,432	-17,176,905
14	Student housing - studios 150 units	-	1,314,607	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	861,526	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	2,217,635	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	1,475,326	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	1,762,586	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	1,248,073	-1,881,328	-2,011,185	-2,159,691	-2,631,764	-3,575,910
20	Class E (light industrial) development	-	1,711,068	709,796	696,163	696,163	504,608	182,096
21	Class E (retail - comparison) development	-	2,053,282	3,996,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	1,231,969	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,026,641	12,845,349	12,650,309	12,650,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	5,133,205	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	13,688,547	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	684,427	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	320,825	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	481,238	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	641,651	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	451,722	-1,278,189	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	30,758	60,775	58,184	53,056	44,239	26,605
2	2 Houses	2	61,515	121,550	116,367	106,111	88,478	53,211
3	5 Houses	5	153,788	303,873	290,917	265,276	221,194	133,026
4	10 houses	10	307,575	607,746	581,835	530,555	442,388	266,052
5	30 flats - low density	30	410,100	66,422	-10,948	-102,260	-392,528	-973,062
6	30 flats - medium density	30	369,090	-107,657	-182,754	-274,067	-564,333	-1,144,869
7	30 flats - high density	30	263,765	-157,392	-236,435	-327,748	-643,798	-1,275,897
8	100 houses	100	3,075,752	5,764,919	5,525,336	5,051,172	4,230,492	2,578,105
9	100 flats - medium density	100	1,230,301	-462,114	-717,381	-1,016,092	-1,965,648	-3,864,759
10	200 houses	200	6,151,504	10,942,245	10,494,888	9,609,517	8,081,758	4,996,746
11	200 flats - medium density	200	2,460,602	-1,546,784	-2,034,352	-2,602,343	-4,431,173	-8,097,361
12	450 houses	450	13,840,884	21,079,290	20,223,367	18,526,341	15,590,834	9,631,843
13	450 flats - medium density	450	5,536,354	-3,467,568	-4,477,182	-5,655,382	-9,469,432	-17,176,905
14	Student housing - studios 150 units	-	396,124	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	259,599	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	668,229	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	444,553	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	531,111	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	376,076	-1,881,328	-2,011,185	-2,159,691	-2,631,764	-3,575,910
20	Class E (light industrial) development	-	515,588	709,796	696,163	696,163	504,608	182,096
21	Class E (retail - comparison) development	-	618,705	3,996,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	371,223	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	309,353	12,845,349	12,650,309	12,650,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	1,546,763	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	4,124,700	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	206,235	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	96,673	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	145,009	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	193,345	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	136,115	-1,278,189	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	60,775	58,184	53,056	44,239	26,605
2	2 Houses	2	9,197	121,550	116,367	106,111	88,478	53,211
3	5 Houses	5	18,394	303,873	290,917	265,276	221,194	133,026
4	10 houses	10	45,984	607,746	581,835	530,555	442,388	266,052
5	30 flats - low density	30	91,969	66,422	-10,948	-102,260	-392,528	-973,062
6	30 flats - medium density	30	122,625	-107,657	-182,754	-274,067	-564,333	-1,144,869
7	30 flats - high density	30	110,362	-157,392	-236,435	-327,748	-643,798	-1,275,897
8	100 houses	100	78,869	5,764,919	5,525,336	5,051,172	4,230,492	2,578,105
9	100 flats - medium density	100	919,686	-462,114	-717,381	-1,016,092	-1,965,648	-3,864,759
10	200 houses	200	367,874	10,942,245	10,494,888	9,609,517	8,081,758	4,996,746
11	200 flats - medium density	200	1,839,371	-1,546,784	-2,034,352	-2,602,343	-4,431,173	-8,097,361
12	450 houses	450	735,749	21,079,290	20,223,367	18,526,341	15,590,834	9,631,843
13	450 flats - medium density	450	4,138,586	-3,467,568	-4,477,182	-5,655,382	-9,469,432	-17,176,905
14	Student housing - studios 150 units	-	1,655,434	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	118,446	2,437,492	2,322,521</			

Table 6.50.3: Cumulative impact of policies – sales values of £5,215 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN Aff Hsg: 40%
Mkt value: £5,215 per square metre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	174,754	76,485	73,895	68,787	59,950	42,317
2	2 Houses	2	349,508	152,972	147,789	137,533	119,900	84,633
3	5 Houses	5	873,769	382,429	369,474	343,834	299,750	211,583
4	10 houses	10	1,747,538	764,858	738,947	687,668	599,501	423,165
5	30 flats - low density	30	2,330,051	451,898	374,492	284,552	-1,374	-581,908
6	30 flats - medium density	30	2,097,046	267,904	193,936	103,996	-184,684	-765,220
7	30 flats - high density	30	1,498,626	207,584	129,730	39,789	-275,653	-907,751
8	100 houses	100	17,475,383	7,227,938	6,988,355	6,514,193	5,688,944	4,054,815
9	100 flats - medium density	100	6,990,153	739,163	490,395	200,594	-734,301	-2,633,413
10	200 houses	200	34,950,765	13,687,018	13,243,456	12,358,084	10,835,829	7,774,992
11	200 flats - medium density	200	13,980,306	714,215	241,193	-319,827	-2,125,372	-5,776,844
12	450 houses	450	78,639,222	26,346,628	25,496,739	23,808,427	20,895,907	15,013,639
13	450 flats - medium density	450	31,455,689	1,154,242	189,467	-964,033	-4,672,797	-12,296,431
14	Student housing - studios 150 units	-	2,250,641	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	1,474,955	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	3,796,650	6,207,366	5,919,935	5,919,935	4,885,053	2,755,286
17	Student housing - ensuite 250 units	-	2,525,797	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	3,017,593	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	2,136,734	-1,375,525	-1,505,382	-1,653,687	-2,125,960	-3,070,107
20	Class E (light industrial) development	-	2,929,394	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - comparison) development	-	3,515,273	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	2,109,164	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,757,636	12,845,349	12,850,309	12,850,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	8,788,181	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	23,435,150	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	1,171,758	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	549,261	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	823,892	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	1,098,523	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	773,360	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	102,074	76,485	73,895	68,787	59,950	42,317
2	2 Houses	2	204,149	152,972	147,789	137,533	119,900	84,633
3	5 Houses	5	510,371	382,429	369,474	343,834	299,750	211,583
4	10 houses	10	1,020,743	764,858	738,947	687,668	599,501	423,165
5	30 flats - low density	30	1,360,990	451,898	374,492	284,552	-1,374	-581,908
6	30 flats - medium density	30	1,224,891	267,904	193,936	103,996	-184,684	-765,220
7	30 flats - high density	30	875,352	207,584	129,730	39,789	-275,653	-907,751
8	100 houses	100	10,207,427	7,227,938	6,988,355	6,514,193	5,688,944	4,054,815
9	100 flats - medium density	100	4,082,971	739,163	490,395	200,594	-734,301	-2,633,413
10	200 houses	200	20,414,855	13,687,018	13,243,456	12,358,084	10,835,829	7,774,992
11	200 flats - medium density	200	8,165,942	714,215	241,193	-319,827	-2,125,372	-5,776,844
12	450 houses	450	45,933,423	26,346,628	25,496,739	23,808,427	20,895,907	15,013,639
13	450 flats - medium density	450	18,373,369	1,154,242	189,467	-964,033	-4,672,797	-12,296,431
14	Student housing - studios 150 units	-	1,314,607	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	861,526	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	2,217,635	6,207,366	5,919,935	5,919,935	4,885,053	2,755,286
17	Student housing - ensuite 250 units	-	1,475,326	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	1,762,586	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	1,248,073	-1,375,525	-1,505,382	-1,653,687	-2,125,960	-3,070,107
20	Class E (light industrial) development	-	1,711,068	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - comparison) development	-	2,053,282	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	1,231,969	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,026,641	12,845,349	12,850,309	12,850,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	5,133,205	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	13,688,547	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	684,427	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	320,825	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	481,238	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	641,651	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	451,722	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	30,758	76,485	73,895	68,787	59,950	42,317
2	2 Houses	2	61,515	152,972	147,789	137,533	119,900	84,633
3	5 Houses	5	153,788	382,429	369,474	343,834	299,750	211,583
4	10 houses	10	307,575	764,858	738,947	687,668	599,501	423,165
5	30 flats - low density	30	410,100	451,898	374,492	284,552	-1,374	-581,908
6	30 flats - medium density	30	369,090	267,904	193,936	103,996	-184,684	-765,220
7	30 flats - high density	30	263,765	207,584	129,730	39,789	-275,653	-907,751
8	100 houses	100	3,075,752	7,227,938	6,988,355	6,514,193	5,688,944	4,054,815
9	100 flats - medium density	100	1,230,301	739,163	490,395	200,594	-734,301	-2,633,413
10	200 houses	200	6,151,504	13,687,018	13,243,456	12,358,084	10,835,829	7,774,992
11	200 flats - medium density	200	2,460,602	714,215	241,193	-319,827	-2,125,372	-5,776,844
12	450 houses	450	13,840,884	26,346,628	25,496,739	23,808,427	20,895,907	15,013,639
13	450 flats - medium density	450	5,536,354	1,154,242	189,467	-964,033	-4,672,797	-12,296,431
14	Student housing - studios 150 units	-	396,124	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	259,599	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	668,229	6,207,366	5,919,935	5,919,935	4,885,053	2,755,286
17	Student housing - ensuite 250 units	-	444,553	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	531,111	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	376,076	-1,375,525	-1,505,382	-1,653,687	-2,125,960	-3,070,107
20	Class E (light industrial) development	-	515,588	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - comparison) development	-	618,705	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	371,223	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	309,353	12,845,349	12,850,309	12,850,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	1,546,763	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	4,124,700	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	206,235	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	96,673	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	145,009	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	193,345	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	136,115	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	76,485	73,895	68,787	59,950	42,317
2	2 Houses	2	9,197	152,972	147,789	137,533	119,900	84,633
3	5 Houses	5	18,394	382,429	369,474	343,834	299,750	211,583
4	10 houses	10	45,984	764,858	738,947	687,668	599,501	423,165
5	30 flats - low density	30	91,969	451,898	374,492	284,552	-1,374	-581,908
6	30 flats - medium density	30	122,625	267,904	193,936	103,996	-184,684	-765,220
7	30 flats - high density	30	110,362	207,584	129,730	39,789	-275,653	-907,751
8	100 houses	100	78,869	7,227,938	6,988,355	6,514,193	5,688,944	4,054,815
9	100 flats - medium density	100	919,686	739,163	490,395	200,594	-734,301	-2,633,413
10	200 houses	200	367,874	13,687,018	13,243,456	12,358,084	10,835,829	7,774,992
11	200 flats - medium density	200	1,839,371	714,215	241,193	-319,827	-2,125,372	-5,776,844
12	450 houses	450	735,749	26,346,628	25,496,739	23,808,427	20,895,907	15,013,639
13	450 flats - medium density	450	4,138,586	1,154,242	189,467	-964,033	-4,672,797	-12,296,431
14	Student housing - studios 150 units	-	1,655,434	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	118,446	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing							

Table 6.50.4: Cumulative impact of policies – sales values of £5,651 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN Aff Hsg: 40%
Mkt value: £5,651 per square metre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	174,754	92,197	89,606	84,478	75,662	58,028
2	2 Houses	2	349,508	184,394	179,212	168,956	151,322	116,055
3	5 Houses	5	873,769	460,986	448,030	422,390	378,306	290,139
4	10 houses	10	1,747,538	921,971	896,060	844,781	756,612	580,278
5	30 flats - low density	30	2,330,051	836,972	759,767	669,827	583,922	-190,754
6	30 flats - medium density	30	2,097,046	641,848	567,880	477,939	392,035	-385,570
7	30 flats - high density	30	1,498,626	570,197	492,341	402,401	311,102	-539,607
8	100 houses	100	17,475,383	8,690,957	8,451,374	7,977,212	7,161,964	5,531,468
9	100 flats - medium density	100	6,990,153	1,933,494	1,684,726	1,394,925	1,033,697	-1,402,065
10	200 houses	200	34,950,765	16,420,181	15,976,846	15,099,434	13,584,396	10,539,886
11	200 flats - medium density	200	13,980,306	2,929,411	2,456,389	1,905,343	1,533,661	-3,456,327
12	450 houses	450	78,639,222	31,600,700	30,750,810	29,068,775	26,174,939	20,338,255
13	450 flats - medium density	450	31,455,689	5,628,349	4,678,073	3,571,053	-481	-7,448,055
14	Student housing - studios 150 units	-	2,250,641	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	1,474,955	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	3,796,650	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	2,525,797	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	3,017,593	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	2,136,734	-899,721	-999,578	-1,148,084	-1,620,157	-2,564,303
20	Class E (light industrial) development	-	2,929,394	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - comparison) development	-	3,515,273	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	2,109,164	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,757,636	12,845,349	12,650,309	12,650,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	8,788,181	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	23,435,150	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	1,171,758	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	549,261	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	823,892	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	1,098,523	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	773,360	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	102,074	92,197	89,606	84,478	75,662	58,028
2	2 Houses	2	204,149	184,394	179,212	168,956	151,322	116,055
3	5 Houses	5	510,371	460,986	448,030	422,390	378,306	290,139
4	10 houses	10	1,020,743	921,971	896,060	844,781	756,612	580,278
5	30 flats - low density	30	1,360,990	836,972	759,767	669,827	583,922	-190,754
6	30 flats - medium density	30	1,224,891	641,848	567,880	477,939	392,035	-385,570
7	30 flats - high density	30	875,352	570,197	492,341	402,401	311,102	-539,607
8	100 houses	100	10,207,427	8,690,957	8,451,374	7,977,212	7,161,964	5,531,468
9	100 flats - medium density	100	4,082,971	1,933,494	1,684,726	1,394,925	1,033,697	-1,402,065
10	200 houses	200	20,414,855	16,420,181	15,976,846	15,099,434	13,584,396	10,539,886
11	200 flats - medium density	200	8,165,942	2,929,411	2,456,389	1,905,343	1,533,661	-3,456,327
12	450 houses	450	45,933,423	31,600,700	30,750,810	29,068,775	26,174,939	20,338,255
13	450 flats - medium density	450	18,373,369	5,628,349	4,678,073	3,571,053	-481	-7,448,055
14	Student housing - studios 150 units	-	1,314,607	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	861,526	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	2,217,635	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	1,475,326	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	1,762,586	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	1,248,073	-899,721	-999,578	-1,148,084	-1,620,157	-2,564,303
20	Class E (light industrial) development	-	1,711,068	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - comparison) development	-	2,053,282	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	1,231,969	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,026,641	12,845,349	12,650,309	12,650,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	5,133,205	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	13,688,547	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	684,427	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	320,825	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	481,238	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	641,651	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	451,722	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	30,758	92,197	89,606	84,478	75,662	58,028
2	2 Houses	2	61,515	184,394	179,212	168,956	151,322	116,055
3	5 Houses	5	153,788	460,986	448,030	422,390	378,306	290,139
4	10 houses	10	307,575	921,971	896,060	844,781	756,612	580,278
5	30 flats - low density	30	410,100	836,972	759,767	669,827	583,922	-190,754
6	30 flats - medium density	30	369,090	641,848	567,880	477,939	392,035	-385,570
7	30 flats - high density	30	263,765	570,197	492,341	402,401	311,102	-539,607
8	100 houses	100	3,075,752	8,690,957	8,451,374	7,977,212	7,161,964	5,531,468
9	100 flats - medium density	100	1,230,301	1,933,494	1,684,726	1,394,925	1,033,697	-1,402,065
10	200 houses	200	6,151,504	16,420,181	15,976,846	15,099,434	13,584,396	10,539,886
11	200 flats - medium density	200	2,460,602	2,929,411	2,456,389	1,905,343	1,533,661	-3,456,327
12	450 houses	450	13,840,884	31,600,700	30,750,810	29,068,775	26,174,939	20,338,255
13	450 flats - medium density	450	5,536,354	5,628,349	4,678,073	3,571,053	-481	-7,448,055
14	Student housing - studios 150 units	-	396,124	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	259,599	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	668,229	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	444,553	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	531,111	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	376,076	-899,721	-999,578	-1,148,084	-1,620,157	-2,564,303
20	Class E (light industrial) development	-	515,588	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - comparison) development	-	618,705	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	371,223	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	309,353	12,845,349	12,650,309	12,650,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	1,546,763	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	4,124,700	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	206,235	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	96,673	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	145,009	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	193,345	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	136,115	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	92,197	89,606	84,478	75,662	58,028
2	2 Houses	2	9,197	184,394	179,212	168,956	151,322	116,055
3	5 Houses	5	18,394	460,986	448,030	422,390	378,306	290,139
4	10 houses	10	45,984	921,971	896,060	844,781	756,612	580,278
5	30 flats - low density	30	91,969	836,972	759,767	669,827	583,922	-190,754
6	30 flats - medium density	30	122,625	641,848	567,880	477,939	392,035	-385,570
7	30 flats - high density	30	110,362	570,197	492,341	402,401	311,102	-539,607
8	100 houses	100	78,869	8,690,957	8,451,374	7,977,212	7,161,964	5,531,468
9	100 flats - medium density	100	919,686	1,933,494	1,684,726	1,394,925	1,033,697	-1,402,065
10	200 houses	200	367,874	16,420,181	15,976,846	15,099,434	13,584,396	10,539,886
11	200 flats - medium density	200	1,839,371	2,929,411	2,456,389	1,905,343	1,533,661	-3,456,327
12	450 houses	450	735,749	31,600,700	30,750,810	29,068,775	26,174,939	20,338,255
13	450 flats - medium density	450	4,138,586	5,628,349	4,678,073	3,571,053	-481	-7,448,055
14	Student housing - studios 150 units	-	1,655,434	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	118,446	2,437,492	2,322,521	2,32		

Table 6.50.5: Cumulative impact of policies – sales values of £6,086 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN Aff Hsg: 40%
Mkt value: £6,086 per square metre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	174,754	107,908	105,317	100,189	91,372	73,739
2	2 Houses	2	349,508	215,817	210,635	200,379	182,745	147,478
3	5 Houses	5	873,769	539,541	526,587	500,946	456,863	368,695
4	10 houses	10	1,747,538	1,079,084	1,053,173	1,001,894	913,725	737,390
5	30 flats - low density	30	2,330,051	1,222,248	1,145,042	1,055,102	769,197	197,387
6	30 flats - medium density	30	2,097,046	1,015,791	941,823	851,882	565,976	-5,921
7	30 flats - high density	30	1,498,626	932,808	854,953	765,014	453,713	-171,462
8	100 houses	100	17,475,383	10,145,034	9,908,188	9,439,439	8,624,983	6,994,488
9	100 flats - medium density	100	6,990,153	3,121,474	2,876,445	2,589,257	1,668,028	-177,089
10	200 houses	200	34,950,765	19,153,344	18,710,009	17,832,596	16,324,024	13,288,452
11	200 flats - medium density	200	13,980,306	5,123,146	4,657,233	4,114,468	2,368,856	-1,171,432
12	450 houses	450	78,639,222	36,838,470	35,993,901	34,322,399	31,430,857	25,628,934
13	450 flats - medium density	450	31,455,689	10,030,317	9,094,324	8,003,941	4,498,437	-2,719,512
14	Student housing - studios 150 units	-	2,250,641	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	1,474,955	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	3,796,650	6,207,366	5,919,935	5,919,935	4,885,053	2,755,286
17	Student housing - ensuite 250 units	-	2,525,797	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	3,017,593	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	2,136,734	-387,113	-495,020	-642,280	-1,114,354	-2,058,500
20	Class E (light industrial) development	-	2,929,394	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - comparison) development	-	3,515,273	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	2,109,164	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,757,636	12,845,349	12,850,309	12,850,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	8,788,181	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	23,435,150	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	1,171,758	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	549,261	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	823,892	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	1,098,523	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	773,360	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	102,074	107,908	105,317	100,189	91,372	73,739
2	2 Houses	2	204,149	215,817	210,635	200,379	182,745	147,478
3	5 Houses	5	510,371	539,541	526,587	500,946	456,863	368,695
4	10 houses	10	1,020,743	1,079,084	1,053,173	1,001,894	913,725	737,390
5	30 flats - low density	30	1,360,990	1,222,248	1,145,042	1,055,102	769,197	197,387
6	30 flats - medium density	30	1,224,891	1,015,791	941,823	851,882	565,976	-5,921
7	30 flats - high density	30	875,352	932,808	854,953	765,014	453,713	-171,462
8	100 houses	100	10,207,427	10,145,034	9,908,188	9,439,439	8,624,983	6,994,488
9	100 flats - medium density	100	4,082,971	3,121,474	2,876,445	2,589,257	1,668,028	-177,089
10	200 houses	200	20,414,855	19,153,344	18,710,009	17,832,596	16,324,024	13,288,452
11	200 flats - medium density	200	8,165,942	5,123,146	4,657,233	4,114,468	2,368,856	-1,171,432
12	450 houses	450	45,933,423	36,838,470	35,993,901	34,322,399	31,430,857	25,628,934
13	450 flats - medium density	450	18,373,369	10,030,317	9,094,324	8,003,941	4,498,437	-2,719,512
14	Student housing - studios 150 units	-	1,314,607	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	861,526	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	2,217,635	6,207,366	5,919,935	5,919,935	4,885,053	2,755,286
17	Student housing - ensuite 250 units	-	1,475,326	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	1,762,586	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	1,248,073	-387,113	-495,020	-642,280	-1,114,354	-2,058,500
20	Class E (light industrial) development	-	1,711,068	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - comparison) development	-	2,053,282	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	1,231,969	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,026,641	12,845,349	12,850,309	12,850,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	5,133,205	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	13,688,547	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	684,427	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	320,825	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	481,238	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	641,651	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	451,722	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	30,758	107,908	105,317	100,189	91,372	73,739
2	2 Houses	2	61,515	215,817	210,635	200,379	182,745	147,478
3	5 Houses	5	153,788	539,541	526,587	500,946	456,863	368,695
4	10 houses	10	307,575	1,079,084	1,053,173	1,001,894	913,725	737,390
5	30 flats - low density	30	410,100	1,222,248	1,145,042	1,055,102	769,197	197,387
6	30 flats - medium density	30	369,090	1,015,791	941,823	851,882	565,976	-5,921
7	30 flats - high density	30	263,765	932,808	854,953	765,014	453,713	-171,462
8	100 houses	100	3,075,752	10,145,034	9,908,188	9,439,439	8,624,983	6,994,488
9	100 flats - medium density	100	1,230,301	3,121,474	2,876,445	2,589,257	1,668,028	-177,089
10	200 houses	200	6,151,504	19,153,344	18,710,009	17,832,596	16,324,024	13,288,452
11	200 flats - medium density	200	2,460,602	5,123,146	4,657,233	4,114,468	2,368,856	-1,171,432
12	450 houses	450	13,840,884	36,838,470	35,993,901	34,322,399	31,430,857	25,628,934
13	450 flats - medium density	450	5,536,354	10,030,317	9,094,324	8,003,941	4,498,437	-2,719,512
14	Student housing - studios 150 units	-	396,124	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	259,599	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	688,229	6,207,366	5,919,935	5,919,935	4,885,053	2,755,286
17	Student housing - ensuite 250 units	-	444,553	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	531,111	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	376,076	-387,113	-495,020	-642,280	-1,114,354	-2,058,500
20	Class E (light industrial) development	-	515,588	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - comparison) development	-	618,705	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	371,223	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	309,353	12,845,349	12,850,309	12,850,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	1,546,763	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	4,124,700	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	206,235	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	96,673	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	145,009	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	193,345	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	136,115	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	107,908	105,317	100,189	91,372	73,739
2	2 Houses	2	9,197	215,817	210,635	200,379	182,745	147,478
3	5 Houses	5	18,394	539,541	526,587	500,946	456,863	368,695
4	10 houses	10	45,984	1,079,084	1,053,173	1,001,894	913,725	737,390
5	30 flats - low density	30	91,969	1,222,248	1,145,042	1,055,102	769,197	197,387
6	30 flats - medium density	30	122,625	1,015,791	941,823	851,882	565,976	-5,921
7	30 flats - high density	30	110,362	932,808	854,953	765,014	453,713	-171,462
8	100 houses	100	78,869	10,145,034	9,908,188	9,439,439	8,624,983	6,994,488
9	100 flats - medium density	100	919,686	3,121,474	2,876,445	2,589,257	1,668,028	-177,089
10	200 houses	200	367,874	19,153,344	18,710,009	17,832,596	16,324,024	13,288,452
11	200 flats - medium density	200	1,839,371	5,123,146	4,657,233	4,114,468	2,368,856	-1,171,432
12	450 houses	450	735,749	36,838,470	35,993,901	34,322,399	31,430,857	25,628,934
13	450 flats - medium density	450	4,138,586	10,030,317	9,094,324	8,003,941	4,498,437	-2,719,512
14	Student housing - studios 150 units	-	1,655,434	3,724,419	3,551,961	3,551,961		

Table 6.50.6: Cumulative impact of policies – sales values of £6,444 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN Aff Hsg: 40%
Mkt value: £6,521 per square metre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	174,754	123,620	121,029	115,901	107,084	89,451
2	2 Houses	2	349,508	247,239	242,057	231,801	214,168	178,900
3	5 Houses	5	873,769	618,098	605,143	579,503	535,419	447,252
4	10 houses	10	1,747,538	1,236,195	1,210,286	1,159,005	1,070,838	894,503
5	30 flats - low density	30	2,330,051	1,607,523	1,530,317	1,440,377	1,154,472	582,662
6	30 flats - medium density	30	2,097,046	1,389,735	1,315,767	1,225,826	939,922	368,112
7	30 flats - high density	30	1,498,626	1,295,420	1,217,566	1,127,625	816,326	193,726
8	100 houses	100	17,475,383	11,598,995	11,362,149	10,893,401	10,087,464	8,457,508
9	100 flats - medium density	100	6,990,153	4,301,110	4,056,082	3,770,636	2,862,360	1,019,903
10	200 houses	200	34,950,765	21,886,507	21,443,173	20,565,759	19,057,186	16,037,019
11	200 flats - medium density	200	13,980,306	7,309,675	6,843,762	6,300,997	4,575,641	1,080,689
12	450 houses	450	78,639,222	42,072,724	41,228,156	39,556,653	36,682,770	30,900,947
13	450 flats - medium density	450	31,455,689	14,373,169	13,451,242	12,377,246	8,926,244	1,874,415
14	Student housing - studios 150 units	-	2,250,641	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	1,474,955	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	3,796,650	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	2,525,797	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	3,017,593	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	2,136,734	128,648	2,665	-143,568	-608,550	-1,552,696
20	Class E (light industrial) development	-	2,929,394	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - copmarison) development	-	3,515,273	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	2,109,164	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,757,636	12,845,349	12,850,309	12,850,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	8,788,181	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	23,435,150	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	1,171,758	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	549,261	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	823,892	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	1,098,523	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	773,360	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	102,074	123,620	121,029	115,901	107,084	89,451
2	2 Houses	2	204,149	247,239	242,057	231,801	214,168	178,900
3	5 Houses	5	510,371	618,098	605,143	579,503	535,419	447,252
4	10 houses	10	1,020,743	1,236,195	1,210,286	1,159,005	1,070,838	894,503
5	30 flats - low density	30	1,360,990	1,607,523	1,530,317	1,440,377	1,154,472	582,662
6	30 flats - medium density	30	1,224,891	1,389,735	1,315,767	1,225,826	939,922	368,112
7	30 flats - high density	30	875,352	1,295,420	1,217,566	1,127,625	816,326	193,726
8	100 houses	100	10,207,427	11,598,995	11,362,149	10,893,401	10,087,464	8,457,508
9	100 flats - medium density	100	4,082,971	4,301,110	4,056,082	3,770,636	2,862,360	1,019,903
10	200 houses	200	20,414,855	21,886,507	21,443,173	20,565,759	19,057,186	16,037,019
11	200 flats - medium density	200	8,165,942	7,309,675	6,843,762	6,300,997	4,575,641	1,080,689
12	450 houses	450	45,933,423	42,072,724	41,228,156	39,556,653	36,682,770	30,900,947
13	450 flats - medium density	450	18,373,369	14,373,169	13,451,242	12,377,246	8,926,244	1,874,415
14	Student housing - studios 150 units	-	1,314,607	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	861,526	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	2,217,635	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	1,475,326	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	1,762,586	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	1,248,073	128,648	2,665	-143,568	-608,550	-1,552,696
20	Class E (light industrial) development	-	1,711,068	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - copmarison) development	-	2,053,282	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	1,231,969	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,026,641	12,845,349	12,850,309	12,850,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	5,133,205	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	13,688,547	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	684,427	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	320,825	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	481,238	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	641,651	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	451,722	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	30,758	123,620	121,029	115,901	107,084	89,451
2	2 Houses	2	61,515	247,239	242,057	231,801	214,168	178,900
3	5 Houses	5	153,788	618,098	605,143	579,503	535,419	447,252
4	10 houses	10	307,575	1,236,195	1,210,286	1,159,005	1,070,838	894,503
5	30 flats - low density	30	410,100	1,607,523	1,530,317	1,440,377	1,154,472	582,662
6	30 flats - medium density	30	369,090	1,389,735	1,315,767	1,225,826	939,922	368,112
7	30 flats - high density	30	263,765	1,295,420	1,217,566	1,127,625	816,326	193,726
8	100 houses	100	3,075,752	11,598,995	11,362,149	10,893,401	10,087,464	8,457,508
9	100 flats - medium density	100	1,230,301	4,301,110	4,056,082	3,770,636	2,862,360	1,019,903
10	200 houses	200	6,151,504	21,886,507	21,443,173	20,565,759	19,057,186	16,037,019
11	200 flats - medium density	200	2,460,602	7,309,675	6,843,762	6,300,997	4,575,641	1,080,689
12	450 houses	450	13,840,884	42,072,724	41,228,156	39,556,653	36,682,770	30,900,947
13	450 flats - medium density	450	5,536,354	14,373,169	13,451,242	12,377,246	8,926,244	1,874,415
14	Student housing - studios 150 units	-	396,124	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	259,599	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	668,229	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	444,553	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	531,111	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	376,076	128,648	2,665	-143,568	-608,550	-1,552,696
20	Class E (light industrial) development	-	515,588	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - copmarison) development	-	618,705	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	371,223	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	309,353	12,845,349	12,850,309	12,850,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	1,546,763	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	4,124,700	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	206,235	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	96,673	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	145,009	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	193,345	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	136,115	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	123,620	121,029	115,901	107,084	89,451
2	2 Houses	2	9,197	247,239	242,057	231,801	214,168	178,900
3	5 Houses	5	18,394	618,098	605,143	579,503	535,419	447,252
4	10 houses	10	45,984	1,236,195	1,210,286	1,159,005	1,070,838	894,503
5	30 flats - low density	30	91,969	1,607,523	1,530,317	1,440,377	1,154,472	582,662
6	30 flats - medium density	30	122,625	1,389,735	1,315,767	1,225,826	939,922	368,112
7	30 flats - high density	30	110,362	1,295,420	1,217,566	1,127,625	816,326	193,726
8	100 houses	100	78,869	11,598,995	11,362,149	10,893,401	10,087,464	8,457,508
9	100 flats - medium density	100	919,686	4,301,110	4,056,082	3,770,636	2,862,360	1,019,903
10	200 houses	200	367,874	21,886,507	21,443,173	20,565,759	19,057,186	16,037,019
11	200 flats - medium density	200	1,839,371	7,309,675	6,843,762	6,300,997	4,575,641	1,080,689
12	450 houses	450	735,749	42,072,724	41,228,156	39,556,653	36,682,770	30,900,947
13	450 flats - medium density	450	4,138,598	14,373,169	13,451,242	12,377,246	8,926,244	1,874,415
14	Student housing - studios 150 units</							

Table 6.50.7: Cumulative impact of policies – sales values of £6,956 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN Aff Hsg: 40%
Mkt value: £6,956 per square metre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	174,754	115,180	112,282	106,421	96,345	76,192
2	2 Houses	2	349,508	230,360	224,564	212,842	192,689	152,385
3	5 Houses	5	873,769	575,901	561,408	532,106	481,724	380,961
4	10 houses	10	1,747,538	1,151,800	1,122,817	1,064,211	963,448	761,922
5	30 flats - low density	30	2,330,051	942,344	851,770	748,981	409,242	-274,357
6	30 flats - medium density	30	2,097,046	713,225	625,887	523,099	183,360	-503,686
7	30 flats - high density	30	1,498,626	607,579	516,354	413,566	48,432	-892,237
8	100 houses	100	17,475,383	10,845,338	10,578,891	10,036,990	9,105,279	7,241,855
9	100 flats - medium density	100	6,990,153	2,131,770	1,839,925	1,508,723	414,035	-1,820,278
10	200 houses	200	34,950,765	20,487,400	19,991,473	18,988,715	17,263,330	13,783,890
11	200 flats - medium density	200	13,980,306	3,139,081	2,584,147	1,954,380	-134,670	-4,433,361
12	450 houses	450	78,639,222	39,434,860	38,490,101	36,568,159	33,263,027	26,617,293
13	450 flats - medium density	450	31,455,689	6,038,196	4,923,365	3,647,298	-823,487	-8,494,483
14	Student housing - studios 150 units	-	2,250,641	2,738,255	2,553,246	2,553,246	1,870,380	504,649
15	Student housing - ensuite 150 units	-	1,474,955	1,780,050	1,656,710	1,656,710	1,201,466	290,980
16	Student housing - studios 250 units	-	3,796,650	4,563,759	4,255,409	4,255,409	3,117,300	841,082
17	Student housing - ensuite 250 units	-	2,525,797	3,485,287	3,282,246	3,282,246	2,532,827	1,033,990
18	Student housing - ensuite 300 units	-	3,017,593	4,182,344	3,938,695	3,938,695	3,039,393	1,240,787
19	C2 care scheme - flats	60	2,136,734	-1,066,772	-1,238,704	-1,408,424	-1,969,385	-3,091,306
20	Class E (light industrial) development	-	2,929,394	709,796	696,163	696,163	504,608	182,096
21	Class E (retail - comparison) development	-	3,515,273	13,656,868	13,590,906	13,590,906	13,358,531	12,893,783
22	Class E (retail - supermarket) development	-	2,109,164	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,757,636	26,671,931	28,451,530	28,451,530	27,633,774	25,998,259
24	Class E (office/R&D) development	-	8,788,181	147,048,745	145,959,587	145,959,587	141,868,229	133,685,511
25	Industrial (B2/B8)	-	23,435,150	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	1,171,758	909,428	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	549,261	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	823,892	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	1,098,523	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	773,360	-1,278,189	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	102,074	115,180	112,282	106,421	96,345	76,192
2	2 Houses	2	204,149	230,360	224,564	212,842	192,689	152,385
3	5 Houses	5	510,371	575,901	561,408	532,106	481,724	380,961
4	10 houses	10	1,020,743	1,151,800	1,122,817	1,064,211	963,448	761,922
5	30 flats - low density	30	1,360,990	942,344	851,770	748,981	409,242	-274,357
6	30 flats - medium density	30	1,224,891	713,225	625,887	523,099	183,360	-503,686
7	30 flats - high density	30	875,352	607,579	516,354	413,566	48,432	-892,237
8	100 houses	100	10,207,427	10,845,338	10,578,891	10,036,990	9,105,279	7,241,855
9	100 flats - medium density	100	4,082,971	2,131,770	1,839,925	1,508,723	414,035	-1,820,278
10	200 houses	200	20,414,855	20,487,400	19,991,473	18,988,715	17,263,330	13,783,890
11	200 flats - medium density	200	8,165,942	3,139,081	2,584,147	1,954,380	-134,670	-4,433,361
12	450 houses	450	45,933,423	39,434,860	38,490,101	36,568,159	33,263,027	26,617,293
13	450 flats - medium density	450	18,373,369	6,038,196	4,923,365	3,647,298	-823,487	-8,494,483
14	Student housing - studios 150 units	-	1,314,607	2,738,255	2,553,246	2,553,246	1,870,380	504,649
15	Student housing - ensuite 150 units	-	861,526	1,780,050	1,656,710	1,656,710	1,201,466	290,980
16	Student housing - studios 250 units	-	2,217,635	4,563,759	4,255,409	4,255,409	3,117,300	841,082
17	Student housing - ensuite 250 units	-	1,475,326	3,485,287	3,282,246	3,282,246	2,532,827	1,033,990
18	Student housing - ensuite 300 units	-	1,762,586	4,182,344	3,938,695	3,938,695	3,039,393	1,240,787
19	C2 care scheme - flats	60	1,248,073	-1,066,772	-1,238,704	-1,408,424	-1,969,385	-3,091,306
20	Class E (light industrial) development	-	1,711,068	709,796	696,163	696,163	504,608	182,096
21	Class E (retail - comparison) development	-	2,053,282	13,656,868	13,590,906	13,590,906	13,358,531	12,893,783
22	Class E (retail - supermarket) development	-	1,231,969	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,026,641	26,671,931	28,451,530	28,451,530	27,633,774	25,998,259
24	Class E (office/R&D) development	-	5,133,205	147,048,745	145,959,587	145,959,587	141,868,229	133,685,511
25	Industrial (B2/B8)	-	13,688,547	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	684,427	909,428	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	320,825	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	481,238	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	641,651	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	451,722	-1,278,189	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	30,758	115,180	112,282	106,421	96,345	76,192
2	2 Houses	2	61,515	230,360	224,564	212,842	192,689	152,385
3	5 Houses	5	153,788	575,901	561,408	532,106	481,724	380,961
4	10 houses	10	307,575	1,151,800	1,122,817	1,064,211	963,448	761,922
5	30 flats - low density	30	410,100	942,344	851,770	748,981	409,242	-274,357
6	30 flats - medium density	30	369,090	713,225	625,887	523,099	183,360	-503,686
7	30 flats - high density	30	263,765	607,579	516,354	413,566	48,432	-892,237
8	100 houses	100	3,075,752	10,845,338	10,578,891	10,036,990	9,105,279	7,241,855
9	100 flats - medium density	100	1,230,301	2,131,770	1,839,925	1,508,723	414,035	-1,820,278
10	200 houses	200	6,151,504	20,487,400	19,991,473	18,988,715	17,263,330	13,783,890
11	200 flats - medium density	200	2,460,602	3,139,081	2,584,147	1,954,380	-134,670	-4,433,361
12	450 houses	450	13,840,884	39,434,860	38,490,101	36,568,159	33,263,027	26,617,293
13	450 flats - medium density	450	5,536,354	6,038,196	4,923,365	3,647,298	-823,487	-8,494,483
14	Student housing - studios 150 units	-	396,124	2,738,255	2,553,246	2,553,246	1,870,380	504,649
15	Student housing - ensuite 150 units	-	259,599	1,780,050	1,656,710	1,656,710	1,201,466	290,980
16	Student housing - studios 250 units	-	668,229	4,563,759	4,255,409	4,255,409	3,117,300	841,082
17	Student housing - ensuite 250 units	-	444,553	3,485,287	3,282,246	3,282,246	2,532,827	1,033,990
18	Student housing - ensuite 300 units	-	531,111	4,182,344	3,938,695	3,938,695	3,039,393	1,240,787
19	C2 care scheme - flats	60	376,076	-1,066,772	-1,238,704	-1,408,424	-1,969,385	-3,091,306
20	Class E (light industrial) development	-	515,588	709,796	696,163	696,163	504,608	182,096
21	Class E (retail - comparison) development	-	618,705	13,656,868	13,590,906	13,590,906	13,358,531	12,893,783
22	Class E (retail - supermarket) development	-	371,223	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	309,353	26,671,931	28,451,530	28,451,530	27,633,774	25,998,259
24	Class E (office/R&D) development	-	1,546,763	147,048,745	145,959,587	145,959,587	141,868,229	133,685,511
25	Industrial (B2/B8)	-	4,124,700	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	206,235	909,428	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	96,673	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	145,009	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	193,345	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	136,115	-1,278,189	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	115,180	112,282	106,421	96,345	76,192
2	2 Houses	2	9,197	230,360	224,564	212,842	192,689	152,385
3	5 Houses	5	18,394	575,901	561,408	532,106	481,724	380,961
4	10 houses	10	45,984	1,151,800	1,122,817	1,064,211	963,448	761,922
5	30 flats - low density	30	91,969	942,344	851,770	748,981	409,242	-274,357
6	30 flats - medium density	30	122,625	713,225	625,887	523,099	183,360	-503,686
7	30 flats - high density	30	110,362	607,579	516,354	413,566	48,432	-892,237
8	100 houses	100	78,869	10,845,338	10,578,891	10,036,990	9,105,279	7,241,855
9	100 flats - medium density	100	919,686	2,131,770	1,839,925	1,508,723	414,035	-1,820,278
10	200 houses	200	367,874	20,487,400	19,991,473	18,988,715	17,263,330	13,783,890
11	200 flats - medium density	200	1,839,371	3,139,081	2,584,147	1,954,380	-134,670	-4,433,361
12	450 houses	450	735,749	39,434,860	38,490,101	36,568,159	33,263,027	26,617,293
13	450 flats - medium density	450	4,138,586	6,038,196	4,923,365	3,647,298	-823,487	-8,494,483
14	Student housing - studios 150 units	-	1,655,434	2,738,255	2,553,246	2,553,246	1,870,380	504

Table 6.50.8: Cumulative impact of policies – sales values of £7,391 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN Aff Hsg: 40%
Mkt value: £7,391 per square metre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	174,754	130,891	127,992	122,132	112,056	91,904
2	2 Houses	2	349,508	261,783	255,986	244,265	224,112	183,807
3	5 Houses	5	873,769	654,457	639,964	610,661	560,280	459,517
4	10 houses	10	1,747,538	1,308,913	1,279,929	1,221,324	1,120,560	919,035
5	30 flats - low density	30	2,330,051	1,327,620	1,237,045	1,134,256	794,518	115,040
6	30 flats - medium density	30	2,097,046	1,087,169	999,831	897,043	557,303	-124,037
7	30 flats - high density	30	1,498,626	970,191	878,968	776,177	411,045	-324,093
8	100 houses	100	17,475,383	12,299,299	12,034,358	11,498,644	10,568,298	8,704,875
9	100 flats - medium density	100	6,990,153	3,326,102	3,034,258	2,703,054	1,608,366	-589,875
10	200 houses	200	34,950,765	23,220,564	22,724,636	21,721,878	19,997,795	16,532,456
11	200 flats - medium density	200	13,980,306	5,343,541	4,796,948	4,169,576	2,088,066	-2,143,184
12	450 houses	450	78,639,222	44,669,115	43,724,358	41,814,067	38,517,098	31,896,325
13	450 flats - medium density	450	31,455,689	10,460,577	9,362,501	8,104,611	3,910,871	-4,745,375
14	Student housing - studios 150 units	-	2,250,641	2,738,255	2,553,248	2,553,246	1,870,380	504,649
15	Student housing - ensuite 150 units	-	1,474,955	1,780,050	1,656,710	1,656,710	1,201,466	290,980
16	Student housing - studios 250 units	-	3,796,850	4,563,759	4,255,409	4,255,409	3,117,300	841,082
17	Student housing - ensuite 250 units	-	2,525,797	3,485,287	3,282,246	3,282,246	2,532,827	1,033,990
18	Student housing - ensuite 300 units	-	3,017,593	4,182,344	3,938,695	3,938,695	3,039,393	1,240,787
19	C2 care scheme - flats	60	2,136,734	-582,333	-732,901	-602,622	-1,463,582	-2,585,502
20	Class E (light industrial) development	-	2,529,394	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - comparison) development	-	3,515,273	13,656,868	13,590,906	13,590,906	13,358,531	12,893,783
22	Class E (retail - supermarket) development	-	2,109,164	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,757,636	28,671,931	28,451,530	28,451,530	27,633,774	25,998,259
24	Class E (office/R&D) development	-	8,788,181	147,048,745	145,959,587	145,959,587	141,868,229	133,685,511
25	Industrial (B2/B8)	-	23,435,150	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	1,171,758	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	549,261	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	823,892	-2,893,501	-2,887,438	-2,887,438	-3,348,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	1,098,523	-3,858,001	-3,883,251	-3,883,251	-4,462,066	-5,419,694
30	Community use/leisure	-	773,360	-1,278,189	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	102,074	130,891	127,992	122,132	112,056	91,904
2	2 Houses	2	204,149	261,783	255,986	244,265	224,112	183,807
3	5 Houses	5	510,371	654,457	639,964	610,661	560,280	459,517
4	10 houses	10	1,020,743	1,308,913	1,279,929	1,221,324	1,120,560	919,035
5	30 flats - low density	30	1,360,990	1,327,620	1,237,045	1,134,256	794,518	115,040
6	30 flats - medium density	30	1,224,891	1,087,169	999,831	897,043	557,303	-124,037
7	30 flats - high density	30	875,352	970,191	878,968	776,177	411,045	-324,093
8	100 houses	100	10,207,427	12,299,299	12,034,358	11,498,644	10,568,298	8,704,875
9	100 flats - medium density	100	4,082,971	3,326,102	3,034,258	2,703,054	1,608,366	-589,875
10	200 houses	200	20,414,855	23,220,564	22,724,636	21,721,878	19,997,795	16,532,456
11	200 flats - medium density	200	8,165,942	5,343,541	4,796,948	4,169,576	2,088,066	-2,143,184
12	450 houses	450	45,933,423	44,669,115	43,724,358	41,814,067	38,517,098	31,896,325
13	450 flats - medium density	450	18,373,369	10,460,577	9,362,501	8,104,611	3,910,871	-4,745,375
14	Student housing - studios 150 units	-	1,314,607	2,738,255	2,553,248	2,553,246	1,870,380	504,649
15	Student housing - ensuite 150 units	-	861,526	1,780,050	1,656,710	1,656,710	1,201,466	290,980
16	Student housing - studios 250 units	-	2,217,635	4,563,759	4,255,409	4,255,409	3,117,300	841,082
17	Student housing - ensuite 250 units	-	1,475,326	3,485,287	3,282,246	3,282,246	2,532,827	1,033,990
18	Student housing - ensuite 300 units	-	1,762,586	4,182,344	3,938,695	3,938,695	3,039,393	1,240,787
19	C2 care scheme - flats	60	1,248,073	-582,333	-732,901	-602,622	-1,463,582	-2,585,502
20	Class E (light industrial) development	-	1,711,068	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - comparison) development	-	2,053,282	13,656,868	13,590,906	13,590,906	13,358,531	12,893,783
22	Class E (retail - supermarket) development	-	1,231,969	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,026,841	28,671,931	28,451,530	28,451,530	27,633,774	25,998,259
24	Class E (office/R&D) development	-	5,133,205	147,048,745	145,959,587	145,959,587	141,868,229	133,685,511
25	Industrial (B2/B8)	-	13,688,547	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	684,427	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	320,825	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	481,238	-2,893,501	-2,887,438	-2,887,438	-3,348,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	641,651	-3,858,001	-3,883,251	-3,883,251	-4,462,066	-5,419,694
30	Community use/leisure	-	451,722	-1,278,189	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	30,758	130,891	127,992	122,132	112,056	91,904
2	2 Houses	2	61,515	261,783	255,986	244,265	224,112	183,807
3	5 Houses	5	153,788	654,457	639,964	610,661	560,280	459,517
4	10 houses	10	307,575	1,308,913	1,279,929	1,221,324	1,120,560	919,035
5	30 flats - low density	30	410,100	1,327,620	1,237,045	1,134,256	794,518	115,040
6	30 flats - medium density	30	369,090	1,087,169	999,831	897,043	557,303	-124,037
7	30 flats - high density	30	263,765	970,191	878,968	776,177	411,045	-324,093
8	100 houses	100	3,075,752	12,299,299	12,034,358	11,498,644	10,568,298	8,704,875
9	100 flats - medium density	100	1,230,301	3,326,102	3,034,258	2,703,054	1,608,366	-589,875
10	200 houses	200	6,151,504	23,220,564	22,724,636	21,721,878	19,997,795	16,532,456
11	200 flats - medium density	200	2,460,602	5,343,541	4,796,948	4,169,576	2,088,066	-2,143,184
12	450 houses	450	13,840,884	44,669,115	43,724,358	41,814,067	38,517,098	31,896,325
13	450 flats - medium density	450	5,536,354	10,460,577	9,362,501	8,104,611	3,910,871	-4,745,375
14	Student housing - studios 150 units	-	396,124	2,738,255	2,553,248	2,553,246	1,870,380	504,649
15	Student housing - ensuite 150 units	-	259,599	1,780,050	1,656,710	1,656,710	1,201,466	290,980
16	Student housing - studios 250 units	-	668,229	4,563,759	4,255,409	4,255,409	3,117,300	841,082
17	Student housing - ensuite 250 units	-	444,553	3,485,287	3,282,246	3,282,246	2,532,827	1,033,990
18	Student housing - ensuite 300 units	-	531,111	4,182,344	3,938,695	3,938,695	3,039,393	1,240,787
19	C2 care scheme - flats	60	376,076	-582,333	-732,901	-602,622	-1,463,582	-2,585,502
20	Class E (light industrial) development	-	515,588	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - comparison) development	-	618,705	13,656,868	13,590,906	13,590,906	13,358,531	12,893,783
22	Class E (retail - supermarket) development	-	371,223	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	309,353	28,671,931	28,451,530	28,451,530	27,633,774	25,998,259
24	Class E (office/R&D) development	-	1,546,763	147,048,745	145,959,587	145,959,587	141,868,229	133,685,511
25	Industrial (B2/B8)	-	4,124,700	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	206,235	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	96,673	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	145,009	-2,893,501	-2,887,438	-2,887,438	-3,348,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	193,345	-3,858,001	-3,883,251	-3,883,251	-4,462,066	-5,419,694
30	Community use/leisure	-	136,115	-1,278,189	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	130,891	127,992	122,132	112,056	91,904
2	2 Houses	2	9,197	261,783	255,986	244,265	224,112	183,807
3	5 Houses	5	18,394	654,457	639,964	610,661	560,280	459,517
4	10 houses	10	45,984	1,308,913	1,279,929	1,221,324	1,120,560	919,035
5	30 flats - low density	30	91,969	1,327,620	1,237,045	1,134,256	794,518	115,040
6	30 flats - medium density	30	122,625	1,087,169	999,831	897,043	557,303	-124,037
7	30 flats - high density	30	110,362	970,191	878,968	776,177	411,045	-324,093
8	100 houses	100	78,869	12,299,299	12,034,358	11,498,644	10,568,298	8,704,875
9	100 flats - medium density	100	919,686	3,326,102	3,034,258	2,703,054	1,608,366	-589,875
10	200 houses	200	367,874	23,220,564	22,724,636	21,721,878	19,997,795	16,532,456
11	200 flats - medium density	200	1,839,371	5,343,541	4,796,948	4,169,576	2,088,066	-2,143,184
12	450 houses	450	735,749	44,669,115	43,724,358	41,814,067	38,517,098	31,896,325
13	450 flats - medium density	450	4,138,586	10,460,577	9,362,501	8,104,611	3,910,871	-4,745,375
14	Student housing - studios 150 units	-	1,655,434	2,738,255	2,553,248			

Table 6.50.9: Cumulative impact of policies – sales values of £8,126 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN Aff Hsg: 40%
Mkt value: £8,126 per square metre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	174,754	157,418	154,519	148,659	138,582	118,429
2	2 Houses	2	349,508	314,835	309,038	297,317	277,165	236,859
3	5 Houses	5	873,769	787,088	772,595	743,293	692,911	592,148
4	10 houses	10	1,747,538	1,574,175	1,545,191	1,486,586	1,385,822	1,184,297
5	30 flats - low density	30	2,330,051	1,978,103	1,887,527	1,784,739	1,445,000	765,523
6	30 flats - medium density	30	2,097,046	1,718,519	1,631,182	1,528,393	1,188,654	509,178
7	30 flats - high density	30	1,498,626	1,582,410	1,491,185	1,388,397	1,023,263	292,998
8	100 houses	100	17,475,383	14,754,107	14,489,164	13,953,452	13,032,381	11,174,976
9	100 flats - medium density	100	6,990,153	5,318,185	5,030,725	4,704,501	3,624,827	1,435,451
10	200 houses	200	34,950,765	27,835,123	27,339,196	26,336,438	24,612,355	21,164,190
11	200 flats - medium density	200	13,980,306	9,035,186	8,488,593	7,868,290	5,818,063	1,865,093
12	450 houses	450	78,639,222	53,506,415	52,561,655	50,651,367	47,366,928	40,777,592
13	450 flats - medium density	450	31,455,689	17,818,668	16,737,093	15,509,668	11,406,832	3,032,820
14	Student housing - studios 150 units	-	2,250,641	2,738,255	2,553,246	2,553,246	1,870,380	504,649
15	Student housing - ensuite 150 units	-	1,474,955	1,780,050	1,656,710	1,656,710	1,201,466	290,980
16	Student housing - studios 250 units	-	3,796,650	4,563,759	4,255,409	4,255,409	3,117,300	841,082
17	Student housing - ensuite 250 units	-	2,525,797	3,485,287	3,282,246	3,282,246	2,532,827	1,033,990
18	Student housing - ensuite 300 units	-	3,017,593	4,182,344	3,938,695	3,938,695	3,039,393	1,240,787
19	C2 care scheme - flats	60	2,136,734	254,127	106,726	-58,815	-611,344	-1,731,526
20	Class E (light industrial) development	-	2,929,394	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - coparison) development	-	3,515,273	13,656,868	13,590,906	13,590,906	13,358,531	12,893,783
22	Class E (retail - supermarket) development	-	2,109,164	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,757,636	26,671,931	28,451,530	28,451,530	27,633,774	25,998,259
24	Class E (office/R&D) development	-	6,786,181	147,048,745	145,959,587	145,959,587	141,868,229	133,685,511
25	Industrial (B2/B8)	-	23,435,150	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	1,171,758	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	549,261	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	823,892	-2,893,501	-2,987,438	-2,987,438	-3,348,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	1,098,523	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	773,360	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	102,074	157,418	154,519	148,659	138,582	118,429
2	2 Houses	2	204,149	314,835	309,038	297,317	277,165	236,859
3	5 Houses	5	510,371	787,088	772,595	743,293	692,911	592,148
4	10 houses	10	1,020,743	1,574,175	1,545,191	1,486,586	1,385,822	1,184,297
5	30 flats - low density	30	1,360,990	1,978,103	1,887,527	1,784,739	1,445,000	765,523
6	30 flats - medium density	30	1,224,891	1,718,519	1,631,182	1,528,393	1,188,654	509,178
7	30 flats - high density	30	875,352	1,582,410	1,491,185	1,388,397	1,023,263	292,998
8	100 houses	100	10,207,427	14,754,107	14,489,164	13,953,452	13,032,381	11,174,976
9	100 flats - medium density	100	4,082,971	5,318,185	5,030,725	4,704,501	3,624,827	1,435,451
10	200 houses	200	20,414,855	27,835,123	27,339,196	26,336,438	24,612,355	21,164,190
11	200 flats - medium density	200	8,165,942	9,035,186	8,488,593	7,868,290	5,818,063	1,865,093
12	450 houses	450	45,933,423	53,506,415	52,561,655	50,651,367	47,366,928	40,777,592
13	450 flats - medium density	450	18,373,369	17,818,668	16,737,093	15,509,668	11,406,832	3,032,820
14	Student housing - studios 150 units	-	1,314,607	2,738,255	2,553,246	2,553,246	1,870,380	504,649
15	Student housing - ensuite 150 units	-	861,526	1,780,050	1,656,710	1,656,710	1,201,466	290,980
16	Student housing - studios 250 units	-	2,217,635	4,563,759	4,255,409	4,255,409	3,117,300	841,082
17	Student housing - ensuite 250 units	-	1,475,326	3,485,287	3,282,246	3,282,246	2,532,827	1,033,990
18	Student housing - ensuite 300 units	-	1,762,586	4,182,344	3,938,695	3,938,695	3,039,393	1,240,787
19	C2 care scheme - flats	60	1,248,073	254,127	106,726	-58,815	-611,344	-1,731,526
20	Class E (light industrial) development	-	1,711,068	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - coparison) development	-	2,053,282	13,656,868	13,590,906	13,590,906	13,358,531	12,893,783
22	Class E (retail - supermarket) development	-	1,231,969	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,026,641	26,671,931	28,451,530	28,451,530	27,633,774	25,998,259
24	Class E (office/R&D) development	-	5,133,205	147,048,745	145,959,587	145,959,587	141,868,229	133,685,511
25	Industrial (B2/B8)	-	13,688,547	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	684,427	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	320,825	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	481,238	-2,893,501	-2,987,438	-2,987,438	-3,348,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	641,651	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	451,722	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	30,758	157,418	154,519	148,659	138,582	118,429
2	2 Houses	2	61,515	314,835	309,038	297,317	277,165	236,859
3	5 Houses	5	153,788	787,088	772,595	743,293	692,911	592,148
4	10 houses	10	307,575	1,574,175	1,545,191	1,486,586	1,385,822	1,184,297
5	30 flats - low density	30	410,100	1,978,103	1,887,527	1,784,739	1,445,000	765,523
6	30 flats - medium density	30	369,090	1,718,519	1,631,182	1,528,393	1,188,654	509,178
7	30 flats - high density	30	263,765	1,582,410	1,491,185	1,388,397	1,023,263	292,998
8	100 houses	100	3,075,752	14,754,107	14,489,164	13,953,452	13,032,381	11,174,976
9	100 flats - medium density	100	1,230,301	5,318,185	5,030,725	4,704,501	3,624,827	1,435,451
10	200 houses	200	6,151,504	27,835,123	27,339,196	26,336,438	24,612,355	21,164,190
11	200 flats - medium density	200	2,460,602	9,035,186	8,488,593	7,868,290	5,818,063	1,865,093
12	450 houses	450	13,840,884	53,506,415	52,561,655	50,651,367	47,366,928	40,777,592
13	450 flats - medium density	450	5,536,354	17,818,668	16,737,093	15,509,668	11,406,832	3,032,820
14	Student housing - studios 150 units	-	396,124	2,738,255	2,553,246	2,553,246	1,870,380	504,649
15	Student housing - ensuite 150 units	-	259,599	1,780,050	1,656,710	1,656,710	1,201,466	290,980
16	Student housing - studios 250 units	-	668,229	4,563,759	4,255,409	4,255,409	3,117,300	841,082
17	Student housing - ensuite 250 units	-	444,553	3,485,287	3,282,246	3,282,246	2,532,827	1,033,990
18	Student housing - ensuite 300 units	-	531,111	4,182,344	3,938,695	3,938,695	3,039,393	1,240,787
19	C2 care scheme - flats	60	376,076	254,127	106,726	-58,815	-611,344	-1,731,526
20	Class E (light industrial) development	-	515,588	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - coparison) development	-	618,705	13,656,868	13,590,906	13,590,906	13,358,531	12,893,783
22	Class E (retail - supermarket) development	-	371,223	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	309,353	26,671,931	28,451,530	28,451,530	27,633,774	25,998,259
24	Class E (office/R&D) development	-	1,546,763	147,048,745	145,959,587	145,959,587	141,868,229	133,685,511
25	Industrial (B2/B8)	-	4,124,700	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	206,235	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	96,673	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	145,009	-2,893,501	-2,987,438	-2,987,438	-3,348,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	193,345	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	136,115	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	157,418	154,519	148,659	138,582	118,429
2	2 Houses	2	9,197	314,835	309,038	297,317	277,165	236,859
3	5 Houses	5	18,394	787,088	772,595	743,293	692,911	592,148
4	10 houses	10	45,984	1,574,175	1,545,191	1,486,586	1,385,822	1,184,297
5	30 flats - low density	30	91,969	1,978,103	1,887,527	1,784,739	1,445,000	765,523
6	30 flats - medium density	30	122,625	1,718,519	1,631,182	1,528,393	1,188,654	509,178
7	30 flats - high density	30	110,362	1,582,410	1,491,185	1,388,397	1,023,263	292,998
8	100 houses	100	78,869	14,754,107	14,489,164	13,953,452	13,032,381	11,174,976
9	100 flats - medium density	100	919,686	5,318,185	5,030,725	4,704,501	3,624,827	1,435,451
10	200 houses	200	367,874	27,835,123	27,339,196	26,336,438	24,612,355	21,164,190
11	200 flats - medium density	200	1,839,371	9,035,186	8,488,593	7,868,290	5,818,063	1,865,093
12	450 houses	450	735,749	53,506,415	52,561,655	50,651,367	47,366,928	40,777,592
13	450 flats - medium density	450	4,138,586	17,818,668	16,737,093			

Financial contributions from employment uses

- 6.55 The emerging Plan incorporates a policy seeking contributions from employment generating uses towards affordable housing. This is to be set at £10 per square metre and is therefore a de-minimis cost. The impact of this requirement is reflected in the cumulative policy analysis in the preceding section, but we have also tested the requirement separately on typologies 20 (light industrial), 23 and 24 (office/R&D) and 25 and 26 (industrial /warehousing). The results are summarised in Table 6.55.1. As can be noted, the impact of the contribution is very modest in most cases, typically less than 1% of residual value for offices and between 1 to 4% for other uses.

Table 6.55.1: Employment generating uses (outside City Centre) – contributions towards affordable housing

Typology No and description	Residual land value (no contribution towards affordable housing)	Residual land value (with contribution towards affordable housing)	Percentage change in residual land value
20. Class E (light industrial) development	£526,410	£504,808	-4.10%
23. Class E (office/R&D) development	£11,976,658	£11,933,452	-0.36%
24. Class E (office/R&D) development	£62,138,989	£61,925,476	-0.34%
25. Industrial (B2/B8)	£14,824,547	£14,653,736	-1.15%
26. Industrial (B2/B8)	£741,227	£732,687	-1.15%

Contributions towards the Cowley Branch Line

- 6.56 As noted in Section 4, commercial developments are required to contribute £36.18 per square metre (gross internal floorspace) towards the cost of constructing the Cowley Branch Line. The Council has also requested that we test a higher amount of £50 per square metre as a sensitivity analysis. The appraisal outputs for the commercial developments with contributions of £0, £36.18 per square metre and £50 per square metre are summarised in Table 6.56.1. As can be noted, the CBL charge has a relatively modest impact on the residual land values generated by each typology. There is also little difference in impact between the £36.18 per square metre and £50 per square metre potential charge.

Table 6.56.1: Cowley Branch Line contributions (schemes outside City Centre)

OXFORD CITY COUNCIL - LOCAL PLAN BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)						
			£7,030,545			
Description	Floorspace	BLV	Nil	£36.18 psm	£50 psm	
20 Class E (light industrial) development	2,500	£2,929,394	596,230	504,808	469,886	
21 Class E (retail - comparison) development	2,500	£3,515,273	3,779,322	3,687,899	3,652,977	
22 Class E (retail - supermarket) development	1,500	£2,109,164	567,240	512,387	491,433	
23 Class E (office/R&D) development	5,000	£1,757,636	12,116,298	11,933,452	11,863,608	
24 Class E (office/R&D) development	25,000	£8,788,181	62,840,286	61,925,476	61,576,039	
25 Industrial (B2/B8)	20,000	£23,435,150	15,385,584	14,653,736	14,374,186	
26 Industrial (B2/B8)	1,000	£1,171,758	769,279	732,687	718,709	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)						
			£4,106,564			
Description	Floorspace	BLV	Nil	£36.18 psm	£50 psm	
20 Class E (light industrial) development	2,500	£1,711,068	596,230	504,808	469,886	
21 Class E (retail - comparison) development	2,500	£2,053,282	3,779,322	3,687,899	3,652,977	
22 Class E (retail - supermarket) development	1,500	£1,231,969	567,240	512,387	491,433	
23 Class E (office/R&D) development	5,000	£1,026,641	12,116,298	11,933,452	11,863,608	
24 Class E (office/R&D) development	25,000	£5,133,205	62,840,286	61,925,476	61,576,039	
25 Industrial (B2/B8)	20,000	£13,688,547	15,385,584	14,653,736	14,374,186	
26 Industrial (B2/B8)	1,000	£684,427	769,279	732,687	718,709	

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)						
			£1,237,410			
Description	Floorspace	BLV	Nil	£36.18 psm	£50 psm	
20 Class E (light industrial) development	2,500	£515,588	596,230	504,808	469,886	
21 Class E (retail - comparison) development	2,500	£618,705	3,779,322	3,687,899	3,652,977	
22 Class E (retail - supermarket) development	1,500	£371,223	567,240	512,387	491,433	
23 Class E (office/R&D) development	5,000	£309,353	12,116,298	11,933,452	11,863,608	
24 Class E (office/R&D) development	25,000	£1,546,763	62,840,286	61,925,476	61,576,039	
25 Industrial (B2/B8)	20,000	£4,124,700	15,385,584	14,653,736	14,374,186	
26 Industrial (B2/B8)	1,000	£206,235	769,279	732,687	718,709	

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)						
			£370,000			
Description	Floorspace	BLV	Nil	£36.18 psm	£50 psm	
20 Class E (light industrial) development	2,500	£154,167	596,230	504,808	469,886	
21 Class E (retail - comparison) development	2,500	£185,000	3,779,322	3,687,899	3,652,977	
22 Class E (retail - supermarket) development	1,500	£111,000	567,240	512,387	491,433	
23 Class E (office/R&D) development	5,000	£92,500	12,116,298	11,933,452	11,863,608	
24 Class E (office/R&D) development	25,000	£462,500	62,840,286	61,925,476	61,576,039	
25 Industrial (B2/B8)	20,000	£1,233,333	15,385,584	14,653,736	14,374,186	
26 Industrial (B2/B8)	1,000	£61,667	769,279	732,687	718,709	

7 Conclusions and recommendations

- 7.1 The NPPF states that “Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan”. This report and its supporting appendices test the ability of development typologies in Oxford to support emerging Local Plan policies while making contributions to infrastructure that will support growth through CIL.
- 7.2 We have tested the impact of the main emerging policies which may have an impact on viability:
- **Affordable housing (Policy H2):** We have appraised residential schemes with a range of affordable housing from 0% to 50% in line with emerging Policy H2. The tenure mix of the affordable housing also has a bearing on viability and we have tested two tenure options (Option 1 - 70% social rent and 30% shared ownership; and Option 2 – 80% social rent and 20% shared ownership, the latter reflecting the emerging policy requirement). There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition (i.e. flats or houses) and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver and we therefore recommend that a 40% target be adopted, and applied on a ‘maximum reasonable proportion’ basis taking site-specific circumstances into account. This reflects the Council’s current practice and also the approach outlined in emerging policy S4.
 - Setting a lower proportion of affordable housing (either in part or the whole of the City) is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more than the revised target would no longer do so. Affordable housing delivery can therefore be maximised by seeking a target of 40% and accepting that this will not be universally achieved on all developments. Clearly it will be important for this to be communicated to and understood by stakeholders to manage expectations.
 - **Financial contributions from student housing developments:** Policy H3 seeks affordable housing contributions from student housing developments. This could be in the form of a financial contribution (for use on general purpose residential developments) or on-site affordable housing if agreed with the Council. Our appraisals indicate that student housing developments should be able to accommodate close to 50% affordable student housing, or financial contributions ranging from £37,175 to £70,176 per room on sites outside the City Centre; and £32,514 to £63,185 per room on sites within the City Centre (the latter being lower due to higher construction costs).
 - **Older person’s housing:** Policy H3 also applies to schemes developed for exclusive occupation by older people tend to have different economics to general purpose housing developments, which limit their ability to make contributions towards affordable housing and other planning policy requirements. Our appraisals indicate that these schemes would be able to contribute payments in lieu ranging from £3,886 to £45,468 per unit, depending on the precise location of sites within the City.
 - **Employer linked housing developments (Policy H5):** this policy would permit employers to develop affordable housing for their staff on land that would not otherwise come forward for residential development (e.g. on operational sites and business campuses). This will typically fulfil a recruitment and retention function by attracting new employees who would otherwise not be able to relocate to the area due to high housing costs. Employer linked housing developments would – in principle - be able to support an element of social rented housing ranging from 9.5% to 57%. For ease of delivery, these units could be occupied by the lowest paid staff of the employer to ensure that the housing is only occupied by those with a functional link to the employer. This would ensure that employer linked housing schemes meet a range of needs, include among households that might otherwise need to join the Council’s waiting list for social rented housing.
 - **Contributions towards affordable housing from employment generating uses:** the emerging plan incorporates a requirement for employment generating uses to contribute £10 per square

metre towards affordable housing provision. This requirement has a very modest impact on development, ranging from less than 1% of residual value for offices and between 1 to 4% for other uses.

- **Affordable workspace strategy:** Emerging policy E4 requires the provision of an affordable workspace strategy to support the delivery of affordable workspace on certain named commercial sites across the City. The strategy would set out the size, marketing and operation of these workspaces. The policy encourages, but does not explicitly require, the provision of an element of affordable workspace. We have tested the provision of 10% of floorspace discounted by between 25% and 50% of market rent. Our appraisals indicate that provision of 10% of floorspace at a 25% discount to market rent (in perpetuity) would reduce residual land values by circa 4% to 6%, while a 50% discount to market rent (in perpetuity) would reduce residual values by 8% to 11%. The impact may be more significant when applied to developments that are only marginally viable and a flexible approach may be required in these cases.
- **Climate change:** emerging policies R1 and R2 seek developments that are net zero carbon in operational terms and that developers establish the amount of embodied carbon generated. However, Policy R2 defers any changes to embodied carbon to the Building Regulations. The costs of achieving operational net zero carbon are typically 5% of construction costs. The costs of achieving net zero embodied carbon are still a matter of debate, with a range advised by specialists between 0% and 10% (in addition to the 5% for operational net zero carbon). The reduction in residual land values are typically 8% for operational NZC, while achieving both embodied and operational NZC would reduce residual land values by circa 23% to 43%. As more developers build schemes to NZC standards, research and development is likely to lead to reduced costs over time.
- **Accessibility requirements:** emerging Policy HD14 seeks provision of 15% of affordable units to achieve Part M4(3) (wheelchair accessible) of the Building Regulations, while the remaining affordable units and 5% of private units should meet Part M4(2) (accessible and adaptable). The impact of these requirements is typically a modest reduction in residual land values of around 5%.
- **Biodiversity Net Gain and urban greening:** The cost of achieving a 10% increase in bio diversity net gain is relatively modest and results in a reduction in residual land values of 2 to 4%. This reduction is unlikely to have a material impact on landowners' and developers' decision making.
- **CIL rates:** our appraisals incorporate the rates of CIL in the Charging Schedule that the Council adopted in August 2025.
- **Low Car development:** emerging policy C8 requires that new developments in defined locations will provide a reduced number of car parking spaces, subject to meeting minimum requirements for blue badge holders. This may not adversely impact City and district centre schemes which provide smaller units, but our testing indicates that there could be significant impacts on schemes incorporating family housing in suburban locations. The impact may be so significant in some cases that the capacity for provision of affordable housing could fall as a result of lower absorption rates and discounting of sales values to attract buyers. The Council may therefore wish to carefully consider the type of schemes that restrictions on car parking are applied to.
- **Cumulative impact of policies:** In addition to the specific policies above, our appraisals have regard to the cumulative impact of other plan policies which may have cost implications. In this regard, our appraisals therefore comply with the requirement in national guidance for a comprehensive assessment of all relevant plan policies in the viability assessment. The cumulative impact on viability is hugely variable and it is likely that some trade-offs between policy objectives will be required at the development management stage. It would be difficult to set a suite of policies that are viable for all potential developments coming forward without reducing them to a 'lowest common denominator', which would reduce overall delivery of policy objectives below capacity on many schemes. A policy approach that sets ambitious targets which may not be fully achieved in all cases is better placed to optimise delivery of policy objectives, although this inevitably comes with the downside of a higher volume of site-specific viability testing at the development management stage.

Additional observations

- 7.3 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes in policy can often be absorbed by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the land owner at the bid stage without adversely impacting on the supply of land for development.
- 7.4 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements.
- 7.5 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing and to meet other planning policy requirements. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required on the basis of robust site-specific viability evidence.

Appendix 1 - Policy review

Previous Policy Ref:	Summary of previous policy requirement	Previous Policy cost implications for development	Updated policy requirement	Cost implications
S1	Directing new development to the right locations – overarching strategy setting out where different types of development should be located.	Land use issue only.	Broadly unchanged	Land use issue only.
S2	Design Code and Guidance – sets out the Council’s aim of conserving and enhancing heritage assets; protect and promote the City’s archaeological remains; support conservation of the townscape and landscape; and adopt strategies for assets at risk.	Land use issue only.	Broadly unchanged	Land use issue only.
S3	Infrastructure considerations in new development – seeks to secure contributions towards infrastructure from developments.	To be secured through planning obligations and CIL, as well as other funding sources. Tested in the viability study.	Broadly similar, with the addition of contributions towards Cowley Branch Line.	Same approach as previously deployed. Cowley Branch Line contributions added as an additional cost.
S4	Plan Viability– recognises that there may be a requirement for some policies to be applied flexibly to take account of site-specific viability. This is to be assessed through open book appraisals at the application stage, specifically in reference to Policy R1 (Net Zero Buildings), reduced car parking, and affordable housing. The policy approach on affordable housing is to reduce intermediate element first; then test a change in overall balance between social and intermediate housing; and finally, reduce the overall affordable housing percentage.	Viability of development tested in the viability study.	Recognises that full suite of policies may not always be viable. Requirements of Policy R1 Net Zero Carbon in operation can be reduced on viability grounds. Then low car parking (Policy C8) requirements can be changed if there is a clear demonstration of impact on viability. Finally, if the adjustments above do not resolve viability issues then an Aff Hsg cascade approach to viability to be applied. Firstly, reduce intermediate units incrementally until scheme is viable, then reduce social rented units incrementally until viability achieved.	Policies tested. The approaches set out ensure that schemes can never be said to be unviable due to these policies, as the plan makes explicit provision for developers to vary the requirements on the basis of a proven viability case.

Previous Policy Ref:	Summary of previous policy requirement	Previous Policy cost implications for development	Updated policy requirement	Cost implications
			A cascade approach is to be applied to contributions from employment developments. Requirements of Policy R1 are to be reduced first, then affordable housing contributions are to be reduced.	
H1	Housing requirement for the plan period of 10,668 new homes. Housing capacity to be maximised by making site allocations; promoting efficient use of land with highest appropriate densities; ensuring all new developments contribute towards mixed and balanced communities; and allowing an element of housing on all employment sites if suitable.	Land use issue only.	Slight reduction in housing requirement.	Land use issue only.
H2	Affordable housing - all schemes of 10 or more units (or exceed 0.5 ha) to provide at least 40% affordable housing; 80% of which should be social rented and 20% intermediate. The affordable housing should include a mix of unit sizes in line with Policy H6.	Percentages and tenure mixes of affordable housing tested in the Viability Study.	Most of policy unchanged. Addition of a requirement (in Policy S4) for commercial schemes to make financial contribution towards affordable housing requirements.	Percentages and tenure mixes of affordable housing tested in the Viability Study. Potential contributions from commercial developments tested.
H3	Affordable housing: financial contributions for new student accommodation sites/campus and other non-self-contained or specialist housing – schemes of 24 or more rooms (or 10 or more self-	Affordable housing requirements tested in the Viability Study.	Policy unchanged.	Tested in Viability Study.

Previous Policy Ref:	Summary of previous policy requirement	Previous Policy cost implications for development	Updated policy requirement	Cost implications
	<p>contained units) to make financial contributions towards affordable housing. Student housing developments within existing university campuses or proposals which redevelop existing student housing (which is still required by the University to meet its needs) will not be required to make financial contributions.</p>		<p>Additional of requirement for employment development to make contributions towards affordable housing on schemes exceeding 1,000 sqm+ GIA at a rate of £10 per sqm (net).</p>	<p>Tested in the Study.</p>
<p>H3 (previously H4, now combined with H3)</p>	<p>Affordable housing contributions to be sought from self-contained older persons accommodation of 10 or more units, equivalent to 40% on site affordable housing. Provision of units on alternative sites may also be acceptable.</p>	<p>Tested in the Viability Study.</p>	<p>Policy unchanged</p>	<p>Tested in Viability Study.</p>
<p>H5</p>	<p>Employer-linked affordable housing – policy which would permit employers to deliver housing on identified sites to their employees at rent levels/purchase terms that would be agreed with the Council and secured through a legal agreement.</p>	<p>Land use issue only – employers would bring forward these types of development for wider operational purposes and not as speculative developments. Dynamics of development will therefore be specific to individual employers and therefore not possible to test.</p>	<p>Policy unchanged.</p>	<p>Impact unchanged – see comments on previous version of policy.</p>
<p>H6</p>	<p>Mix of housing sizes (no. bedrooms) –proposals of 25 units or more (or sites of 0.5ha or larger) will be expected to provide a mix of housing for the affordable housing element:</p> <p>Rented affordable element: 1 bed: 30% - 35% 2 bed: 25% - 35% 3 bed: 20% - 35% 4 bed: 6% - 15%</p>	<p>Viability study reflects this mix.</p>	<p>Policy unchanged.</p>	<p>Mix unchanged in viability study.</p>

Previous Policy Ref:	Summary of previous policy requirement	Previous Policy cost implications for development	Updated policy requirement	Cost implications
	Intermediate element: 1 bed: 20% - 35% 2 bed: 30% - 40% 3 bed: 20% - 35% 4 bed: 6% - 15%			
H7	Loss of dwellings – seeks to prevent loss of self-contained dwellings other than for specific reasons (where essential modernisation is required and it can be shown that the loss of a dwelling is essential for operational reasons or to secure space standards; or a change of a C3 dwelling to a non-self contained C2 extra care scheme or similar type of housing; or as a result of conversion to a primary health facility, community hall or meeting place, or nursery)	Land use issue only. Large houses will not become available for redevelopment other than for the specific uses identified.	Policy broadly unchanged.	Land use issue only.
H8	House of Multiple Occupation (HMOs) – seeks to prevent concentrations of HMOs in areas where there are already high numbers of HMOs.	Not generally relevant to development of new housing. Development schemes in certain areas will need to be brought forward as C3 build for sale or rent and not C4.	Policy broadly unchanged.	Land use issue only.
H9	Location of new student accommodation – seeks to restrict new student accommodation to existing campuses, existing student accommodation sites, district centres and city centre.	Land use issue only.	Policy broadly unchanged.	Land use issue only.
H10	Ensuring there is enough student accommodation to meet needs generated by new academic facilities – seeks to restrict expansion of academic facilities if this will result in thresholds of students living outside university-provided accommodation being breached.	Land use issue only.	Policy broadly unchanged.	Land use issue only.
H11	Gypsy and traveller accommodation – sets out criteria to be satisfied prior to granting permission for proposals for G&T pitches	Land use issue only.	Policy broadly unchanged	Land use issue only.
H12	Homes for Boat Dwellers – sets out criteria to be	Not relevant to developments.	Policy broadly unchanged	Land use issue only.

Previous Policy Ref:	Summary of previous policy requirement	Previous Policy cost implications for development	Updated policy requirement	Cost implications
	met for proposals for new residential moorings			
H13	Elderly persons' accommodation and other specialist housing needs sets out criteria to be met by proposals for this type of housing, including close proximity to local amenities; appropriate scale, form and design; and meeting requirements of policies H2/H4 on affordable housing.	Viability of housing for older people tested in the Study.	Policy broadly unchanged	Viability of housing for older people tested in the Study.
H14	Self-build and custom house building – requires that on developments of over 100 dwellings, 5% of the site area should be made available for self-build/custom build.	Cost neutral as the plot value would be equivalent to the residual land value that the developer would have secured through a directly developed housing unit.	Policy broadly unchanged	Land use issue only.
H15	Hostels – sets out criteria for granting planning permission for new hostels relating to location; avoidance of concentrations of hostels; has management regime in place to be agreed with the Council; design avoids disturbance to neighbouring properties; and requires provision of adequate garden/amenity space.	Land use issue only.	Policy broadly unchanged	Land use issue only.
H16	Boarding School Accommodation – sets out criteria to be met by proposals for new or extended boarding school accommodation; to be on or adjacent to teaching campus; must provide a safe and supervised environment; must not harm the amenity of neighbouring properties; will not cause traffic impacts that cannot be mitigated; and a management regime to be agreed with the Council.	Land use issue only.	Policy broadly unchanged	Land use issue only.
E1	Employment strategy – outlines strategy for meeting need for employment land, balanced against other needs. Makes provision for allowing residential development on some employment sites where desirable and suitable, subject to not harming the continued operation of employment	Land use issue only.	Policy broadly unchanged	Land use issue only.

Previous Policy Ref:	Summary of previous policy requirement	Previous Policy cost implications for development	Updated policy requirement	Cost implications
	uses.			
E2	Warehousing and storage uses -. Seeks to limit new or expanded warehousing and storage where this is essential for supporting a protected employment site. Losses of B8 space will be accepted where this is no longer required to support a protected employment site.	Land use issue only.	Policy broadly unchanged	Land use issue only.
E3	Community Employment Plans – requires that developments of 50+ residential units or 1,000sqm+ of non-residential floorspace provide a Community Employment Plan, identifying opportunities for supporting an inclusive economy and social value delivered. This will include securing construction job opportunities and apprenticeships for local people and forming links to local schools and colleges. Includes optional policy of delivery of affordable workspace.	Cost of producing the plan is de-minimis. Other measures including providing apprenticeships and securing local employment are normal best practice for construction companies so in principle there is not an additional cost. Affordable workspace tested as an option.		
E4	Affordable workspace required on schemes providing 1,000sqm+ floorspace	Policy to be applied on specific sites: <ul style="list-style-type: none"> • ARC Oxford • Oxford Science Park • Oxpens • Osney Mead • Nuffield Sites • Kassam Stadium and Ozone Leisure Park • Unipart • Oxford North • Red Barn Farm • Botley Road Retail Park Developers to produce an affordable workspace strategy to identify how their proposals will address market failure in terms of delivery of spaces for a range of occupiers.	Tested in viability study	No specific discount or quantity specified in the policy. We have tested indicative percentages of affordable workspace through a reduction in GDV arising from discount to rents
E4 E5	Tourism and short stay accommodation – identifies locations in which the Council will grant	Land use issue only.	Policy broadly unchanged	Land use issue only.

Previous Policy Ref:	Summary of previous policy requirement	Previous Policy cost implications for development	Updated policy requirement	Cost implications
	permission for new hotels and other visitor accommodation. Also outlines criteria for applications, including access, parking, highway safety; avoiding losses of existing residential dwellings; and does not result in unacceptable levels of noise and disturbance.			
G1	<p>Protection of GI network and green features – seeks to protect a network of green and blue infrastructure, as well as other types of open space, including outdoor sports, biodiversity sites, allotments and greenbelt.</p> <p>Sets out requirements for developments of new dwellings on garden land.</p> <p>Seeks to restrict development that would result in the loss of trees and sets out mitigation required when tree loss is unavoidable.</p>	Land use issue only.	Policy broadly unchanged	Land use issue only.
G2	Provision of new GI features – seeks to secure green and blue infrastructure features on all new developments.	New open space on larger sites allowed for within assumptions of net developable site areas.	Policy broadly unchanged	Land use issue only.
G3	Provision of new GI features – Urban Greening Factor – proposals to demonstrate a betterment in score (above a minimum) as part of design development. Residential developments to secure a minimum score of 0.4 and non-residential developments are to score a minimum of 0.3.	UGF tested in the appraisals.	Target UGF reduced to 0.3 for residential schemes and 0.2 for non-residential schemes. On developments on wholly greenfield land, 0.3 and 0.4 UGF required.	Tested in the viability study.
G4	Delivering mandatory net gains in biodiversity in Oxford – developments to achieve a minimum of 10% net gain in biodiversity	10% net biodiversity gain tested in the study.	Policy broadly unchanged. Delivery exceeding 10% statutory requirement is encouraged but not required.	BNG requirement incorporated in the appraisals.
G5	Protecting and enhancing onsite biodiversity in Oxford -Requirement to deliver ecological enhancements to be selected from a points list (including shelter and movement features for	Can be designed into soft landscaping with little or no additional costs.	Policy broadly unchanged	No additional cost implications – see comments on previous version

Previous Policy Ref:	Summary of previous policy requirement	Previous Policy cost implications for development	Updated policy requirement	Cost implications
	wildlife and supporting landscape features for wildlife			
G6	<p>Protecting Oxford's biodiversity including the ecological network – seeks to protect national and locally designated sites from development.</p> <p>No development to be allowed in nationally designated sites. The need for any development within locally designated sites must outweigh the harm and mitigation measures will be required.</p>	Land use issue only.	Policy broadly unchanged	Land use issue only.
G7	Flood risk and Flood Risk Assessments (FRAs) – seeks to reiterate national policy and set out requirements for when FRAs will be required.	Land issue only. Where development is permitted on sites where mitigation is required, this would be reflected in benchmark land value in accordance with the requirements of the PPG.	Policy broadly unchanged	Land use issue only.
G8	Sustainable Drainage Systems (SuDS) – require SuDS on all new developments.	SuDS is now a standard requirement and reflected in base build costs.	Policy broadly unchanged	Reflected in base construction costs
G9	<p>Resilient design and construction – requires that developments address the risks from climate change on occupants. Developments are required to demonstrate (through DAS) that resilience requirements are built into development proposals.</p> <p>Developments required to seek to limit use of water</p>	<p>Costs reflected in relation to other policies.</p> <p>This can be achieved through selection of reduced-flow taps and showers, and reduced-flush cisterns. These fittings to not increase construction costs.</p>	Policy broadly unchanged	<p>Costs reflected in relation to other policies.</p> <p>This can be achieved through selection of reduced-flow taps and showers, and reduced-flush cisterns. These fittings to not increase construction costs.</p>
R1	Net zero buildings in operation (including change of use, conversion and extension where appropriate) – seek to ensure developments achieve net zero carbon standard. Offsetting to	Tested in the study.	Policy broadly unchanged	Tested in the study.

Previous Policy Ref:	Summary of previous policy requirement	Previous Policy cost implications for development	Updated policy requirement	Cost implications
	be accepted in exceptional circumstances only.			
R2	Embodied carbon – developments to demonstrate consideration of embodied carbon in construction process and take actions to limit this as much as possible. Sets out principles to be applied and tested through an Energy and Carbon Statement.	Tested in the study.	Policy requires an assessment and measurement of embodied carbon but defers any actual changes to Building Regulations.	Cost uplifts tested in the study.
R3	Retrofitting existing buildings including heritage assets – indicates the Council's support for retrofitting existing buildings to secure energy efficiency and climate adaptation improvements. Sets out specific principles that will need to be followed on schemes involving designated heritage assets.	Policy is permissive not prescriptive and not relevant to new development.	Encourages developers to consider re-use of existing buildings and demonstrate that this is not feasible. Defers any requirement to address embodied carbon to future changes to Building Regulations.	Permissive and not prescriptive.
R4	Air Quality Assessments and standards – requirement for all major developments to provide Air Quality Assessment. Where developments are exposed to poor air quality, mitigation measures required.	De-Minimis cost incorporated into overall allowance for professional fees. Mitigation will be required to ensure marketability of the units so are not a specific cost arising from the policy.	Addition of requirement to submit a dust assessment if any demolition to take place.	No change to overall cost impact.
RX	n/a – new policy – Water Quality and resources	n/a	Seeks to limit water use on new developments to 110 litres per person by day using appropriate fittings in Building Regs G2. Separation of foul and surface water sewers.	De-minimis cost.
R5	Land contamination– requires developers to submit details of site investigations of sites suspected of being contaminated and details of remedial measures	Standard requirement which developers would need to undertake in order to sell units and achieve signoff for warranties.	Policy broadly unchanged	No additional costs.
R6	Soil quality – applicants to demonstrate how the impact of the development on soils has been	De-minimis cost associated with assessment and mitigation.	Policy broadly unchanged.	De-minimis cost associated with

Previous Policy Ref:	Summary of previous policy requirement	Previous Policy cost implications for development	Updated policy requirement	Cost implications
	<p>mitigated and opportunities for conserving and enhancing the capacity and quality of soil maximised. To be included in DAS.</p> <p>Developments to avoid removing or dewatering 10 cubic metres or more of peat.</p> <p>Developments within 200m of known peat reserves should submit an assessment to enable the Council to determine the potential impact on reserves.</p>	De-minimis additional cost of survey work		assessment and mitigation.
R7	Amenity and environmental health impacts of development – require that developments do not result in unacceptable impacts on amenity as a result of light, dust, fumes etc.	No additional cost.	Policy broadly unchanged.	No additional costs.
HD1	Conservation areas – requires that developments respond to the character of CAs. Applications involving listed buildings to be supported by heritage assessments. To CAs caused by developments should be weighed against the public benefits and this should be justified in heritage assessments.	Reflective of national requirements and does not introduce additional policy requirements.	Policy broadly unchanged.	No additional costs.
HD2	Listed buildings – sets out requirements for heritage assessments that must accompany developments involving listed buildings.	Reflective of national requirements and does not introduce additional policy requirements.	Policy broadly unchanged.	No additional costs.
HD3	Registered parks and gardens – planning permission will only be granted for development that does not result in unacceptable harm to registered parks and gardens. Where there is less than substantial harm, this is to be weighed against public benefits.	Reflective of national requirements and does not introduce additional policy requirements.	Policy broadly unchanged.	No additional costs.
HD4	Scheduled monuments - planning permission will only be granted for development that does not result in unacceptable harm to scheduled monuments. Where there is less than substantial harm, this is to be weighed against public	Reflective of national requirements and does not introduce additional policy requirements.	Policy broadly unchanged.	No additional costs.

Previous Policy Ref:	Summary of previous policy requirement	Previous Policy cost implications for development	Updated policy requirement	Cost implications
	benefits.			
HD5	Archaeology – in the City Centre Archaeological Area, development proposals are to be accompanied by a Heritage Assessment. Developments to be designed to enhance or better reveal the significance of the asset.	Cost of archaeological works are a recognised abnormal cost that PPG requires should be reflected in benchmark land value.	Policy broadly unchanged.	No additional costs.
HD6	Non-designated heritage assets – in determining any application affecting such assets, the Council will assess the significance of the asset, the extent of impact and the public benefits.	Reflective of national requirements and does not introduce additional policy requirements.	Policy broadly unchanged.	No additional costs.
HD7	Principles of high-quality design – development proposals to be of high quality design, responding to context and creating or enhancing local distinctiveness.	No direct costs – additional fees for design work reflected in overall professional fees allowance in appraisals.	Policy broadly unchanged.	No additional costs.
HD8	Using context to determine appropriate density – schemes to make efficient use of land, appropriate for context and surroundings. Higher densities expected around transport hubs (indicatively at 100 dwellings per hectare).	No costs to development.	Policy broadly unchanged.	No additional costs.
HD9	Views and building heights – developments must be of appropriate height and massing. Sets out criteria for schemes which are above the prevailing heights in the area in which they are located. Seeks to limit heights of buildings within 1.2 kilometre radius of Carfax Tower to the heights of existing buildings.	Land use issue only.	Policy broadly unchanged.	No additional costs.
HD10	Health Impact Assessment – assessments to be submitted for developments comprising 10 or more dwellings or 1,000 sqm of floorspace.	Cost of HIA is de-minimis and incorporated within overall fees allowance.	Policy broadly unchanged.	No additional costs.
HD11	Privacy, daylight and sunlight – development proposals to provide reasonable privacy, daylight and sunlight for occupants of both existing and	No additional development costs – can be achieved through best practice design.	Policy broadly unchanged.	No additional costs.

Previous Policy Ref:	Summary of previous policy requirement	Previous Policy cost implications for development	Updated policy requirement	Cost implications
	new homes and sensitive workplaces such as schools.			
HD12	Internal space standards for residential developments – seeks to apply Nationally Described Space Standards in developments (already applied through adopted Local Plan).	Nationally Described Space Standards applied in the Viability Study. Already required by adopted Local Plan, so no additional implications.	Policy broadly unchanged.	No additional costs. Space standards reflected in the Viability Study.
HD13	Outdoor amenity space – sets out minimum requirements for amenity space in developments.	Typologies incorporate adequate site area to accommodate amenity space.	Policy broadly unchanged.	See approach to previous policy – approach unchanged.
HD14	Accessible and adaptable homes – all affordable units and 15% of market units are to comply with Part M4(2) of the building regulations. 5% of affordable dwellings on sites of 20 or more dwellings should comply with M4(3) wheelchair standard. Low density flatted schemes of fewer than 50 units may be exempted from the requirement if there are strong design reasons and that alternative means of meeting the standards have been considered (e.g. by locating units on the ground floor).	Tested in the study.	Policy broadly unchanged.	Tested in the study.
HD15	Bin and bike stores, and external servicing features – bike and bin stores to be an integral part of design process from the outset. External servicing features to be integrated to minimise their visual impact. Materials used for stores or rainwater goods to be high quality so they enhance the overall design.	Objectives can be achieved with little or no additional cost.	Policy broadly unchanged.	No additional costs.
C1	Focusing town centre uses in District Centres – seeks to define district centres and suitable locations for new Class E floorspace, residential accommodation (including student housing), visitor attractions and hotels. Seeks to protect vitality of town centres by use of a sequential approach to new out of town retail and leisure floorspace.	Land use issue only.	Policy broadly unchanged.	No additional costs.

Previous Policy Ref:	Summary of previous policy requirement	Previous Policy cost implications for development	Updated policy requirement	Cost implications
C2	Maintaining vibrant centres - active frontages – seeks to designate frontages in city and district centres and require a high proportion (between 70% and 90%) of Class E floorspace on ground floor.	Land use issue only.	Policy broadly unchanged.	No additional costs.
C3	Protection and alteration of existing local community assets (including swimming pools and outdoor sports – loss of such uses to be prevented unless lack of need provided, or a replacement facility in a suitable location is provided. Permission will be granted for new facilities in locations easily accessible by sustainable modes of transport and if the proposal will not result in unacceptable environmental impacts.	Land use issue only.	Policy broadly unchanged.	No additional costs.
C4	Protection and alteration of existing learning and non-residential institutions (including schools, libraries and places of worship) – seeks to prevent losses of such facilities unless there is no longer a demonstrable need or where reprovided	Land use issue only. Any reprovion would need to be factored into bid for land. EUV would also be low or nil.	Policy broadly unchanged.	No additional costs.
C5	Protecting cultural, social and visitor attractions – seeks to protect such facilities and requirements upon landowners to secure permission for their release. Sets out Council’s requirements for proposals of new cultural social and visitor attractions.	Land use issue only.	Policy broadly unchanged	No additional costs
C6	Transport assessments, travel plans and servicing and delivery plans – developments which impact on transport to submit travel assessment and travel plans with clear objectives, targets and monitoring and review procedures.	De-Minimis additional cost of travel plan – incorporated within wider professional fees allowance.	Policy broadly unchanged	No additional costs
C7	Bicycle parking design standards – developments to meet or exceed minimum standards for secure cycle parking.	Minimal cost and reflective of existing requirements and best practice.	Policy broadly unchanged	No additional costs
C8	Motor vehicle parking design standards – reduced car parking (with a limited number of shared	Likely to be reflective of purchaser’s requirements in most circumstances.	Policy broadly unchanged	No additional costs

Previous Policy Ref:	Summary of previous policy requirement	Previous Policy cost implications for development	Updated policy requirement	Cost implications
	<p>spaces) required in new developments that meet certain criteria in relation to proximity to services and are located in Controlled Parking Zones.</p> <p>All developments to meet minimum requirements for blue badge holders.</p>			
C9	Electric Vehicle charging – charging points to be provided to all dwellings with a dedicated parking space.	Cost of charging points incorporated into appraisals.	Policy broadly unchanged	No additional costs

Appendix 2 - Typology details and appraisal inputs

OXFORD CITY COUNCIL - LOCAL PLAN VIABILITY																									
Site ref	Typology description	Gross Site area	Net site area	Site coverage	Heights	No of		Resi costs Houses	Resi costs Flats	GIA Houses	1 flats	Floor areas - proposed (sqm)								Total resi units	Total resi FS				
						Houses	Flats					Retail A1-A2	Retail S/Mark	Note: Offices includes R&D		B2/B8	C1 Hotel	C2 resi ins	D1			D2			
1	1 House	0.02	0.02	21%	2	1		1,856	2,252	89	-	-	-	-	-	-	-	-	-	-	-	-	1	89	
2	2 Houses	0.05	0.05	21%	2	2		1,856	2,252	178	-	-	-	-	-	-	-	-	-	-	-	-	2	178	
3	5 Houses	0.12	0.12	21%	2	5		1,856	2,252	446	-	-	-	-	-	-	-	-	-	-	-	-	5	446	
4	10 houses	0.25	0.25	21%	2	10		1,856	2,252	892	-	-	-	-	-	-	-	-	-	-	-	-	10	892	
5	30 flats - low density	0.33	0.33	32%	3		30	1,856	2,252	-	2,675	-	-	-	-	-	-	-	-	-	-	-	30	2,675	
6	30 flats - medium density	0.30	0.30	28%	4		30	1,856	2,252	-	2,675	-	-	-	-	-	-	-	-	-	-	-	30	2,675	
7	30 flats - high density	0.21	0.21	37%	5		30	1,856	2,252	-	2,675	-	250	-	-	-	-	-	-	-	-	-	30	2,675	
8	100 houses	2.49	2.49	22%	2	100		1,856	2,252	8,918	-	-	-	-	-	-	-	-	-	-	-	-	100	8,918	
9	100 flats - medium density	0.99	0.99	28%	4		100	1,856	2,252	-	8,918	-	-	-	-	-	-	-	-	-	-	-	100	8,918	
10	200 houses	4.97	4.97	24%	2	200		1,856	2,252	17,835	-	-	-	-	-	-	-	-	-	-	-	-	200	17,835	
11	200 flats- medium density	1.99	1.99	28%	4		200	1,856	2,252	-	17,835	-	-	-	-	-	-	-	-	-	-	-	200	17,835	
12	450 houses	11.19	11.19	24%	2	450		1,856	2,252	40,129	-	-	-	-	-	-	-	-	-	-	-	-	450	40,129	
13	450 flats - medium density	4.47	4.47	28%	4		450	1,856	2,252	-	40,129	-	-	-	-	-	-	-	-	-	-	-	450	40,129	
14	Student housing - studios 150 units	0.32	0.32	35%	5	-	-	1,856	2,252	-	-	-	-	-	-	-	-	-	-	-	-	4,500	-	-	
15	Student housing - ensuite 150 units	0.21	0.21	36%	5	-	-	1,856	2,252	-	-	-	-	-	-	-	-	-	-	-	-	3,000	-	-	
16	Student housing - studios 250 units	0.54	0.54	35%	5	-	-	1,856	2,252	-	-	-	-	-	-	-	-	-	-	-	-	7,500	-	-	
17	Student housing - ensuite 250 units	0.36	0.36	35%	5	-	-	1,856	2,252	-	-	-	-	-	-	-	-	-	-	-	-	5,000	-	-	
18	Student housing - ensuite 300 units	0.43	0.43	35%	5	-	-	1,856	2,252	-	-	-	-	-	-	-	-	-	-	-	-	6,000	-	-	
19	C2 care scheme - flats	0.30	0.30	60%	3	-	60	1,856	2,252	-	4,376	-	-	-	-	-	-	-	-	-	-	-	60	4,376	
20	Class E (light industrial) development	0.42	0.42	60%	1	-	-	1,856	2,252	-	-	-	-	2,500	-	-	-	-	-	-	-	-	-	-	
21	Class E (retail - copmarison) development	0.50	0.50	50%	1	-	-	1,856	2,252	-	-	-	2,500	-	-	-	-	-	-	-	-	-	-	-	
22	Class E (retail - supermarket) development	0.30	0.30	50%	1	-	-	1,856	2,252	-	-	-	-	1,500	-	-	-	-	-	-	-	-	-	-	
23	Class E (office/R&D) development	0.25	0.25	50%	4	-	-	1,856	2,252	-	-	-	-	-	5,000	-	-	-	-	-	-	-	-	-	
24	Class E (office/R&D) development	1.25	1.25	50%	4	-	-	1,856	2,252	-	-	-	-	-	25,000	-	-	-	-	-	-	-	-	-	
25	Industrial (B2/B8)	3.33	3.33	60%	1	-	-	1,856	2,252	-	-	-	-	-	-	20,000	-	-	-	-	-	-	-	-	
26	Industrial (B2/B8)	0.17	0.17	60%	1	-	-	1,856	2,252	-	-	-	-	-	-	1,000	-	-	-	-	-	-	-	-	
27	Hotel (city centre) 50 rooms	0.08	0.08	40%	5	-	-	1,856	2,252	-	-	-	-	-	-	-	-	1,250	-	-	-	-	-	-	
28	Hotel (city centre) 75 rooms	0.12	0.12	40%	5	-	-	1,856	2,252	-	-	-	-	-	-	-	-	1,875	-	-	-	-	-	-	
29	Hotel (city centre) 100 rooms	0.16	0.16	40%	5	-	-	1,856	2,252	-	-	-	-	-	-	-	-	2,500	-	-	-	-	-	-	
30	Community use/leisure	0.11	0.11	50%	2	-	-	1,856	2,252	-	-	-	-	-	-	-	-	-	-	1,100	-	-	-	-	

1 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78

OXFORD cit Rents		Cap val Yields																		n/a
Site ref	Retail A1-A	Retail S/M	Offices/R&	Light Ind	B2/B8	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S/M	Offices/R&	Light Ind	B2/B8	C1 Hotel	C2 resi ins	D1	D2	Resi
1	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
2	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
3	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
4	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
5	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
6	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
7	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
8	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
9	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
10	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
11	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
12	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
13	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
14	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
15	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
16	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
17	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
18	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
19	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
20	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
21	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
22	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
23	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
24	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
25	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
26	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
27	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
28	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
29	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	
30	900	250	900	175	175	228	351	250	250	8,126	6.00%	4.75%	4.75%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%	

OXFORD CIT Build costs

Net to gross											Net to gross											Total new floorspace	Highways/S278
Site ref	Retail A1-A5	Retail S'Ma	Offices/R&D	Light Ind	B2/B8	C1 Hotel	C2 resi ins	D1	D2	GF infra	Retail A1-A5	Retail S'Ma	Offices/R&	Light Ind	B2/B8	C1 Hotel	C2 resi ins	D1	D2	Resi	Total new floorspace	Highways/S278	
1	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	89	1,000	
2	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	178	2,000	
3	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	446	5,000	
4	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	892	10,000	
5	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	2,675	30,000	
6	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	82.5%	2,675	30,000	
7	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	80.0%	2,925	33,750	
8	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	8,918	100,000	
9	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	82.5%	8,918	100,000	
10	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	17,835	200,000	
11	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	82.5%	17,835	200,000	
12	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	40,129	450,000	
13	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	82.5%	40,129	450,000	
14	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	80.0%	4,500	217,500	
15	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	80.0%	3,000	195,000	
16	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	80.0%	7,500	362,500	
17	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	80.0%	5,000	325,000	
18	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	80.0%	6,000	390,000	
19	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	70.0%	4,376	60,000	
20	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	2,500	37,500	
21	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	2,500	37,500	
22	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	1,500	22,500	
23	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	5,000	75,000	
24	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	25,000	375,000	
25	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	20,000	300,000	
26	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	1,000	15,000	
27	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	1,250	18,750	
28	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	1,875	28,125	
29	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	2,500	37,500	
30	1,923	2,103	3,383	1,335	1,135	3,964	3,192	3,268	3,319	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	1,100	16,500	

1	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	168	173	174	175	
OXFORD CIT Investment sale (QUARTERS)											Resi sales period (qtrs)		Sales period start	Area	On-site AH		% AH rented	Roof area	BNG cost	Car parking spaces	AH contributions
Site ref	Retail A1-/	Retail S/M	Offices/R&	Light Ind	B2/B8	C1 Hotel	C2 resi ins	D1	D2	Resi	Resi	Resi	units	% of PRS	On-site AH	% AH rented					
1	6	6	6	6	6	6	6	6	6			1	6	0.00%	40%	80%	44.59	1.4%	100%		
2	6	6	6	6	6	6	6	6	6			1	6	0.00%	40%	80%	89.18	1.4%	100%		
3	6	6	6	6	6	6	6	6	6			1	6	0.00%	40%	80%	222.94	1.4%	100%		
4	6	6	6	6	6	6	6	6	6			1	6	0.00%	40%	80%	445.88	1.4%	100%		
5	8	8	8	8	8	8	8	8	8			2	8	0.00%	40%	80%	891.76	1.4%	50%		
6	8	8	8	8	8	8	8	8	8			2	8	0.00%	40%	80%	668.82	1.4%	25%		
7	8	8	8	8	8	8	8	8	8			2	8	0.00%	40%	80%	585.06	1.4%	0%		
8	8	8	8	8	8	8	8	8	8			6	6	0.00%	40%	80%	4,458.79	1.4%	100%		
9	8	8	8	8	8	8	8	8	8			6	8	0.00%	40%	80%	2,229.40	1.4%	50%		
10	10	10	10	10	10	10	10	10	10			10	6	0.00%	40%	80%	8,917.59	1.4%	100%		
11	10	10	10	10	10	10	10	10	10			10	10	0.00%	40%	80%	4,458.79	1.4%	50%		
12	10	10	10	10	10	10	10	10	10			20	6	0.00%	40%	80%	20,064.57	1.4%	100%		
13	10	10	10	10	10	10	10	10	10			20	10	0.00%	40%	80%	10,032.29	1.4%	50%		
14	10	10	10	10	10	10	10	10	10			1	1	0.00%	0%	80%	900.00	1.4%	0%		
15	10	10	10	10	10	10	10	10	10			1	1	0.00%	0%	80%	600.00	1.4%	0%		
16	10	10	10	10	10	10	10	10	10			1	1	0.00%	0%	80%	1,500.00	1.4%	0%		
17	8	8	8	8	8	8	8	10	8			1	1	0.00%	0%	80%	1,000.00	1.4%	0%		
18	8	8	8	8	8	8	8	10	8			1	1	0.00%	0%	80%	1,200.00	1.4%	0%		
19	8	8	8	8	8	8	8	8	8			8	8	0.00%	40%	80%	1,458.82	1.4%	50%		
20	8	8	8	8	8	8	8	8	8			1	8	0.00%	0%	80%	2,500.00	1.4%	100%	25,000	
21	8	8	8	8	8	8	8	8	8			1	8	0.00%	0%	80%	2,500.00	1.4%	100%	25,000	
22	8	8	8	8	8	8	8	8	8			1	8	0.00%	0%	80%	1,500.00	1.4%	100%	15,000	
23	8	8	8	8	8	10	8	8	8			1	8	0.00%	0%	80%	1,250.00	1.4%	100%	50,000	
24	6	6	6	6	6	10	6	6	6			1	8	0.00%	0%	80%	6,250.00	1.4%	100%	250,000	
25	6	6	6	6	6	6	6	6	6			1	8	0.00%	0%	80%	20,000.00	1.4%	100%	200,000	
26	6	6	6	6	6	6	6	6	6			1	8	0.00%	0%	80%	1,000.00	1.4%	100%	10,000	
27	8	8	8	8	8	10	8	8	8			1	8	0.00%	0%	80%	250.00	1.4%	100%	12,500	
28	8	8	8	8	8	10	8	8	8			1	8	0.00%	0%	80%	375.00	1.4%	100%	18,750	
29	8	8	8	8	8	10	8	8	8			1	8	0.00%	0%	80%	500.00	1.4%	100%	25,000	
30	8	8	8	8	8	8	8	8	8			1	8	0.00%	0%	80%	550.00	1.4%	100%	11,000	

Appendix 3 - Commercial rents

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
07/02/2025	14/03/2025	9400 Alec Issigonis Way	Oxford	1st	3,469	90.00	Achieved		312,210.00	Office					Direct	
13/10/2025	13/10/2025	Botley Rd	Oxford	GRND,1	8,303	75.00	Achieved	FRI	622,725.00	Office					Direct	5 yrs
14/08/2023	15/08/2023	Heatley Rd	Oxford	2nd	5,002	68.50	Achieved	FRI	342,637.00	Office	23.85	119,296.00			Direct	5 yrs
12/06/2024	26/07/2024	40-41 Park End St	Oxford	1st	8,385	61.50	Achieved	FRI	515,677.50	Office					Direct	10 yrs
10/03/2025	07/05/2025	Botley Rd	Oxford	1st	5,603	60.00	Achieved	FRI	336,180.00	Office					Direct	10 yrs
08/12/2024	08/12/2024	4 Robert Robinson Av	Oxford	2-3	67,998	60.00	Achieved		4,079,880.00	Office					Direct	
01/11/2023	01/11/2023	40-41 Park End St	Oxford	GRND	4,984	60.00	Achieved		299,040.00	Office						
20/06/2024	21/06/2024	Red Lion Sq	Oxford	1-2	1,783	47.67	Achieved	FRI	84,995.61	Office					Direct	5 yrs
18/02/2024	19/02/2024	29 Beaumont St	Oxford	3rd	506	45.00	Achieved	FRI	22,770.00	Office					Direct	2 yrs
10/08/2023	10/08/2023	Robert Robinson Ave	Oxford	GRND,1-2	10,600	43.71	Effective	FRI	463,321.84	Office					Direct	10 yrs
06/10/2025	10/12/2025	58-60 St Aldates	Oxford	1st	2,642	42.50	Achieved	FRI	112,285.00	Office					Sublease	3 yrs
17/03/2025	17/03/2025	18-24 Middle Way	Oxford	2nd	2,741	40.00	Achieved	FRI	109,640.00	Office					Direct	5 yrs
13/10/2024	14/10/2024	1-5 Buckingham St	Oxford	GRND	1,507	38.00	Achieved	FRI	57,266.00	Office					Direct	5 yrs
10/09/2024	27/11/2024	26 Beaumont St	Oxford	BSMT,GRND,1-3	1,953	34.50	Achieved	FRI	67,378.50	Office					Direct	8 yrs
24/03/2025	24/03/2025	25 St. Thomas St	Oxford	GRND	890	31.46	Achieved	FRI	27,999.40	Office					Direct	5 yrs
04/11/2024	06/01/2025	38 Binsey Ln	Oxford	GRND,1	4,453	30.00	Achieved	FRI	133,590.00	Office					Direct	10 yrs
15/10/2025	15/11/2025	25-27 George	Oxford	1st	1,412	29.50	Asking	FRI	41,654.00	Office					Direct	
05/12/2023	05/12/2023	263-265 Banbury Rd	Oxford	1st	500	22.00	Achieved		11,000.00	Office					Direct	2 yrs
12/05/2025	12/05/2025	4 Pony Rd	Oxford	GRND	905	18.23	Achieved	FRI	16,498.15	Office	9.49	8,590.50			Direct	3 yrs
14/08/2023	13/09/2023	193 Cowley Rd	Oxford	1st	2,330	14.59	Achieved	FRI	33,994.70	Office	8.35	19,461.00			Direct	15 yrs
28/04/2024	07/05/2024	228-240 Banbury Rd	Oxford	1st	3,253	11.00	Achieved	FRI	35,783.00	Office					Direct	
18/08/2023	17/09/2023	29 Beaumont St	Oxford	GRND	497	56.33	Asking		27,996.01	Office	21.84	10,853.25			Direct	
06/01/2025	15/03/2025	4 Robert Robinson Av	Oxford	4th	28,967	55.00	Asking		1,593,185.00	Office					Direct	
03/09/2024	17/01/2025	13 Beaumont St	Oxford	BSMT,GRND,1-2	3,924	36.70	Asking	FRI	144,010.80	Office					Direct	
01/04/2025	01/05/2025	2600 John Smiths Ct	Oxford	GRND	26,529	32.00	Asking		848,928.00	Office	7.33	194,457.57			Sublease	2 yrs
03/07/2023	04/07/2023	16 West Way	Oxford	GRND,1-2	1,385	25.27	Asking		34,998.95	Office	7.26	10,056.00			Direct	
26/09/2023	26/10/2023	27 St Clements	Oxford	1-2	1,834	22.50	Asking		41,265.00	Office	7.62	13,972.00			Direct	
07/07/2025	07/07/2025	18-24 Middle Way	Oxford	GRND	2,549	40.00	Achieved	FRI	101,960.00	Office					Direct	10 yrs
01/09/2025	01/09/2025	122 London Rd	Oxford	1st	1,075	27.90	Asking		29,992.50	Office	10.44	11,227.50			Direct	9 yrs
01/11/2025	08/11/2025	115 Magdalen	Oxford	GRND	675	22.50	Asking		15,187.50	Office	7.58	5,114.75			Direct	
02/10/2025	05/11/2025	1 Monmouth Rd	Oxford	GRND,1	1,886	19.88	Achieved		37,493.68	Office					Direct	10 yrs
15/07/2025	27/09/2025	Garsington Rd	Oxford	BSMT	1,125	15.40	Asking	FRI	17,325.00	Office					Direct	

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
04/11/2024	04/11/2024	Peterley Rd	Oxford	GRND,1	8,091	32.00	Achieved	FRI	258,912.00	Industrial					Direct	
20/09/2024	20/09/2024	2 Collins St	Oxford	GRND,1	644	16.30	Asking		10,497.20	Light industri:					Direct	
16/10/2024	27/11/2024	Garsington Rd	Oxford	GRND	446	16.14	Achieved	FRI	7,198.44	Industrial					Direct	5 yrs
23/07/2024	22/08/2024	Garsington Rd	Oxford	GRND	446	16.14	Achieved	FRI	7,198.44	Industrial					Direct	
05/02/2024	05/02/2024	Garsington Rd	Oxford	GRND	1,136	16.00	Achieved	FRI	18,176.00	Industrial					Direct	5 yrs
15/10/2024	27/11/2024	Garsington Rd	Oxford	GRND	960	15.00	Achieved	FRI	14,400.00	Industrial					Direct	5 yrs
05/02/2024	05/02/2024	Garsington Rd	Oxford	GRND	895	15.00	Achieved	FRI	13,425.00	Industrial					Direct	5 yrs

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr PA	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
17/07/2023	17/07/2023	Cornmarket	Oxford	GRND	120	145.83	Achieved		17,500.00	Retail	23.70	2,844.30			Direct	
09/10/2023	09/10/2023	4-5 Golden Cross Walk St	Oxford	GRND	109	96.33	Achieved		10,500.00	Retail			25.69	2,800.00	Direct	3 yrs
19/10/2024	19/10/2024	51 Cornmarket St	Oxford	GRND,1	728	89.29	Achieved		65,000.00	Retail					Direct	5 yrs
11/07/2023	11/07/2023	243 Banbury Rd	Oxford	GRND	526	87.45	Achieved	FRI	46,000.00	Retail					Direct	5 yrs
09/09/2024	28/12/2024	5 Market St	Oxford	GRND	364	78.30	Achieved	FRI	28,500.00	Retail					Direct	3 yrs
10/02/2025	10/02/2025	5 New Inn Hall	Oxford	GRND	703	78.24	Achieved	FRI	55,000.00	Retail					Direct	25 yrs
21/10/2024	04/11/2024	Cornmarket St	Oxford	GRND	400	65.00	Effective	FRI	25,999.69	Retail					Assignment	3 yrs 5 mos
09/03/2025	09/04/2025	Oakthorpe Rd	Oxford	GRND	394	61.55	Achieved	FRI	24,250.00	Retail					Direct	5 yrs
02/09/2024	12/10/2024	16 Cornmarket St	Oxford	GRND	651	61.44	Achieved	FRI	40,000.00	Retail					Direct	
02/06/2025	02/06/2025	256 Banbury Rd	Oxford	GRND	1,024	48.83	Achieved	FRI	50,000.00	Retail					Direct	10 yrs
30/05/2025	30/05/2025	115 High St	Oxford	GRND	1,853	43.17	Achieved	FRI	80,000.00	Retail					Direct	20 yrs
19/03/2024	19/03/2024	2A Windmill Rd	Oxford	GRND	703	39.12	Achieved	FRI	27,500.00	Retail	14.91	10,479.00			Direct	10 yrs
20/11/2023	01/06/2024	12 New Inn Hall St	Oxford	BSMT,GRND	5,922	34.62	Achieved	FRI	205,000.00	Retail					Direct	25 yrs
31/01/2025	31/01/2025	104 London Rd	Oxford	GRND	991	31.28	Achieved	FRI	31,000.00	Retail					Direct	10 yrs
26/04/2024	26/04/2024	3-5 Hollow Way	Oxford	GRND	314	28.66	Achieved	FRI	9,000.00	Retail					Direct	10 yrs
01/08/2023	07/08/2023	228-240 Banbury Rd	Oxford	GRND	3,148	28.59	Achieved	FRI	90,000.00	Retail					Direct	15 yrs
26/04/2024	26/04/2024	3-5 Hollow Way	Oxford	GRND	419	27.45	Achieved	FRI	11,500.00	Retail					Direct	10 yrs
12/08/2024	12/08/2024	83 Wilkins Rd	Oxford	GRND	489	25.07	Effective	FRI	12,260.46	Retail					Direct	5 yrs
10/07/2024	10/07/2024	48-50 Cornmarket St	Oxford	GRND,1-4	7,326	21.16	Achieved	FRI	155,000.00	Retail					Direct	5 yrs
08/07/2024	08/07/2024	3 Courtland Rd	Oxford	GRND	994	20.12	Achieved	FRI	20,000.00	Retail	8.11	8,061.34			Direct	20 yrs
01/05/2024	01/06/2024	193-195 Barns Rd	Oxford	GRND	1,495	18.73	Achieved		28,000.00	Retail	10.51	15,719.00	1.52	2,276.00	Direct	10 yrs
09/02/2025	10/02/2025	Bobby Fryer Close	Oxford	GRND	4,129	14.09	Effective	FRI	58,159.70	Retail					Direct	10 yrs
07/11/2025	07/11/2025	Cornmarket	Oxford	GRND	1,287	42.74	Achieved	FRI	55,000.00	Retail					Direct	
17/07/2025	17/07/2025	260-272 Banbury Rd	Oxford	GRND	2,387	42.38	Achieved	FRI	101,163.00	Retail					Direct	5 yrs
06/01/2025	06/01/2025	125 High St	Oxford	GRND	1,797	30.61	Asking	FRI	55,006.17	Retail	11.39	20,475.00			Direct	
10/09/2024	10/10/2024	22 High St	Oxford	BSMT,GRND	914	77.59	Asking	FRI	70,917.26	Retail	27.35	25,000.00			Direct	5 yrs
03/09/2024	03/10/2024	261 Banbury Rd	Oxford	GRND	985	76.14	Asking	FRI	75,000.00	Retail	22.54	22,205.50			Direct	
26/04/2024	26/04/2024	41-42 Cornmarket St	Oxford	GRND	984	116.87	Asking		115,000.08	Retail					Direct	
26/01/2024	25/02/2024	91 Gloucester Green	Oxford	GRND	1,052	45.15	Asking		47,500.00	Retail	20.04	21,082.75			Direct	
01/12/2023	31/12/2023	Castle St	Oxford	GRND	1,593	103.57	Asking		164,987.01	Retail	33.75	53,760.00			Assignment	
08/11/2023	08/12/2023	32-35 St. Ebbes St	Oxford	GRND	636	55.03	Asking	FRI	35,000.00	Retail					Direct	
01/11/2023	01/12/2023	5-7 Cornmarket St	Oxford	BSMT	1,915	112.27	Asking	FRI	215,000.00	Retail	52.14	99,840.00			Direct	
30/10/2023	29/11/2023	33-34 Cornmarket St	Oxford	GRND	4,141	42.26	Asking		175,000.00	Retail	19.01	78,736.00			Direct	
03/10/2025	03/10/2025	12 Turl St	Oxford	GRND	962	37.42	Achieved	FRI	36,000.00	Retail					Direct	
07/07/2025	07/07/2025	13-16 High St	Oxford	GRND	888	67.57	Achieved	FRI	60,000.00	Retail	19.98	17,745.00			Direct	
10/11/2025	10/11/2025	124 High St	Oxford	GRND	3,588	45.99	Asking	FRI	165,000.00	Retail					Direct	

Appendix 4 - BCIS cost data

£/M2 STUDY

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

Last updated: 29-Nov-2025 07:39

Rebased to Oxford (107; sample 49)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
282. Factories							
Generally (25)	1,467	320	795	1,161	1,761	5,310	111
Up to 500m2 GFA (25)	2,090	1,143	1,309	1,539	2,781	4,315	15
500 to 2000m2 GFA (25)	1,470	320	872	1,326	1,641	5,310	44
Over 2000m2 GFA (25)	1,286	473	710	967	1,469	4,936	52
282.1 Advance factories							
Generally (15)	1,169	473	922	1,161	1,482	1,794	17
Up to 500m2 GFA (15)	1,396	1,146	1,162	1,378	1,499	1,794	5
500 to 2000m2 GFA (15)	1,319	876	1,158	1,412	1,526	1,575	6
Over 2000m2 GFA (15)	831	473	709	847	957	1,161	6
282.12 Advance factories/offices - mixed facilities (class B1)							
Generally (20)	1,640	717	1,054	1,584	1,941	3,021	14
Up to 500m2 GFA (25)	2,707	2,219	-	2,846	-	3,057	3
500 to 2000m2 GFA (20)	1,697	1,411	-	1,758	-	1,921	3
Over 2000m2 GFA (20)	1,423	717	961	1,125	1,887	3,021	9

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
282.2 Purpose built factories							
Generally (30)	1,714	320	884	1,370	2,444	5,310	69
Up to 500m2 GFA (30)	2,440	963	1,456	2,402	3,016	4,315	8
500 to 2000m2 GFA (30)	1,876	320	976	1,535	2,644	5,310	21
Over 2000m2 GFA (30)	1,483	465	780	1,211	1,997	4,936	40
282.22 Purpose built factories/Offices - mixed facilities (15)	1,251	587	1,023	1,176	1,461	2,643	23
284. Warehouses/stores							
Generally (15)	1,228	484	748	957	1,248	5,708	49
Up to 500m2 GFA (15)	2,340	813	1,216	1,497	2,965	5,708	7
500 to 2000m2 GFA (15)	1,108	577	870	1,013	1,215	1,983	15
Over 2000m2 GFA (15)	1,006	484	714	824	1,144	2,727	27
284.1 Advance warehouses/stores (15)	906	501	759	885	1,103	1,279	10
284.2 Purpose built warehouses/stores							
Generally (15)	1,318	484	765	987	1,435	5,708	37
Up to 500m2 GFA (15)	2,789	813	1,497	2,371	3,558	5,708	5
500 to 2000m2 GFA (15)	1,105	577	826	1,000	1,232	1,983	14
Over 2000m2 GFA (15)	1,075	484	725	825	1,178	2,727	18
284.5 Cold stores/refrigerated stores (30)	1,696	1,156	1,253	1,473	2,296	2,303	5
320. Offices							
Generally (15)	2,601	1,269	1,969	2,579	3,040	4,052	30
Air-conditioned							
Generally (15)	2,473	1,523	2,128	2,524	2,942	3,087	11
1-2 storey (15)	2,274	1,523	2,075	2,263	2,466	3,050	6

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
3-5 storey (15)	2,676	1,732	-	2,942	-	3,087	4
6 storey or above (20)	2,933	2,195	2,655	2,831	3,036	4,128	7
Not air-conditioned							
Generally (15)	2,723	1,269	1,968	2,735	3,372	4,052	14
1-2 storey (15)	2,926	1,738	2,330	2,850	3,624	4,052	11
3-5 storey (20)	2,448	1,269	1,790	2,356	2,976	4,296	22
6 storey or above (25)	3,021	2,342	-	3,122	-	3,497	4
342. Shopping centres (30)	1,422	-	-	-	-	-	1
344. Hypermarkets, supermarkets							
Generally (35)	2,038	857	1,435	1,829	2,738	3,592	30
Up to 1000m ² (35)	2,625	1,833	-	-	-	3,416	2
1000 to 7000m ² GFA (35)	2,018	857	1,312	1,824	2,742	3,592	25
7000 to 15000m ² (35)	1,740	-	-	-	-	-	1
Over 15000m ² GFA (35)	2,273	-	-	-	-	-	1
345. Shops							
Generally (30)	2,029	777	1,104	1,672	2,484	5,380	14
1-2 storey (30)	2,051	777	1,099	1,608	2,584	5,380	13
3-5 storey (30)	1,737	-	-	-	-	-	1
532. Community Centres							
Generally (25)	3,024	1,144	2,435	2,842	3,447	8,421	89
Up to 500m ² GFA							
Generally (25)	3,305	1,144	2,397	3,225	3,643	8,421	37
Steel framed (25)	3,715	1,962	2,680	3,194	3,977	8,421	18
Concrete framed (55)	1,837	-	-	-	-	-	1

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Brick construction (25)	2,196	1,144	1,659	2,042	2,592	3,447	10
Timber framed (25)	3,733	2,987	3,266	3,567	4,135	4,817	8
500 to 2000m2 GFA							
Generally (25)	2,839	1,476	2,438	2,819	3,234	4,375	49
Steel framed (25)	2,891	1,676	2,535	2,833	3,237	4,354	31
Concrete framed (30)	2,697	-	-	-	-	-	1
Brick construction (25)	2,556	1,476	2,274	2,421	2,875	4,375	11
Timber framed (25)	3,113	2,339	2,820	3,111	3,482	3,791	6
Over 2000m2 GFA							
Generally (25)	2,485	2,128	-	-	-	2,842	2
Steel framed (30)	2,647	-	-	-	-	-	1
Concrete framed (55)	1,954	-	-	-	-	-	1
Brick construction (55)	1,442	-	-	-	-	-	1
Timber framed (15)	2,842	-	-	-	-	-	1
562.2 Gymnasia, fitness centres, etc (30)	2,886	1,119	1,580	2,985	4,010	5,027	9
810. Housing, mixed developments (15)	1,723	922	1,490	1,664	1,891	4,290	1240
810.1 Estate housing							
Generally (15)	1,697	846	1,439	1,624	1,856	5,820	1271
Single storey (15)	1,944	1,139	1,622	1,857	2,124	5,820	199
2-storey (15)	1,637	846	1,418	1,582	1,799	3,507	1003
3-storey (15)	1,728	1,052	1,451	1,671	1,924	3,470	64
4-storey or above (15)	3,534	1,729	2,830	3,159	4,702	5,253	5
810.11 Estate housing detached (15)	2,266	1,249	1,632	1,895	2,567	5,820	18
810.12 Estate housing semi detached							

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Generally (15)	1,721	987	1,462	1,662	1,887	3,767	330
Single storey (15)	1,919	1,239	1,669	1,890	2,068	3,767	75
2-storey (15)	1,663	987	1,445	1,603	1,837	2,891	245
3-storey (15)	1,651	1,235	1,318	1,572	1,906	2,432	10
810.13 Estate housing terraced							
Generally (15)	1,701	1,003	1,408	1,606	1,836	5,253	198
Single storey (15)	1,894	1,204	1,616	1,843	2,260	2,685	14
2-storey (15)	1,638	1,003	1,394	1,569	1,776	3,507	156
3-storey (15)	1,723	1,052	1,468	1,656	1,908	3,470	26
4-storey or above (15)	4,977	4,702	-	-	-	5,253	2
816. Flats (apartments)							
Generally (15)	2,021	1,053	1,659	1,902	2,298	6,760	728
1-2 storey (15)	1,940	1,151	1,621	1,809	2,226	3,794	150
3-5 storey (15)	1,988	1,053	1,648	1,894	2,252	4,136	491
6 storey or above (15)	2,341	1,435	1,887	2,233	2,605	6,760	86
852. Hotels (15)	2,935	1,562	2,258	2,854	3,447	4,050	13
856.2 Students' residences, halls of residence, etc (15)	2,537	1,454	2,227	2,573	2,776	4,091	49

Appendix 5 - Accessibility standards

Accessibility standards

DCLG - Housing Standards Review - Cost impacts (September 2014)

Note: The percentage uplifts generated by this analysis (final table on this page) are applied to **contemporary** construction costs to provide a current cost of meeting accessibility standards.

Cost per dwelling (Table 45)					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	£940	£907	£523	£521	£520
Cat 3(a)	£7,607	£7,891	£9,754	£10,307	£10,568
Car 3(b)	£7,764	£8,048	£22,238	£22,791	£23,052

Dwelling construction costs (Tables 12 and 12b)					
Size sqm	50	67	72	96	117
Cost per unit	£81,966	£94,520	£78,044	£95,741	£121,045
Cost psm	£1,639.32	£1,410.75	£1,083.94	£997.30	£1,034.57

Standards as % of construction costs					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	1.15%	0.96%	0.67%	0.54%	0.43%
Cat 3(a)	9.28%	8.35%	12.50%	10.77%	8.73%
Cat 3(b)	9.47%	8.51%	28.49%	23.80%	19.04%

Cost uplifts applied in study			
	Flats		Houses
Cat 2	1.15%		0.54%
Cat 3(a)	9.28%		10.77%
Cat 3(b)	9.47%		23.80%

Appendix 6 - Appraisal results (affordable housing – 70% SR and 30% SO)

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£172,840	135,546	128,249	120,975	113,724	106,498	99,295	92,115	84,959	77,827	70,718	63,632
2 Houses	2	£345,680	271,092	256,498	241,950	227,450	212,996	198,591	184,231	169,918	155,654	141,436	127,265
5 Houses	5	£864,200	677,731	641,244	604,875	568,624	532,491	496,475	460,578	424,797	389,134	353,590	318,162
10 houses	10	£1,728,400	1,355,461	1,282,488	1,209,751	1,137,249	1,064,981	992,951	921,155	849,594	778,269	707,179	636,325
30 flats - low density	30	£2,304,533	1,773,945	1,606,610	1,439,821	1,273,579	1,107,883	942,736	778,134	614,081	450,574	287,613	125,200
30 flats - medium density	30	£2,074,080	1,535,417	1,373,922	1,212,954	1,052,516	892,607	733,227	574,376	416,053	258,260	100,995	- 56,591
30 flats - high density	30	£1,483,616	1,388,834	1,233,181	1,078,041	923,410	769,290	615,680	462,582	309,994	157,917	6,352	- 146,912
100 houses	100	£17,283,999	12,774,647	12,090,266	11,408,090	10,728,122	10,050,362	9,374,808	8,701,462	8,030,324	7,361,392	6,694,667	6,030,150
100 flats - medium density	100	£6,913,600	4,691,665	4,185,490	3,680,973	3,178,114	2,676,915	2,177,373	1,679,489	1,183,263	688,697	195,788	- 299,971
200 houses	200	£34,567,999	24,196,498	22,901,771	21,611,219	20,324,843	19,042,642	17,764,616	16,490,766	15,221,091	13,955,592	12,694,269	11,437,121
200 flats - medium density	200	£13,827,200	7,612,383	6,727,173	5,844,694	4,958,268	4,074,768	3,194,194	2,316,547	1,441,824	570,030	- 306,910	- 1,197,464
450 houses	450	£77,777,998	46,589,967	44,098,097	41,614,263	39,138,465	36,670,703	34,210,978	31,759,288	29,315,634	26,880,017	24,452,436	22,032,890
450 flats - medium density	450	£31,111,199	14,820,852	13,070,569	11,326,027	9,574,638	7,827,340	6,085,830	4,350,107	2,602,247	859,730	- 901,759	- 2,681,937
Student housing - studios 150 units	-	£2,250,641	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759
Student housing - ensuite 150 units	-	£1,474,955	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719
Student housing - studios 250 units	-	£3,796,650	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932
Student housing - ensuite 250 units	-	£2,525,977	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232
Student housing - ensuite 300 units	-	£3,017,593	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678
C2 care scheme - flats	60	£2,136,734	28,058	- 163,409	- 355,302	- 547,196	- 740,931	- 936,015	- 1,131,099	- 1,326,184	- 1,521,268	- 1,716,353	- 1,911,437
Class E (light industrial) development	-	£2,929,394	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803
Class E (retail - copmarison) development	-	£3,515,273	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930
Class E (retail - supermarket) development	-	£2,109,164	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405
Class E (office/R&D) development	-	£1,757,636	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452
Class E (office/R&D) development	-	£8,788,181	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476
Industrial (B2/B8)	-	£23,435,150	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354
Industrial (B2/B8)	-	£1,171,758	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418
Hotel (city centre) 50 rooms	-	£549,261	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036
Hotel (city centre) 75 rooms	-	£823,892	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053
Hotel (city centre) 100 rooms	-	£1,098,523	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070
Community use/leisure	-	£773,360	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£100,956	135,546	128,249	120,975	113,724	106,498	99,295	92,115	84,959	77,827	70,718	63,632
2 Houses	2	£201,913	271,092	256,498	241,950	227,450	212,996	198,591	184,231	169,918	155,654	141,436	127,265
5 Houses	5	£504,782	677,731	641,244	604,875	568,624	532,491	496,475	460,578	424,797	389,134	353,590	318,162
10 houses	10	£1,009,564	1,355,461	1,282,488	1,209,751	1,137,249	1,064,981	992,951	921,155	849,594	778,269	707,179	636,325
30 flats - low density	30	£1,346,085	1,773,945	1,606,610	1,439,821	1,273,579	1,107,883	942,736	778,134	614,081	450,574	287,613	125,200
30 flats - medium density	30	£1,211,477	1,535,417	1,373,922	1,212,954	1,052,516	892,607	733,227	574,376	416,053	258,260	100,995	- 56,591
30 flats - high density	30	£866,585	1,388,834	1,233,181	1,078,041	923,410	769,290	615,680	462,582	309,994	157,917	6,352	- 146,912
100 houses	100	£10,095,640	12,774,647	12,090,266	11,408,090	10,728,122	10,050,362	9,374,808	8,701,462	8,030,324	7,361,392	6,694,667	6,030,150
100 flats - medium density	100	£4,038,256	4,691,665	4,185,490	3,680,973	3,178,114	2,676,915	2,177,373	1,679,489	1,183,263	688,697	195,788	- 299,971
200 houses	200	£20,191,280	24,196,498	22,901,771	21,611,219	20,324,843	19,042,642	17,764,616	16,490,766	15,221,091	13,955,592	12,694,269	11,437,121
200 flats - medium density	200	£8,076,512	7,612,383	6,727,173	5,844,694	4,958,268	4,074,768	3,194,194	2,316,547	1,441,824	570,030	- 306,910	- 1,197,464
450 houses	450	£45,430,379	46,589,967	44,098,097	41,614,263	39,138,465	36,670,703	34,210,978	31,759,288	29,315,634	26,880,017	24,452,436	22,032,890
450 flats - medium density	450	£18,172,152	14,820,852	13,070,569	11,326,027	9,574,638	7,827,340	6,085,830	4,350,107	2,602,247	859,730	- 901,759	- 2,681,937
Student housing - studios 150 units	-	£1,314,607	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759
Student housing - ensuite 150 units	-	£861,526	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719
Student housing - studios 250 units	-	£2,217,635	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932
Student housing - ensuite 250 units	-	£1,475,326	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232
Student housing - ensuite 300 units	-	£1,762,586	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678
C2 care scheme - flats	60	£1,248,073	28,058	- 163,409	- 355,302	- 547,196	- 740,931	- 936,015	- 1,131,099	- 1,326,184	- 1,521,268	- 1,716,353	- 1,911,437
Class E (light industrial) development	-	£1,711,068	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803
Class E (retail - copmarison) development	-	£2,053,282	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930
Class E (retail - supermarket) development	-	£1,231,969	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405
Class E (office/R&D) development	-	£1,026,641	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452
Class E (office/R&D) development	-	£5,133,205	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476
Industrial (B2/B8)	-	£13,688,547	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354
Industrial (B2/B8)	-	£684,427	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418
Hotel (city centre) 50 rooms	-	£320,825	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036
Hotel (city centre) 75 rooms	-	£481,238	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053
Hotel (city centre) 100 rooms													

Description	No of units	Residual land values												
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 House	1	£172,840	214,290	201,603	188,957	176,352	163,789	151,266	138,785	126,345	113,944	101,586	89,289	
2 Houses	2	£345,680	428,580	403,207	377,915	352,705	327,577	302,533	277,569	252,688	227,890	203,173	178,539	
5 Houses	5	£864,200	1,071,450	1,008,015	944,786	881,762	818,945	756,331	693,923	631,722	569,724	507,933	446,346	
10 houses	10	£1,728,400	2,142,899	2,016,031	1,889,573	1,763,526	1,637,889	1,512,663	1,387,848	1,263,442	1,139,448	1,015,865	892,692	
30 flats - low density	30	£2,304,533	3,220,251	2,921,557	2,623,840	2,327,099	2,031,335	1,736,548	1,442,737	1,149,903	858,046	567,166	277,263	
30 flats - medium density	30	£2,074,080	2,905,742	2,616,807	2,328,818	2,041,775	1,755,678	1,470,527	1,186,322	903,064	620,751	339,384	58,963	
30 flats - high density	30	£1,483,616	2,683,179	2,404,006	2,125,749	1,848,408	1,571,981	1,296,470	1,021,874	748,193	475,427	203,577	68,386	
100 houses	100	£17,283,999	20,119,081	18,934,265	17,753,282	16,576,134	15,402,495	14,231,567	13,064,479	11,901,229	10,741,819	9,586,247	8,434,515	
100 flats - medium density	100	£6,913,600	8,993,041	8,088,207	7,186,335	6,287,426	5,391,480	4,498,497	3,602,155	2,706,950	1,814,736	925,512	39,279	
200 houses	200	£34,567,999	37,976,512	35,743,600	33,517,913	31,299,453	29,088,218	26,884,207	24,687,424	22,497,865	20,315,532	18,140,424	15,972,541	
200 flats - medium density	200	£13,827,200	15,411,772	13,781,753	12,157,077	10,537,742	8,923,748	7,315,096	5,711,785	4,098,772	2,489,722	886,070	733,575	
450 houses	450	£77,777,998	73,065,502	68,775,283	64,498,946	60,236,491	55,987,919	51,753,228	47,532,420	43,323,704	39,126,475	34,943,140	30,773,703	
450 flats - medium density	450	£31,111,199	30,360,857	27,143,884	23,937,452	20,741,561	17,544,769	14,342,188	11,150,242	7,941,507	4,737,539	1,506,763	1,766,370	
Student housing - studios 150 units	-	£2,250,641	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	39,486	
Student housing - ensuite 150 units	-	£1,474,955	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	72,471	
Student housing - studios 250 units	-	£3,796,650	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	65,809	
Student housing - ensuite 250 units	-	£2,525,797	11,256,059	10,168,091	9,080,123	7,992,154	6,904,186	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	376,377	
Student housing - ensuite 300 units	-	£3,017,593	13,507,271	12,201,710	10,896,147	9,590,586	8,285,024	6,979,462	5,673,900	4,368,338	3,062,777	1,757,214	451,653	
C2 care scheme - flats	60	£2,136,734	1,480,041	1,131,811	780,550	428,125	75,701	280,946	-	638,748	-	1,364,692	-	2,092,063
Class E (light industrial) development	-	£2,929,394	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	
Class E (retail - copmarison) development	-	£3,515,273	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	
Class E (retail - supermarket) development	-	£2,109,164	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	
Class E (office/R&D) development	-	£1,757,636	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	
Class E (office/R&D) development	-	£8,788,181	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	
Industrial (B2/B8)	-	£23,435,150	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	
Industrial (B2/B8)	-	£1,171,758	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	
Hotel (city centre) 50 rooms	-	£549,261	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036
Hotel (city centre) 75 rooms	-	£823,892	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053
Hotel (city centre) 100 rooms	-	£1,098,523	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070
Community use/leisure	-	£773,360	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455

Description	No of units	Residual land values												
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 House	1	£100,956	214,290	201,603	188,957	176,352	163,789	151,266	138,785	126,345	113,944	101,586	89,289	
2 Houses	2	£201,913	428,580	403,207	377,915	352,705	327,577	302,533	277,569	252,688	227,890	203,173	178,539	
5 Houses	5	£504,782	1,071,450	1,008,015	944,786	881,762	818,945	756,331	693,923	631,722	569,724	507,933	446,346	
10 houses	10	£1,009,564	2,142,899	2,016,031	1,889,573	1,763,526	1,637,889	1,512,663	1,387,848	1,263,442	1,139,448	1,015,865	892,692	
30 flats - low density	30	£1,346,085	3,220,251	2,921,557	2,623,840	2,327,099	2,031,335	1,736,548	1,442,737	1,149,903	858,046	567,166	277,263	
30 flats - medium density	30	£1,211,477	2,905,742	2,616,807	2,328,818	2,041,775	1,755,678	1,470,527	1,186,322	903,064	620,751	339,384	58,963	
30 flats - high density	30	£866,585	2,683,179	2,404,006	2,125,749	1,848,408	1,571,981	1,296,470	1,021,874	748,193	475,427	203,577	68,386	
100 houses	100	£10,095,640	20,119,081	18,934,265	17,753,282	16,576,134	15,402,495	14,231,567	13,064,479	11,901,229	10,741,819	9,586,247	8,434,515	
100 flats - medium density	100	£4,038,256	8,993,041	8,088,207	7,186,335	6,287,426	5,391,480	4,498,497	3,602,155	2,706,950	1,814,736	925,512	39,279	
200 houses	200	£20,191,280	37,976,512	35,743,600	33,517,913	31,299,453	29,088,218	26,884,207	24,687,424	22,497,865	20,315,532	18,140,424	15,972,541	
200 flats - medium density	200	£8,076,512	15,411,772	13,781,753	12,157,077	10,537,742	8,923,748	7,315,096	5,711,785	4,098,772	2,489,722	886,070	733,575	
450 houses	450	£45,430,379	73,065,502	68,775,283	64,498,946	60,236,491	55,987,919	51,753,228	47,532,420	43,323,704	39,126,475	34,943,140	30,773,703	
450 flats - medium density	450	£18,172,152	30,360,857	27,143,884	23,937,452	20,741,561	17,544,769	14,342,188	11,150,242	7,941,507	4,737,539	1,506,763	1,766,370	
Student housing - studios 150 units	-	£1,314,607	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	39,486	
Student housing - ensuite 150 units	-	£861,526	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	72,471	
Student housing - studios 250 units	-	£2,217,635	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	65,809	
Student housing - ensuite 250 units	-	£1,475,326	11,256,059	10,168,091	9,080,123	7,992,154	6,904,186	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	376,377	
Student housing - ensuite 300 units	-	£1,762,586	13,507,271	12,201,710	10,896,147	9,590,586	8,285,024	6,979,462	5,673,900	4,368,338	3,062,777	1,757,214	451,653	
C2 care scheme - flats	60	£1,248,073	1,480,041	1,131,811	780,550	428,125	75,701	280,946	-	638,748	-	1,364,692	-	2,092,063
Class E (light industrial) development	-	£1,711,068	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	
Class E (retail - copmarison) development	-	£2,053,282	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	
Class E (retail - supermarket) development	-	£1,231,969	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	
Class E (office/R&D) development	-	£1,026,641	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	
Class E (office/R&D) development	-	£5,133,205	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	
Industrial (B2/B8)	-	£13,688,547	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	
Industrial (B2/B8)	-	£684,427	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	
Hotel (city centre) 50 rooms	-	£320,825	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036
Hotel (city centre) 75 rooms	-	£481,238	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053
Hotel (city centre) 100 rooms	-	£641,651	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070
Community use/leisure	-	£451,722	-	1,499,455	-	1,499,455	-	1						

ORD CITY COUNCIL - LOCAL PLAN
ICHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £8,126 psm

AH tenure

Rented 70.0%

SO 30.0%

Frst Hms 0%

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£172,840	258,756	243,776	228,843	213,960	199,125	184,338	169,600	154,911	140,270	125,676	111,133
2 Houses	2	£345,680	517,512	487,551	457,687	427,919	398,250	368,677	339,200	309,821	280,539	251,353	222,264
5 Houses	5	£864,200	1,293,779	1,218,877	1,144,217	1,069,800	995,625	921,691	848,001	774,553	701,347	628,383	555,662
10 houses	10	£1,728,400	2,587,557	2,437,753	2,288,434	2,139,599	1,991,249	1,843,383	1,696,002	1,549,105	1,402,694	1,256,767	1,111,323
30 flats - low density	30	£2,304,533	4,310,654	3,955,717	3,601,937	3,249,315	2,897,853	2,547,547	2,198,401	1,850,412	1,503,582	1,157,909	813,395
30 flats - medium density	30	£2,074,080	3,964,074	3,620,550	3,278,148	2,936,868	2,596,710	2,257,675	1,919,762	1,582,969	1,247,300	912,752	579,327
30 flats - high density	30	£1,483,616	3,709,439	3,377,332	3,046,311	2,716,376	2,387,527	2,059,764	1,733,087	1,407,495	1,082,990	759,570	437,237
100 houses	100	£17,283,999	24,234,069	22,837,001	21,444,450	20,056,419	18,672,906	17,293,911	15,919,436	14,549,479	13,184,400	11,823,120	10,466,719
100 flats - medium density	100	£6,913,600	12,331,640	11,254,599	10,181,077	9,111,073	8,044,587	6,981,619	5,922,170	4,866,239	3,813,827	2,756,783	1,701,260
200 houses	200	£34,567,999	45,711,886	43,079,981	40,456,590	37,841,710	35,235,343	32,637,487	30,048,144	27,467,314	24,894,995	22,331,189	19,775,895
200 flats - medium density	200	£13,827,200	21,540,816	19,606,062	17,677,632	15,755,524	13,839,741	11,917,717	10,000,360	8,089,373	6,184,757	4,282,635	2,370,386
450 houses	450	£77,777,998	87,879,443	82,825,118	77,787,140	72,765,507	67,760,220	62,771,279	57,798,686	52,842,438	47,902,536	42,978,982	38,071,772
450 flats - medium density	450	£31,111,199	42,419,562	38,632,194	34,849,204	31,073,731	27,290,823	23,506,619	19,719,720	15,945,404	12,151,173	8,362,013	4,549,282
Student housing - studios 150 units	-	£2,250,641	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	39,486
Student housing - ensuite 150 units	-	£1,474,955	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	72,471
Student housing - studios 250 units	-	£3,796,650	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	65,809
Student housing - ensuite 250 units	-	£2,525,797	11,256,059	10,168,091	9,080,123	7,992,154	6,904,186	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	376,377
Student housing - ensuite 300 units	-	£3,017,593	13,507,271	12,201,710	10,896,147	9,590,586	8,285,024	6,979,462	5,673,900	4,368,338	3,062,777	1,757,214	451,653
C2 care scheme - flats	60	£2,136,734	2,840,509	2,424,255	2,008,001	1,591,748	1,175,494	757,911	336,511	86,185	514,015	945,565	1,380,416
Class E (light industrial) development	-	£2,929,394	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803
Class E (retail - copmarison) development	-	£3,515,273	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563
Class E (retail - supermarket) development	-	£2,109,164	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405
Class E (office/R&D) development	-	£1,757,636	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774
Class E (office/R&D) development	-	£8,788,181	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229
Industrial (B2/B8)	-	£23,435,150	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354
Industrial (B2/B8)	-	£1,171,758	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418
Hotel (city centre) 50 rooms	-	£549,261	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036
Hotel (city centre) 75 rooms	-	£823,892	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053
Hotel (city centre) 100 rooms	-	£1,098,523	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070
Community use/leisure	-	£773,360	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455

ICHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£100,956	258,756	243,776	228,843	213,960	199,125	184,338	169,600	154,911	140,270	125,676	111,133
2 Houses	2	£201,913	517,512	487,551	457,687	427,919	398,250	368,677	339,200	309,821	280,539	251,353	222,264
5 Houses	5	£504,782	1,293,779	1,218,877	1,144,217	1,069,800	995,625	921,691	848,001	774,553	701,347	628,383	555,662
10 houses	10	£1,009,564	2,587,557	2,437,753	2,288,434	2,139,599	1,991,249	1,843,383	1,696,002	1,549,105	1,402,694	1,256,767	1,111,323
30 flats - low density	30	£1,346,085	4,310,654	3,955,717	3,601,937	3,249,315	2,897,853	2,547,547	2,198,401	1,850,412	1,503,582	1,157,909	813,395
30 flats - medium density	30	£1,211,477	3,964,074	3,620,550	3,278,148	2,936,868	2,596,710	2,257,675	1,919,762	1,582,969	1,247,300	912,752	579,327
30 flats - high density	30	£866,585	3,709,439	3,377,332	3,046,311	2,716,376	2,387,527	2,059,764	1,733,087	1,407,495	1,082,990	759,570	437,237
100 houses	100	£10,095,640	24,234,069	22,837,001	21,444,450	20,056,419	18,672,906	17,293,911	15,919,436	14,549,479	13,184,400	11,823,120	10,466,719
100 flats - medium density	100	£4,038,256	12,331,640	11,254,599	10,181,077	9,111,073	8,044,587	6,981,619	5,922,170	4,866,239	3,813,827	2,756,783	1,701,260
200 houses	200	£20,191,280	45,711,886	43,079,981	40,456,590	37,841,710	35,235,343	32,637,487	30,048,144	27,467,314	24,894,995	22,331,189	19,775,895
200 flats - medium density	200	£8,076,512	21,540,816	19,606,062	17,677,632	15,755,524	13,839,741	11,917,717	10,000,360	8,089,373	6,184,757	4,282,635	2,370,386
450 houses	450	£45,430,379	87,879,443	82,825,118	77,787,140	72,765,507	67,760,220	62,771,279	57,798,686	52,842,438	47,902,536	42,978,982	38,071,772
450 flats - medium density	450	£18,172,152	42,419,562	38,632,194	34,849,204	31,073,731	27,290,823	23,506,619	19,719,720	15,945,404	12,151,173	8,362,013	4,549,282
Student housing - studios 150 units	-	£1,314,607	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	39,486
Student housing - ensuite 150 units	-	£861,526	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	72,471
Student housing - studios 250 units	-	£2,217,635	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	65,809
Student housing - ensuite 250 units	-	£1,475,326	11,256,059	10,168,091	9,080,123	7,992,154	6,904,186	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	376,377
Student housing - ensuite 300 units	-	£1,762,586	13,507,271	12,201,710	10,896,147	9,590,586	8,285,024	6,979,462	5,673,900	4,368,338	3,062,777	1,757,214	451,653
C2 care scheme - flats	60	£1,248,073	2,840,509	2,424,255	2,008,001	1,591,748	1,175,494	757,911	336,511	86,185	514,015	945,565	1,380,416
Class E (light industrial) development	-	£1,711,068	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803
Class E (retail - copmarison) development	-	£2,053,282	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563
Class E (retail - supermarket) development	-	£1,231,969	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405
Class E (office/R&D) development	-	£1,026,641	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774
Class E (office/R&D) development	-	£5,133,205	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229
Industrial (B2/B8)	-	£13,688,547	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354
Industrial (B2/B8)	-	£684,427	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418
Hotel (city centre) 50 rooms	-	£320,225	- 2,230,036	-									

Appendix 7 - Appraisal results (affordable housing – 80% SR, 20% SO)

OXFORD CITY COUNCIL - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £4,345 psm

AH tenure

Rented 80.0%

SO 20.0%

Frst Hms 0%

Description	No of units	BLV	£7,030,545 PER HA			Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 1 House	1	£174,501	56,536	53,041	49,552	46,067	42,588	39,113	35,643	32,178	28,719	25,264	21,813		
2 2 Houses	2	£349,003	113,072	106,083	99,103	92,135	85,176	78,226	71,286	64,356	57,437	50,527	43,628		
3 5 Houses	5	£872,507	282,679	265,207	247,759	230,335	212,938	195,564	178,215	160,891	143,592	126,319	109,068		
4 10 houses	10	£1,745,014	565,359	530,413	495,517	460,672	425,876	391,128	356,431	321,783	287,185	252,636	218,137		
5 30 flats - low density	30	£2,326,685	166,057	242,922	319,676	396,320	472,854	549,277	625,589	701,791	777,883	853,863	929,733		
6 30 flats - medium density	30	£2,094,017	350,371	424,219	497,962	571,598	645,128	718,551	791,869	865,080	938,184	1,011,182	1,084,073		
7 30 flats - high density	30	£1,496,646	441,335	512,167	582,896	653,523	724,048	794,470	864,792	935,009	1,005,126	1,075,139	1,145,051		
8 100 houses	100	£17,450,138	5,387,094	5,058,603	4,730,579	4,403,020	4,075,927	3,749,300	3,423,139	3,097,445	2,772,216	2,447,454	2,123,158		
9 100 flats - medium density	100	£6,980,055	1,350,057	1,579,676	1,808,964	2,037,920	2,266,546	2,494,841	2,722,804	2,950,437	3,177,740	3,404,711	3,631,351		
10 200 houses	200	£34,900,276	10,335,127	9,708,574	9,082,909	8,458,134	7,834,248	7,211,250	6,589,142	5,967,922	5,347,592	4,728,151	4,109,598		
11 200 flats - medium density	200	£13,960,110	3,637,351	4,023,811	4,409,713	4,795,058	5,179,844	5,564,071	5,947,741	6,330,851	6,713,404	7,095,398	7,476,835		
12 450 houses	450	£78,525,620	19,906,331	18,699,968	17,495,316	16,292,376	15,091,147	13,891,631	12,693,825	11,497,731	10,303,349	9,110,677	7,919,718		
13 450 flats - medium density	450	£31,410,248	8,079,068	8,843,624	9,607,075	10,380,791	11,159,815	11,937,707	12,714,470	13,490,101	14,264,601	15,037,971	15,810,209		
14 Student housing - studios 150 units	-	£2,250,641	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759		
15 Student housing - ensuite 150 units	-	£1,474,955	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719		
16 Student housing - studios 250 units	-	£3,796,650	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932		
17 Student housing - ensuite 250 units	-	£2,525,797	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232		
18 Student housing - ensuite 300 units	-	£3,017,593	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678		
19 C2 care scheme - flats	60	£2,136,734	2,489,610	2,569,425	2,649,241	2,729,057	2,808,873	2,888,688	2,968,504	3,048,319	3,128,136	3,207,951	3,287,767		
20 Class E (light industrial) development	-	£2,929,394	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803		
21 Class E (retail - copmarison) development	-	£3,515,273	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930		
22 Class E (retail - supermarket) development	-	£2,109,164	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405		
23 Class E (office/R&D) development	-	£1,757,636	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452		
24 Class E (office/R&D) development	-	£8,788,181	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476		
25 Industrial (B2/B8)	-	£23,435,150	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354		
26 Industrial (B2/B8)	-	£1,171,758	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418		
27 Hotel (city centre) 50 rooms	-	£549,261	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036		
28 Hotel (city centre) 75 rooms	-	£823,892	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053		
29 Hotel (city centre) 100 rooms	-	£1,098,523	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070		
30 Community use/leisure	-	£773,360	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455		

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£4,106,564

PER HA

Residual land values

Description	No of units	BLV	£4,106,564 PER HA			Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 1 House	1	£101,927	56,536	53,041	49,552	46,067	42,588	39,113	35,643	32,178	28,719	25,264	21,813		
2 2 Houses	2	£203,854	113,072	106,083	99,103	92,135	85,176	78,226	71,286	64,356	57,437	50,527	43,628		
3 5 Houses	5	£509,634	282,679	265,207	247,759	230,335	212,938	195,564	178,215	160,891	143,592	126,319	109,068		
4 10 houses	10	£1,019,268	565,359	530,413	495,517	460,672	425,876	391,128	356,431	321,783	287,185	252,636	218,137		
5 30 flats - low density	30	£1,359,024	166,057	242,922	319,676	396,320	472,854	549,277	625,589	701,791	777,883	853,863	929,733		
6 30 flats - medium density	30	£1,223,122	350,371	424,219	497,962	571,598	645,128	718,551	791,869	865,080	938,184	1,011,182	1,084,073		
7 30 flats - high density	30	£874,196	441,335	512,167	582,896	653,523	724,048	794,470	864,792	935,009	1,005,126	1,075,139	1,145,051		
8 100 houses	100	£10,192,682	5,387,094	5,058,603	4,730,579	4,403,020	4,075,927	3,749,300	3,423,139	3,097,445	2,772,216	2,447,454	2,123,158		
9 100 flats - medium density	100	£4,077,073	1,350,057	1,579,676	1,808,964	2,037,920	2,266,546	2,494,841	2,722,804	2,950,437	3,177,740	3,404,711	3,631,351		
10 200 houses	200	£20,385,363	10,335,127	9,708,574	9,082,909	8,458,134	7,834,248	7,211,250	6,589,142	5,967,922	5,347,592	4,728,151	4,109,598		
11 200 flats - medium density	200	£8,154,145	3,637,351	4,023,811	4,409,713	4,795,058	5,179,844	5,564,071	5,947,741	6,330,851	6,713,404	7,095,398	7,476,835		
12 450 houses	450	£45,867,068	19,906,331	18,699,968	17,495,316	16,292,376	15,091,147	13,891,631	12,693,825	11,497,731	10,303,349	9,110,677	7,919,718		
13 450 flats - medium density	450	£18,346,827	8,079,068	8,843,624	9,607,075	10,380,791	11,159,815	11,937,707	12,714,470	13,490,101	14,264,601	15,037,971	15,810,209		
14 Student housing - studios 150 units	-	£1,314,607	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759		
15 Student housing - ensuite 150 units	-	£861,526	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719		
16 Student housing - studios 250 units	-	£2,217,635	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932		
17 Student housing - ensuite 250 units	-	£1,475,236	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232		
18 Student housing - ensuite 300 units	-	£1,762,586	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678		
19 C2 care scheme - flats	60	£1,248,073	2,489,610	2,569,425	2,649,241	2,729,057	2,808,873	2,888,688	2,968,504	3,048,319	3,128,136	3,207,951	3,287,767		
20 Class E (light industrial) development	-	£1,711,068	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803		
21 Class E (retail - copmarison) development	-	£2,053,282	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930		
22 Class E (retail - supermarket) development	-	£1,231,969	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405		
23 Class E (office/R&D) development	-	£1,026,641	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452		
24 Class E (office/R&D) development	-	£5,133,205	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476		
25 Industrial (B2/B8)	-	£13,688,547	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354		
26 Industrial (B2/B8)	-	£684,427	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418		
27 Hotel (city centre) 50 rooms	-	£320,825	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036		
28 Hotel (city centre) 75 rooms	-	£481,238	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053		
29 Hotel (city centre) 100 rooms	-	£641,651	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070		
30 Community use/leisure	-	£451,722	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455		

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

£1,237,410

Residual land values

Description	No of units	BLV	£7,030,545 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 House	1	£174,501	82,873	78,043	73,221	68,405	63,596	58,794	53,999	49,211	44,429	39,656	34,888	
2 Houses	2	£349,003	165,745	156,087	146,441	136,810	127,193	117,589	107,998	98,422	88,860	79,310	69,775	
3 Houses	5	£872,507	414,364	390,216	366,104	342,025	317,982	293,972	269,997	246,055	222,149	198,277	174,438	
4 Houses	10	£1,745,014	828,726	780,433	732,208	684,052	635,964	587,945	539,993	492,111	444,297	396,552	348,876	
5 30 flats - low density	30	£2,326,685	482,275	373,833	265,545	157,414	49,437	59,275	168,584	277,735	386,729	495,565	604,243	
6 30 flats - medium density	30	£2,094,017	281,736	177,227	72,868	31,819	137,466	242,961	348,305	453,495	558,535	663,422	768,156	
7 30 flats - high density	30	£1,496,646	173,143	72,569	28,285	130,102	231,770	333,293	434,669	535,898	636,981	737,918	838,707	
8 100 houses	100	£17,450,138	7,862,501	7,408,551	6,955,244	6,502,582	6,050,563	5,599,189	5,148,457	4,698,370	4,248,927	3,800,128	3,351,972	
9 100 flats - medium density	100	£6,980,055	687,555	362,946	38,803	289,222	620,006	952,322	1,284,158	1,615,515	1,946,393	2,276,791	2,606,711	
10 200 houses	200	£34,900,276	14,977,235	14,115,409	13,254,806	12,395,425	11,537,266	10,680,329	9,824,616	8,970,124	8,116,855	7,264,808	6,413,983	
11 200 flats - medium density	200	£13,960,110	188,276	381,895	954,117	1,525,517	2,096,994	2,665,849	3,236,559	3,815,142	4,392,887	4,969,794	5,545,864	
12 450 houses	450	£78,525,620	28,868,170	27,208,925	25,552,035	23,897,499	22,245,315	20,595,484	18,948,007	17,302,884	15,660,114	14,019,603	12,380,311	
13 450 flats - medium density	450	£31,410,248	186,025	1,319,874	2,452,094	3,595,225	4,741,353	5,885,829	7,044,782	8,206,821	9,384,127	10,567,434	11,749,023	
14 Student housing - studios 150 units	-	£2,250,641	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759	
15 Student housing - ensuite 150 units	-	£1,474,955	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719	
16 Student housing - studios 250 units	-	£3,796,650	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932	
17 Student housing - ensuite 250 units	-	£2,525,797	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232	
18 Student housing - ensuite 300 units	-	£3,017,593	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678	
19 C2 care scheme - flats	60	£2,136,734	1,846,605	1,768,570	1,890,536	2,012,502	2,134,468	2,256,434	2,378,401	2,500,366	2,622,332	2,744,298	2,866,264	
20 Class E (light industrial) development	-	£2,929,394	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	
21 Class E (retail - copmarison) development	-	£3,515,273	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	
22 Class E (retail - supermarket) development	-	£2,109,164	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	
23 Class E (office/R&D) development	-	£1,757,636	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	
24 Class E (office/R&D) development	-	£8,788,181	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	
25 Industrial (B2/B8)	-	£23,435,150	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	
26 Industrial (B2/B8)	-	£1,171,758	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	
27 Hotel (city centre) 50 rooms	-	£549,261	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	
28 Hotel (city centre) 75 rooms	-	£823,892	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	
29 Hotel (city centre) 100 rooms	-	£1,098,523	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	
30 Community use/leisure	-	£773,360	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	No of units	BLV	£4,106,564 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 House	1	£101,927	82,873	78,043	73,221	68,405	63,596	58,794	53,999	49,211	44,429	39,656	34,888	
2 Houses	2	£203,854	165,745	156,087	146,441	136,810	127,193	117,589	107,998	98,422	88,860	79,310	69,775	
3 Houses	5	£509,634	414,364	390,216	366,104	342,025	317,982	293,972	269,997	246,055	222,149	198,277	174,438	
4 Houses	10	£1,019,268	828,726	780,433	732,208	684,052	635,964	587,945	539,993	492,111	444,297	396,552	348,876	
5 30 flats - low density	30	£1,359,024	482,275	373,833	265,545	157,414	49,437	59,275	168,584	277,735	386,729	495,565	604,243	
6 30 flats - medium density	30	£1,223,122	281,736	177,227	72,868	31,819	137,466	242,961	348,305	453,495	558,535	663,422	768,156	
7 30 flats - high density	30	£874,196	173,143	72,569	28,285	130,102	231,770	333,293	434,669	535,898	636,981	737,918	838,707	
8 100 houses	100	£10,192,682	7,862,501	7,408,551	6,955,244	6,502,582	6,050,563	5,599,189	5,148,457	4,698,370	4,248,927	3,800,128	3,351,972	
9 100 flats - medium density	100	£4,077,073	687,555	362,946	38,803	289,222	620,006	952,322	1,284,158	1,615,515	1,946,393	2,276,791	2,606,711	
10 200 houses	200	£20,385,363	14,977,235	14,115,409	13,254,806	12,395,425	11,537,266	10,680,329	9,824,616	8,970,124	8,116,855	7,264,808	6,413,983	
11 200 flats - medium density	200	£8,154,145	188,276	381,895	954,117	1,525,517	2,096,994	2,665,849	3,236,559	3,815,142	4,392,887	4,969,794	5,545,864	
12 450 houses	450	£45,867,068	28,868,170	27,208,925	25,552,035	23,897,499	22,245,315	20,595,484	18,948,007	17,302,884	15,660,114	14,019,603	12,380,311	
13 450 flats - medium density	450	£18,346,827	186,025	1,319,874	2,452,094	3,595,225	4,741,353	5,885,829	7,044,782	8,206,821	9,384,127	10,567,434	11,749,023	
14 Student housing - studios 150 units	-	£1,314,607	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759	
15 Student housing - ensuite 150 units	-	£861,526	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719	
16 Student housing - studios 250 units	-	£2,217,635	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932	
17 Student housing - ensuite 250 units	-	£1,475,326	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232	
18 Student housing - ensuite 300 units	-	£1,762,586	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678	
19 C2 care scheme - flats	60	£1,248,073	1,846,605	1,768,570	1,890,536	2,012,502	2,134,468	2,256,434	2,378,401	2,500,366	2,622,332	2,744,298	2,866,264	
20 Class E (light industrial) development	-	£1,711,068	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	
21 Class E (retail - copmarison) development	-	£2,053,282	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	
22 Class E (retail - supermarket) development	-	£1,231,969	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	
23 Class E (office/R&D) development	-	£1,026,641	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	
24 Class E (office/R&D) development	-	£5,133,205	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	
25 Industrial (B2/B8)	-	£13,688,547	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	
26 Industrial (B2/B8)	-	£684,427	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	
27 Hotel (city centre) 50 rooms	-	£320,825	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	
28 Hotel (city centre) 75 rooms	-	£481,238	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	
29 Hotel (city centre) 100 rooms	-	£641,651	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	
30 Community use/leisure	-	£451,722	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Description	No of units	BLV	£1,237,410 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 House	1	£30,713	82,873	78,043	73,221	68,405	63,596	58,794	53,999	49,211	44,429	39,656	34,888	
2 Houses	2	£61,426	165,745	156,087	146,441	136,810	127,193	117,589	107,998	98,422	88,860	79,310	69,775	
3 Houses	5													

OXFORD CITY COUNCIL - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £5,215 psm

AH tenure

Rented 80.0%

SO 20.0%

Frst Hms 0%

Description	No of units	BLV	£7,030,545 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 1 House	1	£174,501	109,209	103,046	96,890	90,743	84,605	78,476	72,356	66,244	60,141	54,047	47,962	
2 2 Houses	2	£349,003	218,419	206,090	193,780	181,487	169,210	156,953	144,712	132,488	120,282	108,093	95,922	
3 5 Houses	5	£872,507	546,047	515,226	484,449	453,715	423,026	392,380	361,778	331,220	300,705	270,234	239,806	
4 10 houses	10	£1,745,014	1,092,093	1,030,452	968,898	907,432	846,053	784,761	723,556	662,440	601,410	540,468	479,614	
5 30 flats - low density	30	£2,326,685	1,128,111	986,936	845,962	705,191	564,621	424,254	284,087	144,122	4,359	137,266	278,753	
6 30 flats - medium density	30	£2,094,017	908,577	772,298	636,215	500,326	364,631	229,132	93,827	41,912	178,885	315,661	452,239	
7 30 flats - high density	30	£1,496,646	780,989	649,608	518,415	387,409	256,593	125,964	4,546	136,787	268,836	400,695	532,363	
8 100 houses	100	£17,450,138	10,322,192	9,743,684	9,165,997	8,589,131	8,013,084	7,437,859	6,863,453	6,289,869	5,717,103	5,145,159	4,574,035	
9 100 flats - medium density	100	£6,980,055	2,689,609	2,263,533	1,838,064	1,413,205	988,955	565,314	142,282	284,415	715,046	1,148,872	1,582,071	
10 200 houses	200	£34,900,276	19,589,083	18,493,811	17,400,093	16,307,928	15,217,316	14,128,257	13,040,751	11,954,799	10,870,399	9,787,553	8,706,259	
11 200 flats - medium density	200	£13,960,110	3,912,998	3,167,019	2,422,108	1,678,264	935,486	190,570	568,000	1,328,380	2,087,662	2,845,847	3,614,892	
12 450 houses	450	£78,525,620	37,749,611	35,640,961	33,535,303	31,432,635	29,332,957	27,236,268	25,142,571	23,051,862	20,964,145	18,879,417	16,797,679	
13 450 flats - medium density	450	£31,410,248	7,397,747	5,918,601	4,434,121	2,951,770	1,471,545	18,737	1,536,378	3,053,551	4,590,037	6,131,417	7,690,789	
14 Student housing - studios 150 units	-	£2,250,641	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759	
15 Student housing - ensuite 150 units	-	£1,474,955	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719	
16 Student housing - studios 250 units	-	£3,796,650	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932	
17 Student housing - ensuite 250 units	-	£2,525,797	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232	
18 Student housing - ensuite 300 units	-	£3,017,593	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678	
19 C2 care scheme - flats	60	£2,136,734	803,598	967,715	1,131,831	1,295,948	1,460,064	1,624,180	1,788,296	1,952,412	2,116,529	2,280,845	2,444,782	
20 Class E (light industrial) development	-	£2,929,394	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	
21 Class E (retail - copmarison) development	-	£3,515,273	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	
22 Class E (retail - supermarket) development	-	£2,109,164	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	
23 Class E (office/R&D) development	-	£1,757,636	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	
24 Class E (office/R&D) development	-	£8,788,181	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	
25 Industrial (B2/B8)	-	£23,435,150	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	
26 Industrial (B2/B8)	-	£1,171,758	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	
27 Hotel (city centre) 50 rooms	-	£549,261	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	
28 Hotel (city centre) 75 rooms	-	£823,892	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	
29 Hotel (city centre) 100 rooms	-	£1,098,523	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	
30 Community use/leisure	-	£773,360	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	No of units	BLV	£4,106,564 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 1 House	1	£101,927	109,209	103,046	96,890	90,743	84,605	78,476	72,356	66,244	60,141	54,047	47,962	
2 2 Houses	2	£203,854	218,419	206,090	193,780	181,487	169,210	156,953	144,712	132,488	120,282	108,093	95,922	
3 5 Houses	5	£509,634	546,047	515,226	484,449	453,715	423,026	392,380	361,778	331,220	300,705	270,234	239,806	
4 10 houses	10	£1,019,268	1,092,093	1,030,452	968,898	907,432	846,053	784,761	723,556	662,440	601,410	540,468	479,614	
5 30 flats - low density	30	£1,359,024	1,128,111	986,936	845,962	705,191	564,621	424,254	284,087	144,122	4,359	137,266	278,753	
6 30 flats - medium density	30	£1,223,122	908,577	772,298	636,215	500,326	364,631	229,132	93,827	41,912	178,885	315,661	452,239	
7 30 flats - high density	30	£874,196	780,989	649,608	518,415	387,409	256,593	125,964	4,546	136,787	268,836	400,695	532,363	
8 100 houses	100	£10,192,682	10,322,192	9,743,684	9,165,997	8,589,131	8,013,084	7,437,859	6,863,453	6,289,869	5,717,103	5,145,159	4,574,035	
9 100 flats - medium density	100	£4,077,073	2,689,609	2,263,533	1,838,064	1,413,205	988,955	565,314	142,282	284,415	715,046	1,148,872	1,582,071	
10 200 houses	200	£20,385,363	19,589,083	18,493,811	17,400,093	16,307,928	15,217,316	14,128,257	13,040,751	11,954,799	10,870,399	9,787,553	8,706,259	
11 200 flats - medium density	200	£8,154,145	3,912,998	3,167,019	2,422,108	1,678,264	935,486	190,570	568,000	1,328,380	2,087,662	2,845,847	3,614,892	
12 450 houses	450	£45,867,068	37,749,611	35,640,961	33,535,303	31,432,635	29,332,957	27,236,268	25,142,571	23,051,862	20,964,145	18,879,417	16,797,679	
13 450 flats - medium density	450	£18,346,827	7,397,747	5,918,601	4,434,121	2,951,770	1,471,545	18,737	1,536,378	3,053,551	4,590,037	6,131,417	7,690,789	
14 Student housing - studios 150 units	-	£1,314,607	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759	
15 Student housing - ensuite 150 units	-	£861,526	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719	
16 Student housing - studios 250 units	-	£2,217,635	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932	
17 Student housing - ensuite 250 units	-	£1,475,326	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232	
18 Student housing - ensuite 300 units	-	£1,762,586	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678	
19 C2 care scheme - flats	60	£1,248,073	803,598	967,715	1,131,831	1,295,948	1,460,064	1,624,180	1,788,296	1,952,412	2,116,529	2,280,845	2,444,782	
20 Class E (light industrial) development	-	£1,711,068	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	
21 Class E (retail - copmarison) development	-	£2,053,282	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	
22 Class E (retail - supermarket) development	-	£1,231,969	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	
23 Class E (office/R&D) development	-	£1,026,641	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	
24 Class E (office/R&D) development	-	£5,133,205	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	
25 Industrial (B2/B8)	-	£13,688,547	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	
26 Industrial (B2/B8)	-	£684,427	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	
27 Hotel (city centre) 50 rooms	-	£320,825	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	2,230,036	
28 Hotel (city centre) 75 rooms	-	£481,238	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	3,345,053	
29 Hotel (city centre) 100 rooms	-	£641,651	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	4,460,070	
30 Community use/leisure	-	£451,722	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	1,499,455	

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Description	No of units	BLV	£1,237,410 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 1 House	1	£30,713	109,209	103										

OXFORD CITY COUNCIL - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £5,651 psm

AH tenure

Rented 80.0%

SO 20.0%

Frst Hms 0%

Description	No of units	£7,030,545 PER HA											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£174,501	135,546	128,048	120,559	113,081	105,614	98,157	90,712	83,277	75,853	68,439	61,035
2 Houses	2	£349,003	271,092	256,094	241,118	226,162	211,229	196,316	181,424	166,554	151,704	136,876	122,071
3 Houses	5	£872,507	677,731	640,236	602,794	565,406	528,070	490,788	453,560	416,384	379,262	342,192	305,176
4 10 houses	10	£1,745,014	1,355,461	1,280,471	1,205,589	1,130,811	1,056,141	981,577	907,119	832,768	758,522	684,383	610,351
5 30 flats - low density	30	£2,326,685	1,773,945	1,600,039	1,426,380	1,252,969	1,079,806	906,891	734,224	561,805	389,634	217,711	46,036
6 30 flats - medium density	30	£2,094,017	1,535,417	1,367,369	1,199,560	1,031,992	864,663	697,574	530,726	364,116	197,746	31,617	- 136,322
7 30 flats - high density	30	£1,496,646	1,388,834	1,226,646	1,064,690	902,965	741,472	580,210	419,181	258,382	97,816	- 63,473	- 226,019
8 100 houses	100	£17,450,138	12,774,647	12,071,844	11,370,037	10,669,227	9,969,413	9,270,596	8,572,775	7,875,951	7,180,122	6,485,291	5,791,456
9 100 flats - medium density	100	£6,980,055	4,691,665	4,164,118	3,637,325	3,111,284	2,585,997	2,061,463	1,537,682	1,014,653	492,377	- 29,589	- 558,305
10 200 houses	200	£34,900,276	24,196,498	22,867,712	21,540,811	20,215,793	18,892,660	17,571,410	16,252,045	14,934,563	13,618,966	12,305,252	10,993,423
11 200 flats - medium density	200	£13,960,110	7,612,383	6,686,033	5,759,301	4,827,791	3,897,614	2,968,771	2,041,262	1,115,087	190,245	- 755,053	- 1,703,587
12 450 houses	450	£78,525,620	46,589,967	44,034,037	41,481,732	38,933,049	36,387,991	33,846,557	31,308,747	28,774,560	26,243,177	23,715,034	21,190,518
13 450 flats - medium density	450	£31,410,248	14,820,852	12,987,342	11,155,078	9,310,949	7,469,462	5,630,615	3,785,587	1,931,922	79,818	- 1,820,298	- 3,729,275
14 Student housing - studios 150 units	-	£2,250,641	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759
15 Student housing - ensuite 150 units	-	£1,474,955	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719
16 Student housing - studios 250 units	-	£3,796,650	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932
17 Student housing - ensuite 250 units	-	£2,525,797	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232
18 Student housing - ensuite 300 units	-	£3,017,593	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678
19 C2 care scheme - flats	60	£2,136,734	28,058	- 174,414	- 377,312	- 580,211	- 785,659	- 991,926	- 1,198,192	- 1,404,459	- 1,610,725	- 1,816,992	- 2,023,259
20 Class E (light industrial) development	-	£2,929,394	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803
21 Class E (retail - copmarison) development	-	£3,515,273	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930
22 Class E (retail - supermarket) development	-	£2,109,164	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405
23 Class E (office/R&D) development	-	£1,757,636	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452
24 Class E (office/R&D) development	-	£8,788,181	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476
25 Industrial (B2/B8)	-	£23,435,150	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354
26 Industrial (B2/B8)	-	£1,171,758	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418
27 Hotel (city centre) 50 rooms	-	£549,261	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036
28 Hotel (city centre) 75 rooms	-	£823,892	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053
29 Hotel (city centre) 100 rooms	-	£1,098,523	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070
30 Community use/leisure	-	£773,360	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	No of units	£4,106,564 PER HA											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£101,927	135,546	128,048	120,559	113,081	105,614	98,157	90,712	83,277	75,853	68,439	61,035
2 Houses	2	£203,854	271,092	256,094	241,118	226,162	211,229	196,316	181,424	166,554	151,704	136,876	122,071
3 Houses	5	£509,634	677,731	640,236	602,794	565,406	528,070	490,788	453,560	416,384	379,262	342,192	305,176
4 10 houses	10	£1,019,268	1,355,461	1,280,471	1,205,589	1,130,811	1,056,141	981,577	907,119	832,768	758,522	684,383	610,351
5 30 flats - low density	30	£1,359,024	1,773,945	1,600,039	1,426,380	1,252,969	1,079,806	906,891	734,224	561,805	389,634	217,711	46,036
6 30 flats - medium density	30	£1,223,122	1,535,417	1,367,369	1,199,560	1,031,992	864,663	697,574	530,726	364,116	197,746	31,617	- 136,322
7 30 flats - high density	30	£874,196	1,388,834	1,226,646	1,064,690	902,965	741,472	580,210	419,181	258,382	97,816	- 63,473	- 226,019
8 100 houses	100	£10,192,682	12,774,647	12,071,844	11,370,037	10,669,227	9,969,413	9,270,596	8,572,775	7,875,951	7,180,122	6,485,291	5,791,456
9 100 flats - medium density	100	£4,077,073	4,691,665	4,164,118	3,637,325	3,111,284	2,585,997	2,061,463	1,537,682	1,014,653	492,377	- 29,589	- 558,305
10 200 houses	200	£20,385,363	24,196,498	22,867,712	21,540,811	20,215,793	18,892,660	17,571,410	16,252,045	14,934,563	13,618,966	12,305,252	10,993,423
11 200 flats - medium density	200	£8,154,145	7,612,383	6,686,033	5,759,301	4,827,791	3,897,614	2,968,771	2,041,262	1,115,087	190,245	- 755,053	- 1,703,587
12 450 houses	450	£45,867,068	46,589,967	44,034,037	41,481,732	38,933,049	36,387,991	33,846,557	31,308,747	28,774,560	26,243,177	23,715,034	21,190,518
13 450 flats - medium density	450	£18,346,827	14,820,852	12,987,342	11,155,078	9,310,949	7,469,462	5,630,615	3,785,587	1,931,922	79,818	- 1,820,298	- 3,729,275
14 Student housing - studios 150 units	-	£1,314,607	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759
15 Student housing - ensuite 150 units	-	£861,526	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719
16 Student housing - studios 250 units	-	£2,217,635	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932
17 Student housing - ensuite 250 units	-	£1,475,326	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232
18 Student housing - ensuite 300 units	-	£1,762,586	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678
19 C2 care scheme - flats	60	£1,248,073	28,058	- 174,414	- 377,312	- 580,211	- 785,659	- 991,926	- 1,198,192	- 1,404,459	- 1,610,725	- 1,816,992	- 2,023,259
20 Class E (light industrial) development	-	£1,711,068	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803
21 Class E (retail - copmarison) development	-	£2,053,282	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930
22 Class E (retail - supermarket) development	-	£1,231,969	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405
23 Class E (office/R&D) development	-	£1,026,641	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452
24 Class E (office/R&D) development	-	£5,133,205	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476
25 Industrial (B2/B8)	-	£13,688,547	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354
26 Industrial (B2/B8)	-	£684,427	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418
27 Hotel (city centre) 50 rooms	-	£320,225	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036</							

OXFORD CITY COUNCIL - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £6,086 psm

AH tenure

Rented 80.0%

SO 20.0%

Frst Hms 0%

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£174,501	161,883	153,049	144,228	135,420	126,623	117,839	109,068	100,309	91,563	82,830	74,109
2 Houses	2	£349,003	323,766	306,098	288,456	270,838	253,246	235,679	218,136	200,620	183,127	165,660	148,218
3 Houses	5	£872,507	809,414	765,246	721,139	677,096	633,115	589,196	545,341	501,548	457,818	414,150	370,545
4 10 houses	10	£1,745,014	1,618,828	1,530,490	1,442,278	1,354,191	1,266,229	1,178,393	1,090,681	1,003,096	915,635	828,299	741,089
5 30 flats - low density	30	£2,326,685	2,419,781	2,213,142	2,006,797	1,800,747	1,594,990	1,389,528	1,184,361	979,488	774,909	570,624	366,635
6 30 flats - medium density	30	£2,094,017	2,162,258	1,962,440	1,762,907	1,563,658	1,364,695	1,166,017	967,623	769,514	571,690	374,150	176,896
7 30 flats - high density	30	£1,496,646	1,996,680	1,803,685	1,610,965	1,418,521	1,226,352	1,034,458	842,839	651,496	460,428	269,635	79,117
8 100 houses	100	£17,450,138	15,227,103	14,400,004	13,574,077	12,749,323	11,925,742	11,103,333	10,282,096	9,462,033	8,643,142	7,825,424	7,008,879
9 100 flats - medium density	100	£6,980,055	6,669,419	6,045,381	5,422,231	4,799,971	4,178,601	3,557,613	2,933,081	2,309,447	1,686,709	1,064,869	443,925
10 200 houses	200	£34,900,276	28,783,598	27,222,662	25,663,940	24,107,430	22,553,132	21,001,049	19,451,177	17,903,519	16,358,073	14,814,842	13,273,823
11 200 flats - medium density	200	£13,960,110	11,277,656	10,165,542	9,055,013	7,946,071	6,838,714	5,732,944	4,628,758	3,516,616	2,405,442	1,295,868	187,895
12 450 houses	450	£78,525,620	55,397,352	52,395,045	49,396,994	46,403,198	43,413,660	40,428,377	37,447,351	34,470,582	31,498,069	28,529,812	25,565,811
13 450 flats - medium density	450	£31,410,248	22,138,015	19,947,797	17,760,704	15,567,594	13,370,686	11,176,926	8,986,312	6,781,271	4,576,333	2,362,875	139,026
14 Student housing - studios 150 units	-	£2,250,641	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759
15 Student housing - ensuite 150 units	-	£1,474,955	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719
16 Student housing - studios 250 units	-	£3,796,650	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932
17 Student housing - ensuite 250 units	-	£2,525,797	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232
18 Student housing - ensuite 300 units	-	£3,017,593	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678
19 C2 care scheme - flats	60	£2,136,334	845,131	604,428	363,724	123,021	-	-	-	-	-	-	-
20 Class E (light industrial) development	-	£2,929,394	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803
21 Class E (retail - copmarison) development	-	£3,515,273	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930
22 Class E (retail - supermarket) development	-	£2,109,164	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405
23 Class E (office/R&D) development	-	£1,757,636	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452
24 Class E (office/R&D) development	-	£8,788,181	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476
25 Industrial (B2/B8)	-	£23,435,150	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354
26 Industrial (B2/B8)	-	£1,171,758	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418
27 Hotel (city centre) 50 rooms	-	£549,261	-	-	-	-	-	-	-	-	-	-	-
28 Hotel (city centre) 75 rooms	-	£823,892	-	-	-	-	-	-	-	-	-	-	-
29 Hotel (city centre) 100 rooms	-	£1,098,523	-	-	-	-	-	-	-	-	-	-	-
30 Community use/leisure	-	£773,360	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£101,927	161,883	153,049	144,228	135,420	126,623	117,839	109,068	100,309	91,563	82,830	74,109
2 Houses	2	£203,854	323,766	306,098	288,456	270,838	253,246	235,679	218,136	200,620	183,127	165,660	148,218
3 Houses	5	£509,634	809,414	765,246	721,139	677,096	633,115	589,196	545,341	501,548	457,818	414,150	370,545
4 10 houses	10	£1,019,268	1,618,828	1,530,490	1,442,278	1,354,191	1,266,229	1,178,393	1,090,681	1,003,096	915,635	828,299	741,089
5 30 flats - low density	30	£1,359,024	2,419,781	2,213,142	2,006,797	1,800,747	1,594,990	1,389,528	1,184,361	979,488	774,909	570,624	366,635
6 30 flats - medium density	30	£1,223,122	2,162,258	1,962,440	1,762,907	1,563,658	1,364,695	1,166,017	967,623	769,514	571,690	374,150	176,896
7 30 flats - high density	30	£874,196	1,996,680	1,803,685	1,610,965	1,418,521	1,226,352	1,034,458	842,839	651,496	460,428	269,635	79,117
8 100 houses	100	£10,192,682	15,227,103	14,400,004	13,574,077	12,749,323	11,925,742	11,103,333	10,282,096	9,462,033	8,643,142	7,825,424	7,008,879
9 100 flats - medium density	100	£4,077,073	6,669,419	6,045,381	5,422,231	4,799,971	4,178,601	3,557,613	2,933,081	2,309,447	1,686,709	1,064,869	443,925
10 200 houses	200	£20,385,363	28,783,598	27,222,662	25,663,940	24,107,430	22,553,132	21,001,049	19,451,177	17,903,519	16,358,073	14,814,842	13,273,823
11 200 flats - medium density	200	£8,154,145	11,277,656	10,165,542	9,055,013	7,946,071	6,838,714	5,732,944	4,628,758	3,516,616	2,405,442	1,295,868	187,895
12 450 houses	450	£45,867,068	55,397,352	52,395,045	49,396,994	46,403,198	43,413,660	40,428,377	37,447,351	34,470,582	31,498,069	28,529,812	25,565,811
13 450 flats - medium density	450	£18,346,827	22,138,015	19,947,797	17,760,704	15,567,594	13,370,686	11,176,926	8,986,312	6,781,271	4,576,333	2,362,875	139,026
14 Student housing - studios 150 units	-	£1,314,607	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759
15 Student housing - ensuite 150 units	-	£861,526	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719
16 Student housing - studios 250 units	-	£2,217,635	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932
17 Student housing - ensuite 250 units	-	£1,475,326	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232
18 Student housing - ensuite 300 units	-	£1,762,586	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678
19 C2 care scheme - flats	60	£1,248,073	845,131	604,428	363,724	123,021	-	-	-	-	-	-	-
20 Class E (light industrial) development	-	£1,711,068	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803
21 Class E (retail - copmarison) development	-	£2,053,282	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930
22 Class E (retail - supermarket) development	-	£1,231,969	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405
23 Class E (office/R&D) development	-	£1,026,641	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452
24 Class E (office/R&D) development	-	£5,133,205	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476
25 Industrial (B2/B8)	-	£13,688,547	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354
26 Industrial (B2/B8)	-	£684,427	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418
27 Hotel (city centre) 50 rooms	-	£320,225	-	-	-	-	-	-	-	-	-	-	-
28 Hotel (city centre) 75 rooms	-	£481,828	-	-	-	-	-	-	-	-	-	-	-
29 Hotel (city centre) 100 rooms	-	£641,651	-	-	-	-	-	-	-	-	-	-	-
30 Community use/leisure	-	£451,722	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Description	No of units	BLV	Residual land values									
			0% AH	5% AH	10% AH							

OXFORD CITY COUNCIL - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £6,521 psm

AH tenure

Rented 80.0%

SO 20.0%

Frst Hms 0%

Description	No of units	BLV	£7,030,545 PER HA			Residual land values														
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH							
1 1 House	1	£174,501	188,219	178,051	167,897	157,757	147,632	137,521	127,425	117,343	107,275	97,222	87,183							
2 2 Houses	2	£349,003	376,439	356,102	335,794	315,515	295,263	275,042	254,849	234,685	214,549	194,443	174,365							
3 5 Houses	5	£872,507	941,098	890,255	839,484	788,786	738,159	687,604	637,123	586,712	536,373	486,108	435,913							
4 10 houses	10	£1,745,014	1,882,195	1,780,510	1,678,968	1,577,571	1,476,318	1,375,209	1,274,244	1,173,424	1,072,748	972,216	871,827							
5 30 flats - low density	30	£2,326,685	3,065,617	2,826,245	2,587,214	2,348,524	2,110,175	1,872,166	1,634,498	1,397,171	1,160,184	923,538	687,234							
6 30 flats - medium density	30	£2,094,017	2,789,099	2,557,511	2,326,253	2,095,325	1,864,727	1,634,459	1,404,520	1,174,912	945,633	716,685	488,066							
7 30 flats - high density	30	£1,496,646	2,604,525	2,380,723	2,157,240	1,934,076	1,711,230	1,488,704	1,266,498	1,044,609	823,040	601,790	380,858							
8 100 houses	100	£17,450,138	17,676,323	16,725,233	15,775,491	14,827,096	13,880,049	12,934,352	11,990,003	11,047,003	10,105,350	9,165,045	8,226,089							
9 100 flats - medium density	100	£6,980,055	8,646,842	7,922,582	7,199,354	6,477,159	5,755,994	5,035,862	4,316,760	3,598,691	2,881,040	2,158,881	1,437,763							
10 200 houses	200	£34,900,276	33,365,193	31,572,051	29,781,451	27,993,394	26,207,878	24,424,905	22,644,474	20,866,584	19,091,237	17,318,431	15,548,168							
11 200 flats - medium density	200	£13,960,110	14,931,308	13,641,033	12,349,021	11,054,841	9,762,510	8,472,027	7,183,395	5,896,611	4,611,676	3,324,998	2,031,225							
12 450 houses	450	£78,525,620	64,188,638	60,741,576	57,299,402	53,862,113	50,429,712	47,002,197	43,579,569	40,161,827	36,748,973	33,341,004	29,937,879							
13 450 flats - medium density	450	£31,410,248	29,370,724	26,827,867	24,288,633	21,740,218	19,192,638	16,648,703	14,108,413	11,556,428	9,002,970	6,447,507	3,875,978							
14 Student housing - studios 150 units	-	£2,250,641	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759							
15 Student housing - ensuite 150 units	-	£1,474,955	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719							
16 Student housing - studios 250 units	-	£3,796,650	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932							
17 Student housing - ensuite 250 units	-	£2,525,797	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232							
18 Student housing - ensuite 300 units	-	£3,017,593	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678							
19 C2 care scheme - flats	60	£2,136,734	1,652,192	1,373,872	1,095,554	817,235	535,976	254,420	-	27,551	-	313,404	-	599,256	-	889,686	-	1,180,253		
20 Class E (light industrial) development	-	£2,929,394	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	
21 Class E (retail - copmarison) development	-	£3,515,273	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	
22 Class E (retail - supermarket) development	-	£2,109,164	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	
23 Class E (office/R&D) development	-	£1,757,636	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	
24 Class E (office/R&D) development	-	£8,788,181	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	
25 Industrial (B2/B8)	-	£23,435,150	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	
26 Industrial (B2/B8)	-	£1,171,758	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	
27 Hotel (city centre) 50 rooms	-	£549,261	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036
28 Hotel (city centre) 75 rooms	-	£823,892	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053
29 Hotel (city centre) 100 rooms	-	£1,098,523	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070
30 Community use/leisure	-	£773,360	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	No of units	BLV	£4,106,564 PER HA			Residual land values														
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH							
1 1 House	1	£101,927	188,219	178,051	167,897	157,757	147,632	137,521	127,425	117,343	107,275	97,222	87,183							
2 2 Houses	2	£203,854	376,439	356,102	335,794	315,515	295,263	275,042	254,849	234,685	214,549	194,443	174,365							
3 5 Houses	5	£509,634	941,098	890,255	839,484	788,786	738,159	687,604	637,123	586,712	536,373	486,108	435,913							
4 10 houses	10	£1,019,268	1,882,195	1,780,510	1,678,968	1,577,571	1,476,318	1,375,209	1,274,244	1,173,424	1,072,748	972,216	871,827							
5 30 flats - low density	30	£1,359,024	3,065,617	2,826,245	2,587,214	2,348,524	2,110,175	1,872,166	1,634,498	1,397,171	1,160,184	923,538	687,234							
6 30 flats - medium density	30	£1,223,122	2,789,099	2,557,511	2,326,253	2,095,325	1,864,727	1,634,459	1,404,520	1,174,912	945,633	716,685	488,066							
7 30 flats - high density	30	£874,196	2,604,525	2,380,723	2,157,240	1,934,076	1,711,230	1,488,704	1,266,498	1,044,609	823,040	601,790	380,858							
8 100 houses	100	£10,192,682	17,676,323	16,725,233	15,775,491	14,827,096	13,880,049	12,934,352	11,990,003	11,047,003	10,105,350	9,165,045	8,226,089							
9 100 flats - medium density	100	£4,077,073	8,646,842	7,922,582	7,199,354	6,477,159	5,755,994	5,035,862	4,316,760	3,598,691	2,881,040	2,158,881	1,437,763							
10 200 houses	200	£20,385,363	33,365,193	31,572,051	29,781,451	27,993,394	26,207,878	24,424,905	22,644,474	20,866,584	19,091,237	17,318,431	15,548,168							
11 200 flats - medium density	200	£8,154,145	14,931,308	13,641,033	12,349,021	11,054,841	9,762,510	8,472,027	7,183,395	5,896,611	4,611,676	3,324,998	2,031,225							
12 450 houses	450	£45,867,068	64,188,638	60,741,576	57,299,402	53,862,113	50,429,712	47,002,197	43,579,569	40,161,827	36,748,973	33,341,004	29,937,879							
13 450 flats - medium density	450	£18,346,827	29,370,724	26,827,867	24,288,633	21,740,218	19,192,638	16,648,703	14,108,413	11,556,428	9,002,970	6,447,507	3,875,978							
14 Student housing - studios 150 units	-	£1,314,607	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759							
15 Student housing - ensuite 150 units	-	£861,526	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719							
16 Student housing - studios 250 units	-	£2,217,635	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932							
17 Student housing - ensuite 250 units	-	£1,475,326	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232							
18 Student housing - ensuite 300 units	-	£1,762,586	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678							
19 C2 care scheme - flats	60	£1,248,073	1,652,192	1,373,872	1,095,554	817,235	535,976	254,420	-	27,551	-	313,404	-	599,256	-	889,686	-	1,180,253		
20 Class E (light industrial) development	-	£1,711,068	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803
21 Class E (retail - copmarison) development	-	£2,053,282	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930	3,697,930
22 Class E (retail - supermarket) development	-	£1,231,969	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405
23 Class E (office/R&D) development	-	£1,026,641	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452	11,933,452
24 Class E (office/R&D) development	-	£5,133,205	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476	61,925,476
25 Industrial (B2/B8)	-	£13,688,547	16,808,354	16,808,354	16,808,354	16,808,354	16,808,3													

OXFORD CITY COUNCIL - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £6,956 psm

AH tenure

Rented 80.0%

SO 20.0%

Frst Hms 0%

Description	No of units	BLV	£7,030,545 PER HA			Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 House	1	£174,501	187,953	176,469	165,001	153,550	142,114	130,695	119,292	107,906	96,536	85,182	73,844		
2 Houses	2	£349,003	375,906	352,938	330,002	307,099	284,228	261,390	238,585	215,812	193,071	170,364	147,689		
3 Houses	5	£872,507	939,765	882,345	825,005	767,747	710,570	653,475	596,461	539,529	482,679	425,910	369,222		
4 10 houses	10	£1,745,014	1,879,532	1,764,689	1,650,010	1,535,493	1,421,140	1,306,950	1,192,923	1,079,058	965,357	851,819	738,445		
5 30 flats - low density	30	£2,326,685	2,574,415	2,303,128	2,032,228	1,761,714	1,491,588	1,221,849	952,497	683,533	414,954	146,764	- 122,886		
6 30 flats - medium density	30	£2,094,017	2,278,901	2,016,361	1,754,195	1,492,404	1,230,987	969,946	709,280	448,989	189,072	- 71,545	- 334,666		
7 30 flats - high density	30	£1,496,646	2,075,333	1,821,541	1,568,110	1,315,044	1,062,339	809,997	558,017	306,401	55,146	- 198,731	- 453,083		
8 100 houses	100	£17,450,138	17,672,139	16,598,214	15,525,814	14,454,939	13,385,589	12,317,764	11,251,464	10,186,688	9,123,437	8,061,712	7,001,511		
9 100 flats - medium density	100	£6,980,055	7,015,620	6,193,732	5,373,017	4,549,714	3,723,945	2,899,362	2,075,962	1,253,747	432,716	- 393,037	- 1,232,753		
10 200 houses	200	£34,900,276	33,394,918	31,372,840	29,353,633	27,337,296	25,323,831	23,313,238	21,305,515	19,300,663	17,297,899	15,294,883	13,294,744		
11 200 flats - medium density	200	£13,960,110	11,746,498	10,267,783	8,791,180	7,316,690	5,837,608	4,352,369	2,869,264	1,388,292	- 96,961	- 1,616,873	- 3,134,588		
12 450 houses	450	£78,525,620	64,286,019	60,397,222	56,513,946	52,636,191	48,763,958	44,897,246	41,036,056	37,180,387	33,330,239	29,485,613	25,644,098		
13 450 flats - medium density	450	£31,410,248	23,094,042	20,162,983	17,225,068	14,291,355	11,351,600	8,395,944	5,442,501	2,459,574	- 541,970	- 3,605,600	- 6,710,293		
14 Student housing - studios 150 units	-	£2,250,641	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	- 39,486		
15 Student housing - ensuite 150 units	-	£1,474,955	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	- 72,471		
16 Student housing - studios 250 units	-	£3,796,650	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	- 65,809		
17 Student housing - ensuite 250 units	-	£2,525,797	11,256,059	10,168,091	9,080,123	7,992,154	6,904,186	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	376,377		
18 Student housing - ensuite 300 units	-	£3,017,593	13,507,271	12,201,710	10,896,147	9,590,586	8,285,024	6,979,462	5,673,900	4,368,338	3,062,777	1,757,214	451,653		
19 C2 care scheme - flats	60	£2,136,374	668,325	345,915	23,504	- 303,467	- 630,797	- 961,802	- 1,294,519	- 1,627,236	- 1,959,953	- 2,292,671	- 2,625,388		
20 Class E (light industrial) development	-	£2,929,394	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803		
21 Class E (retail - copmarison) development	-	£3,515,273	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563		
22 Class E (retail - supermarket) development	-	£2,109,164	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405		
23 Class E (office/R&D) development	-	£1,757,636	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774		
24 Class E (office/R&D) development	-	£8,788,181	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229		
25 Industrial (B2/B8)	-	£23,435,150	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354		
26 Industrial (B2/B8)	-	£1,171,758	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418		
27 Hotel (city centre) 50 rooms	-	£549,261	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036		
28 Hotel (city centre) 75 rooms	-	£823,892	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053		
29 Hotel (city centre) 100 rooms	-	£1,098,523	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070		
30 Community use/leisure	-	£773,360	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455		

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	No of units	BLV	£4,106,564 PER HA			Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 House	1	£101,927	187,953	176,469	165,001	153,550	142,114	130,695	119,292	107,906	96,536	85,182	73,844		
2 Houses	2	£203,854	375,906	352,938	330,002	307,099	284,228	261,390	238,585	215,812	193,071	170,364	147,689		
3 Houses	5	£509,634	939,765	882,345	825,005	767,747	710,570	653,475	596,461	539,529	482,679	425,910	369,222		
4 10 houses	10	£1,019,268	1,879,532	1,764,689	1,650,010	1,535,493	1,421,140	1,306,950	1,192,923	1,079,058	965,357	851,819	738,445		
5 30 flats - low density	30	£1,359,024	2,574,415	2,303,128	2,032,228	1,761,714	1,491,588	1,221,849	952,497	683,533	414,954	146,764	- 122,886		
6 30 flats - medium density	30	£1,223,122	2,278,901	2,016,361	1,754,195	1,492,404	1,230,987	969,946	709,280	448,989	189,072	- 71,545	- 334,666		
7 30 flats - high density	30	£874,196	2,075,333	1,821,541	1,568,110	1,315,044	1,062,339	809,997	558,017	306,401	55,146	- 198,731	- 453,083		
8 100 houses	100	£10,192,682	17,672,139	16,598,214	15,525,814	14,454,939	13,385,589	12,317,764	11,251,464	10,186,688	9,123,437	8,061,712	7,001,511		
9 100 flats - medium density	100	£4,077,073	7,015,620	6,193,732	5,373,017	4,549,714	3,723,945	2,899,362	2,075,962	1,253,747	432,716	- 393,037	- 1,232,753		
10 200 houses	200	£20,385,363	33,394,918	31,372,840	29,353,633	27,337,296	25,323,831	23,313,238	21,305,515	19,300,663	17,297,899	15,294,883	13,294,744		
11 200 flats - medium density	200	£8,154,145	11,746,498	10,267,783	8,791,180	7,316,690	5,837,608	4,352,369	2,869,264	1,388,292	- 96,961	- 1,616,873	- 3,134,588		
12 450 houses	450	£45,867,068	64,286,019	60,397,222	56,513,946	52,636,191	48,763,958	44,897,246	41,036,056	37,180,387	33,330,239	29,485,613	25,644,098		
13 450 flats - medium density	450	£18,346,827	23,094,042	20,162,983	17,225,068	14,291,355	11,351,600	8,395,944	5,442,501	2,459,574	- 541,970	- 3,605,600	- 6,710,293		
14 Student housing - studios 150 units	-	£1,314,607	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	- 39,486		
15 Student housing - ensuite 150 units	-	£861,526	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	- 72,471		
16 Student housing - studios 250 units	-	£2,217,635	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	- 65,809		
17 Student housing - ensuite 250 units	-	£1,475,326	11,256,059	10,168,091	9,080,123	7,992,154	6,904,186	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	376,377		
18 Student housing - ensuite 300 units	-	£1,762,586	13,507,271	12,201,710	10,896,147	9,590,586	8,285,024	6,979,462	5,673,900	4,368,338	3,062,777	1,757,214	451,653		
19 C2 care scheme - flats	60	£1,248,073	668,325	345,915	23,504	- 303,467	- 630,797	- 961,802	- 1,294,519	- 1,627,236	- 1,959,953	- 2,292,671	- 2,625,388		
20 Class E (light industrial) development	-	£1,711,068	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803		
21 Class E (retail - copmarison) development	-	£2,053,282	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563		
22 Class E (retail - supermarket) development	-	£1,231,969	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405		
23 Class E (office/R&D) development	-	£1,026,641	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774		
24 Class E (office/R&D) development	-	£5,133,205	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229		
25 Industrial (B2/B8)	-	£13,688,547	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354		
26 Industrial (B2/B8)	-	£684,427	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418		
27 Hotel (city centre) 50 rooms	-	£320,825	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036	- 2,230,036		
28 Hotel (city centre) 75 rooms	-	£481,238	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053	- 3,345,053		
29 Hotel (city centre) 100 rooms	-	£641,651	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070	- 4,460,070		
30 Community use/leisure	-	£451,722	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455	- 1,499,455		

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

OXFORD CITY COUNCIL - LOCAL PLAN
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £7,391 psm

AH tenure

Rented 80.0%

SO 20.0%

Frst Hms 0%

Description	No of units	BLV	£7,030,545 PER HA			Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 1 House	1	£174,501	214,290	201,470	188,670	175,887	163,123	150,376	137,649	124,938	112,247	99,574	86,918		
2 2 Houses	2	£349,003	428,580	402,942	377,340	351,775	326,246	300,754	275,297	249,878	224,494	199,147	173,837		
3 5 Houses	5	£872,507	1,071,450	1,007,354	943,350	879,437	815,615	751,883	688,243	624,694	561,235	497,868	434,592		
4 10 houses	10	£1,745,014	2,142,899	2,014,708	1,886,700	1,758,873	1,631,228	1,503,766	1,376,486	1,249,387	1,122,470	995,736	869,182		
5 30 flats - low density	30	£2,326,685	3,220,251	2,916,231	2,612,645	2,309,491	2,006,772	1,704,486	1,402,634	1,101,215	800,229	499,678	199,559		
6 30 flats - medium density	30	£2,094,017	2,905,742	2,611,431	2,317,541	2,024,070	1,731,019	1,438,389	1,146,178	854,387	563,016	272,065	18,749		
7 30 flats - high density	30	£1,496,646	2,683,179	2,398,578	2,114,386	1,830,599	1,547,219	1,264,244	981,676	699,514	417,759	136,409	146,739		
8 100 houses	100	£17,450,138	20,119,081	18,922,684	17,727,986	16,534,985	15,341,918	14,150,501	12,960,785	11,772,770	10,586,458	9,401,845	8,218,933		
9 100 flats - medium density	100	£6,980,055	8,993,041	8,070,934	7,150,141	6,230,664	5,312,503	4,395,511	3,471,362	2,548,540	1,627,047	706,882	215,189		
10 200 houses	200	£34,900,276	37,976,512	35,722,228	33,471,144	31,223,261	28,978,578	26,737,095	24,498,811	22,263,729	20,031,845	17,803,163	15,577,680		
11 200 flats - medium density	200	£13,960,110	15,411,772	13,747,292	12,085,188	10,425,460	8,768,107	7,113,130	5,457,392	3,789,821	2,124,652	461,881	1,235,240		
12 450 houses	450	£78,525,620	73,065,502	68,735,279	64,411,203	60,093,274	55,781,492	51,475,856	47,174,660	42,876,408	38,584,311	34,298,366	30,018,575		
13 450 flats - medium density	450	£31,410,248	30,360,857	27,075,495	23,794,822	20,518,837	17,230,014	13,933,984	10,639,513	7,317,802	3,989,955	636,889	2,794,516		
14 Student housing - studios 150 units	-	£2,250,641	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	39,486		
15 Student housing - ensuite 150 units	-	£1,474,955	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	72,471		
16 Student housing - studios 250 units	-	£3,796,650	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	65,809		
17 Student housing - ensuite 250 units	-	£2,525,797	11,256,059	10,168,091	9,080,123	7,992,154	6,904,186	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	376,377		
18 Student housing - ensuite 300 units	-	£3,017,593	13,507,271	12,201,710	10,896,147	9,590,586	8,285,024	6,979,462	5,673,900	4,368,338	3,062,777	1,757,214	451,653		
19 C2 care scheme - flats	60	£2,136,374	1,480,041	1,121,143	758,871	395,606	32,342	335,971	-	704,778	-	1,454,150	-	2,203,885	
20 Class E (light industrial) development	-	£2,929,394	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	
21 Class E (retail - copmarison) development	-	£3,515,273	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	
22 Class E (retail - supermarket) development	-	£2,109,164	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	
23 Class E (office/R&D) development	-	£1,757,636	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	
24 Class E (office/R&D) development	-	£8,788,181	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	
25 Industrial (B2/B8)	-	£23,435,150	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	
26 Industrial (B2/B8)	-	£1,171,758	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	
27 Hotel (city centre) 50 rooms	-	£549,261	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036	
28 Hotel (city centre) 75 rooms	-	£823,892	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053	
29 Hotel (city centre) 100 rooms	-	£1,098,523	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070	
30 Community use/leisure	-	£773,360	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	No of units	BLV	£4,106,564 PER HA			Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 1 House	1	£101,927	214,290	201,470	188,670	175,887	163,123	150,376	137,649	124,938	112,247	99,574	86,918		
2 2 Houses	2	£203,854	428,580	402,942	377,340	351,775	326,246	300,754	275,297	249,878	224,494	199,147	173,837		
3 5 Houses	5	£509,634	1,071,450	1,007,354	943,350	879,437	815,615	751,883	688,243	624,694	561,235	497,868	434,592		
4 10 houses	10	£1,019,268	2,142,899	2,014,708	1,886,700	1,758,873	1,631,228	1,503,766	1,376,486	1,249,387	1,122,470	995,736	869,182		
5 30 flats - low density	30	£1,359,024	3,220,251	2,916,231	2,612,645	2,309,491	2,006,772	1,704,486	1,402,634	1,101,215	800,229	499,678	199,559		
6 30 flats - medium density	30	£1,223,122	2,905,742	2,611,431	2,317,541	2,024,070	1,731,019	1,438,389	1,146,178	854,387	563,016	272,065	18,749		
7 30 flats - high density	30	£874,196	2,683,179	2,398,578	2,114,386	1,830,599	1,547,219	1,264,244	981,676	699,514	417,759	136,409	146,739		
8 100 houses	100	£10,192,682	20,119,081	18,922,684	17,727,986	16,534,985	15,341,918	14,150,501	12,960,785	11,772,770	10,586,458	9,401,845	8,218,933		
9 100 flats - medium density	100	£4,077,073	8,993,041	8,070,934	7,150,141	6,230,664	5,312,503	4,395,511	3,471,362	2,548,540	1,627,047	706,882	215,189		
10 200 houses	200	£20,385,363	37,976,512	35,722,228	33,471,144	31,223,261	28,978,578	26,737,095	24,498,811	22,263,729	20,031,845	17,803,163	15,577,680		
11 200 flats - medium density	200	£8,154,145	15,411,772	13,747,292	12,085,188	10,425,460	8,768,107	7,113,130	5,457,392	3,789,821	2,124,652	461,881	1,235,240		
12 450 houses	450	£45,867,068	73,065,502	68,735,279	64,411,203	60,093,274	55,781,492	51,475,856	47,174,660	42,876,408	38,584,311	34,298,366	30,018,575		
13 450 flats - medium density	450	£18,346,827	30,360,857	27,075,495	23,794,822	20,518,837	17,230,014	13,933,984	10,639,513	7,317,802	3,989,955	636,889	2,794,516		
14 Student housing - studios 150 units	-	£1,314,607	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	39,486		
15 Student housing - ensuite 150 units	-	£861,526	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	72,471		
16 Student housing - studios 250 units	-	£2,217,635	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	65,809		
17 Student housing - ensuite 250 units	-	£1,475,326	11,256,059	10,168,091	9,080,123	7,992,154	6,904,186	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	376,377		
18 Student housing - ensuite 300 units	-	£1,762,586	13,507,271	12,201,710	10,896,147	9,590,586	8,285,024	6,979,462	5,673,900	4,368,338	3,062,777	1,757,214	451,653		
19 C2 care scheme - flats	60	£1,248,073	1,480,041	1,121,143	758,871	395,606	32,342	335,971	-	704,778	-	1,454,150	-	2,203,885	
20 Class E (light industrial) development	-	£1,711,068	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	506,803	
21 Class E (retail - copmarison) development	-	£2,053,282	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	13,368,563	
22 Class E (retail - supermarket) development	-	£1,231,969	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	518,405	
23 Class E (office/R&D) development	-	£1,026,641	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	27,633,774	
24 Class E (office/R&D) development	-	£5,133,205	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	141,868,229	
25 Industrial (B2/B8)	-	£13,688,547	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	16,808,354	
26 Industrial (B2/B8)	-	£684,427	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	840,418	
27 Hotel (city centre) 50 rooms	-	£320,825	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036	-	2,230,036	
28 Hotel (city centre) 75 rooms	-	£481,238	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053	-	3,345,053	
29 Hotel (city centre) 100 rooms	-	£641,651	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070	-	4,460,070	
30 Community use/leisure	-	£451,722	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455	-	1,499,455	

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Description	No of units	BLV	£1,237,410 PER HA			Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		

Appendix 8 - Student housing affordable housing contributions

OXFORD CITY COUNCIL - LOCAL PLAN

Outside City Centre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Description	No of units	BLV	£7,030,545 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
14 Student housing - studios 150 units	150	£2,250,641	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759	
15 Student housing - ensuite 150 units	150	£1,474,955	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719	
16 Student housing - studios 250 units	250	£3,796,650	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932	
17 Student housing - ensuite 250 units	250	£2,525,797	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232	
18 Student housing - ensuite 300 units	300	£3,017,593	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	No of units	BLV	£4,106,564 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
14 Student housing - studios 150 units	150	£1,314,607	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759	
15 Student housing - ensuite 150 units	150	£861,526	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719	
16 Student housing - studios 250 units	250	£2,217,635	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932	
17 Student housing - ensuite 250 units	250	£1,475,326	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232	
18 Student housing - ensuite 300 units	300	£1,762,586	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678	

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Description	No of units	BLV	£1,237,410 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
14 Student housing - studios 150 units	150	£396,124	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759	
15 Student housing - ensuite 150 units	150	£259,599	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719	
16 Student housing - studios 250 units	250	£668,229	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932	
17 Student housing - ensuite 250 units	250	£444,553	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232	
18 Student housing - ensuite 300 units	300	£531,111	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678	

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Description	No of units	BLV	£370,000 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
14 Student housing - studios 150 units	150	£118,446	10,644,901	9,681,388	8,717,873	7,754,359	6,790,845	5,827,330	4,863,816	3,900,302	2,936,788	1,973,273	1,009,759	
15 Student housing - ensuite 150 units	150	£77,623	7,051,148	6,408,805	5,766,462	5,124,119	4,481,776	3,839,434	3,197,090	2,554,747	1,912,404	1,270,062	627,719	
16 Student housing - studios 250 units	250	£199,808	17,741,503	16,135,645	14,529,789	12,923,931	11,318,075	9,712,217	8,106,360	6,500,503	4,894,646	3,288,788	1,682,932	
17 Student housing - ensuite 250 units	250	£132,926	12,406,914	11,318,945	10,230,978	9,143,009	8,055,041	6,967,073	5,879,104	4,791,136	3,703,169	2,615,200	1,527,232	
18 Student housing - ensuite 300 units	300	£158,808	14,888,296	13,582,735	12,277,173	10,971,611	9,666,050	8,360,487	7,054,926	5,749,364	4,443,802	3,138,240	1,832,678	

OXFORD CITY COUNCIL - LOCAL PLAN

City Centre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Description	No of units	BLV	£7,030,545 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
14 Student housing - studios 150 units	150	£2,250,641	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	39,486	
15 Student housing - ensuite 150 units	150	£1,474,955	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	72,471	
16 Student housing - studios 250 units	250	£3,796,650	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	65,809	
17 Student housing - ensuite 250 units	250	£2,525,797	11,256,059	10,168,091	9,080,123	7,992,154	6,904,186	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	376,377	
18 Student housing - ensuite 300 units	300	£3,017,593	13,507,271	12,201,710	10,896,147	9,590,586	8,285,024	6,979,462	5,673,900	4,368,338	3,062,777	1,757,214	451,653	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	No of units	BLV	£4,106,564 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
14 Student housing - studios 150 units	150	£1,314,607	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	39,486	
15 Student housing - ensuite 150 units	150	£861,526	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	72,471	
16 Student housing - studios 250 units	250	£2,217,635	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	65,809	
17 Student housing - ensuite 250 units	250	£1,475,326	11,256,059	10,168,091	9,080,123	7,992,154	6,904,186	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	376,377	
18 Student housing - ensuite 300 units	300	£1,762,586	13,507,271	12,201,710	10,896,147	9,590,586	8,285,024	6,979,462	5,673,900	4,368,338	3,062,777	1,757,214	451,653	

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Description	No of units	BLV	£1,237,410 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
14 Student housing - studios 150 units	150	£396,124	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	39,486	
15 Student housing - ensuite 150 units	150	£259,599	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	72,471	
16 Student housing - studios 250 units	250	£668,229	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	65,809	
17 Student housing - ensuite 250 units	250	£444,553	11,256,059	10,168,091	9,080,123	7,992,154	6,904,186	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	376,377	
18 Student housing - ensuite 300 units	300	£531,111	13,507,271	12,201,710	10,896,147	9,590,586	8,285,024	6,979,462	5,673,900	4,368,338	3,062,777	1,757,214	451,653	

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Description	No of units	BLV	£370,000 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
14 Student housing - studios 150 units	150	£118,446	9,596,250	8,632,737	7,669,222	6,705,707	5,742,194	4,778,679	3,815,165	2,851,651	1,888,136	924,622	39,486	
15 Student housing - ensuite 150 units	150	£77,623	6,352,047	5,709,704	5,067,361	4,425,019	3,782,675	3,140,332	2,497,989	1,855,646	1,213,304	570,961	72,471	
16 Student housing - studios 250 units	250	£199,808	15,993,751	14,387,894	12,782,037	11,176,180	9,570,322	7,964,466	6,358,608	4,752,751	3,146,894	1,541,037	65,809	
17 Student housing - ensuite 250 units	250	£132,926	11,256,059	10,168,091	9,080,123	7,992,154	6,904,186	5,816,219	4,728,250	3,640,282	2,552,314	1,464,345	376,377	
18 Student housing - ensuite 300 units	300	£158,808	13,507,271	12,201,710	10,896,147	9,590,586	8,285,024	6,979,462	5,673,900	4,368,338	3,062,777	1,757,214	451,653	

Potential payments in lieu

Outside City Centre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Description	PIL per unit
14 Student housing - studios 150 units	55,962
15 Student housing - ensuite 150 units	37,175
16 Student housing - studios 250 units	55,779
17 Student housing - ensuite 250 units	39,524
18 Student housing - ensuite 300 units	39,569

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	PIL per unit
14 Student housing - studios 150 units	62,202
15 Student housing - ensuite 150 units	41,264
16 Student housing - studios 250 units	62,095
17 Student housing - ensuite 250 units	43,726
18 Student housing - ensuite 300 units	43,752

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Description	PIL per unit
14 Student housing - studios 150 units	68,325
15 Student housing - ensuite 150 units	45,277
16 Student housing - studios 250 units	68,293
17 Student housing - ensuite 250 units	47,849
18 Student housing - ensuite 300 units	47,857

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Description	PIL per unit
14 Student housing - studios 150 units	70,176
15 Student housing - ensuite 150 units	46,490
16 Student housing - studios 250 units	70,167
17 Student housing - ensuite 250 units	49,096
18 Student housing - ensuite 300 units	49,098

OXFORD CITY

Appendix 9 - Older person's housing affordable housing contributions

OXFORD CITY COUNCIL - LOCAL PLAN

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

		£7,030,545 PER HA		Residual land values										
Value psm	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
£8,126	C2 care scheme - flats	60	£2,136,734	2,840,509	2,424,255	2,008,001	1,591,748	1,175,494	757,911	336,511	- 86,185	- 514,015	- 945,565	- 1,380,416
£7,391	C2 care scheme - flats	60	£2,136,734	1,480,041	1,131,811	780,550	428,125	75,701	- 280,946	- 638,748	- 1,001,007	- 1,364,692	- 1,728,378	- 2,092,063
£6,956	C2 care scheme - flats	60	£2,136,734	668,325	356,755	45,183	- 270,451	- 586,777	- 905,890	- 1,227,425	- 1,548,961	- 1,870,496	- 2,192,031	- 2,513,567
£6,521	C2 care scheme - flats	60	£2,136,734	1,652,192	1,384,541	1,116,889	849,238	579,336	308,619	37,902	- 236,368	- 511,216	- 789,046	- 1,068,432
£6,086	C2 care scheme - flats	60	£2,136,734	845,131	615,267	385,403	155,541	- 75,458	- 308,828	- 542,198	- 778,230	- 1,015,464	- 1,252,699	- 1,489,934
£5,651	C2 care scheme - flats	60	£2,136,734	28,058	- 163,409	- 355,302	- 547,196	- 740,931	- 936,015	- 1,131,099	- 1,326,184	- 1,521,268	- 1,716,353	- 1,911,437
£5,215	C2 care scheme - flats	60	£2,136,734	- 803,598	- 956,533	- 1,109,467	- 1,262,401	- 1,415,335	- 1,568,269	- 1,721,204	- 1,874,137	- 2,027,071	- 2,180,006	- 2,332,940
£4,780	C2 care scheme - flats	60	£2,136,734	- 1,646,605	- 1,757,388	- 1,868,172	- 1,978,956	- 2,089,740	- 2,200,523	- 2,311,307	- 2,422,091	- 2,532,875	- 2,643,659	- 2,754,442
£4,345	C2 care scheme - flats	60	£2,136,734	- 2,489,610	- 2,558,243	- 2,626,876	- 2,695,510	- 2,764,144	- 2,832,778	- 2,901,411	- 2,970,044	- 3,038,678	- 3,107,311	- 3,175,945

Potential payments in lieu

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Value psm	Description	PIL per unit
£8,126	C2 care scheme - flats	11,730
£7,391	C2 care scheme - flats	-
£6,956	C2 care scheme - flats	-
£6,521	C2 care scheme - flats	-
£6,086	C2 care scheme - flats	-
£5,651	C2 care scheme - flats	-
£5,215	C2 care scheme - flats	-
£4,780	C2 care scheme - flats	-
£4,345	C2 care scheme - flats	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

		£4,106,564 PER HA		Residual land values										
Value psm	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
£8,126	C2 care scheme - flats	60	£1,248,073	2,840,509	2,424,255	2,008,001	1,591,748	1,175,494	757,911	336,511	- 86,185	- 514,015	- 945,565	- 1,380,416
£7,391	C2 care scheme - flats	60	£1,248,073	1,480,041	1,131,811	780,550	428,125	75,701	- 280,946	- 638,748	- 1,001,007	- 1,364,692	- 1,728,378	- 2,092,063
£6,956	C2 care scheme - flats	60	£1,248,073	668,325	356,755	45,183	- 270,451	- 586,777	- 905,890	- 1,227,425	- 1,548,961	- 1,870,496	- 2,192,031	- 2,513,567
£6,521	C2 care scheme - flats	60	£1,248,073	1,652,192	1,384,541	1,116,889	849,238	579,336	308,619	37,902	- 236,368	- 511,216	- 789,046	- 1,068,432
£6,086	C2 care scheme - flats	60	£1,248,073	845,131	615,267	385,403	155,541	- 75,458	- 308,828	- 542,198	- 778,230	- 1,015,464	- 1,252,699	- 1,489,934
£5,651	C2 care scheme - flats	60	£1,248,073	28,058	- 163,409	- 355,302	- 547,196	- 740,931	- 936,015	- 1,131,099	- 1,326,184	- 1,521,268	- 1,716,353	- 1,911,437
£5,215	C2 care scheme - flats	60	£1,248,073	- 803,598	- 956,533	- 1,109,467	- 1,262,401	- 1,415,335	- 1,568,269	- 1,721,204	- 1,874,137	- 2,027,071	- 2,180,006	- 2,332,940
£4,780	C2 care scheme - flats	60	£1,248,073	- 1,646,605	- 1,757,388	- 1,868,172	- 1,978,956	- 2,089,740	- 2,200,523	- 2,311,307	- 2,422,091	- 2,532,875	- 2,643,659	- 2,754,442
£4,345	C2 care scheme - flats	60	£1,248,073	- 2,489,610	- 2,558,243	- 2,626,876	- 2,695,510	- 2,764,144	- 2,832,778	- 2,901,411	- 2,970,044	- 3,038,678	- 3,107,311	- 3,175,945

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Value psm	Description	PIL per unit
£8,126	C2 care scheme - flats	26,541
£7,391	C2 care scheme - flats	3,866
£6,956	C2 care scheme - flats	-
£6,521	C2 care scheme - flats	6,735
£6,086	C2 care scheme - flats	-
£5,651	C2 care scheme - flats	-
£5,215	C2 care scheme - flats	-
£4,780	C2 care scheme - flats	-
£4,345	C2 care scheme - flats	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

		£1,237,410		Residual land values										
Value psm	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
£8,126	C2 care scheme - flats	60	£486,314	2,840,509	2,424,255	2,008,001	1,591,748	1,175,494	757,911	336,511	- 86,185	- 514,015	- 945,565	- 1,380,416
£7,391	C2 care scheme - flats	60	£486,314	1,480,041	1,131,811	780,550	428,125	75,701	- 280,946	- 638,748	- 1,001,007	- 1,364,692	- 1,728,378	- 2,092,063
£6,956	C2 care scheme - flats	60	£486,314	668,325	356,755	45,183	- 270,451	- 586,777	- 905,890	- 1,227,425	- 1,548,961	- 1,870,496	- 2,192,031	- 2,513,567
£6,521	C2 care scheme - flats	60	£486,314	1,652,192	1,384,541	1,116,889	849,238	579,336	308,619	37,902	- 236,368	- 511,216	- 789,046	- 1,068,432
£6,086	C2 care scheme - flats	60	£486,314	845,131	615,267	385,403	155,541	- 75,458	- 308,828	- 542,198	- 778,230	- 1,015,464	- 1,252,699	- 1,489,934
£5,651	C2 care scheme - flats	60	£486,314	28,058	- 163,409	- 355,302	- 547,196	- 740,931	- 936,015	- 1,131,099	- 1,326,184	- 1,521,268	- 1,716,353	- 1,911,437
£5,215	C2 care scheme - flats	60	£486,314	- 803,598	- 956,533	- 1,109,467	- 1,262,401	- 1,415,335	- 1,568,269	- 1,721,204	- 1,874,137	- 2,027,071	- 2,180,006	- 2,332,940
£4,780	C2 care scheme - flats	60	£486,314	- 1,646,605	- 1,757,388	- 1,868,172	- 1,978,956	- 2,089,740	- 2,200,523	- 2,311,307	- 2,422,091	- 2,532,875	- 2,643,659	- 2,754,442
£4,345	C2 care scheme - flats	60	£486,314	- 2,489,610	- 2,558,243	- 2,626,876	- 2,695,510	- 2,764,144	- 2,832,778	- 2,901,411	- 2,970,044	- 3,038,678	- 3,107,311	- 3,175,945

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Value psm	Description	PIL per unit
£8,126	C2 care scheme - flats	39,237
£7,391	C2 care scheme - flats	16,562
£6,956	C2 care scheme - flats	3,034
£6,521	C2 care scheme - flats	19,431
£6,086	C2 care scheme - flats	5,980
£5,651	C2 care scheme - flats	-
£5,215	C2 care scheme - flats	-
£4,780	C2 care scheme - flats	-
£4,345	C2 care scheme - flats	-

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED)

		£370,000		Residual land values										
Value psm	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
£8,126	C2 care scheme - flats	60	£112,451	2,840,509	2,424,255	2,008,001	1,591,748	1,175,494	757,911	336,511	- 86,185	- 514,015	- 945,565	- 1,380,416
£7,391	C2 care scheme - flats	60	£112,451	1,480,041	1,131,811	780,550	428,125	75,701	- 280,946	- 638,748	- 1,001,007	- 1,364,692	- 1,728,378	- 2,092,063
£6,956	C2 care scheme - flats	60	£112,451	668,325	356,755	45,183	- 270,451	- 586,777	- 905,890	- 1,227,425	- 1,548,961	- 1,870,496	- 2,192,031	- 2,513,567
£6,521	C2 care scheme - flats	60	£112,451	1,652,192	1,384,541	1,116,889	849,238	579,336	308,619	37,902	- 236,368	- 511,216	- 789,046	- 1,068,432
£6,086	C2 care scheme - flats	60	£112,451	845,131	615,267	385,403	155,541	- 75,458	- 308,828	- 542,198	- 778,230	- 1,015,464	- 1,252,699	- 1,489,934
£5,651	C2 care scheme - flats	60	£112,451	28,058	- 163,409	- 355,302	- 547,196	- 740,931	- 936,015	- 1,131,099	- 1,326,184	- 1,521,268	- 1,716,353	- 1,911,437
£5,215	C2 care scheme - flats	60	£112,451	- 803,598	- 956,533	- 1,109,467	- 1,262,401	- 1,415,335	- 1,568,269	- 1,721,204	- 1,874,137	- 2,027,071	- 2,180,006	- 2,332,940
£4,780	C2 care scheme - flats	60	£112,451	- 1,646,605	- 1,757,388	- 1,868,172	- 1,978,956	- 2,089,740	- 2,200,523	- 2,311,307	- 2,422,091	- 2,532,875	- 2,643,659	- 2,754,442
£4,345	C2 care scheme - flats	60	£112,451	- 2,489,610	- 2,558,243	- 2,626,876	- 2,695,510	- 2,764,144	- 2,832,778	- 2,901,411	- 2,970,044	- 3,038,678	- 3,107,311	- 3,175,945

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Value psm	Description	PIL per unit
£8,126	C2 care scheme - flats	45,468
£7,391	C2 care scheme - flats	22,793
£6,956	C2 care scheme - flats	9,265
£6,521	C2 care scheme - flats	25,662
£6,086	C2 care scheme - flats	12,211
£5,651	C2 care scheme - flats	-
£5,215	C2 care scheme - flats	-
£4,780	C2 care scheme - flats	-
£4,345	C2 care scheme - flats	-

Appendix 10 - Affordable workspace

OXFORD CITY COUNCIL - LOCAL PLAN

10% of space let as affordable

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Outside City Centre

		£7,030,545			
	Description	BLV	Base	25% discount	50% discount
20	Class E (light industrial) development	£2,929,394	728,404	616,606	504,808
23	Class E (office) development	£1,757,636	13,423,377	12,678,414	11,933,452
24	Class E (office) development	£8,788,181	69,496,158	65,710,817	61,925,476

% change from base	
25% discount	50% discount
-15%	-31%
-6%	-11%
-5%	-11%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Outside City Centre

		£4,106,664			
	Description	BLV	Base	25% discount	50% discount
20	Class E (light industrial) development	£1,711,068	728,404	616,606	504,808
23	Class E (office) development	£1,026,641	13,423,377	12,678,414	11,933,452
24	Class E (office) development	£5,133,205	69,496,158	65,710,817	61,925,476

% change from base	
25% discount	50% discount
-15%	-31%
-6%	-11%
-5%	-11%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Outside City Centre

		£1,237,410			
	Description	BLV	Base	25% discount	50% discount
20	Class E (light industrial) development	£515,588	728,404	616,606	504,808
23	Class E (office) development	£309,353	13,423,377	12,678,414	11,933,452
24	Class E (office) development	£1,546,763	69,496,158	65,710,817	61,925,476

% change from base	
25% discount	50% discount
-15%	-31%
-6%	-11%
-5%	-11%

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Outside City Centre

		£370,000			
	Description	BLV	Base	25% discount	50% discount
20	Class E (light industrial) development	£154,167	728,404	616,606	504,808
23	Class E (office) development	£92,500	13,423,377	12,678,414	11,933,452
24	Class E (office) development	£462,500	69,496,158	65,710,817	61,925,476

% change from base	
25% discount	50% discount
-15%	-31%
-6%	-11%
-5%	-11%

10% of space let as affordable

City Centre

Base	25% discount	50% discount
728,404	616,606	504,808
30,061,552	28,847,663	27,633,774
154,204,376	148,036,302	141,868,229

% change from base	
25% discount	50% discount
-15%	-31%
-4%	-8%
-4%	-8%

City Centre

Base	25% discount	50% discount
728,404	616,606	504,808
30,061,552	28,847,663	27,633,774
154,204,376	148,036,302	141,868,229

% change from base	
25% discount	50% discount
-15%	-31%
-4%	-8%
-4%	-8%

City Centre

Base	25% discount	50% discount
728,404	616,606	504,808
30,061,552	28,847,663	27,633,774
154,204,376	148,036,302	141,868,229

% change from base	
25% discount	50% discount
-15%	-31%
-4%	-8%
-4%	-8%

City Centre

Base	25% discount	50% discount
728,404	616,606	504,808
30,061,552	28,847,663	27,633,774
154,204,376	148,036,302	141,868,229

% change from base	
25% discount	50% discount
-15%	-31%
-4%	-8%
-4%	-8%

Appendix 11 - Policy by policy analysis

OXFORD CITY COUNCIL - LOCAL PLAN

Sales value (£ psm): £4,345 AH tenure (rent / SO): 80% 20% 40% AH %

CTL + R to run macro

BLVs	BLV per ha
Secondary offices	£7,030,545
Secondary retail	£4,106,564
Secondary industrial	£1,237,410
Undeveloped land/greenfield	£370,000

BLV: SECONDARY OFFICES		Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1	1	House	1	0.02	£0.17	£0.045	£0.045	£0.04	£0.04	£0.037	£0.029	£0.029
2	2	Houses	2	0.05	£0.35	£0.09	£0.09	£0.09	£0.08	£0.075	£0.059	£0.059
3	5	Houses	5	0.12	£0.57	£0.23	£0.23	£0.21	£0.20	£0.18	£0.10	£0.10
4	10	Houses	10	0.25	£1.15	£0.45	£0.45	£0.42	£0.39	£0.36	£0.19	£0.19
5	30	flats - low density	30	0.33	£2.33	£0.32	£0.33	£0.40	£0.42	£0.61	£1.17	£1.17
6	30	flats - medium density	30	0.30	£2.10	£0.48	£0.49	£0.59	£0.57	£0.76	£1.34	£1.34
7	30	flats - high density	30	0.21	£1.50	£0.52	£0.52	£0.65	£0.61	£0.83	£1.44	£1.44
8	100	Houses	100	2.49	£17.48	£4.30	£4.31	£4.10	£3.82	£3.51	£1.92	£1.92
9	100	flats - medium density	100	0.99	£6.99	£1.69	£1.71	£1.92	£1.91	£2.61	£4.46	£4.46
10	200	Houses	200	4.97	£34.95	£8.19	£8.19	£7.82	£7.50	£6.73	£3.76	£3.76
11	200	flats - medium density	200	1.99	£13.98	£3.87	£3.89	£4.30	£4.24	£5.82	£9.19	£9.19
12	450	Houses	450	11.19	£78.64	£15.79	£15.81	£15.07	£14.07	£12.96	£7.21	£7.21
13	450	flats - medium density	450	4.47	£31.46	£8.24	£8.30	£9.19	£9.46	£11.99	£19.48	£19.48
14	14	Student housing - studios 150 units	-	0.32	£2.25	£3.72	£3.72	£3.55	£3.72	£3.10	£1.85	£1.85
15	15	Student housing - ensuite 150 units	-	0.21	£1.47	£2.43	£2.43	£2.32	£2.43	£2.02	£1.19	£1.19
16	16	Student housing - studios 250 units	-	0.54	£3.80	£6.20	£6.21	£5.92	£6.21	£5.17	£3.08	£3.08
17	17	Student housing - ensuite 250 units	-	0.36	£2.53	£4.57	£4.57	£4.38	£4.57	£3.88	£2.51	£2.51
18	18	Student housing - ensuite 300 units	-	0.43	£3.08	£5.48	£5.48	£5.25	£5.48	£4.66	£3.01	£3.01
19	19	C2 care scheme - flat	60	0.30	£2.14	£2.39	£2.40	£2.50	£2.54	£2.85	£3.76	£3.76
20	20	Class E (light industrial) development	-	0.42	£2.93	£0.71	£0.71	£0.67	£0.71	£0.55	£0.23	£0.23
21	21	Class E (retail - copmarison) development	-	0.50	£3.52	£3.99	£3.99	£3.92	£3.99	£3.76	£3.30	£3.30
22	22	Class E (retail - supermarket) development	-	0.30	£2.05	£3.91	£3.91	£3.96	£3.91	£3.96	£3.19	£3.19
23	23	Class E (office/R&D) development	-	0.25	£1.76	£12.85	£12.85	£12.65	£12.85	£12.14	£10.72	£10.72
24	24	Class E (office/R&D) development	-	1.25	£8.79	£66.47	£66.47	£65.51	£66.47	£62.93	£55.85	£55.85
25	25	Industrial (B2/B8)	-	3.33	£13.69	£18.10	£18.10	£17.89	£18.10	£14.94	£14.94	£14.94
26	26	Industrial (B2/B8)	-	0.17	£0.68	£0.91	£0.91	£0.89	£0.91	£0.86	£0.75	£0.75
27	27	Hotel (city centre) 50 rooms	-	0.08	£0.32	£1.93	£1.93	£1.99	£1.93	£2.17	£2.64	£2.64
28	28	Hotel (city centre) 75 rooms	-	0.12	£0.48	£2.89	£2.89	£2.99	£2.89	£3.25	£3.96	£3.96
29	29	Hotel (city centre) 100 rooms	-	0.16	£0.64	£3.86	£3.86	£3.96	£3.86	£4.33	£5.28	£5.28
30	30	Community use/leisure	-	0.11	£0.45	£1.28	£1.28	£1.32	£1.28	£1.45	£1.80	£1.80

% change in		EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1	0.98%	4.77%	11.38%	18.76%	56.27%	56.27%	56.27%
2	0.98%	4.77%	11.38%	18.76%	56.27%	56.27%	56.27%
3	0.98%	4.77%	11.38%	18.76%	56.27%	56.27%	56.27%
4	0.98%	4.77%	11.38%	18.76%	56.27%	56.27%	56.27%
5	2.03%	22.18%	28.21%	87.15%	261.44%	261.44%	261.44%
6	0.67%	14.74%	18.74%	57.89%	173.68%	173.68%	173.68%
7	0.00%	15.04%	17.38%	58.52%	175.57%	175.57%	175.57%
8	0.94%	4.65%	11.14%	18.38%	55.34%	55.34%	55.34%
9	1.27%	13.88%	17.65%	54.53%	163.60%	163.60%	163.60%
10	0.93%	4.54%	10.88%	17.95%	54.16%	54.16%	54.16%
11	1.08%	11.79%	14.99%	46.31%	138.94%	138.94%	138.94%
12	0.93%	4.54%	10.83%	17.90%	54.31%	54.31%	54.31%
13	1.06%	11.57%	14.71%	45.44%	136.31%	136.31%	136.31%
14	0.00%	4.63%	0.00%	16.78%	50.34%	50.34%	50.34%
15	0.00%	4.72%	0.00%	17.09%	51.28%	51.28%	51.28%
16	0.00%	4.63%	0.00%	16.78%	50.34%	50.34%	50.34%
17	0.00%	4.14%	0.00%	15.02%	45.05%	45.05%	45.05%
18	0.00%	4.14%	0.00%	15.02%	45.05%	45.05%	45.05%
19	0.55%	4.89%	6.22%	19.22%	57.66%	57.66%	57.66%
20	0.00%	6.15%	0.00%	22.45%	67.34%	67.34%	67.34%
21	0.00%	1.65%	0.00%	5.76%	17.27%	17.27%	17.27%
22	0.00%	6.06%	0.00%	21.28%	63.83%	63.83%	63.83%
23	0.00%	1.52%	0.00%	5.51%	16.53%	16.53%	16.53%
24	0.00%	1.45%	0.00%	5.33%	15.98%	15.98%	15.98%
25	0.00%	1.64%	0.00%	5.96%	17.89%	17.89%	17.89%
26	0.00%	1.64%	0.00%	5.96%	17.89%	17.89%	17.89%
27	0.00%	3.25%	0.00%	12.25%	36.76%	36.76%	36.76%
28	0.00%	3.25%	0.00%	12.25%	36.76%	36.76%	36.76%
29	0.00%	3.25%	0.00%	12.25%	36.76%	36.76%	36.76%
30	0.00%	3.58%	0.00%	13.63%	40.89%	40.89%	40.89%

BLV: SECONDARY RETAIL		Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1	1	House	1	0.02	£0.17	£0.05	£0.04	£0.04	£0.04	£0.04	£0.02	£0.02
2	2	Houses	2	0.05	£0.20	£0.09	£0.09	£0.09	£0.08	£0.07	£0.04	£0.04
3	5	Houses	5	0.12	£0.51	£0.23	£0.22	£0.21	£0.20	£0.18	£0.10	£0.10
4	10	Houses	10	0.25	£1.02	£0.45	£0.45	£0.43	£0.40	£0.37	£0.20	£0.20
5	30	flats - low density	30	0.33	£1.36	£0.32	£0.33	£0.40	£0.42	£0.61	£1.17	£1.17
6	30	flats - medium density	30	0.30	£1.22	£0.49	£0.49	£0.56	£0.58	£0.77	£1.33	£1.33
7	30	flats - high density	30	0.21	£0.88	£0.53	£0.53	£0.60	£0.62	£0.83	£1.45	£1.45
8	100	Houses	100	2.49	£10.21	£4.30	£4.26	£4.10	£3.82	£3.51	£1.92	£1.92
9	100	flats - medium density	100	0.99	£4.08	£1.69	£1.71	£1.93	£1.91	£2.62	£4.46	£4.46
10	200	Houses	200	4.97	£20.41	£8.19	£8.12	£7.82	£7.50	£6.72	£3.76	£3.76
11	200	flats - medium density	200	1.99	£8.17	£3.85	£3.89	£4.30	£4.24	£5.83	£9.19	£9.19
12	450	Houses	450	11.19	£45.93	£15.79	£15.84	£15.07	£14.08	£12.96	£7.21	£7.21
13	450	flats - medium density	450	4.47	£18.37	£8.24	£8.33	£9.20	£9.46	£11.99	£19.48	£19.48
14	14	Student housing - studios 150 units	-	0.32	£1.31	£3.72	£3.72	£3.55	£3.72	£3.10	£1.85	£1.85
15	15	Student housing - ensuite 150 units	-	0.21	£0.86	£2.44	£2.44	£2.32	£2.44	£2.02	£1.19	£1.19
16	16	Student housing - studios 250 units	-	0.54	£2.22	£6.21	£6.21	£5.92	£6.21	£5.17	£3.08	£3.08
17	17	Student housing - ensuite 250 units	-	0.36	£1.48	£4.57	£4.57	£4.38	£4.57	£3.88	£2.51	£2.51
18	18	Student housing - ensuite 300 units	-	0.43	£1.76	£5.48	£5.48	£5.25	£5.48	£4.66	£3.01	£3.01
19	19	C2 care scheme - flat	60	0.30	£1.25	£2.39	£2.40	£2.50	£2.54	£2.85	£3.76	£3.76
20	20	Class E (light industrial) development	-	0.42	£1.71	£0.71	£0.71	£0.67	£0.71	£0.55	£0.23	£0.23
21	21	Class E (retail - copmarison) development	-	0.50	£2.05	£3.99	£3.99	£3.92	£3.99	£3.76	£3.30	£3.30
22	22	Class E (retail - supermarket) development	-	0.30	£1.34	£3.91	£3.91	£3.96	£3.91	£3.96	£3.19	£3.19
23	23	Class E (office/R&D) development	-	0.25	£1.03	£12.85	£12.85	£12.65	£12.85	£12.14	£10.72	£10.72
24	24	Class E (office/R&D) development	-	1.25	£5.13	£66.48	£66.48	£65.51	£66.48	£62.93	£55.85	£55.85
25	25	Industrial (B2/B8)	-	3.33	£13.69	£18.10	£18.10	£17.89	£18.10	£14.94	£14.94	£14.94
26	26	Industrial (B2/B8)	-	0.17	£0.68	£0.91	£0.91	£0.89	£0.91	£0.86	£0.75	£0.75
27	27	Hotel (city centre) 50 rooms	-	0.08	£0.32	£1.93	£1.93	£1.99	£1.93	£2.17	£2.64	£2.64
28	28	Hotel (city centre) 75 rooms	-	0.12	£0.48	£2.89	£2.89	£2.99	£2.89	£3.25	£3.96	£3.96
29	29	Hotel (city centre) 100 rooms	-	0.16	£0.64	£3.86	£3.86	£3.96	£3.86	£4.33	£5.28	£5.28
30	30	Community use/leisure	-	0.11	£0.45	£1.28	£1.28	£1.32	£1.28	£1.45	£1.80	£1.80

% change in residual land values resulting from policy change		EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1	0.98%	4.77%	11.38%	18.76%	56.27%	56.27%	56.27%
2	0.98%	4.77%	11.38%	18.76%	56.27%	56.27%	56.27%
3	0.98%	4.77%	11.38%	18.76%	56.27%	56.27%	56.27%
4	0.98						

OXFORD CITY COUNCIL - LOCAL PLAN

Sales value (£ psm): £4,780 AH tenure (rent / SO): 40% 20% AH %

CTL + R to run macro

BLV: SECONDARY OFFICES										
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 House	1	0.02	£0.17	£0.061	£0.060	£0.059	£0.058	£0.057	£0.056	£0.055
2 Houses	2	0.05	£0.35	£0.122	£0.121	£0.111	£0.105	£0.071	£0.071	£0.071
3 Houses	5	0.12	£0.87	£0.307	£0.303	£0.293	£0.293	£0.279	£0.279	£0.279
4 10 houses	10	0.25	£1.75	£0.608	£0.603	£0.586	£0.559	£0.523	£0.554	£0.554
5 30 flats - low density	30	0.33	£2.33	£0.666	£0.660	£0.604	£0.624	£0.215	£0.779	£0.779
6 30 flats - medium density	30	0.30	£2.10	£0.108	£0.111	£0.179	£0.190	£0.390	£0.954	£0.954
7 30 flats - high density	30	0.21	£1.50	£0.157	£0.157	£0.236	£0.249	£0.465	£1.080	£1.080
8 100 houses	100	2.49	£17.48	£5.765	£5.724	£5.560	£5.291	£4.863	£3.404	£3.404
9 100 flats - medium density	100	0.99	£6.99	£0.462	£0.463	£0.496	£0.780	£1.394	£3.259	£3.259
10 200 houses	200	4.97	£34.35	£10.942	£10.866	£10.871	£10.897	£9.493	£6.543	£6.543
11 200 flats - medium density	200	1.99	£13.98	£1.547	£1.508	£1.993	£2.115	£3.308	£6.871	£6.871
12 450 houses	450	11.19	£78.64	£21.070	£20.934	£20.369	£19.385	£16.282	£12.627	£12.627
13 450 flats - medium density	450	4.47	£31.46	£3.468	£3.552	£4.393	£4.644	£7.125	£14.599	£14.599
14 Student housing - studios 150 units	-	0.32	£2.25	£3.724	£3.724	£3.552	£3.724	£3.090	£1.849	£1.849
15 Student housing - ensuite 150 units	-	0.21	£1.47	£2.437	£2.437	£2.323	£2.437	£2.021	£1.188	£1.188
16 Student housing - studios 250 units	-	0.54	£3.80	£6.207	£6.207	£5.920	£6.207	£5.166	£3.082	£3.082
17 Student housing - ensuite 250 units	-	0.36	£2.53	£4.568	£4.568	£4.378	£4.568	£3.882	£2.510	£2.510
18 Student housing - ensuite 300 units	-	0.43	£3.02	£5.481	£5.481	£5.254	£5.481	£4.653	£3.012	£3.012
19 C2 care scheme - flat	60	0.30	£2.14	£1.581	£1.594	£1.998	£2.030	£2.940	£3.258	£3.258
20 Class E (light industrial) development	-	0.42	£2.93	£0.710	£0.710	£0.660	£0.710	£0.550	£0.232	£0.232
21 Class E (retail - copmarison) development	-	0.50	£3.52	£3.986	£3.986	£3.920	£3.986	£3.757	£3.298	£3.298
22 Class E (retail - supermarket) development	-	0.30	£2.11	£0.708	£0.708	£0.665	£0.708	£0.557	£0.258	£0.258
23 Class E (office/R&D) development	-	0.25	£1.76	£12.845	£12.845	£12.650	£12.845	£12.137	£10.722	£10.722
24 Class E (office/R&D) development	-	1.25	£8.79	£86.476	£86.476	£85.512	£86.476	£82.394	£55.850	£55.850
25 Industrial (B2/B8)	-	3.33	£18.89	£17.869	£17.869	£17.869	£17.869	£17.194	£14.949	£14.949
26 Industrial (B2/B8)	-	0.17	£0.99	£0.909	£0.909	£0.895	£0.909	£0.855	£0.747	£0.747
27 Hotel (city centre) 50 rooms	-	0.08	£0.55	£1.929	£1.929	£1.992	£1.929	£2.165	£2.638	£2.638
28 Hotel (city centre) 75 rooms	-	0.12	£0.82	£2.894	£2.894	£2.987	£2.894	£3.248	£3.957	£3.957
29 Hotel (city centre) 100 rooms	-	0.16	£1.10	£3.858	£3.858	£3.983	£3.858	£4.331	£5.276	£5.276
30 Community use/leisure	-	0.11	£0.77	£1.278	£1.278	£1.324	£1.278	£1.452	£1.801	£1.801

% change in					
EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
0.72%	3.54%	8.44%	13.91%	41.73%	41.73%
0.72%	3.54%	8.44%	13.91%	41.73%	41.73%
0.72%	3.54%	8.44%	13.91%	41.73%	41.73%
0.72%	3.54%	8.44%	13.91%	41.73%	41.73%
9.75%	106.59%	135.95%	423.20%	1272.64%	1272.64%
3.05%	66.70%	84.82%	262.05%	786.14%	786.14%
0.00%	50.22%	58.02%	195.42%	586.25%	586.25%
0.70%	3.45%	8.22%	13.56%	40.96%	40.96%
4.58%	50.59%	64.39%	199.46%	598.87%	598.87%
0.69%	3.39%	8.09%	13.34%	40.21%	40.21%
2.64%	28.88%	36.72%	113.86%	344.22%	344.22%
0.69%	3.37%	8.04%	13.27%	40.10%	40.10%
2.44%	26.67%	33.92%	105.49%	321.02%	321.02%
0.00%	4.63%	0.00%	16.78%	50.34%	50.34%
0.00%	4.72%	0.00%	17.09%	51.28%	51.28%
0.00%	4.63%	0.00%	16.78%	50.34%	50.34%
0.00%	4.14%	0.00%	15.02%	45.05%	45.05%
0.00%	4.14%	0.00%	15.02%	45.05%	45.05%
0.69%	6.21%	7.89%	24.39%	73.16%	73.16%
0.00%	6.15%	0.00%	22.45%	67.34%	67.34%
0.00%	1.65%	0.00%	5.76%	17.27%	17.27%
0.00%	6.06%	0.00%	21.28%	63.83%	63.83%
0.00%	1.52%	0.00%	5.51%	16.53%	16.53%
0.00%	1.45%	0.00%	5.33%	15.98%	15.98%
0.00%	1.64%	0.00%	5.96%	17.89%	17.89%
0.00%	1.64%	0.00%	5.96%	17.89%	17.89%
0.00%	3.25%	0.00%	12.25%	36.76%	36.76%
0.00%	3.25%	0.00%	12.25%	36.76%	36.76%
0.00%	3.25%	0.00%	12.25%	36.76%	36.76%
0.00%	3.58%	0.00%	13.63%	40.89%	40.89%

BLVs		BLV per ha
Secondary offices		£7,030,545
Secondary retail		£4,106,564
Secondary industrial		£1,237,410
Undeveloped land/greenfield		£370,000

BLV: SECONDARY RETAIL										
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 House	1	0.02	£0.17	£0.06	£0.06	£0.06	£0.06	£0.06	£0.06	£0.06
2 Houses	2	0.05	£0.20	£0.12	£0.12	£0.12	£0.12	£0.10	£0.07	£0.07
3 Houses	5	0.12	£0.87	£0.30	£0.30	£0.29	£0.28	£0.26	£0.18	£0.18
4 10 houses	10	0.25	£1.75	£0.61	£0.60	£0.59	£0.56	£0.52	£0.38	£0.38
5 30 flats - low density	30	0.33	£2.33	£0.67	£0.66	£0.60	£0.62	£0.21	£0.78	£0.78
6 30 flats - medium density	30	0.30	£2.10	£0.11	£0.11	£0.18	£0.20	£0.39	£0.98	£0.98
7 30 flats - high density	30	0.21	£1.50	£0.16	£0.16	£0.24	£0.25	£0.48	£1.08	£1.08
8 100 houses	100	2.49	£17.48	£5.76	£5.72	£5.57	£5.29	£4.96	£3.40	£3.40
9 100 flats - medium density	100	0.99	£6.99	£0.46	£0.46	£0.49	£0.78	£1.38	£3.23	£3.23
10 200 houses	200	4.97	£34.35	£10.94	£10.87	£10.87	£10.86	£9.48	£6.54	£6.54
11 200 flats - medium density	200	1.99	£13.98	£1.55	£1.55	£1.99	£2.11	£3.31	£6.87	£6.87
12 450 houses	450	11.19	£78.64	£21.08	£20.93	£20.37	£19.39	£16.28	£12.63	£12.63
13 450 flats - medium density	450	4.47	£31.46	£3.47	£3.55	£4.39	£4.64	£7.13	£14.60	£14.60
14 Student housing - studios 150 units	-	0.32	£2.25	£3.72	£3.72	£3.55	£3.72	£3.10	£1.85	£1.85
15 Student housing - ensuite 150 units	-	0.21	£1.47	£2.44	£2.44	£2.32	£2.44	£2.02	£1.19	£1.19
16 Student housing - studios 250 units	-	0.54	£3.80	£6.21	£6.21	£5.92	£6.21	£5.17	£3.08	£3.08
17 Student housing - ensuite 250 units	-	0.36	£2.53	£4.57	£4.57	£4.38	£4.57	£3.88	£2.51	£2.51
18 Student housing - ensuite 300 units	-	0.43	£3.02	£5.48	£5.48	£5.25	£5.48	£4.66	£3.01	£3.01
19 C2 care scheme - flat	60	0.30	£1.25	£1.88	£1.89	£2.00	£2.03	£2.34	£3.26	£3.26
20 Class E (light industrial) development	-	0.42	£1.71	£0.71	£0.71	£0.67	£0.71	£0.55	£0.23	£0.23
21 Class E (retail - copmarison) development	-	0.50	£2.05	£3.99	£3.99	£3.92	£3.99	£3.76	£3.30	£3.30
22 Class E (retail - supermarket) development	-	0.30	£1.34	£0.71	£0.71	£0.66	£0.71	£0.56	£0.26	£0.26
23 Class E (office/R&D) development	-	0.25	£1.03	£12.85	£12.85	£12.65	£12.85	£12.14	£10.72	£10.72
24 Class E (office/R&D) development	-	1.25	£8.79	£86.48	£86.48	£85.51	£86.48	£82.39	£55.85	£55.85
25 Industrial (B2/B8)	-	3.33	£13.69	£18.10	£18.10	£17.89	£18.10	£17.10	£14.94	£14.94
26 Industrial (B2/B8)	-	0.17	£0.99	£0.91	£0.91	£0.89	£0.91	£0.86	£0.75	£0.75
27 Hotel (city centre) 50 rooms	-	0.08	£0.32	£1.93	£1.93	£1.99	£1.93	£2.17	£2.64	£2.64
28 Hotel (city centre) 75 rooms	-	0.12	£0.48	£2.89	£2.89	£2.99	£2.89	£3.25	£3.96	£3.96
29 Hotel (city centre) 100 rooms	-	0.16	£0.84	£3.86	£3.86	£3.98	£3.86	£4.33	£5.28	£5.28
30 Community use/leisure	-	0.11	£0.45	£1.28	£1.28	£1.32	£1.28	£1.45	£1.80	£1.80

% change in residual land values resulting from policy change					
EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
0.72%	3.54%	8.44%	13.91%	41.73%	41.73%
0.72%	3.54%	8.44%	13.91%	41.73%	41.73%
0.72%	3.54%	8.44%	13.91%	41.73%	41.73%
0.72%	3.54%	8.44%	13.91%	41.73%	41.73%
9.75%	106.59%	135.95%	423.20%	1272.64%	1272.64%
3.05%	66.70%	84.82%	262.05%	786.14%	786.14%
0.00%	50.22%	58.02%	195.42%	586.25%	586.25%
0.70%	3.45%	8.22%	13.56%	40.96%	40.96%
4.58%	50.59%	64.39%	199.46%	598.87%	598.87%
0.69%	3.39%	8.09%	13.34%	40.21%	40.21%
2.64%	28.88%	36.72%	113.86%	344.22%	344.22%
0.69%	3.37%	8.04%	13.27%	40.10%	40.10%
2.44%	26.67%	33.92%	105.49%	321.02%	321.02%
0.00%	4.63%	0.00%	16.78%	50.34%	50.34%
0.00%	4.72%	0.00%	17.09%	51.28%	51.28%
0.00%	4.63%	0.00%	16.78%	50.34%	50.34%
0.00%	4.14%	0.00%	15.02%	45.05%	45.05%
0.00%	4.14%	0.00%	15.02%	45.05%	45.05%
0.69%	6.21%	7.89%	24.39%	73.16%	73.16%

OXFORD CITY COUNCIL - LOCAL PLAN

Sales value (£ psm): £5,215 AH tenure (rent / SO): 80% 40% 20% AH %

CTL + R to run macro

BLV: SECONDARY OFFICES										
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 House	1	0.02	£0.17	£0.076	£0.076	£0.074	£0.071	£0.068	£0.051	£0.051
2 Houses	2	0.05	£0.35	£0.153	£0.153	£0.148	£0.143	£0.136	£0.102	£0.102
3 Houses	5	0.12	£0.57	£0.361	£0.361	£0.372	£0.345	£0.345	£0.258	£0.258
4 Houses	10	0.25	£1.15	£0.795	£0.795	£0.743	£0.714	£0.680	£0.511	£0.511
5 30 flats - low density	30	0.33	£2.33	£0.452	£0.445	£0.381	£0.362	£0.174	-£0.388	-£0.388
6 30 flats - medium density	30	0.30	£2.10	£0.268	£0.265	£0.197	£0.178	-£0.010	-£0.574	-£0.574
7 30 flats - high density	30	0.21	£1.50	£0.208	£0.208	£0.130	£0.118	-£0.097	-£0.712	-£0.712
8 100 houses	100	2.49	£17.48	£7.228	£7.187	£7.029	£6.754	£6.446	£4.880	£4.880
9 100 flats - medium density	100	0.99	£6.99	£0.739	£0.718	£0.511	£0.449	-£0.159	-£1.998	-£1.998
10 200 houses	200	4.97	£34.35	£13.887	£13.812	£13.518	£12.805	£12.231	£9.312	£9.312
11 200 flats - medium density	200	1.99	£13.98	£0.714	£0.675	£0.281	£0.163	-£1.019	-£4.551	-£4.551
12 450 houses	450	11.19	£78.64	£26.347	£26.202	£25.641	£24.664	£23.566	£17.963	£17.963
13 450 flats - medium density	450	4.47	£31.46	£1.154	£1.073	£0.270	£0.030	-£2.960	-£9.719	-£9.719
14 Student housing - studios 150 units	-	0.32	£2.25	£3.724	£3.724	£3.552	£3.724	£3.090	£1.849	£1.849
15 Student housing - ensuite 150 units	-	0.21	£1.47	£2.437	£2.437	£2.323	£2.437	£2.021	£1.188	£1.188
16 Student housing - studios 250 units	-	0.54	£3.80	£6.207	£6.207	£5.920	£6.207	£5.166	£3.082	£3.082
17 Student housing - ensuite 250 units	-	0.36	£2.53	£4.568	£4.568	£4.378	£4.568	£3.882	£2.510	£2.510
18 Student housing - ensuite 300 units	-	0.43	£3.02	£5.481	£5.481	£5.254	£5.481	£4.558	£3.012	£3.012
19 C2 care scheme - flat	60	0.30	£2.14	-£1.376	-£1.389	-£1.492	-£1.524	-£1.634	-£2.752	-£2.752
20 Class E (light industrial) development	-	0.42	£2.93	£0.710	£0.710	£0.666	£0.710	£0.550	£0.232	£0.232
21 Class E (retail - copmarison) development	-	0.50	£3.52	£3.986	£3.986	£3.920	£3.986	£3.757	£3.298	£3.298
22 Class E (retail - supermarket) development	-	0.30	£2.11	£0.708	£0.708	£0.665	£0.708	£0.557	£0.258	£0.258
23 Class E (office/R&D) development	-	0.25	£1.76	£12.845	£12.845	£12.650	£12.845	£12.137	£10.722	£10.722
24 Class E (office/R&D) development	-	1.25	£8.79	£6.476	£6.476	£6.512	£6.476	£6.234	£5.850	£5.850
25 Industrial (B2/B8)	-	3.33	£18.84	£18.869	£18.869	£17.869	£18.869	£17.194	£14.948	£14.948
26 Industrial (B2/B8)	-	0.17	£0.99	£0.909	£0.909	£0.895	£0.909	£0.855	£0.747	£0.747
27 Hotel (city centre) 50 rooms	-	0.08	£0.55	-£1.929	-£1.929	-£1.992	-£1.929	-£2.165	-£2.638	-£2.638
28 Hotel (city centre) 75 rooms	-	0.12	£0.82	-£2.894	-£2.894	-£2.987	-£2.894	-£3.248	-£3.957	-£3.957
29 Hotel (city centre) 100 rooms	-	0.16	£1.10	-£3.858	-£3.858	-£3.983	-£3.858	-£4.331	-£5.276	-£5.276
30 Community use/leisure	-	0.11	£0.77	-£1.278	-£1.278	-£1.324	-£1.278	-£1.452	-£1.801	-£1.801

% change in residual land values resulting from policy change									
EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z				
0.57%	2.81%	6.70%	11.05%	33.15%	33.15%				
0.57%	2.81%	6.70%	11.05%	33.15%	33.15%				
0.57%	2.81%	6.70%	11.05%	33.15%	33.15%				
0.57%	2.81%	6.70%	11.05%	33.15%	33.15%				
1.43%	15.66%	19.91%	61.52%	185.84%	185.84%				
1.21%	26.40%	33.57%	103.78%	314.38%	314.38%				
0.00%	37.50%	43.33%	146.64%	442.97%	442.97%				
0.56%	2.75%	6.56%	10.81%	32.48%	32.48%				
2.82%	30.83%	39.21%	121.45%	370.34%	370.34%				
0.55%	2.69%	6.44%	10.64%	31.96%	31.96%				
5.55%	60.68%	77.15%	242.69%	737.15%	737.15%				
0.55%	2.68%	6.39%	10.55%	31.82%	31.82%				
7.01%	76.58%	97.41%	307.08%	941.99%	941.99%				
0.00%	4.63%	0.00%	16.78%	50.34%	50.34%				
0.00%	4.72%	0.00%	17.09%	51.28%	51.28%				
0.00%	4.63%	0.00%	16.78%	50.34%	50.34%				
0.00%	4.14%	0.00%	15.02%	45.05%	45.05%				
0.00%	4.14%	0.00%	15.02%	45.05%	45.05%				
0.95%	8.49%	10.80%	33.36%	100.07%	100.07%				
0.00%	6.15%	0.00%	22.45%	67.34%	67.34%				
0.00%	1.65%	0.00%	5.76%	17.27%	17.27%				
0.00%	6.06%	0.00%	21.28%	63.83%	63.83%				
0.00%	1.52%	0.00%	5.51%	16.53%	16.53%				
0.00%	1.45%	0.00%	5.33%	15.98%	15.98%				
0.00%	1.64%	0.00%	5.96%	17.89%	17.89%				
0.00%	1.64%	0.00%	5.96%	17.89%	17.89%				
0.00%	3.25%	0.00%	12.25%	36.76%	36.76%				
0.00%	3.25%	0.00%	12.25%	36.76%	36.76%				
0.00%	3.25%	0.00%	12.25%	36.76%	36.76%				
0.00%	3.58%	0.00%	13.63%	40.89%	40.89%				

BLVs	BLV per ha
Secondary offices	£7,030,545
Secondary retail	£4,106,564
Secondary industrial	£1,237,410
Undeveloped land/greenfield	£370,000

BLV: SECONDARY RETAIL										
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 House	1	0.02	£0.17	£0.08	£0.08	£0.07	£0.07	£0.07	£0.08	£0.08
2 Houses	2	0.05	£0.20	£0.15	£0.15	£0.15	£0.14	£0.14	£0.10	£0.10
3 Houses	5	0.12	£0.51	£0.38	£0.38	£0.37	£0.36	£0.34	£0.26	£0.26
4 Houses	10	0.25	£1.02	£0.76	£0.76	£0.74	£0.71	£0.68	£0.51	£0.51
5 30 flats - low density	30	0.33	£1.36	£0.45	£0.45	£0.38	£0.36	£0.177	-£0.39	-£0.39
6 30 flats - medium density	30	0.30	£1.22	£0.27	£0.26	£0.20	£0.18	-£0.01	-£0.57	-£0.57
7 30 flats - high density	30	0.21	£0.88	£0.21	£0.21	£0.13	£0.12	-£0.10	-£0.71	-£0.71
8 100 houses	100	2.49	£10.21	£7.23	£7.19	£7.03	£6.75	£6.45	£4.88	£4.88
9 100 flats - medium density	100	0.99	£4.08	£0.74	£0.72	£0.51	£0.45	-£0.16	-£2.00	-£2.00
10 200 houses	200	4.97	£20.41	£13.60	£13.61	£13.32	£12.81	£12.23	£9.31	£9.31
11 200 flats - medium density	200	1.99	£8.17	£0.71	£0.67	£0.28	£0.16	-£1.02	-£4.55	-£4.55
12 450 houses	450	11.19	£45.93	£26.35	£26.20	£25.64	£24.66	£23.57	£17.96	£17.96
13 450 flats - medium density	450	4.47	£18.37	£1.15	£1.07	£0.27	£0.03	-£2.39	-£9.72	-£9.72
14 Student housing - studios 150 units	-	0.32	£1.31	£3.72	£3.72	£3.55	£3.72	£3.10	£1.85	£1.85
15 Student housing - ensuite 150 units	-	0.21	£0.98	£2.44	£2.44	£2.32	£2.44	£2.02	£1.19	£1.19
16 Student housing - studios 250 units	-	0.54	£2.22	£6.21	£6.21	£5.92	£6.21	£5.17	£3.08	£3.08
17 Student housing - ensuite 250 units	-	0.36	£1.48	£4.57	£4.57	£4.38	£4.57	£3.88	£2.51	£2.51
18 Student housing - ensuite 300 units	-	0.43	£1.76	£5.48	£5.48	£5.25	£5.48	£4.66	£3.01	£3.01
19 C2 care scheme - flat	60	0.30	£1.25	-£1.38	-£1.39	-£1.49	-£1.52	-£1.63	-£2.75	-£2.75
20 Class E (light industrial) development	-	0.42	£1.71	£0.71	£0.71	£0.67	£0.71	£0.55	£0.23	£0.23
21 Class E (retail - copmarison) development	-	0.50	£2.05	£3.99	£3.99	£3.92	£3.99	£3.76	£3.30	£3.30
22 Class E (retail - supermarket) development	-	0.30	£1.34	£0.71	£0.71	£0.66	£0.71	£0.56	£0.26	£0.26
23 Class E (office/R&D) development	-	0.25	£1.03	£12.85	£12.85	£12.65	£12.85	£12.14	£10.72	£10.72
24 Class E (office/R&D) development	-	1.25	£5.13	£6.48	£6.48	£6.51	£6.48	£6.23	£5.85	£5.85
25 Industrial (B2/B8)	-	3.33	£13.69	£18.10	£18.10	£17.89	£18.10	£17.10	£14.94	£14.94
26 Industrial (B2/B8)	-	0.17	£0.88	£0.91	£0.91	£0.89	£0.91	£0.86	£0.75	£0.75
27 Hotel (city centre) 50 rooms	-	0.08	£0.32	-£1.93	-£1.93	-£1.99	-£1.93	-£2.17	-£2.64	-£2.64
28 Hotel (city centre) 75 rooms	-	0.12	£0.48	-£2.89	-£2.89	-£2.99	-£2.89	-£3.25	-£3.96	-£3.96
29 Hotel (city centre) 100 rooms	-	0.16	£0.64	-£3.86	-£3.86	-£3.98	-£3.86	-£4.33	-£5.28	-£5.28
30 Community use/leisure	-	0.11	£0.45	-£1.28	-£1.28	-£1.32	-£1.28	-£1.45	-£1.80	-£1.80

% change in residual land values resulting from policy change									
EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z				
0.57%	2.81%	6.70%	11.05%	33.15%	33.15%				
0.57%	2.81%	6.70%	11.05%	33.15%	33.15%				
0.57%	2.81%	6.70%	11.05%	33.15%	33.15%				
0.57%	2.81%	6.70%	11.05%	33.15%	33.15%				
1.43%	15.66%	19.91%	61.52%	185.84%	185.84%				
1.21%	26.40%	33.57%	103.78%	314.38%	314.38%				
0.00%	37.50%	43.33%	146.64%	442.97%	442.97%				
0.56%	2.75%	6.56%	10.81%	32.48%	32.48%				
2.82%	30.83%	39.21%	121.45%	370.34%	370.34%				
0.55%	2.69%	6.44%	10.64%	31.96%	31.96%				
5.55%	60.68%	77.15%	242.69%	737.15%	737.15%				
0.55%	2.68%	6.39%	10.55%	31.82%	31.82%				
7.01%	76.58%	97.41%	307.08%	941.99%	941.99%				
0.00%	4.63%	0.00%	16.78%	50.34%	50.34%				
0.00%	4.72%	0.00%	17.09%	51.28%	51.28%				
0.00%	4.63%	0.00%	16.78%	50.34%	50.34%				
0.00%	4.14%	0.00%	15.02%	45.05%	45.05%				
0.00%	4.14%	0.00%	15.02%	45.05%	45.05%				
0.95%	8.49%	10.80%	33.36%	100.07%	100.07%				
0.00%	6.15%	0.00%	22.45%</						

OXFORD CITY COUNCIL - LOCAL PLAN

Sales value (£ psm): £5.651

AH tenure (rent / SO): AH %

80% 20%

CTL + R to run macro

BLVs BLV per ha

BLV: SECONDARY OFFICES										
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 House	1	0.02	£0.17	£0.092	£0.092	£0.090	£0.087	£0.084	£0.087	£0.087
2 Houses	2	0.05	£0.35	£0.184	£0.184	£0.180	£0.174	£0.167	£0.184	£0.184
3 Houses	5	0.12	£0.61	£0.481	£0.481	£0.458	£0.448	£0.435	£0.481	£0.481
4 10 houses	10	0.25	£1.75	£0.922	£0.918	£0.900	£0.871	£0.837	£0.868	£0.868
5 30 flats - low density	30	0.33	£2.33	£0.837	£0.830	£0.766	£0.747	£0.559	£0.603	£0.603
6 30 flats - medium density	30	0.30	£2.10	£0.642	£0.639	£0.571	£0.552	£0.364	£0.195	£0.195
7 30 flats - high density	30	0.21	£1.50	£0.570	£0.570	£0.492	£0.480	£0.267	£0.344	£0.344
8 100 houses	100	2.49	£17.48	£8.691	£8.650	£8.492	£8.217	£7.909	£8.348	£8.348
9 100 flats - medium density	100	0.99	£6.99	£1.933	£1.913	£1.708	£1.644	£1.038	£0.767	£0.767
10 200 houses	200	4.97	£34.95	£10.420	£10.345	£10.052	£10.043	£14.974	£12.061	£12.061
11 200 flats - medium density	200	1.99	£13.98	£2.929	£2.890	£2.498	£2.378	£1.227	£2.246	£2.246
12 450 houses	450	11.19	£78.64	£31.601	£31.457	£30.895	£29.919	£28.828	£23.261	£23.261
13 450 flats - medium density	450	4.47	£31.46	£5.626	£5.549	£4.758	£4.521	£2.191	£4.930	£4.930
14 Student housing - studios 150 units	-	0.32	£2.25	£3.724	£3.724	£3.552	£3.724	£3.090	£1.849	£1.849
15 Student housing - ensuite 150 units	-	0.21	£1.47	£2.437	£2.437	£2.323	£2.437	£2.021	£1.188	£1.188
16 Student housing - studios 250 units	-	0.54	£3.80	£6.207	£6.207	£5.920	£6.207	£5.166	£3.082	£3.082
17 Student housing - ensuite 250 units	-	0.36	£2.53	£4.568	£4.568	£4.378	£4.568	£3.882	£2.510	£2.510
18 Student housing - ensuite 300 units	-	0.43	£3.08	£5.481	£5.481	£5.254	£5.481	£4.585	£3.012	£3.012
19 C2 care scheme - flat	60	0.30	£2.14	£0.970	£0.983	£0.987	£1.018	£1.020	£2.246	£2.246
20 Class E (light industrial) development	-	0.42	£2.93	£0.710	£0.710	£0.666	£0.710	£0.550	£0.232	£0.232
21 Class E (retail - copmarison) development	-	0.50	£3.52	£3.986	£3.986	£3.920	£3.986	£3.757	£3.298	£3.298
22 Class E (retail - supermarket) development	-	0.30	£2.11	£0.708	£0.708	£0.665	£0.708	£0.557	£0.258	£0.258
23 Class E (office/R&D) development	-	0.25	£1.76	£12.845	£12.845	£12.650	£12.845	£12.137	£10.722	£10.722
24 Class E (office/R&D) development	-	1.25	£8.79	£6.476	£6.476	£6.512	£6.476	£6.934	£5.850	£5.850
25 Industrial (B2/B8)	-	3.33	£13.69	£18.10	£18.10	£17.899	£18.10	£17.994	£14.94	£14.94
26 Industrial (B2/B8)	-	0.17	£0.68	£0.91	£0.91	£0.89	£0.91	£0.86	£0.75	£0.75
27 Hotel (city centre) 50 rooms	-	0.08	£0.55	£1.929	£1.929	£1.992	£1.929	£2.165	£2.638	£2.638
28 Hotel (city centre) 75 rooms	-	0.12	£0.82	£2.894	£2.894	£2.987	£2.894	£3.248	£3.957	£3.957
29 Hotel (city centre) 100 rooms	-	0.16	£1.10	£3.858	£3.858	£3.983	£3.858	£4.331	£5.276	£5.276
30 Community use/leisure	-	0.11	£0.77	£1.278	£1.278	£1.324	£1.278	£1.452	£1.801	£1.801

% change in residual land values resulting from policy change					
EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
0.48%	2.33%	5.56%	9.17%	27.50%	27.50%
0.48%	2.33%	5.56%	9.17%	27.50%	27.50%
0.48%	2.33%	5.56%	9.17%	27.50%	27.50%
0.48%	2.33%	5.56%	9.17%	27.50%	27.50%
0.77%	8.45%	10.75%	33.20%	99.60%	99.60%
0.50%	11.02%	14.01%	43.29%	130.33%	130.33%
0.00%	13.65%	15.77%	53.13%	160.30%	160.30%
0.47%	2.29%	5.46%	8.99%	26.98%	26.98%
1.08%	11.79%	14.99%	46.31%	139.66%	139.66%
0.46%	2.24%	5.34%	8.81%	26.55%	26.55%
1.35%	14.79%	18.81%	58.12%	176.68%	176.68%
0.46%	2.23%	5.32%	8.77%	26.39%	26.39%
1.42%	15.47%	19.67%	61.07%	187.59%	187.59%
0.00%	4.63%	0.00%	16.78%	50.34%	50.34%
0.00%	4.72%	0.00%	17.09%	51.28%	51.28%
0.00%	4.63%	0.00%	16.78%	50.34%	50.34%
0.00%	4.14%	0.00%	15.02%	45.05%	45.05%
0.00%	4.14%	0.00%	15.02%	45.05%	45.05%
1.50%	13.43%	17.08%	52.75%	158.26%	158.26%
0.00%	6.15%	0.00%	22.45%	67.34%	67.34%
0.00%	1.65%	0.00%	5.76%	17.27%	17.27%
0.00%	6.06%	0.00%	21.28%	63.83%	63.83%
0.00%	1.52%	0.00%	5.51%	16.53%	16.53%
0.00%	1.45%	0.00%	5.33%	15.98%	15.98%
0.00%	1.64%	0.00%	5.96%	17.89%	17.89%
0.00%	1.64%	0.00%	5.96%	17.89%	17.89%
0.00%	3.25%	0.00%	12.25%	36.76%	36.76%
0.00%	3.25%	0.00%	12.25%	36.76%	36.76%
0.00%	3.25%	0.00%	12.25%	36.76%	36.76%
0.00%	3.58%	0.00%	13.63%	40.89%	40.89%

BLVs		BLV per ha
Secondary offices		£7,030,545
Secondary retail		£4,106,564
Secondary industrial		£1,237,410
Undeveloped land/greenfield		£370,000

BLV: SECONDARY RETAIL										
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 House	1	0.02	£0.17	£0.09	£0.09	£0.09	£0.09	£0.08	£0.07	£0.07
2 Houses	2	0.05	£0.20	£0.16	£0.16	£0.16	£0.17	£0.17	£0.13	£0.13
3 Houses	5	0.12	£0.51	£0.46	£0.46	£0.45	£0.44	£0.42	£0.33	£0.33
4 10 houses	10	0.25	£1.02	£0.92	£0.92	£0.90	£0.87	£0.84	£0.67	£0.67
5 30 flats - low density	30	0.33	£1.36	£0.84	£0.83	£0.77	£0.75	£0.56	£0.00	£0.00
6 30 flats - medium density	30	0.30	£1.22	£0.64	£0.64	£0.57	£0.55	£0.36	£0.19	£0.19
7 30 flats - high density	30	0.21	£0.88	£0.57	£0.57	£0.49	£0.48	£0.27	£0.34	£0.34
8 100 houses	100	2.49	£10.21	£5.89	£5.85	£5.49	£5.22	£7.91	£6.35	£6.35
9 100 flats - medium density	100	0.99	£4.08	£1.93	£1.91	£1.71	£1.64	£1.04	£0.77	£0.77
10 200 houses	200	4.97	£20.41	£16.42	£16.34	£16.05	£15.54	£14.97	£12.06	£12.06
11 200 flats - medium density	200	1.99	£8.17	£2.93	£2.89	£2.50	£2.38	£1.23	£2.25	£2.25
12 450 houses	450	11.19	£45.93	£31.60	£31.46	£30.89	£29.92	£28.83	£23.26	£23.26
13 450 flats - medium density	450	4.47	£18.37	£5.63	£5.55	£4.76	£4.52	£2.19	£4.93	£4.93
14 Student housing - studios 150 units	-	0.32	£1.31	£3.72	£3.72	£3.55	£3.72	£3.10	£1.85	£1.85
15 Student housing - ensuite 150 units	-	0.21	£0.86	£2.44	£2.44	£2.32	£2.44	£2.02	£1.19	£1.19
16 Student housing - studios 250 units	-	0.54	£2.22	£6.21	£6.21	£5.92	£6.21	£5.17	£3.08	£3.08
17 Student housing - ensuite 250 units	-	0.36	£1.48	£4.57	£4.57	£4.38	£4.57	£3.88	£2.51	£2.51
18 Student housing - ensuite 300 units	-	0.43	£1.76	£5.48	£5.48	£5.25	£5.48	£4.66	£3.01	£3.01
19 C2 care scheme - flat	60	0.30	£1.25	£0.87	£0.88	£0.99	£1.02	£1.33	£2.25	£2.25
20 Class E (light industrial) development	-	0.42	£1.71	£0.71	£0.71	£0.67	£0.71	£0.55	£0.23	£0.23
21 Class E (retail - copmarison) development	-	0.50	£2.05	£3.99	£3.99	£3.92	£3.99	£3.76	£3.30	£3.30
22 Class E (retail - supermarket) development	-	0.30	£1.33	£0.71	£0.71	£0.66	£0.71	£0.56	£0.26	£0.26
23 Class E (office/R&D) development	-	0.25	£1.03	£12.85	£12.85	£12.65	£12.85	£12.14	£10.72	£10.72
24 Class E (office/R&D) development	-	1.25	£5.13	£6.48	£6.48	£6.51	£6.48	£6.93	£5.85	£5.85
25 Industrial (B2/B8)	-	3.33	£13.69	£18.10	£18.10	£17.89	£18.10	£17.10	£14.94	£14.94
26 Industrial (B2/B8)	-	0.17	£0.68	£0.91	£0.91	£0.89	£0.91	£0.86	£0.75	£0.75
27 Hotel (city centre) 50 rooms	-	0.08	£0.32	£1.93	£1.93	£1.99	£1.93	£2.17	£2.64	£2.64
28 Hotel (city centre) 75 rooms	-	0.12	£0.48	£2.89	£2.89	£2.99	£2.89	£3.25	£3.96	£3.96
29 Hotel (city centre) 100 rooms	-	0.16	£0.64	£3.86	£3.86	£3.98	£3.86	£4.33	£5.28	£5.28
30 Community use/leisure	-	0.11	£0.45	£1.28	£1.28	£1.32	£1.28	£1.45	£1.80	£1.80

% change in residual land values resulting from policy change					
EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
0.48%	2.33%	5.56%	9.17%	27.50%	27.50%
0.48%	2.33%	5.56%	9.17%	27.50%	27.50%
0.48%	2.33%	5.56%	9.17%	27.50%	27.50%
0.48%	2.33%	5.56%	9.17%	27.50%	27.50%
0.77%	8.45%	10.75%	33.20%	99.60%	99.60%
0.50%	11.02%	14.01%	43.29%	130.33%	130.33%
0.00%	13.65%	15.77%	53.13%	160.30%	160.30%
0.47%	2.29%	5.46%	8.99%	26.98%	26.98%
1.08%	11.79%	14.99%	46.31%	139.66%	139.66%
0.46%	2.24%	5.34%	8.81%	26.55%	26.55%
1.35%	14.79%	18.81%	58.12%	176.68%	176.68%
0.46%	2.23%	5.32%	8.77%	26.39%	26.39%
1.42%	15.47%	19.67%	61.07%	187.59%	187.59%
0.00%	4.63%	0.00%	16.78%	50.34%	50.34%
0.00%	4.72%	0.00%	17.09%	51.28%	51.28%
0.00%	4.63%	0.00%	16.78%	50.34%	50.34%
0.00%	4.14%	0.00%	15.02%	45.05%	45.05%
0.00%	4.14%	0.00%	15.02%	45.05%	45.05%
1.50%	13.43				

OXFORD CITY COUNCIL - LOCAL PLAN

Sales value (£ psm): £6,086 AH tenure (rent / SO): 80% 20% AH % 40%

CTL + R to run macro

BLVs	BLV per ha
Secondary offices	£7,030,545
Secondary retail	£4,106,564
Secondary industrial	£1,237,410
Undeveloped land/greenfield	£370,000

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 House	1	0.02	£0.17	£0.18	£0.107	£0.106	£0.203	£0.099	£0.083	£0.083
2 Houses	2	0.05	£0.35	£0.216	£0.215	£0.212	£0.208	£0.199	£0.185	£0.185
3 Houses	5	0.12	£0.57	£0.345	£0.337	£0.334	£0.497	£0.514	£0.416	£0.416
4 10 houses	10	0.25	£1.15	£1.079	£1.075	£1.058	£1.028	£0.995	£0.823	£0.823
5 30 flats - low density	30	0.33	£2.33	£1.222	£1.216	£1.152	£0.944	£0.869	£0.389	£0.389
6 30 flats - medium density	30	0.30	£2.10	£1.016	£1.013	£0.945	£0.926	£0.738	£0.182	£0.182
7 30 flats - high density	30	0.21	£1.50	£0.933	£0.933	£0.855	£0.843	£0.830	£0.024	£0.024
8 100 houses	100	2.49	£17.48	£10.145	£10.105	£9.948	£9.676	£9.372	£7.809	£7.809
9 100 flats - medium density	100	0.99	£6.99	£3.121	£3.101	£2.997	£2.838	£2.232	£0.442	£0.442
10 200 houses	200	4.97	£34.95	£19.183	£19.078	£18.785	£18.276	£17.707	£14.816	£14.816
11 200 flats - medium density	200	1.99	£13.98	£5.123	£5.084	£4.696	£4.580	£3.442	£0.036	£0.036
12 450 houses	450	11.19	£78.64	£36.838	£36.695	£36.137	£35.167	£34.082	£28.537	£28.537
13 450 flats - medium density	450	4.47	£31.46	£10.030	£9.952	£9.173	£8.940	£8.655	£0.256	£0.256
14 Student housing - studios 150 units	-	0.32	£2.25	£3.724	£3.724	£3.552	£3.724	£3.090	£1.849	£1.849
15 Student housing - ensuite 150 units	-	0.21	£1.47	£2.437	£2.437	£2.323	£2.437	£2.021	£1.188	£1.188
16 Student housing - studios 250 units	-	0.54	£3.80	£6.207	£6.207	£5.920	£6.207	£5.166	£3.082	£3.082
17 Student housing - ensuite 250 units	-	0.36	£2.53	£4.568	£4.568	£4.378	£4.568	£3.882	£2.510	£2.510
18 Student housing - ensuite 300 units	-	0.43	£3.02	£5.481	£5.481	£5.254	£5.481	£4.658	£3.012	£3.012
19 C2 care scheme - flat	60	0.30	£2.14	£0.367	£0.360	£0.482	£0.513	£0.823	£1.740	£1.740
20 Class E (light industrial) development	-	0.42	£2.93	£0.710	£0.710	£0.660	£0.710	£0.550	£0.232	£0.232
21 Class E (retail - copmarison) development	-	0.50	£3.52	£3.986	£3.986	£3.920	£3.986	£3.757	£3.298	£3.298
22 Class E (retail - supermarket) development	-	0.30	£2.11	£0.708	£0.708	£0.665	£0.708	£0.557	£0.258	£0.258
23 Class E (office/R&D) development	-	0.25	£1.76	£12.845	£12.845	£12.650	£12.845	£12.137	£10.722	£10.722
24 Class E (office/R&D) development	-	1.25	£8.79	£86.476	£86.476	£85.512	£86.476	£82.934	£55.850	£55.850
25 Industrial (B2/B8)	-	3.33	£13.69	£18.109	£18.109	£17.899	£18.109	£17.704	£14.948	£14.948
26 Industrial (B2/B8)	-	0.17	£0.68	£0.909	£0.909	£0.895	£0.909	£0.855	£0.747	£0.747
27 Hotel (city centre) 50 rooms	-	0.08	£0.55	£1.929	£1.929	£1.992	£1.929	£2.165	£2.638	£2.638
28 Hotel (city centre) 75 rooms	-	0.12	£0.82	£2.894	£2.894	£2.987	£2.894	£3.248	£3.957	£3.957
29 Hotel (city centre) 100 rooms	-	0.16	£1.10	£3.858	£3.858	£3.983	£3.858	£4.331	£5.276	£5.276
30 Community use/leisure	-	0.11	£0.77	£1.278	£1.278	£1.324	£1.278	£1.452	£1.801	£1.801

% change in	1	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
EVC	0.41%	1.99%	4.75%	7.83%	23.50%
BNG	0.41%	1.99%	4.75%	7.83%	23.50%
Access	0.41%	1.99%	4.75%	7.83%	23.50%
Carbon A+X	0.41%	1.99%	4.75%	7.83%	23.50%
Carbon B+Y	0.53%	5.79%	7.36%	22.73%	68.20%
Carbon C+Z	0.32%	6.96%	8.85%	27.36%	82.07%
	0.00%	8.35%	9.64%	32.48%	97.43%
	0.40%	1.94%	4.62%	7.62%	23.02%
	0.66%	7.19%	9.14%	28.48%	85.85%
	0.39%	1.92%	4.58%	7.55%	22.68%
	0.76%	8.33%	10.59%	32.81%	99.30%
	0.39%	1.90%	4.54%	7.48%	22.53%
	0.78%	8.55%	10.87%	33.66%	102.55%
	0.00%	4.63%	0.00%	16.78%	50.34%
	0.00%	4.72%	0.00%	17.09%	51.28%
	0.00%	4.63%	0.00%	16.78%	50.34%
	0.00%	4.14%	0.00%	15.02%	45.05%
	0.00%	4.14%	0.00%	15.02%	45.05%
	3.51%	31.33%	39.84%	124.11%	374.06%
	0.00%	6.15%	0.00%	22.45%	67.34%
	0.00%	1.65%	0.00%	5.76%	17.27%
	0.00%	6.06%	0.00%	21.28%	63.83%
	0.00%	1.52%	0.00%	5.51%	16.53%
	0.00%	1.45%	0.00%	5.33%	15.98%
	0.00%	1.64%	0.00%	5.96%	17.89%
	0.00%	1.64%	0.00%	5.96%	17.89%
	0.00%	3.25%	0.00%	12.25%	36.76%
	0.00%	3.25%	0.00%	12.25%	36.76%
	0.00%	3.25%	0.00%	12.25%	36.76%
	0.00%	3.58%	0.00%	13.63%	40.89%

14.99%

43.04%

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 House	1	0.02	£0.17	£0.11	£0.11	£0.11	£0.10	£0.10	£0.08	£0.08
2 Houses	2	0.05	£0.20	£0.22	£0.21	£0.21	£0.20	£0.20	£0.17	£0.17
3 Houses	5	0.12	£0.51	£0.54	£0.54	£0.53	£0.51	£0.50	£0.41	£0.41
4 10 houses	10	0.25	£1.02	£1.08	£1.07	£1.06	£1.03	£0.99	£0.83	£0.83
5 30 flats - low density	30	0.33	£1.36	£1.22	£1.22	£1.15	£1.13	£0.94	£0.39	£0.39
6 30 flats - medium density	30	0.30	£1.22	£1.02	£1.01	£0.95	£0.93	£0.74	£0.18	£0.18
7 30 flats - high density	30	0.21	£0.86	£0.93	£0.93	£0.85	£0.84	£0.83	£0.02	£0.02
8 100 houses	100	2.49	£10.21	£10.15	£10.10	£9.95	£9.68	£9.37	£7.81	£7.81
9 100 flats - medium density	100	0.99	£4.08	£3.12	£3.10	£2.90	£2.84	£2.23	£0.44	£0.44
10 200 houses	200	4.97	£20.41	£19.16	£19.08	£18.79	£18.28	£17.71	£14.81	£14.81
11 200 flats - medium density	200	1.99	£8.17	£5.12	£5.08	£4.70	£4.58	£3.44	£0.04	£0.04
12 450 houses	450	11.19	£45.93	£36.84	£36.70	£36.14	£35.17	£34.08	£28.54	£28.54
13 450 flats - medium density	450	4.47	£18.37	£10.03	£9.95	£9.17	£8.94	£8.65	£0.26	£0.26
14 Student housing - studios 150 units	-	0.32	£1.31	£3.72	£3.72	£3.55	£3.72	£3.10	£1.85	£1.85
15 Student housing - ensuite 150 units	-	0.21	£0.86	£2.44	£2.44	£2.32	£2.44	£2.02	£1.19	£1.19
16 Student housing - studios 250 units	-	0.54	£2.22	£6.21	£6.21	£5.92	£6.21	£5.17	£3.08	£3.08
17 Student housing - ensuite 250 units	-	0.36	£1.48	£4.57	£4.57	£4.38	£4.57	£3.88	£2.51	£2.51
18 Student housing - ensuite 300 units	-	0.43	£1.76	£5.48	£5.48	£5.25	£5.48	£4.66	£3.01	£3.01
19 C2 care scheme - flat	60	0.30	£1.25	£0.37	£0.36	£0.48	£0.51	£0.82	£1.74	£1.74
20 Class E (light industrial) development	-	0.42	£1.71	£0.71	£0.71	£0.67	£0.71	£0.55	£0.23	£0.23
21 Class E (retail - copmarison) development	-	0.50	£2.05	£3.99	£3.99	£3.92	£3.99	£3.76	£3.30	£3.30
22 Class E (retail - supermarket) development	-	0.30	£1.33	£0.71	£0.71	£0.66	£0.71	£0.56	£0.26	£0.26
23 Class E (office/R&D) development	-	0.25	£1.03	£12.85	£12.85	£12.65	£12.85	£12.14	£10.72	£10.72
24 Class E (office/R&D) development	-	1.25	£5.13	£86.48	£86.48	£85.51	£86.48	£82.93	£55.85	£55.85
25 Industrial (B2/B8)	-	3.33	£13.69	£18.10	£18.10	£17.89	£18.10	£17.70	£14.94	£14.94
26 Industrial (B2/B8)	-	0.17	£0.68	£0.91	£0.91	£0.89	£0.91	£0.86	£0.75	£0.75
27 Hotel (city centre) 50 rooms	-	0.08	£0.32	£1.93	£1.93	£1.99	£1.93	£2.17	£2.64	£2.64
28 Hotel (city centre) 75 rooms	-	0.12	£0.48	£2.89	£2.89	£2.99	£2.89	£3.25	£3.96	£3.96
29 Hotel (city centre) 100 rooms	-	0.16	£0.64	£3.86	£3.86	£3.96	£3.86	£4.33	£5.28	£5.28
30 Community use/leisure	-	0.11	£0.45	£1.28	£1.28	£1.32	£1.28	£1.45	£1.80	£1.80

% change in residual land values resulting from policy change	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
	0.41%	1.99%	4.75%	7.83%	23.50%	23.50%
	0.41%	1.99%	4.75%	7.83%	23.50%	23.50%
	0.41%	1.99%	4.75%	7.83%	23.50%	23.50%
	0.41%	1.99%	4.75%	7.83%	23.50%	23.50%
	0.53%	5.79%	7.36%	22.73%	68.20%	68.20%
	0.32%	6.96%	8.85%	27.36%	82.07%	82.07%
	0.00%	8.35%	9.64%	32.48%	97.43%	97.43%
	0.40%	1.94%	4.62%	7.62%	23.02%	23.02%
	0.66%	7.19%	9.14%	28.48%	85.85%	85.85%
	0.39%	1.92%	4.58%	7.55%	22.68%	22.68%
	0.76%	8.33%	10.59%	32.81%	99.30%	99.30%
	0.39%	1.90%	4.54%	7.48%	22.53%	22.53%
	0.78%	8.55%	10.87%	33.66%	102.55%	102.55%
	0.00%	4.63%	0.00%	16.78%	50.34%	50.34%
	0.00%	4.72%	0.00%	17.09%	51.28%	51.28%
	0.00%	4.63%	0.00%	16.78%	50.34%	50.34%
	0.00%	4.14%	0.00%	15.02%	45.05%	45.05%
	0.00%	4.14%	0.00%	15.02%	45.05%	45.05%
	3.51%	31.33%	39.84%	124.11%	374.06%	374.06%
	0.00%	6.15%	0.00%	22.45%	67.34%	67.34%
	0.00%	1.65%	0.00%	5.76%	17.27%	17.27%
	0.00%	6.06%	0.00%	21.28%	63.83%	63.83%
	0.00%	1.52%	0.00%	5.51%	16.53%	16.53%
	0.00%	1.45%	0.00%	5.33%	15.98%	15.98%
	0.00%	1.64%	0.00%	5.96%	17.89%	17.89%
	0.00%	1.64%	0.00%	5.96%	17.89%	17.89%
	0.00%	3.25%	0.00%	12.25%	36.76%	36.76%
	0.00%	3.25%	0.00%	12.25%	36.76%	36.76%
	0.00%	3.58%	0.00%	13.63%	40.89%	40.89%

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 House	1	0.02	£0.03	£0.11	£0.11	£0.11	£0.10	£0.08	£0.08	£0.08
2 Houses	2	0.05	£0.06	£0.22	£0.21	£0.21	£0.20	£0.17	£0.17	£0.17
3 Houses	5	0.12	£0.15	£0.54	£0.53	£0.53	£0.51	£0.50	£0.41	£0.41
4 10 houses	10	0.25	£0.31	£1.08	£1.07	£1.06	£1.03	£0.99	£0.83	£0.83
5 30 flats - low density	30	0.33	£0.41	£1.22	£1.22	£1.15	£1.13	£0.94		

OXFORD CITY COUNCIL - LOCAL PLAN

Sales value (£ psm): £6,521

AH tenure (rent / SO): AH %

80% 20%

CTL + R to run macro

BLVs	BLV per ha
Secondary offices	£7,030,545
Secondary retail	£4,106,564
Secondary industrial	£1,237,410
Undeveloped land/greenfield	£370,000

BLV: SECONDARY OFFICES										
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 House	1	0.02	£0.17	£0.124	£0.123	£0.121	£0.118	£0.115	£0.098	£0.096
2 Houses	2	0.05	£0.35	£0.247	£0.246	£0.243	£0.237	£0.230	£0.187	£0.187
3 Houses	5	0.12	£0.87	£0.616	£0.616	£0.616	£0.602	£0.497	£0.497	£0.497
4 10 houses	10	0.25	£1.75	£1.236	£1.232	£1.215	£1.185	£1.152	£0.983	£0.983
5 30 flats - low density	30	0.33	£2.33	£1.608	£1.601	£1.537	£1.518	£1.330	£0.774	£0.774
6 30 flats - medium density	30	0.30	£2.10	£1.390	£1.386	£1.310	£1.300	£1.112	£0.556	£0.556
7 30 flats - high density	30	0.21	£1.50	£1.295	£1.295	£1.218	£1.205	£0.902	£0.387	£0.387
8 100 houses	100	2.49	£17.48	£11.569	£11.569	£11.402	£11.130	£10.826	£9.272	£9.272
9 100 flats - medium density	100	0.99	£6.99	£4.301	£4.281	£4.077	£4.018	£3.419	£1.636	£1.636
10 200 houses	200	4.97	£34.97	£21.887	£21.811	£21.518	£21.009	£20.440	£17.548	£17.548
11 200 flats - medium density	200	1.99	£13.98	£7.310	£7.271	£6.883	£6.767	£5.833	£2.256	£2.256
12 450 houses	450	11.19	£78.64	£42.073	£41.929	£41.371	£40.401	£39.317	£33.791	£33.791
13 450 flats - medium density	450	4.47	£31.46	£14.373	£14.206	£13.629	£13.290	£11.050	£4.261	£4.261
14 Student housing - studios 150 units	-	0.32	£2.25	£3.724	£3.724	£3.552	£3.724	£3.090	£1.849	£1.849
15 Student housing - ensuite 150 units	-	0.21	£1.47	£2.437	£2.437	£2.323	£2.437	£2.021	£1.188	£1.188
16 Student housing - studios 250 units	-	0.54	£3.80	£6.207	£6.207	£5.920	£6.207	£5.166	£3.082	£3.082
17 Student housing - ensuite 250 units	-	0.36	£2.53	£4.568	£4.568	£4.378	£4.568	£3.882	£2.510	£2.510
18 Student housing - ensuite 300 units	-	0.43	£3.02	£5.481	£5.481	£5.254	£5.481	£4.584	£2.912	£2.912
19 C2 care scheme - flat	60	0.30	£2.14	£0.129	£0.116	£0.015	£0.016	£0.021	£-1.235	£-1.235
20 Class E (light industrial) development	-	0.42	£2.93	£0.710	£0.710	£0.660	£0.710	£0.550	£0.232	£0.232
21 Class E (retail - copmarison) development	-	0.50	£3.52	£3.986	£3.986	£3.920	£3.986	£3.757	£3.298	£3.298
22 Class E (retail - supermarket) development	-	0.30	£2.11	£0.708	£0.708	£0.665	£0.708	£0.557	£0.258	£0.258
23 Class E (office/R&D) development	-	0.25	£1.76	£12.845	£12.845	£12.650	£12.845	£12.137	£10.722	£10.722
24 Class E (office/R&D) development	-	1.25	£8.79	£6.476	£6.476	£6.512	£6.476	£6.934	£5.850	£5.850
25 Industrial (B2/B8)	-	3.33	£18.69	£18.069	£18.069	£17.868	£18.069	£17.194	£14.948	£14.948
26 Industrial (B2/B8)	-	0.17	£0.99	£0.909	£0.909	£0.895	£0.909	£0.855	£0.747	£0.747
27 Hotel (city centre) 50 rooms	-	0.08	£0.55	£-1.929	£-1.929	£-1.992	£-1.929	£-2.165	£-2.638	£-2.638
28 Hotel (city centre) 75 rooms	-	0.12	£0.82	£-2.894	£-2.894	£-2.987	£-2.894	£-3.248	£-3.957	£-3.957
29 Hotel (city centre) 100 rooms	-	0.16	£1.10	£-3.858	£-3.858	£-3.983	£-3.858	£-4.331	£-5.276	£-5.276
30 Community use/leisure	-	0.11	£0.77	£-1.278	£-1.278	£-1.324	£-1.278	£-1.452	£-1.801	£-1.801

% change in residual land values resulting from policy change									
EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z				
0.36%	1.74%	4.15%	6.84%	20.51%	20.51%				
0.36%	1.74%	4.15%	6.84%	20.51%	20.51%				
0.36%	1.74%	4.15%	6.84%	20.51%	20.51%				
0.36%	1.74%	4.15%	6.84%	20.51%	20.51%				
0.40%	4.40%	5.59%	17.29%	51.86%	51.86%				
0.23%	5.09%	6.47%	19.99%	59.98%	59.98%				
0.00%	6.01%	6.94%	23.39%	70.16%	70.16%				
0.35%	1.70%	4.04%	6.66%	20.06%	20.06%				
0.48%	5.22%	6.64%	20.50%	61.96%	61.96%				
0.34%	1.68%	4.01%	6.61%	19.82%	19.82%				
0.53%	5.84%	7.43%	22.94%	69.19%	69.19%				
0.34%	1.67%	3.97%	6.55%	19.68%	19.68%				
0.54%	5.88%	7.47%	23.12%	70.36%	70.36%				
0.00%	4.63%	0.00%	16.78%	50.34%	50.34%				
0.00%	4.72%	0.00%	17.09%	51.28%	51.28%				
0.00%	4.63%	0.00%	16.78%	50.34%	50.34%				
0.00%	4.14%	0.00%	15.02%	45.05%	45.05%				
0.00%	4.14%	0.00%	15.02%	45.05%	45.05%				
9.86%	88.07%	112.17%	349.75%	1059.62%	1059.62%				
0.00%	6.15%	0.00%	22.45%	67.34%	67.34%				
0.00%	1.65%	0.00%	5.76%	17.27%	17.27%				
0.00%	6.06%	0.00%	21.28%	63.83%	63.83%				
0.00%	1.52%	0.00%	5.51%	16.53%	16.53%				
0.00%	1.45%	0.00%	5.33%	15.98%	15.98%				
0.00%	1.64%	0.00%	5.96%	17.89%	17.89%				
0.00%	1.64%	0.00%	5.96%	17.89%	17.89%				
0.00%	3.25%	0.00%	12.25%	36.76%	36.76%				
0.00%	3.25%	0.00%	12.25%	36.76%	36.76%				
0.00%	3.25%	0.00%	12.25%	36.76%	36.76%				
0.00%	3.58%	0.00%	13.63%	40.89%	40.89%				

BLV: SECONDARY RETAIL										
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 House	1	0.02	£0.17	£0.12	£0.12	£0.12	£0.12	£0.12	£0.10	£0.10
2 Houses	2	0.05	£0.20	£0.25	£0.25	£0.24	£0.24	£0.23	£0.20	£0.20
3 Houses	5	0.12	£0.51	£0.62	£0.62	£0.61	£0.59	£0.58	£0.49	£0.49
4 10 houses	10	0.25	£1.02	£1.24	£1.23	£1.21	£1.18	£1.15	£0.98	£0.98
5 30 flats - low density	30	0.33	£1.36	£1.61	£1.60	£1.54	£1.52	£1.33	£0.77	£0.77
6 30 flats - medium density	30	0.30	£1.22	£1.39	£1.39	£1.32	£1.30	£1.11	£0.56	£0.56
7 30 flats - high density	30	0.21	£0.88	£1.30	£1.30	£1.22	£1.21	£0.96	£0.39	£0.39
8 100 houses	100	2.49	£10.21	£11.60	£11.56	£11.40	£11.13	£10.83	£9.27	£9.27
9 100 flats - medium density	100	0.99	£4.08	£4.30	£4.28	£4.08	£4.02	£3.42	£1.64	£1.64
10 200 houses	200	4.97	£20.41	£21.89	£21.81	£21.52	£21.01	£20.44	£17.55	£17.55
11 200 flats - medium density	200	1.99	£8.17	£7.31	£7.27	£6.88	£6.77	£5.83	£2.25	£2.25
12 450 houses	450	11.19	£45.93	£42.07	£41.93	£41.37	£40.40	£39.32	£33.79	£33.79
13 450 flats - medium density	450	4.47	£18.37	£14.37	£14.30	£13.53	£13.30	£11.05	£4.26	£4.26
14 Student housing - studios 150 units	-	0.32	£1.31	£3.72	£3.72	£3.55	£3.72	£3.10	£1.85	£1.85
15 Student housing - ensuite 150 units	-	0.21	£0.98	£2.44	£2.44	£2.32	£2.44	£2.02	£1.19	£1.19
16 Student housing - studios 250 units	-	0.54	£2.22	£6.21	£6.21	£5.92	£6.21	£5.17	£3.08	£3.08
17 Student housing - ensuite 250 units	-	0.36	£1.48	£4.57	£4.57	£4.38	£4.57	£3.88	£2.51	£2.51
18 Student housing - ensuite 300 units	-	0.43	£1.76	£5.48	£5.48	£5.25	£5.48	£4.66	£3.01	£3.01
19 C2 care scheme - flat	60	0.30	£1.25	£0.13	£0.12	£0.02	£0.02	£0.32	£-1.23	£-1.23
20 Class E (light industrial) development	-	0.42	£1.71	£0.71	£0.71	£0.67	£0.71	£0.55	£0.23	£0.23
21 Class E (retail - copmarison) development	-	0.50	£2.05	£3.99	£3.99	£3.92	£3.99	£3.76	£3.30	£3.30
22 Class E (retail - supermarket) development	-	0.30	£1.39	£0.71	£0.71	£0.66	£0.71	£0.56	£0.26	£0.26
23 Class E (office/R&D) development	-	0.25	£1.03	£12.85	£12.85	£12.65	£12.85	£12.14	£10.72	£10.72
24 Class E (office/R&D) development	-	1.25	£5.13	£6.48	£6.48	£6.51	£6.48	£6.93	£5.85	£5.85
25 Industrial (B2/B8)	-	3.33	£13.69	£18.10	£18.10	£17.89	£18.10	£17.10	£14.94	£14.94
26 Industrial (B2/B8)	-	0.17	£0.68	£0.91	£0.91	£0.89	£0.91	£0.86	£0.75	£0.75
27 Hotel (city centre) 50 rooms	-	0.08	£0.32	£-1.93	£-1.93	£-1.99	£-1.93	£-2.17	£-2.64	£-2.64
28 Hotel (city centre) 75 rooms	-	0.12	£0.48	£-2.89	£-2.89	£-2.99	£-2.89	£-3.25	£-3.96	£-3.96
29 Hotel (city centre) 100 rooms	-	0.16	£0.64	£-3.86	£-3.86	£-3.98	£-3.86	£-4.33	£-5.28	£-5.28
30 Community use/leisure	-	0.11	£0.45	£-1.28	£-1.28	£-1.32	£-1.28	£-1.45	£-1.80	£-1.80

% change in residual land values resulting from policy change									
EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z				
0.36%	1.74%	4.15%	6.84%	20.51%	20.51%				
0.36%	1.74%	4.15%	6.84%	20.51%	20.51%				
0.36%	1.74%	4.15%	6.84%	20.51%	20.51%				
0.36%	1.74%	4.15%	6.84%	20.51%	20.51%				
0.40%	4.40%	5.59%	17.29%	51.86%	51.86%				
0.23%	5.09%	6.47%	19.99%	59.98%	59.98%				
0.00%	6.01%	6.94%	23.39%	70.16%	70.16%				
0.35%	1.70%	4.04%	6.66%	20.06%	20.06%				
0.48%	5.22%	6.64%	20.50%	61.96%	61.96%				
0.34%	1.68%	4.01%	6.61%	19.82%	19.82%				
0.53%	5.84%	7.43%	22.94%	69.19%	69.19%				
0.34%	1.67%	3.97%	6.55%	19.68%	19.68%				
0.54%	5.88%	7.47%	23.12%	70.36%	70.36%				
0.00%	4.63%	0.00%	16.78%	50.34%	50.34%				
0.00%	4.72%	0.00%	17.09%	51.28%	51.28%				
0.00%	4.63%	0.00%	16.78%	50.34%	50.34%				
0.00%	4.14%	0.00%	15.02%	45.05%	45.05%				
0.00%	4.14%	0.00%	15.02%	45.05%	45.05%				
9.86%	88.07%	112.17%	349.75%	1059.62%	1059.62%				
0.00%	6.15%	0.00%	22.45%	67.34%	67.34%				
0.00%	1.65%	0.00%	5.76%	17.27%	17.27%				
0.00%	6.06%	0.00%	21.28%	63.83%	63.83%				
0.00%	1.52%	0.00%	5.51%	16.53%	16.53%				
0.00%	1.45%	0.00%	5.33%	15.98%	15.98%				
0.00%	1.64%	0.00%	5.96%	17.89%	17.89%				
0.00%	1.64%	0.00%	5.96%	17.89%	17.89%				
0.00%	3.25%	0.00%	12.25%	36.76%	36.76%				
0.00%	3.25%	0.00%	12.25%	36.76%	36.76%				
0.00%	3.25%	0.00%	12.25%	36.76%	36.76%				
0.00%	3.58%	0.00%	13.63%	40.89%	40.89%				

BLV: SECONDARY INDUSTRIAL										
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 House	1	0.02	£0.03	£0.12	£0.12	£0.12	£0.12	£0.12	£0.10	£0.10
2 Houses	2	0.05	£0.06	£0.25	£0.25	£0.24	£0.24	£0.23	£0.20	£0.20
3 Houses	5	0.12	£0.25	£0.62	£0.62					

OXFORD CITY COUNCIL - LOCAL PLAN

Sales value (£ psm): £6,956 AH tenure (rent / SO): 40% 20% CTL + R to run macro

BLV: SECONDARY OFFICES		BLV (£ m)		Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1	House	1	0.02	£0.17	£0.115	£0.113	£0.109	£0.106	£0.098	£0.086
2	Houses	2	0.05	£0.35	£0.230	£0.225	£0.219	£0.211	£0.172	£0.172
3	Houses	5	0.12	£0.57	£0.371	£0.364	£0.357	£0.349	£0.438	£0.438
4	10 houses	10	0.25	£1.15	£0.742	£0.735	£0.728	£0.720	£0.862	£0.862
5	30 flats - low density	30	0.33	£2.33	£0.942	£0.936	£0.930	£0.924	£0.950	£0.950
6	30 flats - medium density	30	0.30	£2.10	£0.710	£0.710	£0.629	£0.610	£0.383	£0.282
7	30 flats - high density	30	0.21	£1.50	£0.608	£0.608	£0.516	£0.505	£0.252	£0.468
8	100 houses	100	2.49	£17.48	£10.845	£10.805	£10.620	£10.305	£9.954	£8.167
9	100 flats - medium density	100	0.99	£6.99	£2.132	£2.111	£1.961	£1.801	£1.087	£1.088
10	200 houses	200	4.97	£34.38	£20.487	£20.412	£20.067	£19.488	£18.834	£15.518
11	200 flats - medium density	200	1.99	£13.98	£3.139	£3.099	£2.824	£2.509	£1.118	£3.026
12	450 houses	450	11.19	£78.64	£39.435	£39.292	£38.633	£37.519	£36.273	£29.923
13	450 flats - medium density	450	4.47	£31.46	£8.038	£8.009	£5.003	£4.773	£1.935	£6.569
14	Student housing - studios 150 units	-	0.32	£2.25	£2.738	£2.738	£2.583	£2.738	£2.064	£0.715
15	Student housing - ensuite 150 units	-	0.21	£1.47	£1.780	£1.780	£1.657	£1.780	£1.331	£0.431
16	Student housing - studios 250 units	-	0.54	£3.80	£4.564	£4.564	£4.255	£4.564	£3.440	£1.192
17	Student housing - ensuite 250 units	-	0.36	£2.53	£3.485	£3.485	£3.282	£3.485	£2.745	£1.265
18	Student housing - ensuite 300 units	-	0.43	£3.02	£4.182	£4.182	£3.959	£4.182	£3.294	£1.516
19	C2 care scheme - flat	60	0.30	£2.14	£1.087	£1.100	£1.226	£1.632	£2.723	£2.723
20	Class E (light industrial) development	-	0.42	£2.93	£0.710	£0.710	£0.660	£0.710	£0.550	£0.232
21	Class E (retail - coparison) development	-	0.50	£3.52	£13.657	£13.657	£13.591	£13.657	£13.427	£12.969
22	Class E (retail - supermarket) development	-	0.30	£2.11	£0.708	£0.708	£0.665	£0.708	£0.557	£0.258
23	Class E (office/R&D) development	-	0.25	£1.76	£28.672	£28.672	£28.452	£28.672	£27.864	£26.249
24	Class E (office/R&D) development	-	1.25	£8.79	£147.048	£147.048	£145.960	£147.048	£143.000	£134.927
25	Industrial (B2/B8)	-	3.33	£13.69	£18.10	£18.10	£17.899	£18.10	£17.104	£14.94
26	Industrial (B2/B8)	-	0.17	£0.68	£0.91	£0.91	£0.89	£0.91	£0.86	£0.75
27	Hotel (city centre) 50 rooms	-	0.08	£0.55	£1.929	£1.929	£1.992	£1.929	£2.165	£2.638
28	Hotel (city centre) 75 rooms	-	0.12	£0.82	£2.894	£2.894	£2.987	£2.894	£3.248	£3.957
29	Hotel (city centre) 100 rooms	-	0.16	£1.10	£3.858	£3.858	£3.983	£3.858	£4.331	£5.276
30	Community use/leisure	-	0.11	£0.77	£1.278	£1.278	£1.324	£1.278	£1.452	£1.801

% change in		1		Access		Carbon A+X		Carbon B+Y		Carbon C+Z	
EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
0.38%	2.13%	5.09%	8.39%	25.16%	25.16%	0.38%	2.14%	5.09%	8.39%	25.16%	25.16%
0.38%	2.13%	5.09%	8.39%	25.16%	25.16%	0.38%	2.13%	5.09%	8.39%	25.16%	25.16%
0.69%	8.92%	10.91%	35.06%	105.26%	105.26%	0.45%	11.79%	14.41%	46.32%	139.57%	139.57%
0.37%	2.05%	4.89%	8.07%	24.29%	24.29%	0.37%	2.08%	4.98%	8.22%	24.69%	24.69%
0.98%	12.71%	15.54%	49.94%	150.90%	150.90%	0.37%	2.05%	4.89%	8.07%	24.29%	24.29%
1.26%	16.41%	20.06%	64.49%	196.45%	196.45%	0.37%	2.08%	4.98%	8.22%	24.69%	24.69%
1.32%	17.14%	20.95%	67.95%	208.80%	208.80%	0.36%	2.03%	4.86%	8.02%	24.12%	24.12%
0.00%	6.76%	0.00%	24.62%	73.87%	73.87%	0.00%	6.76%	0.00%	24.62%	73.87%	73.87%
0.00%	6.93%	0.00%	25.25%	75.76%	75.76%	0.00%	6.93%	0.00%	25.25%	75.76%	75.76%
0.00%	6.76%	0.00%	24.62%	73.87%	73.87%	0.00%	6.76%	0.00%	24.62%	73.87%	73.87%
0.00%	5.83%	0.00%	21.23%	63.70%	63.70%	0.00%	5.83%	0.00%	21.23%	63.70%	63.70%
1.20%	12.78%	15.62%	50.20%	150.59%	150.59%	0.00%	6.15%	0.00%	22.45%	67.34%	67.34%
0.00%	6.15%	0.00%	22.45%	67.34%	67.34%	0.00%	0.48%	0.00%	1.68%	5.04%	5.04%
0.00%	6.06%	0.00%	21.28%	63.83%	63.83%	0.00%	6.06%	0.00%	21.28%	63.83%	63.83%
0.00%	0.77%	0.00%	2.82%	8.45%	8.45%	0.00%	0.77%	0.00%	2.82%	8.45%	8.45%
0.00%	0.74%	0.00%	2.75%	8.24%	8.24%	0.00%	0.74%	0.00%	2.75%	8.24%	8.24%
0.00%	1.64%	0.00%	5.96%	17.89%	17.89%	0.00%	1.64%	0.00%	5.96%	17.89%	17.89%
0.00%	3.25%	0.00%	12.25%	36.76%	36.76%	0.00%	3.25%	0.00%	12.25%	36.76%	36.76%
0.00%	3.25%	0.00%	12.25%	36.76%	36.76%	0.00%	3.25%	0.00%	12.25%	36.76%	36.76%
0.00%	3.58%	0.00%	13.63%	40.89%	40.89%	0.00%	3.58%	0.00%	13.63%	40.89%	40.89%

BLVs		BLV per ha	
Secondary offices		£7,030,545	
Secondary retail		£4,106,564	
Secondary industrial		£1,237,410	
Undeveloped land/greenfield		£370,000	

BLV: SECONDARY RETAIL		BLV (£ m)		Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1	House	1	0.02	£0.17	£0.12	£0.11	£0.11	£0.11	£0.10	£0.09
2	Houses	2	0.05	£0.20	£0.23	£0.23	£0.23	£0.22	£0.21	£0.17
3	Houses	5	0.12	£0.51	£0.58	£0.57	£0.56	£0.55	£0.53	£0.43
4	10 houses	10	0.25	£1.02	£1.15	£1.15	£1.13	£1.09	£1.06	£0.86
5	30 flats - low density	30	0.33	£1.36	£0.94	£0.94	£0.86	£0.84	£0.61	£0.05
6	30 flats - medium density	30	0.30	£1.22	£0.71	£0.71	£0.63	£0.61	£0.38	£0.28
7	30 flats - high density	30	0.21	£0.88	£0.61	£0.61	£0.50	£0.50	£0.25	£0.46
8	100 houses	100	2.49	£10.21	£10.95	£10.91	£10.62	£10.30	£9.96	£8.17
9	100 flats - medium density	100	0.99	£4.08	£2.13	£2.11	£1.96	£1.80	£1.07	£1.08
10	200 houses	200	4.97	£20.41	£20.40	£20.41	£20.07	£19.48	£18.83	£15.51
11	200 flats - medium density	200	1.99	£8.17	£3.14	£3.10	£2.82	£2.51	£1.11	£3.03
12	450 houses	450	11.19	£45.93	£36.43	£36.29	£35.63	£34.52	£33.27	£29.92
13	450 flats - medium density	450	4.47	£18.37	£6.04	£5.96	£5.00	£4.77	£1.93	£6.57
14	Student housing - studios 150 units	-	0.32	£1.31	£2.74	£2.74	£2.55	£2.74	£2.06	£0.72
15	Student housing - ensuite 150 units	-	0.21	£0.86	£1.78	£1.78	£1.66	£1.78	£1.33	£0.43
16	Student housing - studios 250 units	-	0.54	£2.22	£4.56	£4.56	£4.26	£4.56	£3.44	£1.19
17	Student housing - ensuite 250 units	-	0.36	£1.48	£3.40	£3.40	£3.28	£3.40	£2.75	£1.27
18	Student housing - ensuite 300 units	-	0.43	£1.76	£4.18	£4.18	£3.94	£4.18	£3.29	£1.52
19	C2 care scheme - flat	60	0.30	£1.25	£1.09	£1.10	£1.23	£1.26	£1.63	£2.72
20	Class E (light industrial) development	-	0.42	£1.71	£0.71	£0.71	£0.67	£0.71	£0.55	£0.23
21	Class E (retail - coparison) development	-	0.50	£2.05	£13.66	£13.66	£13.59	£13.66	£13.43	£12.97
22	Class E (retail - supermarket) development	-	0.30	£2.01	£0.71	£0.71	£0.66	£0.71	£0.56	£0.26
23	Class E (office/R&D) development	-	0.25	£1.03	£28.67	£28.67	£28.45	£28.67	£27.86	£26.25
24	Class E (office/R&D) development	-	1.25	£5.13	£147.05	£147.05	£145.96	£147.05	£143.01	£134.93
25	Industrial (B2/B8)	-	3.33	£13.69	£18.10	£18.10	£17.89	£18.10	£17.10	£14.94
26	Industrial (B2/B8)	-	0.17	£0.68	£0.91	£0.91	£0.89	£0.91	£0.86	£0.75
27	Hotel (city centre) 50 rooms	-	0.08	£0.32	£1.93	£1.93	£1.99	£1.93	£2.17	£2.64
28	Hotel (city centre) 75 rooms	-	0.12	£0.48	£2.89	£2.89	£2.99	£2.89	£3.25	£3.96
29	Hotel (city centre) 100 rooms	-	0.16	£0.84	£3.86	£3.86	£3.98	£3.86	£4.33	£5.28
30	Community use/leisure	-	0.11	£0.45	£1.28	£1.28	£1.32	£1.28	£1.45	£1.80

% change in residual land values resulting from policy change		1		Access		Carbon A+X		Carbon B+Y		Carbon C+Z	
EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
0.38%	2.13%	5.09%	8.39%	25.16%	25.16%	0.38%	2.14%	5.09%	8.39%	25.16%	25.16%
0.38%	2.13%	5.09%	8.39%	25.16%	25.16%	0.38%	2.13%	5.09%	8.39%	25.16%	25.16%
0.69%	8.92%	10.91%	35.06%	105.26%	105.26%	0.45%	11.79%	14.41%	46.32%	139.57%	139.57%
0.37%	2.05%	4.89%	8.07%	24.29%	24.29%	0.37%	2.08%	4.98%	8.22%	24.69%	24.69%
0.98%	12.71%	15.54%	49.94%	150.90%	150.90%	0.37%	2.05%	4.89%	8.07%	24.29%	24.29%
1.26%	16.41%	20.06%	64.49%	196.45%	196.45%	0.37%	2.08%	4.98%	8.22%	24.69%	24.69%
1.32%	17.14%	20.95%	67.95%	208.80%	208.80%	0.36%	2.03%	4.86%	8.02%	24.12%	24.12%
0.00%	6.76%	0.00%	24.62%	73.87%	73.87%	0.00%	6.76%	0.00%	24.62%	73.87%	73.87%
0.00%	6.93%	0.00%	25.25%	75.76%	75.76%	0.00%	6.93%	0.00%	25.25%	75.76%	75.76%
0.00%	6.76%	0.00%	24.62%	73.87%	73.87%	0.00%	6.76%	0.00%	24.62%	73.87%	73.87%
0.00%	5.83%	0.00%	21.23%	63.70%	63.70%	0.00%	5.83%	0.00%	21.23%	63.70%	63.70%
1.20%	12.78%	15.62%	50.20%	150.59%	150.59%	0.00%	6.15%	0.00%	22.45%	67.34%	67.34%
0.00%	6.15%	0.00%	22.45%	67.34%	67.34%	0.00%	0.48%	0.00%	1.68%	5.04%	5.04%
0.00%	6.06%	0.00%	21.28%	63.83%	63.83%	0.00%	6.06%	0.00%	21.28%	63.83%	63.83%
0.00%	0.77%	0.00%	2.82%	8.45%	8.45%	0.00%	0.77%	0.00%	2.82%	8.45%	8.45%
0.00%	0.74%	0.00%	2.75%	8.24%	8.24%	0.00%	0.74%	0.00%	2.75%	8.24%	8.24%
0.00%	1.64%	0.00%	5.96%	17.89%	17.89%	0.00%	1.64%	0.00%	5.96%	17.89%	17.89%
0.00%	3.25%	0.00%	12.25%	36.76%	36.76%	0.00%	3.25%	0.00%	12.25%	36.76%	36.76%

OXFORD CITY COUNCIL - LOCAL PLAN

Sales value (£ psm): £7,391 AH tenure (rent / SO): 40% 20%

CTL + R to run macro

BLVs	BLV per ha
Secondary offices	£7,030,545
Secondary retail	£4,106,564
Secondary industrial	£1,237,410
Undeveloped land/greenfield	£370,000

BLV: SECONDARY OFFICES		Description		No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1	House	1	0.02	£0.17	£0.13	£0.13	£0.13	£0.13	£0.13	£0.12	£0.12	£0.12	£0.12
2	Houses	2	0.05	£0.35	£0.26	£0.26	£0.26	£0.26	£0.25	£0.24	£0.24	£0.24	£0.24
3	Houses	5	0.12	£0.61	£0.45	£0.45	£0.45	£0.44	£0.43	£0.41	£0.41	£0.41	£0.41
4	Houses	10	0.25	£1.25	£0.90	£0.90	£0.89	£0.88	£0.87	£0.84	£0.84	£0.84	£0.84
5	30 flats - low density	30	0.33	£1.32	£1.32	£1.32	£1.24	£1.24	£1.22	£1.00	£0.94	£0.94	£0.94
6	30 flats - medium density	30	0.30	£1.00	£1.00	£1.00	£0.98	£0.98	£0.96	£0.76	£0.76	£0.76	£0.76
7	30 flats - high density	30	0.21	£0.70	£0.70	£0.70	£0.68	£0.68	£0.67	£0.61	£0.61	£0.61	£0.61
8	100 houses	100	2.49	£12.49	£12.26	£12.26	£12.07	£12.07	£11.76	£11.42	£11.42	£11.42	£11.42
9	100 flats - medium density	100	0.99	£4.97	£3.33	£3.33	£3.06	£2.99	£2.26	£0.13	£0.13	£0.13	£0.13
10	200 houses	200	4.97	£24.41	£23.22	£23.22	£22.80	£22.22	£21.57	£18.26	£18.26	£18.26	£18.26
11	200 flats - medium density	200	1.99	£9.95	£5.34	£5.34	£4.84	£4.72	£3.33	£0.75	£0.75	£0.75	£0.75
12	450 houses	450	11.19	£55.95	£44.67	£44.67	£43.87	£42.76	£41.52	£35.19	£35.19	£35.19	£35.19
13	450 flats - medium density	450	4.47	£22.35	£10.46	£10.38	£9.44	£9.21	£8.42	£1.88	£1.88	£1.88	£1.88
14	Student housing - studios 150 units	-	0.32	£1.61	£2.74	£2.74	£2.55	£2.74	£2.06	£0.72	£0.72	£0.72	£0.72
15	Student housing - ensuite 150 units	-	0.21	£1.05	£1.78	£1.78	£1.66	£1.78	£1.33	£0.43	£0.43	£0.43	£0.43
16	Student housing - studios 250 units	-	0.54	£2.72	£4.56	£4.56	£4.26	£4.56	£3.44	£1.19	£1.19	£1.19	£1.19
17	Student housing - ensuite 250 units	-	0.36	£1.80	£3.40	£3.40	£3.28	£3.40	£2.75	£1.27	£1.27	£1.27	£1.27
18	Student housing - ensuite 300 units	-	0.43	£2.15	£4.18	£4.18	£3.94	£4.18	£3.26	£1.52	£1.52	£1.52	£1.52
19	C2 care scheme - flat	60	0.30	£1.50	£0.58	£0.60	£0.72	£0.75	£1.13	£2.22	£2.22	£2.22	£2.22
20	Class E (light industrial) development	-	0.42	£2.10	£0.71	£0.71	£0.67	£0.71	£0.55	£0.23	£0.23	£0.23	£0.23
21	Class E (retail - coparison) development	-	0.50	£2.50	£1.36	£1.36	£1.59	£1.66	£1.43	£1.29	£1.29	£1.29	£1.29
22	Class E (retail - supermarket) development	-	0.30	£1.50	£0.71	£0.71	£0.66	£0.71	£0.56	£0.26	£0.26	£0.26	£0.26
23	Class E (office/R&D) development	-	0.25	£1.25	£2.67	£2.67	£2.45	£2.67	£2.86	£26.25	£26.25	£26.25	£26.25
24	Class E (office/R&D) development	-	1.25	£6.25	£14.05	£14.05	£14.96	£14.05	£143.01	£134.93	£134.93	£134.93	£134.93
25	Industrial (B2/B8)	-	3.33	£16.65	£18.19	£18.19	£17.89	£18.19	£17.10	£14.94	£14.94	£14.94	£14.94
26	Industrial (B2/B8)	-	0.17	£0.85	£0.91	£0.91	£0.89	£0.91	£0.86	£0.75	£0.75	£0.75	£0.75
27	Hotel (city centre) 50 rooms	-	0.08	£0.32	£1.93	£1.93	£1.99	£1.93	£2.17	£2.64	£2.64	£2.64	£2.64
28	Hotel (city centre) 75 rooms	-	0.12	£0.48	£2.89	£2.89	£2.99	£2.89	£3.25	£3.96	£3.96	£3.96	£3.96
29	Hotel (city centre) 100 rooms	-	0.16	£0.64	£3.86	£3.86	£3.98	£3.86	£4.33	£5.28	£5.28	£5.28	£5.28
30	Community use/leisure	-	0.11	£0.45	£1.28	£1.28	£1.32	£1.28	£1.45	£1.80	£1.80	£1.80	£1.80

% change in residual land values resulting from policy change		EVC		BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
0.34%	1.88%	4.48%	7.38%	22.14%	22.14%	0.34%	1.88%	4.48%
0.34%	1.88%	4.48%	7.38%	22.14%	22.14%	0.34%	1.88%	4.48%
0.34%	1.88%	4.48%	7.38%	22.14%	22.14%	0.34%	1.88%	4.48%
0.49%	6.33%	7.74%	24.89%	74.66%	74.66%	0.30%	7.74%	9.45%
0.30%	7.74%	9.45%	30.39%	91.17%	91.17%	0.00%	9.40%	10.59%
0.33%	1.83%	4.36%	7.18%	21.70%	21.70%	0.63%	8.15%	9.96%
0.32%	1.81%	4.32%	7.12%	21.36%	21.36%	0.73%	9.50%	11.61%
0.32%	1.79%	4.28%	7.05%	21.22%	21.22%	0.75%	9.75%	11.91%
0.00%	6.76%	0.00%	24.62%	73.87%	73.87%	0.00%	6.93%	0.00%
0.00%	6.76%	0.00%	24.62%	73.87%	73.87%	0.00%	6.76%	0.00%
0.00%	5.83%	0.00%	21.23%	63.70%	63.70%	0.00%	5.83%	0.00%
2.21%	23.61%	28.91%	93.45%	280.81%	280.81%	0.00%	6.15%	0.00%
0.00%	6.15%	0.00%	22.45%	67.34%	67.34%	0.00%	0.48%	0.00%
0.00%	6.06%	0.00%	21.28%	63.83%	63.83%	0.00%	0.77%	0.00%
0.00%	0.74%	0.00%	2.75%	8.24%	8.24%	0.00%	1.25	£8.79
0.00%	1.64%	0.00%	5.96%	17.89%	17.89%	0.00%	3.33	£13.69
0.00%	1.64%	0.00%	5.96%	17.89%	17.89%	0.00%	0.17	£0.85
0.00%	3.25%	0.00%	12.25%	36.76%	36.76%	0.00%	0.08	£0.32
0.00%	3.25%	0.00%	12.25%	36.76%	36.76%	0.00%	0.12	£0.48
0.00%	3.25%	0.00%	12.25%	36.76%	36.76%	0.00%	0.16	£0.64
0.00%	3.58%	0.00%	13.63%	40.89%	40.89%	0.00%	0.11	£0.45

BLV: SECONDARY RETAIL		Description		No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1	House	1	0.02	£0.17	£0.13	£0.13	£0.13	£0.13	£0.13	£0.12	£0.12	£0.12	£0.12
2	Houses	2	0.05	£0.26	£0.26	£0.26	£0.26	£0.26	£0.25	£0.24	£0.24	£0.24	£0.24
3	Houses	5	0.12	£0.61	£0.45	£0.45	£0.44	£0.43	£0.41	£0.41	£0.41	£0.41	£0.41
4	Houses	10	0.25	£1.25	£0.90	£0.90	£0.89	£0.88	£0.87	£0.84	£0.84	£0.84	£0.84
5	30 flats - low density	30	0.33	£1.32	£1.32	£1.24	£1.24	£1.22	£1.00	£0.94	£0.94	£0.94	£0.94
6	30 flats - medium density	30	0.30	£1.00	£1.00	£0.98	£0.98	£0.96	£0.76	£0.76	£0.76	£0.76	£0.76
7	30 flats - high density	30	0.21	£0.70	£0.70	£0.68	£0.68	£0.67	£0.61	£0.61	£0.61	£0.61	£0.61
8	100 houses	100	2.49	£12.49	£12.26	£12.07	£12.07	£11.76	£11.42	£11.42	£11.42	£11.42	£11.42
9	100 flats - medium density	100	0.99	£4.97	£3.33	£3.33	£3.06	£2.99	£2.26	£0.13	£0.13	£0.13	£0.13
10	200 houses	200	4.97	£24.41	£23.22	£23.15	£22.80	£22.22	£21.57	£18.26	£18.26	£18.26	£18.26
11	200 flats - medium density	200	1.99	£9.95	£5.34	£5.30	£4.84	£4.72	£3.33	£0.75	£0.75	£0.75	£0.75
12	450 houses	450	11.19	£55.95	£44.67	£44.53	£43.87	£42.76	£41.52	£35.19	£35.19	£35.19	£35.19
13	450 flats - medium density	450	4.47	£22.35	£10.46	£10.38	£9.44	£9.21	£8.42	£1.88	£1.88	£1.88	£1.88
14	Student housing - studios 150 units	-	0.32	£1.61	£2.74	£2.74	£2.55	£2.74	£2.06	£0.72	£0.72	£0.72	£0.72
15	Student housing - ensuite 150 units	-	0.21	£1.05	£1.78	£1.78	£1.66	£1.78	£1.33	£0.43	£0.43	£0.43	£0.43
16	Student housing - studios 250 units	-	0.54	£2.72	£4.56	£4.56	£4.26	£4.56	£3.44	£1.19	£1.19	£1.19	£1.19
17	Student housing - ensuite 250 units	-	0.36	£1.80	£3.40	£3.40	£3.28	£3.40	£2.75	£1.27	£1.27	£1.27	£1.27
18	Student housing - ensuite 300 units	-	0.43	£2.15	£4.18	£4.18	£3.94	£4.18	£3.26	£1.52	£1.52	£1.52	£1.52
19	C2 care scheme - flat	60	0.30	£1.50	£0.58	£0.60	£0.72	£0.75	£1.13	£2.22	£2.22	£2.22	£2.22
20	Class E (light industrial) development	-	0.42	£2.10	£0.71	£0.71	£0.67	£0.71	£0.55	£0.23	£0.23	£0.23	£0.23
21	Class E (retail - coparison) development	-	0.50	£2.50	£1.36	£1.36	£1.59	£1.66	£1.43	£1.29	£1.29	£1.29	£1.29
22	Class E (retail - supermarket) development	-	0.30	£1.50	£0.71	£0.71	£0.66	£0.71	£0.56	£0.26	£0.26	£0.26	£0.26
23	Class E (office/R&D) development	-	0.25	£1.25	£2.67	£2.67	£2.45	£2.67	£2.86	£26.25	£26.25	£26.25	£26.25
24	Class E (office/R&D) development	-	1.25	£6.25	£14.05	£14.05	£14.96	£14.05	£143.01	£134.93	£134.93	£134.93	£134.93
25	Industrial (B2/B8)	-	3.33	£16.65	£18.19	£18.19	£17.89	£18.19	£17.10	£14.94	£14.94	£14.94	£14.94
26	Industrial (B2/B8)	-	0.17	£0.85	£0.91	£0.91	£0.89	£0.91	£0.86	£0.75	£0.75	£0.75	£0.75
27	Hotel (city centre) 50 rooms	-	0.08	£0.32	£1.93	£1.93	£1.99	£1.93	£2.17	£2.64	£2.64	£2.64	£2.64
28	Hotel (city centre) 75 rooms	-	0.12	£0.48	£2.89	£2.89	£2.99	£2.89	£3.25	£3.96	£3.96	£3.96	£3.96
29	Hotel (city centre) 100 rooms	-	0.16	£0.64	£3.86	£3.86	£3.98	£3.86	£4.33	£5.28	£5.28	£5.28	£5.28
30	Community use/leisure	-	0.11	£0.45	£1.28	£1.28	£1.32	£1.28	£1.45	£1.80	£1.80	£1.80	£1.80

% change in residual land values resulting from policy change		EVC	
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OXFORD CITY COUNCIL - LOCAL PLAN

Sales value (£ psm):

£8,126

AH tenure (rent / SO):

40%

20%

CTL + R to run macro

BLV: SECONDARY OFFICES										
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 House	1	0.02	£0.17	£0.17	£0.167	£0.155	£0.152	£0.148	£0.128	£0.128
2 Houses	2	0.05	£0.35	£0.315	£0.314	£0.310	£0.303	£0.298	£0.257	£0.257
3 Houses	5	0.12	£0.57	£0.513	£0.513	£0.507	£0.499	£0.494	£0.426	£0.426
4 10 houses	10	0.25	£1.75	£1.574	£1.570	£1.550	£1.516	£1.478	£1.284	£1.284
5 30 flats - low density	30	0.33	£2.33	£1.978	£1.972	£1.894	£1.875	£1.648	£0.987	£0.987
6 30 flats - medium density	30	0.30	£2.10	£1.710	£1.715	£1.634	£1.616	£1.388	£0.727	£0.727
7 30 flats - high density	30	0.21	£1.50	£1.582	£1.582	£1.491	£1.480	£1.227	£0.516	£0.516
8 100 houses	100	2.49	£17.48	£14.754	£14.714	£14.520	£14.218	£13.871	£12.100	£12.100
9 100 flats - medium density	100	0.99	£5.99	£5.318	£5.268	£5.051	£4.992	£4.270	£2.149	£2.149
10 200 houses	200	4.97	£34.35	£27.835	£27.760	£27.414	£26.832	£26.162	£22.876	£22.876
11 200 flats - medium density	200	1.99	£13.98	£10.035	£9.996	£9.528	£9.415	£7.041	£3.022	£3.022
12 450 houses	450	11.19	£78.64	£53.506	£53.363	£52.705	£51.596	£50.358	£44.060	£44.060
13 450 flats - medium density	450	4.47	£31.46	£17.810	£17.741	£16.814	£16.591	£13.864	£5.702	£5.702
14 Student housing - studios 150 units	-	0.32	£2.25	£2.738	£2.738	£2.583	£2.738	£2.064	£0.715	£0.715
15 Student housing - ensuite 150 units	-	0.21	£1.47	£1.780	£1.780	£1.657	£1.780	£1.331	£0.431	£0.431
16 Student housing - studios 250 units	-	0.54	£3.80	£4.564	£4.564	£4.255	£4.564	£3.440	£1.192	£1.192
17 Student housing - ensuite 250 units	-	0.36	£2.53	£3.485	£3.485	£3.282	£3.485	£2.745	£1.265	£1.265
18 Student housing - ensuite 300 units	-	0.43	£3.02	£4.182	£4.182	£3.959	£4.182	£3.294	£1.516	£1.516
19 C2 care scheme - flat	60	0.30	£2.14	£0.254	£0.241	£0.110	£0.095	£0.270	£1.364	£1.364
20 Class E (light industrial) development	-	0.42	£2.93	£0.710	£0.710	£0.660	£0.710	£0.550	£0.232	£0.232
21 Class E (retail - coparison) development	-	0.50	£3.52	£13.657	£13.657	£13.591	£13.657	£13.427	£12.969	£12.969
22 Class E (retail - supermarket) development	-	0.30	£2.11	£0.708	£0.708	£0.665	£0.708	£0.557	£0.258	£0.258
23 Class E (office/R&D) development	-	0.25	£1.76	£28.672	£28.672	£28.452	£28.672	£27.864	£26.249	£26.249
24 Class E (office/R&D) development	-	1.25	£8.79	£147.049	£147.049	£145.960	£147.049	£143.005	£134.927	£134.927
25 Industrial (B2/B8)	-	3.33	£13.69	£18.109	£18.109	£17.899	£18.109	£17.104	£14.949	£14.949
26 Industrial (B2/B8)	-	0.17	£0.68	£0.909	£0.909	£0.895	£0.909	£0.855	£0.747	£0.747
27 Hotel (city centre) 50 rooms	-	0.08	£0.55	£1.929	£1.929	£1.992	£1.929	£2.165	£2.838	£2.838
28 Hotel (city centre) 75 rooms	-	0.12	£0.82	£2.894	£2.894	£2.987	£2.894	£3.248	£3.957	£3.957
29 Hotel (city centre) 100 rooms	-	0.16	£1.10	£3.858	£3.858	£3.983	£3.858	£4.331	£5.276	£5.276
30 Community use/leisure	-	0.11	£0.77	£1.278	£1.278	£1.324	£1.278	£1.452	£1.801	£1.801

% change in residual land values resulting from policy change					
EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
0.28%	1.56%	3.72%	6.14%	18.41%	18.41%
0.28%	1.56%	3.72%	6.14%	18.41%	18.41%
0.28%	1.56%	3.72%	6.14%	18.41%	18.41%
0.28%	1.56%	3.72%	6.14%	18.41%	18.41%
0.33%	4.25%	5.20%	16.70%	50.11%	50.11%
0.19%	4.89%	5.98%	19.23%	57.68%	57.68%
0.27%	1.51%	3.60%	5.94%	17.81%	17.81%
0.27%	1.52%	3.63%	5.99%	17.99%	17.99%
0.39%	5.02%	6.13%	19.72%	59.59%	59.59%
0.43%	5.62%	6.87%	22.07%	66.56%	66.56%
0.27%	1.50%	3.57%	5.88%	17.65%	17.65%
0.43%	5.64%	6.89%	22.19%	67.50%	67.50%
0.00%	6.76%	0.00%	24.62%	73.87%	73.87%
0.00%	6.93%	0.00%	25.25%	75.76%	75.76%
0.00%	6.76%	0.00%	24.62%	73.87%	73.87%
0.00%	5.83%	0.00%	21.23%	63.70%	63.70%
0.00%	5.83%	0.00%	21.23%	63.70%	63.70%
4.99%	53.01%	64.79%	209.92%	636.58%	636.58%
0.00%	6.15%	0.00%	22.45%	67.34%	67.34%
0.00%	0.48%	0.00%	1.68%	5.04%	5.04%
0.00%	6.06%	0.00%	21.28%	63.83%	63.83%
0.00%	0.77%	0.00%	2.82%	8.45%	8.45%
0.00%	0.74%	0.00%	2.75%	8.24%	8.24%
0.00%	1.64%	0.00%	5.96%	17.89%	17.89%
0.00%	1.64%	0.00%	5.96%	17.89%	17.89%
0.00%	3.25%	0.00%	12.25%	36.76%	36.76%
0.00%	3.25%	0.00%	12.25%	36.76%	36.76%
0.00%	3.25%	0.00%	12.25%	36.76%	36.76%
0.00%	3.58%	0.00%	13.63%	40.89%	40.89%

BLVs		BLV per ha
Secondary offices		£7,030,545
Secondary retail		£4,106,564
Secondary industrial		£1,237,410
Undeveloped land/greenfield		£370,000

BLV: SECONDARY RETAIL										
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
1 House	1	0.02	£0.17	£0.16	£0.16	£0.15	£0.15	£0.15	£0.13	£0.13
2 Houses	2	0.05	£0.20	£0.31	£0.31	£0.31	£0.30	£0.30	£0.26	£0.26
3 Houses	5	0.12	£0.51	£0.79	£0.78	£0.77	£0.76	£0.74	£0.64	£0.64
4 10 houses	10	0.25	£1.02	£1.57	£1.57	£1.55	£1.52	£1.48	£1.28	£1.28
5 30 flats - low density	30	0.33	£1.36	£1.98	£1.97	£1.89	£1.88	£1.65	£0.99	£0.99
6 30 flats - medium density	30	0.30	£1.22	£1.72	£1.72	£1.63	£1.62	£1.39	£0.73	£0.73
7 30 flats - high density	30	0.21	£0.88	£1.38	£1.38	£1.49	£1.48	£1.23	£0.52	£0.52
8 100 houses	100	2.49	£10.21	£14.75	£14.71	£14.53	£14.22	£13.87	£12.10	£12.10
9 100 flats - medium density	100	0.99	£4.08	£5.32	£5.30	£5.05	£4.99	£4.27	£2.15	£2.15
10 200 houses	200	4.97	£20.41	£27.84	£27.76	£27.41	£26.83	£26.16	£22.88	£22.88
11 200 flats - medium density	200	1.99	£8.17	£9.04	£9.00	£8.53	£8.41	£7.04	£3.02	£3.02
12 450 houses	450	11.19	£45.93	£53.51	£53.36	£52.70	£51.60	£50.36	£44.06	£44.06
13 450 flats - medium density	450	4.47	£18.37	£17.82	£17.74	£16.81	£16.59	£13.86	£5.70	£5.70
14 Student housing - studios 150 units	-	0.32	£1.31	£2.74	£2.74	£2.55	£2.74	£2.06	£0.72	£0.72
15 Student housing - ensuite 150 units	-	0.21	£0.88	£1.78	£1.78	£1.66	£1.78	£1.33	£0.43	£0.43
16 Student housing - studios 250 units	-	0.54	£2.22	£4.56	£4.56	£4.26	£4.56	£3.44	£1.19	£1.19
17 Student housing - ensuite 250 units	-	0.36	£1.48	£3.40	£3.40	£3.28	£3.40	£2.75	£1.27	£1.27
18 Student housing - ensuite 300 units	-	0.43	£1.76	£4.18	£4.18	£3.94	£4.18	£3.29	£1.52	£1.52
19 C2 care scheme - flat	60	0.30	£1.25	£0.25	£0.24	£0.12	£0.09	£0.28	£1.36	£1.36
20 Class E (light industrial) development	-	0.42	£1.71	£0.71	£0.71	£0.67	£0.71	£0.55	£0.23	£0.23
21 Class E (retail - coparison) development	-	0.50	£2.05	£13.66	£13.66	£13.59	£13.66	£13.43	£12.97	£12.97
22 Class E (retail - supermarket) development	-	0.30	£2.11	£0.708	£0.708	£0.665	£0.708	£0.557	£0.258	£0.258
23 Class E (office/R&D) development	-	0.25	£1.03	£28.67	£28.67	£28.45	£28.67	£27.86	£26.25	£26.25
24 Class E (office/R&D) development	-	1.25	£5.13	£147.05	£147.05	£145.96	£147.05	£143.01	£134.93	£134.93
25 Industrial (B2/B8)	-	3.33	£13.69	£18.10	£18.10	£17.89	£18.10	£17.10	£14.94	£14.94
26 Industrial (B2/B8)	-	0.17	£0.68	£0.91	£0.91	£0.89	£0.91	£0.86	£0.75	£0.75
27 Hotel (city centre) 50 rooms	-	0.08	£0.32	£1.93	£1.93	£1.99	£1.93	£2.17	£2.84	£2.84
28 Hotel (city centre) 75 rooms	-	0.12	£0.48	£2.89	£2.89	£2.99	£2.89	£3.25	£3.96	£3.96
29 Hotel (city centre) 100 rooms	-	0.16	£0.64	£3.86	£3.86	£3.98	£3.86	£4.33	£5.28	£5.28
30 Community use/leisure	-	0.11	£0.45	£1.28	£1.28	£1.32	£1.28	£1.45	£1.80	£1.80

% change in residual land values resulting from policy change					
EVC	BNG	Access	Carbon A+X	Carbon B+Y	Carbon C+Z
0.28%	1.56%	3.72%	6.14%	18.41%	18.41%
0.28%	1.56%	3.72%	6.14%	18.41%	18.41%
0.28%	1.56%	3.72%	6.14%	18.41%	18.41%
0.28%	1.56%	3.72%	6.14%	18.41%	18.41%
0.33%	4.25%	5.20%	16.70%	50.11%	50.11%
0.19%	4.89%	5.98%	19.23%	57.68%	57.68%
0.27%	1.51%	3.60%	5.94%	17.81%	17.81%
0.27%	1.52%	3.63%	5.99%	17.99%	17.99%
0.39%	5.02%	6.13%	19.72%	59.59%	59.59%
0.43%	5.62%	6.87%	22.07%	66.56%	66.56%
0.27%	1.50%	3.57%	5.88%	17.65%	17.65%
0.43%	5.64%	6.89%	22.19%	67.50%	67.50%
0.00%	6.76%	0.00%	24.62%	73.87%	73.87%
0.00%	6.93%	0.00%	25.25%	75.76%	75.76%
0.00%	6.76%	0.00%	24.62%	73.87%	73.87%
0.00%	5.83%	0.00%	21.23%	63.70%	63.70%
0.00%	5.83%	0.00%	21.23%	63.70%	63.70%
4.99%	53.01%	64.79%	209.92%	636.58%	636.58%
0.00%	6.15%				

Appendix 12 - Cumulative policy impacts

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	174,754	45,063	42,472	37,344	28,528	10,894
2	2 Houses	2	349,508	90,126	84,944	74,689	57,055	21,788
3	5 Houses	5	873,769	225,317	212,362	186,722	142,638	54,470
4	10 houses	10	1,747,538	450,633	424,723	373,443	285,275	108,941
5	30 flats - low density	30	2,330,051	-323,718	-402,101	-493,414	-783,682	-1,364,216
6	30 flats - medium density	30	2,097,046	-487,306	-562,403	-653,716	-943,983	-1,524,518
7	30 flats - high density	30	1,498,626	-525,537	-604,580	-695,893	-1,011,942	-1,644,042
8	100 houses	100	17,475,383	4,301,899	4,060,503	3,579,974	2,753,780	1,083,074
9	100 flats - medium density	100	6,990,153	-1,692,310	-1,948,727	-2,247,440	-3,196,995	-5,096,105
10	200 houses	200	34,950,765	8,193,678	7,745,046	6,850,509	5,312,495	2,189,371
11	200 flats- medium density	200	13,980,306	-3,846,932	-4,341,938	-4,918,596	-6,751,689	-10,417,878
12	450 houses	450	78,639,222	15,787,145	14,924,467	13,207,200	10,231,939	4,138,333
13	450 flats - medium density	450	31,455,689	-8,243,198	-9,283,857	-10,496,170	-14,349,906	-22,057,379
14	Student housing - studios 150 units	-	2,250,641	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	1,474,955	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	3,796,650	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	2,525,797	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	3,017,593	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	2,136,734	-2,387,132	-2,516,989	-2,665,494	-3,137,567	-4,081,713
20	Class E (light industrial) development	-	2,929,394	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - coparison) development	-	3,515,273	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	2,109,164	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,757,636	12,845,349	12,650,309	12,650,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	8,788,181	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	23,435,150	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	1,171,758	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	549,261	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	823,892	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	1,098,523	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	773,360	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	102,074	45,063	42,472	37,344	28,528	10,894
2	2 Houses	2	204,149	90,126	84,944	74,689	57,055	21,788
3	5 Houses	5	510,371	225,317	212,362	186,722	142,638	54,470
4	10 houses	10	1,020,743	450,633	424,723	373,443	285,275	108,941
5	30 flats - low density	30	1,360,990	-323,718	-402,101	-493,414	-783,682	-1,364,216
6	30 flats - medium density	30	1,224,891	-487,306	-562,403	-653,716	-943,983	-1,524,518
7	30 flats - high density	30	875,352	-525,537	-604,580	-695,893	-1,011,942	-1,644,042
8	100 houses	100	10,207,427	4,301,899	4,060,503	3,579,974	2,753,780	1,083,074
9	100 flats - medium density	100	4,082,971	-1,692,310	-1,948,727	-2,247,440	-3,196,995	-5,096,105
10	200 houses	200	20,414,855	8,193,678	7,745,046	6,850,509	5,312,495	2,189,371
11	200 flats- medium density	200	8,165,942	-3,846,932	-4,341,938	-4,918,596	-6,751,689	-10,417,878
12	450 houses	450	45,933,423	15,787,145	14,924,467	13,207,200	10,231,939	4,138,333
13	450 flats - medium density	450	18,373,369	-8,243,198	-9,283,857	-10,496,170	-14,349,906	-22,057,379
14	Student housing - studios 150 units	-	1,314,607	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	861,526	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	2,217,635	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	1,475,326	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	1,762,586	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	1,248,073	-2,387,132	-2,516,989	-2,665,494	-3,137,567	-4,081,713
20	Class E (light industrial) development	-	1,711,068	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - coparison) development	-	2,053,282	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	1,231,969	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,026,641	12,845,349	12,650,309	12,650,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	5,133,205	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	13,688,547	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	684,427	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	320,825	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	481,238	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	641,651	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	451,722	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	30,758	45,063	42,472	37,344	28,528	10,894
2	2 Houses	2	61,515	90,126	84,944	74,689	57,055	21,788
3	5 Houses	5	153,788	225,317	212,362	186,722	142,638	54,470
4	10 houses	10	307,575	450,633	424,723	373,443	285,275	108,941
5	30 flats - low density	30	410,100	-323,718	-402,101	-493,414	-783,682	-1,364,216
6	30 flats - medium density	30	369,090	-487,306	-562,403	-653,716	-943,983	-1,524,518
7	30 flats - high density	30	263,765	-525,537	-604,580	-695,893	-1,011,942	-1,644,042
8	100 houses	100	3,075,752	4,301,899	4,060,503	3,579,974	2,753,780	1,083,074
9	100 flats - medium density	100	1,230,301	-1,692,310	-1,948,727	-2,247,440	-3,196,995	-5,096,105
10	200 houses	200	6,151,504	8,193,678	7,745,046	6,850,509	5,312,495	2,189,371
11	200 flats- medium density	200	2,460,602	-3,846,932	-4,341,938	-4,918,596	-6,751,689	-10,417,878
12	450 houses	450	13,840,884	15,787,145	14,924,467	13,207,200	10,231,939	4,138,333
13	450 flats - medium density	450	5,536,354	-8,243,198	-9,283,857	-10,496,170	-14,349,906	-22,057,379
14	Student housing - studios 150 units	-	396,124	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	259,599	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	668,229	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	444,553	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	531,111	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	376,076	-2,387,132	-2,516,989	-2,665,494	-3,137,567	-4,081,713
20	Class E (light industrial) development	-	515,588	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - coparison) development	-	618,705	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	371,223	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	309,353	12,845,349	12,650,309	12,650,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	1,546,763	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	4,124,700	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	206,235	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	96,673	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	145,009	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	193,345	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	136,115	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	45,063	42,472	37,344	28,528	10,894
2	2 Houses	2	9,197	90,126	84,944	74,689	57,055	21,788
3	5 Houses	5	18,394	225,317	212,362	186,722	142,638	54,470
4	10 houses	10	45,984	450,633	424,723	373,443	285,275	108,941
5	30 flats - low density	30	91,969	-323,718	-402,101	-493,414	-783,682	-1,364,216
6	30 flats - medium density	30	122,625	-487,306	-562,403	-653,716	-943,983	-1,524,518
7	30 flats - high density	30	110,362	-525,537	-604,580	-695,893	-1,011,942	-1,644,042
8	100 houses	100	78,869	4,301,899	4,060,503	3,579,974	2,753,780	1,083,074
9	100 flats - medium density	100	919,686	-1,692,310	-1,948,727	-2,247,440	-3,196,995	-5,096,105
10	200 houses	200	367,874	8,193,678	7,745,046	6,850,509	5,312,495	2,189,371
11	200 flats- medium density	200	1,839,371	-3,846,932	-4,341,938	-4,918,596	-6,751,689	-10,417,878
12	450 houses	450	735,749	15,787,145	14,924,467	13,207,200	10,231,939	4,138,333
13	450 flats - medium density	450	4,138,586	-8,243,198	-9,283,857	-10,496,170	-14,349,906	-22,057,379
14	Student housing - studios 150 units	-	1,655,434	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	118,446	2,437,492	2,322,521	2,322,52		

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	174,754	60,775	58,184	53,056	44,239	26,605
2	2 Houses	2	349,508	121,550	116,367	106,111	88,478	53,211
3	5 Houses	5	873,769	303,873	290,917	265,278	221,194	133,026
4	10 houses	10	1,747,538	607,746	581,835	530,555	442,388	266,052
5	30 flats - low density	30	2,330,051	66,422	-10,948	-102,260	-392,528	-973,062
6	30 flats - medium density	30	2,097,046	-107,657	-182,754	-274,067	-564,333	-1,144,869
7	30 flats - high density	30	1,498,626	-157,392	-236,435	-327,748	-643,798	-1,275,897
8	100 houses	100	17,475,383	5,764,919	5,525,336	5,051,172	4,230,492	2,578,105
9	100 flats - medium density	100	6,990,153	-462,114	-717,381	-1,016,092	-1,965,648	-3,864,759
10	200 houses	200	34,950,765	10,942,245	10,494,888	9,609,517	8,081,758	4,996,746
11	200 flats- medium density	200	13,980,306	-1,546,784	-2,034,352	-2,602,343	-4,431,173	-8,097,361
12	450 houses	450	78,639,222	21,079,290	20,223,367	18,526,341	15,590,834	9,631,843
13	450 flats - medium density	450	31,455,689	-3,467,568	-4,477,182	-5,655,382	-9,469,432	-17,176,905
14	Student housing - studios 150 units	-	2,250,641	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	1,474,955	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	3,796,650	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	2,525,797	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	3,017,593	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	2,136,734	-1,881,328	-2,011,185	-2,159,691	-2,631,764	-3,575,910
20	Class E (light industrial) development	-	2,929,394	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - copmarison) development	-	3,515,273	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	2,109,164	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,757,636	12,845,349	12,650,309	12,650,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	8,788,181	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	23,435,150	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	1,171,758	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	549,261	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	823,892	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	1,098,523	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	773,360	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	102,074	60,775	58,184	53,056	44,239	26,605
2	2 Houses	2	204,149	121,550	116,367	106,111	88,478	53,211
3	5 Houses	5	510,371	303,873	290,917	265,278	221,194	133,026
4	10 houses	10	1,020,743	607,746	581,835	530,555	442,388	266,052
5	30 flats - low density	30	1,360,990	66,422	-10,948	-102,260	-392,528	-973,062
6	30 flats - medium density	30	1,224,891	-107,657	-182,754	-274,067	-564,333	-1,144,869
7	30 flats - high density	30	875,352	-157,392	-236,435	-327,748	-643,798	-1,275,897
8	100 houses	100	10,207,427	5,764,919	5,525,336	5,051,172	4,230,492	2,578,105
9	100 flats - medium density	100	4,082,971	-462,114	-717,381	-1,016,092	-1,965,648	-3,864,759
10	200 houses	200	20,414,855	10,942,245	10,494,888	9,609,517	8,081,758	4,996,746
11	200 flats- medium density	200	8,165,942	-1,546,784	-2,034,352	-2,602,343	-4,431,173	-8,097,361
12	450 houses	450	45,933,423	21,079,290	20,223,367	18,526,341	15,590,834	9,631,843
13	450 flats - medium density	450	18,373,369	-3,467,568	-4,477,182	-5,655,382	-9,469,432	-17,176,905
14	Student housing - studios 150 units	-	1,314,607	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	861,526	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	2,217,635	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	1,475,326	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	1,762,586	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	1,248,073	-1,881,328	-2,011,185	-2,159,691	-2,631,764	-3,575,910
20	Class E (light industrial) development	-	1,711,068	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - copmarison) development	-	2,053,282	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	1,231,969	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,026,641	12,845,349	12,650,309	12,650,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	5,133,205	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	13,688,547	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	684,427	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	320,825	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	481,238	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	641,651	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	451,722	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	30,758	60,775	58,184	53,056	44,239	26,605
2	2 Houses	2	61,515	121,550	116,367	106,111	88,478	53,211
3	5 Houses	5	153,788	303,873	290,917	265,278	221,194	133,026
4	10 houses	10	307,575	607,746	581,835	530,555	442,388	266,052
5	30 flats - low density	30	410,100	66,422	-10,948	-102,260	-392,528	-973,062
6	30 flats - medium density	30	369,090	-107,657	-182,754	-274,067	-564,333	-1,144,869
7	30 flats - high density	30	263,765	-157,392	-236,435	-327,748	-643,798	-1,275,897
8	100 houses	100	3,075,752	5,764,919	5,525,336	5,051,172	4,230,492	2,578,105
9	100 flats - medium density	100	1,230,301	-462,114	-717,381	-1,016,092	-1,965,648	-3,864,759
10	200 houses	200	6,151,504	10,942,245	10,494,888	9,609,517	8,081,758	4,996,746
11	200 flats- medium density	200	2,460,602	-1,546,784	-2,034,352	-2,602,343	-4,431,173	-8,097,361
12	450 houses	450	13,840,884	21,079,290	20,223,367	18,526,341	15,590,834	9,631,843
13	450 flats - medium density	450	5,536,354	-3,467,568	-4,477,182	-5,655,382	-9,469,432	-17,176,905
14	Student housing - studios 150 units	-	396,124	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	259,599	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	668,229	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	444,553	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	531,111	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	376,076	-1,881,328	-2,011,185	-2,159,691	-2,631,764	-3,575,910
20	Class E (light industrial) development	-	515,588	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - copmarison) development	-	618,705	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	371,223	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	309,353	12,845,349	12,650,309	12,650,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	1,546,763	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	4,124,700	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	206,235	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	96,673	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	145,009	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	193,345	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	136,115	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	60,775	58,184	53,056	44,239	26,605
2	2 Houses	2	9,197	121,550	116,367	106,111	88,478	53,211
3	5 Houses	5	18,394	303,873	290,917	265,278	221,194	133,026
4	10 houses	10	45,984	607,746	581,835	530,555	442,388	266,052
5	30 flats - low density	30	91,969	66,422	-10,948	-102,260	-392,528	-973,062
6	30 flats - medium density	30	122,625	-107,657	-182,754	-274,067	-564,333	-1,144,869
7	30 flats - high density	30	110,362	-157,392	-236,435	-327,748	-643,798	-1,275,897
8	100 houses	100	78,869	5,764,919	5,525,336	5,051,172	4,230,492	2,578,105
9	100 flats - medium density	100	919,686	-462,114	-717,381	-1,016,092	-1,965,648	-3,864,759
10	200 houses	200	367,874	10,942,245	10,494,888	9,609,517	8,081,758	4,996,746
11	200 flats- medium density	200	1,839,371	-1,546,784	-2,034,352	-2,602,343	-4,431,173	-8,097,361
12	450 houses	450	735,749	21,079,290	20,223,367	18,526,341	15,590,834	9,631,843
13	450 flats - medium density	450	4,138,586	-3,467,568	-4,477,182	-5,655,382	-9,469,432	-17,176,905
14	Student housing - studios 150 units	-	1,655,434	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	118,446	2,437,492	2,322,521	2,322,521	1,900,567	1,056,66

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	174,754	76,485	73,895	68,767	59,950	42,317
2	2 Houses	2	349,508	152,972	147,789	137,533	119,900	84,633
3	5 Houses	5	873,769	382,429	369,474	343,834	299,750	211,583
4	10 houses	10	1,747,538	764,858	738,947	687,668	599,501	423,165
5	30 flats - low density	30	2,330,051	451,698	374,492	284,552	-1,374	-581,908
6	30 flats - medium density	30	2,097,046	267,904	193,936	103,996	-184,684	-765,220
7	30 flats - high density	30	1,498,626	207,584	129,730	39,789	-275,653	-907,751
8	100 houses	100	17,475,383	7,227,938	6,988,355	6,514,193	5,698,944	4,054,815
9	100 flats - medium density	100	6,990,153	739,163	490,395	200,594	-734,301	-2,633,413
10	200 houses	200	34,950,765	13,687,018	13,243,456	12,358,084	10,835,829	7,774,992
11	200 flats- medium density	200	13,980,306	714,215	241,193	-319,827	-2,125,372	-5,776,844
12	450 houses	450	78,639,222	26,346,628	25,496,739	23,808,427	20,895,907	15,013,639
13	450 flats - medium density	450	31,455,689	1,154,242	189,467	-964,033	-4,672,797	-12,296,431
14	Student housing - studios 150 units	-	2,250,641	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	1,474,955	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	3,796,650	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	2,525,797	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	3,017,593	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	2,136,734	-1,375,525	-1,505,382	-1,653,887	-2,125,960	-3,070,107
20	Class E (light industrial) development	-	2,929,394	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - copmarison) development	-	3,515,273	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	2,109,164	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,757,636	12,845,349	12,650,309	12,650,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	8,788,181	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	23,435,150	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	1,171,758	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	549,261	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	823,892	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	1,098,523	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	773,360	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	102,074	76,485	73,895	68,767	59,950	42,317
2	2 Houses	2	204,149	152,972	147,789	137,533	119,900	84,633
3	5 Houses	5	510,371	382,429	369,474	343,834	299,750	211,583
4	10 houses	10	1,020,743	764,858	738,947	687,668	599,501	423,165
5	30 flats - low density	30	1,360,990	451,698	374,492	284,552	-1,374	-581,908
6	30 flats - medium density	30	1,224,891	267,904	193,936	103,996	-184,684	-765,220
7	30 flats - high density	30	875,352	207,584	129,730	39,789	-275,653	-907,751
8	100 houses	100	10,207,427	7,227,938	6,988,355	6,514,193	5,698,944	4,054,815
9	100 flats - medium density	100	4,082,971	739,163	490,395	200,594	-734,301	-2,633,413
10	200 houses	200	20,414,855	13,687,018	13,243,456	12,358,084	10,835,829	7,774,992
11	200 flats- medium density	200	8,165,942	714,215	241,193	-319,827	-2,125,372	-5,776,844
12	450 houses	450	45,933,423	26,346,628	25,496,739	23,808,427	20,895,907	15,013,639
13	450 flats - medium density	450	18,373,369	1,154,242	189,467	-964,033	-4,672,797	-12,296,431
14	Student housing - studios 150 units	-	1,314,607	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	861,526	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	2,217,635	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	1,475,326	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	1,762,586	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	1,248,073	-1,375,525	-1,505,382	-1,653,887	-2,125,960	-3,070,107
20	Class E (light industrial) development	-	1,711,068	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - copmarison) development	-	2,053,282	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	1,231,969	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,026,641	12,845,349	12,650,309	12,650,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	5,133,205	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	13,688,547	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	684,427	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	320,825	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	481,238	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	641,651	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	451,722	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	30,758	76,485	73,895	68,767	59,950	42,317
2	2 Houses	2	61,515	152,972	147,789	137,533	119,900	84,633
3	5 Houses	5	153,788	382,429	369,474	343,834	299,750	211,583
4	10 houses	10	307,575	764,858	738,947	687,668	599,501	423,165
5	30 flats - low density	30	410,100	451,698	374,492	284,552	-1,374	-581,908
6	30 flats - medium density	30	369,090	267,904	193,936	103,996	-184,684	-765,220
7	30 flats - high density	30	263,765	207,584	129,730	39,789	-275,653	-907,751
8	100 houses	100	3,075,752	7,227,938	6,988,355	6,514,193	5,698,944	4,054,815
9	100 flats - medium density	100	1,230,301	739,163	490,395	200,594	-734,301	-2,633,413
10	200 houses	200	6,151,504	13,687,018	13,243,456	12,358,084	10,835,829	7,774,992
11	200 flats- medium density	200	2,460,602	714,215	241,193	-319,827	-2,125,372	-5,776,844
12	450 houses	450	13,840,884	26,346,628	25,496,739	23,808,427	20,895,907	15,013,639
13	450 flats - medium density	450	5,536,354	1,154,242	189,467	-964,033	-4,672,797	-12,296,431
14	Student housing - studios 150 units	-	396,124	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	259,599	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	668,229	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	444,553	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	531,111	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	376,076	-1,375,525	-1,505,382	-1,653,887	-2,125,960	-3,070,107
20	Class E (light industrial) development	-	515,588	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - copmarison) development	-	618,705	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	371,223	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	309,353	12,845,349	12,650,309	12,650,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	1,546,763	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	4,124,700	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	206,235	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	96,673	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	145,009	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	193,345	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	136,115	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	76,485	73,895	68,767	59,950	42,317
2	2 Houses	2	9,197	152,972	147,789	137,533	119,900	84,633
3	5 Houses	5	18,394	382,429	369,474	343,834	299,750	211,583
4	10 houses	10	45,984	764,858	738,947	687,668	599,501	423,165
5	30 flats - low density	30	91,969	451,698	374,492	284,552	-1,374	-581,908
6	30 flats - medium density	30	122,625	267,904	193,936	103,996	-184,684	-765,220
7	30 flats - high density	30	110,362	207,584	129,730	39,789	-275,653	-907,751
8	100 houses	100	78,869	7,227,938	6,988,355	6,514,193	5,698,944	4,054,815
9	100 flats - medium density	100	919,686	739,163	490,395	200,594	-734,301	-2,633,413
10	200 houses	200	367,874	13,687,018	13,243,456	12,358,084	10,835,829	7,774,992
11	200 flats- medium density	200	1,839,371	714,215	241,193	-319,827	-2,125,372	-5,776,844
12	450 houses	450	735,749	26,346,628	25,496,739	23,808,427	20,895,907	15,013,639
13	450 flats - medium density	450	4,138,586	1,154,242	189,467	-964,033	-4,672,797	-12,296,431
14	Student housing - studios 150 units	-	1,655,434	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	118,446	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	77,623	6,207,366				

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	174,754	92,197	89,606	84,478	75,662	58,028
2	2 Houses	2	349,508	184,394	179,212	168,956	151,322	116,055
3	5 Houses	5	873,769	460,986	448,030	422,390	378,306	290,139
4	10 houses	10	1,747,538	921,971	896,060	844,781	756,612	580,278
5	30 flats - low density	30	2,330,051	836,972	759,767	669,827	383,922	-190,754
6	30 flats - medium density	30	2,097,046	641,848	567,880	477,939	192,035	-385,570
7	30 flats - high density	30	1,498,626	570,197	492,341	402,401	91,102	-539,607
8	100 houses	100	17,475,383	8,690,957	8,451,374	7,977,212	7,161,964	5,531,468
9	100 flats - medium density	100	6,990,153	1,933,494	1,684,726	1,394,925	473,697	-1,402,065
10	200 houses	200	34,950,765	16,420,181	15,976,846	15,099,434	13,584,396	10,539,886
11	200 flats- medium density	200	13,980,306	2,929,411	2,456,389	1,905,343	153,661	-3,456,327
12	450 houses	450	78,639,222	31,600,700	30,750,810	29,068,775	26,174,939	20,338,255
13	450 flats - medium density	450	31,455,689	5,628,349	4,678,073	3,571,053	-481	-7,448,055
14	Student housing - studios 150 units	-	2,250,641	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	1,474,955	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	3,796,650	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	2,525,797	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	3,017,593	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	2,136,734	-869,721	-999,578	-1,148,084	-1,620,157	-2,564,303
20	Class E (light industrial) development	-	2,929,394	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - copmarison) development	-	3,515,273	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	2,109,164	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,757,636	12,845,349	12,650,309	12,650,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	8,788,181	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	23,435,150	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	1,171,758	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	549,261	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	823,892	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	1,098,523	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	773,360	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	102,074	92,197	89,606	84,478	75,662	58,028
2	2 Houses	2	204,149	184,394	179,212	168,956	151,322	116,055
3	5 Houses	5	510,371	460,986	448,030	422,390	378,306	290,139
4	10 houses	10	1,020,743	921,971	896,060	844,781	756,612	580,278
5	30 flats - low density	30	1,360,990	836,972	759,767	669,827	383,922	-190,754
6	30 flats - medium density	30	1,224,891	641,848	567,880	477,939	192,035	-385,570
7	30 flats - high density	30	875,352	570,197	492,341	402,401	91,102	-539,607
8	100 houses	100	10,207,427	8,690,957	8,451,374	7,977,212	7,161,964	5,531,468
9	100 flats - medium density	100	4,082,971	1,933,494	1,684,726	1,394,925	473,697	-1,402,065
10	200 houses	200	20,414,855	16,420,181	15,976,846	15,099,434	13,584,396	10,539,886
11	200 flats- medium density	200	8,165,942	2,929,411	2,456,389	1,905,343	153,661	-3,456,327
12	450 houses	450	45,933,423	31,600,700	30,750,810	29,068,775	26,174,939	20,338,255
13	450 flats - medium density	450	18,373,369	5,628,349	4,678,073	3,571,053	-481	-7,448,055
14	Student housing - studios 150 units	-	1,314,607	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	861,526	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	2,217,635	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	1,475,326	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	1,762,586	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	1,248,073	-869,721	-999,578	-1,148,084	-1,620,157	-2,564,303
20	Class E (light industrial) development	-	1,711,068	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - copmarison) development	-	2,053,282	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	1,231,969	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,026,641	12,845,349	12,650,309	12,650,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	5,133,205	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	13,688,547	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	684,427	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	320,825	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	481,238	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	641,651	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	451,722	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	30,758	92,197	89,606	84,478	75,662	58,028
2	2 Houses	2	61,515	184,394	179,212	168,956	151,322	116,055
3	5 Houses	5	153,788	460,986	448,030	422,390	378,306	290,139
4	10 houses	10	307,575	921,971	896,060	844,781	756,612	580,278
5	30 flats - low density	30	410,100	836,972	759,767	669,827	383,922	-190,754
6	30 flats - medium density	30	369,090	641,848	567,880	477,939	192,035	-385,570
7	30 flats - high density	30	263,765	570,197	492,341	402,401	91,102	-539,607
8	100 houses	100	3,075,752	8,690,957	8,451,374	7,977,212	7,161,964	5,531,468
9	100 flats - medium density	100	1,230,301	1,933,494	1,684,726	1,394,925	473,697	-1,402,065
10	200 houses	200	6,151,504	16,420,181	15,976,846	15,099,434	13,584,396	10,539,886
11	200 flats- medium density	200	2,460,602	2,929,411	2,456,389	1,905,343	153,661	-3,456,327
12	450 houses	450	13,840,884	31,600,700	30,750,810	29,068,775	26,174,939	20,338,255
13	450 flats - medium density	450	5,536,354	5,628,349	4,678,073	3,571,053	-481	-7,448,055
14	Student housing - studios 150 units	-	396,124	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	259,599	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	668,229	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	444,553	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	531,111	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	376,076	-869,721	-999,578	-1,148,084	-1,620,157	-2,564,303
20	Class E (light industrial) development	-	515,588	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - copmarison) development	-	618,705	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	371,223	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	309,353	12,845,349	12,650,309	12,650,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	1,546,763	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	4,124,700	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	206,235	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	96,673	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	145,009	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	193,345	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	136,115	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	92,197	89,606	84,478	75,662	58,028
2	2 Houses	2	9,197	184,394	179,212	168,956	151,322	116,055
3	5 Houses	5	18,394	460,986	448,030	422,390	378,306	290,139
4	10 houses	10	45,984	921,971	896,060	844,781	756,612	580,278
5	30 flats - low density	30	91,969	836,972	759,767	669,827	383,922	-190,754
6	30 flats - medium density	30	122,625	641,848	567,880	477,939	192,035	-385,570
7	30 flats - high density	30	110,362	570,197	492,341	402,401	91,102	-539,607
8	100 houses	100	78,869	8,690,957	8,451,374	7,977,212	7,161,964	5,531,468
9	100 flats - medium density	100	919,686	1,933,494	1,684,726	1,394,925	473,697	-1,402,065
10	200 houses	200	367,874	16,420,181	15,976,846	15,099,434	13,584,396	10,539,886
11	200 flats- medium density	200	1,839,371	2,929,411	2,456,389	1,905,343	153,661	-3,456,327
12	450 houses	450	735,749	31,600,700	30,750,810	29,068,775	26,174,939	20,338,255
13	450 flats - medium density	450	4,138,586	5,628,349	4,678,073	3,571,053	-481	-7,448,055
14	Student housing - studios 150 units	-	1,655,434	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	118,446	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units</							

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	174,754	107,908	105,317	100,189	91,372	73,739
2	2 Houses	2	349,508	215,817	210,635	200,379	182,745	147,478
3	5 Houses	5	873,769	539,541	526,587	500,946	456,863	368,695
4	10 houses	10	1,747,538	1,079,084	1,053,173	1,001,894	913,725	737,390
5	30 flats - low density	30	2,330,051	1,222,248	1,145,042	1,055,102	769,197	197,387
6	30 flats - medium density	30	2,097,046	1,015,791	941,823	851,882	565,978	-5,921
7	30 flats - high density	30	1,498,626	932,808	854,953	765,014	453,713	-171,462
8	100 houses	100	17,475,383	10,145,034	9,908,188	9,439,439	8,624,983	6,994,488
9	100 flats - medium density	100	6,990,153	3,121,474	2,876,445	2,589,257	1,668,028	-177,089
10	200 houses	200	34,950,765	19,153,344	18,710,009	17,832,596	16,324,024	13,288,452
11	200 flats- medium density	200	13,980,306	5,123,146	4,657,233	4,114,468	2,368,856	-1,171,432
12	450 houses	450	78,639,222	36,838,470	35,993,901	34,322,399	31,430,857	25,628,934
13	450 flats - medium density	450	31,455,689	10,030,317	9,094,324	8,003,941	4,498,437	-2,719,512
14	Student housing - studios 150 units	-	2,250,641	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	1,474,955	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	3,796,650	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	2,525,797	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	3,017,593	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	2,136,734	-367,113	-495,020	-642,280	-1,114,354	-2,058,500
20	Class E (light industrial) development	-	2,929,394	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - copmarison) development	-	3,515,273	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	2,109,164	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,757,636	12,845,349	12,650,309	12,650,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	8,788,181	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	23,435,150	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	1,171,758	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	549,261	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	823,892	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	1,098,523	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	773,360	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	102,074	107,908	105,317	100,189	91,372	73,739
2	2 Houses	2	204,149	215,817	210,635	200,379	182,745	147,478
3	5 Houses	5	510,371	539,541	526,587	500,946	456,863	368,695
4	10 houses	10	1,020,743	1,079,084	1,053,173	1,001,894	913,725	737,390
5	30 flats - low density	30	1,360,990	1,222,248	1,145,042	1,055,102	769,197	197,387
6	30 flats - medium density	30	1,224,891	1,015,791	941,823	851,882	565,978	-5,921
7	30 flats - high density	30	875,352	932,808	854,953	765,014	453,713	-171,462
8	100 houses	100	10,207,427	10,145,034	9,908,188	9,439,439	8,624,983	6,994,488
9	100 flats - medium density	100	4,082,971	3,121,474	2,876,445	2,589,257	1,668,028	-177,089
10	200 houses	200	20,414,855	19,153,344	18,710,009	17,832,596	16,324,024	13,288,452
11	200 flats- medium density	200	8,165,942	5,123,146	4,657,233	4,114,468	2,368,856	-1,171,432
12	450 houses	450	45,933,423	36,838,470	35,993,901	34,322,399	31,430,857	25,628,934
13	450 flats - medium density	450	18,373,369	10,030,317	9,094,324	8,003,941	4,498,437	-2,719,512
14	Student housing - studios 150 units	-	1,314,607	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	861,526	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	2,217,635	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	1,475,326	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	1,762,586	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	1,248,073	-367,113	-495,020	-642,280	-1,114,354	-2,058,500
20	Class E (light industrial) development	-	1,711,068	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - copmarison) development	-	2,053,282	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	1,231,969	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,026,641	12,845,349	12,650,309	12,650,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	5,133,205	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	13,688,547	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	684,427	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	320,825	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	481,238	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	641,651	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	451,722	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	30,758	107,908	105,317	100,189	91,372	73,739
2	2 Houses	2	61,515	215,817	210,635	200,379	182,745	147,478
3	5 Houses	5	153,788	539,541	526,587	500,946	456,863	368,695
4	10 houses	10	307,575	1,079,084	1,053,173	1,001,894	913,725	737,390
5	30 flats - low density	30	410,100	1,222,248	1,145,042	1,055,102	769,197	197,387
6	30 flats - medium density	30	369,090	1,015,791	941,823	851,882	565,978	-5,921
7	30 flats - high density	30	263,765	932,808	854,953	765,014	453,713	-171,462
8	100 houses	100	3,075,752	10,145,034	9,908,188	9,439,439	8,624,983	6,994,488
9	100 flats - medium density	100	1,230,301	3,121,474	2,876,445	2,589,257	1,668,028	-177,089
10	200 houses	200	6,151,504	19,153,344	18,710,009	17,832,596	16,324,024	13,288,452
11	200 flats- medium density	200	2,460,602	5,123,146	4,657,233	4,114,468	2,368,856	-1,171,432
12	450 houses	450	13,840,884	36,838,470	35,993,901	34,322,399	31,430,857	25,628,934
13	450 flats - medium density	450	5,536,354	10,030,317	9,094,324	8,003,941	4,498,437	-2,719,512
14	Student housing - studios 150 units	-	396,124	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	259,599	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	668,229	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	444,553	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	531,111	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	376,076	-367,113	-495,020	-642,280	-1,114,354	-2,058,500
20	Class E (light industrial) development	-	515,588	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - copmarison) development	-	618,705	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	371,223	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	309,353	12,845,349	12,650,309	12,650,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	1,546,763	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	4,124,700	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	206,235	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	96,673	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	145,009	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	193,345	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	136,115	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	107,908	105,317	100,189	91,372	73,739
2	2 Houses	2	9,197	215,817	210,635	200,379	182,745	147,478
3	5 Houses	5	18,394	539,541	526,587	500,946	456,863	368,695
4	10 houses	10	45,984	1,079,084	1,053,173	1,001,894	913,725	737,390
5	30 flats - low density	30	91,969	1,222,248	1,145,042	1,055,102	769,197	197,387
6	30 flats - medium density	30	122,625	1,015,791	941,823	851,882	565,978	-5,921
7	30 flats - high density	30	110,362	932,808	854,953	765,014	453,713	-171,462
8	100 houses	100	78,869	10,145,034	9,908,188	9,439,439	8,624,983	6,994,488
9	100 flats - medium density	100	919,686	3,121,474	2,876,445	2,589,257	1,668,028	-177,089
10	200 houses	200	367,874	19,153,344	18,710,009	17,832,596	16,324,024	13,288,452
11	200 flats- medium density	200	1,839,371	5,123,146	4,657,233	4,114,468	2,368,856	-1,171,432
12	450 houses	450	735,749	36,838,470	35,993,901	34,322,399	31,430,857	25,628,934
13	450 flats - medium density	450	4,138,586	10,030,317	9,094,324	8,003,941	4,498,437	-2,719,512
14	Student housing - studios 150 units	-	1,655,434	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	118,44					

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	174,754	123,620	121,029	115,901	107,084	89,451
2	2 Houses	2	349,508	247,239	242,057	231,801	214,168	178,900
3	5 Houses	5	873,769	618,098	605,143	579,503	535,419	447,252
4	10 houses	10	1,747,538	1,236,195	1,210,286	1,159,005	1,070,838	894,503
5	30 flats - low density	30	2,330,051	1,607,523	1,530,317	1,440,377	1,154,472	582,662
6	30 flats - medium density	30	2,097,046	1,389,735	1,315,767	1,225,826	939,922	368,112
7	30 flats - high density	30	1,498,626	1,295,420	1,217,566	1,127,625	816,326	193,726
8	100 houses	100	17,475,383	11,598,995	11,362,149	10,893,401	10,087,464	8,457,508
9	100 flats - medium density	100	6,990,153	4,301,110	4,056,082	3,770,636	2,862,360	1,019,903
10	200 houses	200	34,950,765	21,886,507	21,443,173	20,565,759	19,057,186	16,037,019
11	200 flats- medium density	200	13,980,306	7,309,675	6,843,762	6,300,997	4,575,641	1,080,689
12	450 houses	450	78,639,222	42,072,724	41,228,156	39,556,653	36,682,770	30,900,947
13	450 flats - medium density	450	31,455,689	14,373,169	13,451,242	12,377,246	8,926,244	1,874,415
14	Student housing - studios 150 units	-	2,250,641	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	1,474,955	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	3,796,650	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	2,525,797	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	3,017,593	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	2,136,734	128,648	2,665	-143,568	-608,550	-1,552,696
20	Class E (light industrial) development	-	2,929,394	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - copmarison) development	-	3,515,273	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	2,109,164	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,757,636	12,845,349	12,650,309	12,650,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	8,788,181	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	23,435,150	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	1,171,758	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	549,261	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	823,892	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	1,098,523	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	773,360	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	102,074	123,620	121,029	115,901	107,084	89,451
2	2 Houses	2	204,149	247,239	242,057	231,801	214,168	178,900
3	5 Houses	5	510,371	618,098	605,143	579,503	535,419	447,252
4	10 houses	10	1,020,743	1,236,195	1,210,286	1,159,005	1,070,838	894,503
5	30 flats - low density	30	1,360,990	1,607,523	1,530,317	1,440,377	1,154,472	582,662
6	30 flats - medium density	30	1,224,891	1,389,735	1,315,767	1,225,826	939,922	368,112
7	30 flats - high density	30	875,352	1,295,420	1,217,566	1,127,625	816,326	193,726
8	100 houses	100	10,207,427	11,598,995	11,362,149	10,893,401	10,087,464	8,457,508
9	100 flats - medium density	100	4,082,971	4,301,110	4,056,082	3,770,636	2,862,360	1,019,903
10	200 houses	200	20,414,855	21,886,507	21,443,173	20,565,759	19,057,186	16,037,019
11	200 flats- medium density	200	8,165,942	7,309,675	6,843,762	6,300,997	4,575,641	1,080,689
12	450 houses	450	45,933,423	42,072,724	41,228,156	39,556,653	36,682,770	30,900,947
13	450 flats - medium density	450	18,373,369	14,373,169	13,451,242	12,377,246	8,926,244	1,874,415
14	Student housing - studios 150 units	-	1,314,607	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	861,526	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	2,217,635	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	1,475,326	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	1,762,586	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	1,248,073	128,648	2,665	-143,568	-608,550	-1,552,696
20	Class E (light industrial) development	-	1,711,068	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - copmarison) development	-	2,053,282	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	1,231,969	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,026,641	12,845,349	12,650,309	12,650,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	5,133,205	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	13,688,547	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	684,427	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	320,825	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	481,238	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	641,651	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	451,722	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	30,758	123,620	121,029	115,901	107,084	89,451
2	2 Houses	2	61,515	247,239	242,057	231,801	214,168	178,900
3	5 Houses	5	153,788	618,098	605,143	579,503	535,419	447,252
4	10 houses	10	307,575	1,236,195	1,210,286	1,159,005	1,070,838	894,503
5	30 flats - low density	30	410,100	1,607,523	1,530,317	1,440,377	1,154,472	582,662
6	30 flats - medium density	30	369,090	1,389,735	1,315,767	1,225,826	939,922	368,112
7	30 flats - high density	30	263,765	1,295,420	1,217,566	1,127,625	816,326	193,726
8	100 houses	100	3,075,752	11,598,995	11,362,149	10,893,401	10,087,464	8,457,508
9	100 flats - medium density	100	1,230,301	4,301,110	4,056,082	3,770,636	2,862,360	1,019,903
10	200 houses	200	6,151,504	21,886,507	21,443,173	20,565,759	19,057,186	16,037,019
11	200 flats- medium density	200	2,460,602	7,309,675	6,843,762	6,300,997	4,575,641	1,080,689
12	450 houses	450	13,840,884	42,072,724	41,228,156	39,556,653	36,682,770	30,900,947
13	450 flats - medium density	450	5,536,354	14,373,169	13,451,242	12,377,246	8,926,244	1,874,415
14	Student housing - studios 150 units	-	396,124	3,724,419	3,551,961	3,551,961	2,919,031	1,653,172
15	Student housing - ensuite 150 units	-	259,599	2,437,492	2,322,521	2,322,521	1,900,567	1,056,662
16	Student housing - studios 250 units	-	668,229	6,207,366	5,919,935	5,919,935	4,865,053	2,755,286
17	Student housing - ensuite 250 units	-	444,553	4,567,564	4,378,298	4,378,298	3,683,682	2,294,450
18	Student housing - ensuite 300 units	-	531,111	5,481,077	5,253,958	5,253,958	4,420,418	2,753,340
19	C2 care scheme - flats	60	376,076	128,648	2,665	-143,568	-608,550	-1,552,696
20	Class E (light industrial) development	-	515,588	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - copmarison) development	-	618,705	3,986,235	3,920,273	3,920,273	3,687,899	3,223,151
22	Class E (retail - supermarket) development	-	371,223	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	309,353	12,845,349	12,650,309	12,650,309	11,933,452	10,499,736
24	Class E (office/R&D) development	-	1,546,763	66,475,853	65,512,021	65,512,021	61,925,476	54,752,388
25	Industrial (B2/B8)	-	4,124,700	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	206,235	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	96,673	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	145,009	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	193,345	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	136,115	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	123,620	121,029	115,901	107,084	89,451
2	2 Houses	2	9,197	247,239	242,057	231,801	214,168	178,900
3	5 Houses	5	18,394	618,098	605,143	579,503	535,419	447,252
4	10 houses	10	45,984	1,236,195	1,210,286	1,159,005	1,070,838	894,503
5	30 flats - low density	30	91,969	1,607,523	1,530,317	1,440,377	1,154,472	582,662
6	30 flats - medium density	30	122,625	1,389,735	1,315,767	1,225,826	939,922	368,112
7	30 flats - high density	30	110,362	1,295,420	1,217,566	1,127,625	816,326	193,726
8	100 houses	100	78,869	11,598,995	11,362,149	10,893,401	10,087,464	8,457,508
9	100 flats - medium density	100	919,686	4,301,110	4,056,082	3,770,636	2,862,360	1,019,903
10	200 houses	200	367,874	21,886,507	21,443,173	20,565,759	19,057,186	16,037,019
11	200 flats- medium density	200	1,839,371	7,309,675	6,843,762	6,300,997	4,575,641	1,080,689
12	450 houses	450	735,749	42,072,724	41,228,156	39,556,653	36,682,770	30,900,947
13	450 flats - medium density	450	4,138,586	14,373,169	13,451,242	12,377,246	8,926,244	1,874,415
14	Student housing - studios 150 units	-	1,655,434	3,724,419	3,551,961			

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	174,754	115,180	112,282	106,421	96,345	76,192
2	2 Houses	2	349,508	230,360	224,564	212,842	192,689	152,385
3	5 Houses	5	873,769	575,901	561,408	532,106	481,724	380,961
4	10 houses	10	1,747,538	1,151,800	1,122,817	1,064,211	963,448	761,922
5	30 flats - low density	30	2,330,051	942,344	851,770	748,981	409,242	-274,357
6	30 flats - medium density	30	2,097,046	713,225	625,887	523,099	183,360	-503,686
7	30 flats - high density	30	1,498,626	607,579	516,354	413,566	48,432	-692,237
8	100 houses	100	17,475,383	10,845,338	10,578,891	10,036,990	9,105,279	7,241,855
9	100 flats - medium density	100	6,990,153	2,131,770	1,839,925	1,508,723	414,035	-1,820,278
10	200 houses	200	34,950,765	20,487,400	19,991,473	18,988,715	17,263,330	13,783,890
11	200 flats- medium density	200	13,980,306	3,139,081	2,584,147	1,954,380	-134,670	-4,433,381
12	450 houses	450	78,639,222	39,434,860	38,490,101	36,568,159	33,263,027	26,617,293
13	450 flats - medium density	450	31,455,689	6,038,196	4,923,365	3,647,298	-623,487	-9,494,483
14	Student housing - studios 150 units	-	2,250,641	2,738,255	2,553,246	2,553,246	1,870,380	504,649
15	Student housing - ensuite 150 units	-	1,474,955	1,780,050	1,656,710	1,656,710	1,201,466	290,980
16	Student housing - studios 250 units	-	3,796,650	4,563,759	4,255,409	4,255,409	3,117,300	841,082
17	Student housing - ensuite 250 units	-	2,525,797	3,485,287	3,282,246	3,282,246	2,532,827	1,033,990
18	Student housing - ensuite 300 units	-	3,017,593	4,182,344	3,938,695	3,938,695	3,039,393	1,240,787
19	C2 care scheme - flats	60	2,136,734	-1,086,772	-1,238,704	-1,408,424	-1,969,385	-3,091,306
20	Class E (light industrial) development	-	2,929,394	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - copmarison) development	-	3,515,273	13,656,868	13,590,906	13,590,906	13,358,531	12,893,783
22	Class E (retail - supermarket) development	-	2,109,164	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,757,636	28,671,931	28,451,530	28,451,530	27,633,774	25,998,259
24	Class E (office/R&D) development	-	8,788,181	147,048,745	145,959,587	145,959,587	141,868,229	133,685,511
25	Industrial (B2/B8)	-	23,435,150	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	1,171,758	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	549,261	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	823,892	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	1,098,523	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	773,360	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	102,074	115,180	112,282	106,421	96,345	76,192
2	2 Houses	2	204,149	230,360	224,564	212,842	192,689	152,385
3	5 Houses	5	510,371	575,901	561,408	532,106	481,724	380,961
4	10 houses	10	1,020,743	1,151,800	1,122,817	1,064,211	963,448	761,922
5	30 flats - low density	30	1,360,990	942,344	851,770	748,981	409,242	-274,357
6	30 flats - medium density	30	1,224,891	713,225	625,887	523,099	183,360	-503,686
7	30 flats - high density	30	875,352	607,579	516,354	413,566	48,432	-692,237
8	100 houses	100	10,207,427	10,845,338	10,578,891	10,036,990	9,105,279	7,241,855
9	100 flats - medium density	100	4,082,971	2,131,770	1,839,925	1,508,723	414,035	-1,820,278
10	200 houses	200	20,414,855	20,487,400	19,991,473	18,988,715	17,263,330	13,783,890
11	200 flats- medium density	200	8,165,942	3,139,081	2,584,147	1,954,380	-134,670	-4,433,381
12	450 houses	450	45,933,423	39,434,860	38,490,101	36,568,159	33,263,027	26,617,293
13	450 flats - medium density	450	18,373,369	6,038,196	4,923,365	3,647,298	-623,487	-9,494,483
14	Student housing - studios 150 units	-	1,314,607	2,738,255	2,553,246	2,553,246	1,870,380	504,649
15	Student housing - ensuite 150 units	-	861,526	1,780,050	1,656,710	1,656,710	1,201,466	290,980
16	Student housing - studios 250 units	-	2,217,635	4,563,759	4,255,409	4,255,409	3,117,300	841,082
17	Student housing - ensuite 250 units	-	1,475,326	3,485,287	3,282,246	3,282,246	2,532,827	1,033,990
18	Student housing - ensuite 300 units	-	1,762,586	4,182,344	3,938,695	3,938,695	3,039,393	1,240,787
19	C2 care scheme - flats	60	1,248,073	-1,086,772	-1,238,704	-1,408,424	-1,969,385	-3,091,306
20	Class E (light industrial) development	-	1,711,068	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - copmarison) development	-	2,053,282	13,656,868	13,590,906	13,590,906	13,358,531	12,893,783
22	Class E (retail - supermarket) development	-	1,231,969	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,026,641	28,671,931	28,451,530	28,451,530	27,633,774	25,998,259
24	Class E (office/R&D) development	-	5,133,205	147,048,745	145,959,587	145,959,587	141,868,229	133,685,511
25	Industrial (B2/B8)	-	13,688,547	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	684,427	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	320,825	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	481,238	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	641,651	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	451,722	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	30,758	115,180	112,282	106,421	96,345	76,192
2	2 Houses	2	61,515	230,360	224,564	212,842	192,689	152,385
3	5 Houses	5	153,788	575,901	561,408	532,106	481,724	380,961
4	10 houses	10	307,575	1,151,800	1,122,817	1,064,211	963,448	761,922
5	30 flats - low density	30	410,100	942,344	851,770	748,981	409,242	-274,357
6	30 flats - medium density	30	369,090	713,225	625,887	523,099	183,360	-503,686
7	30 flats - high density	30	263,765	607,579	516,354	413,566	48,432	-692,237
8	100 houses	100	3,075,752	10,845,338	10,578,891	10,036,990	9,105,279	7,241,855
9	100 flats - medium density	100	1,230,301	2,131,770	1,839,925	1,508,723	414,035	-1,820,278
10	200 houses	200	6,151,504	20,487,400	19,991,473	18,988,715	17,263,330	13,783,890
11	200 flats- medium density	200	2,460,602	3,139,081	2,584,147	1,954,380	-134,670	-4,433,381
12	450 houses	450	13,840,884	39,434,860	38,490,101	36,568,159	33,263,027	26,617,293
13	450 flats - medium density	450	5,536,354	6,038,196	4,923,365	3,647,298	-623,487	-9,494,483
14	Student housing - studios 150 units	-	396,124	2,738,255	2,553,246	2,553,246	1,870,380	504,649
15	Student housing - ensuite 150 units	-	259,599	1,780,050	1,656,710	1,656,710	1,201,466	290,980
16	Student housing - studios 250 units	-	668,229	4,563,759	4,255,409	4,255,409	3,117,300	841,082
17	Student housing - ensuite 250 units	-	444,553	3,485,287	3,282,246	3,282,246	2,532,827	1,033,990
18	Student housing - ensuite 300 units	-	531,111	4,182,344	3,938,695	3,938,695	3,039,393	1,240,787
19	C2 care scheme - flats	60	376,076	-1,086,772	-1,238,704	-1,408,424	-1,969,385	-3,091,306
20	Class E (light industrial) development	-	515,588	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - copmarison) development	-	618,705	13,656,868	13,590,906	13,590,906	13,358,531	12,893,783
22	Class E (retail - supermarket) development	-	371,223	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	309,353	28,671,931	28,451,530	28,451,530	27,633,774	25,998,259
24	Class E (office/R&D) development	-	1,546,763	147,048,745	145,959,587	145,959,587	141,868,229	133,685,511
25	Industrial (B2/B8)	-	4,124,700	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	206,235	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	96,673	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	145,009	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	193,345	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	136,115	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	115,180	112,282	106,421	96,345	76,192
2	2 Houses	2	9,197	230,360	224,564	212,842	192,689	152,385
3	5 Houses	5	18,394	575,901	561,408	532,106	481,724	380,961
4	10 houses	10	45,984	1,151,800	1,122,817	1,064,211	963,448	761,922
5	30 flats - low density	30	91,969	942,344	851,770	748,981	409,242	-274,357
6	30 flats - medium density	30	122,625	713,225	625,887	523,099	183,360	-503,686
7	30 flats - high density	30	110,362	607,579	516,354	413,566	48,432	-692,237
8	100 houses	100	78,869	10,845,338	10,578,891	10,036,990	9,105,279	7,241,855
9	100 flats - medium density	100	919,686	2,131,770	1,839,925	1,508,723	414,035	-1,820,278
10	200 houses	200	367,874	20,487,400	19,991,473	18,988,715	17,263,330	13,783,890
11	200 flats- medium density	200	1,839,371	3,139,081	2,584,147	1,954,380	-134,670	-4,433,381
12	450 houses	450	735,749	39,434,860	38,490,101	36,568,159	33,263,027	26,617,293
13	450 flats - medium density	450	4,138,586	6,038,196	4,923,365	3,647,298	-623,487	-9,494,483
14	Student housing - studios 150 units	-	1,655,434	2,738,255	2,553,246	2,553,246	1,870,380	504,649
15	Student housing - ensuite 150 units	-	118,446	1,780,				

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	174,754	130,891	127,992	122,132	112,056	91,904
2	2 Houses	2	349,508	261,783	255,986	244,265	224,112	183,807
3	5 Houses	5	873,769	654,457	639,964	610,661	560,280	459,517
4	10 houses	10	1,747,538	1,308,913	1,279,929	1,221,324	1,120,560	919,035
5	30 flats - low density	30	2,330,051	1,327,620	1,237,045	1,134,256	794,518	115,040
6	30 flats - medium density	30	2,097,046	1,087,169	999,831	897,043	557,303	-124,037
7	30 flats - high density	30	1,498,626	970,191	878,966	776,177	411,045	-324,093
8	100 houses	100	17,475,383	12,299,299	12,034,356	11,498,644	10,568,298	8,704,875
9	100 flats - medium density	100	6,990,153	3,326,102	3,034,256	2,703,054	1,608,366	-589,875
10	200 houses	200	34,950,765	23,220,564	22,724,636	21,721,878	19,997,795	16,532,456
11	200 flats- medium density	200	13,980,306	5,343,541	4,796,946	4,169,576	2,088,066	-2,143,184
12	450 houses	450	78,639,222	44,669,115	43,724,356	41,814,067	38,517,098	31,896,325
13	450 flats - medium density	450	31,455,689	10,460,577	9,362,501	8,104,611	3,910,871	-4,745,375
14	Student housing - studios 150 units	-	2,250,641	2,738,255	2,553,246	2,553,246	1,870,380	504,649
15	Student housing - ensuite 150 units	-	1,474,955	1,780,050	1,656,710	1,656,710	1,201,466	290,980
16	Student housing - studios 250 units	-	3,796,650	4,563,759	4,255,409	4,255,409	3,117,300	841,082
17	Student housing - ensuite 250 units	-	2,525,797	3,485,287	3,282,246	3,282,246	2,532,827	1,033,990
18	Student housing - ensuite 300 units	-	3,017,593	4,182,344	3,938,695	3,938,695	3,039,393	1,240,787
19	C2 care scheme - flats	60	2,136,734	-582,333	-732,901	-902,622	-1,463,582	-2,585,502
20	Class E (light industrial) development	-	2,929,394	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - copmarison) development	-	3,515,273	13,656,868	13,590,906	13,590,906	13,358,531	12,893,783
22	Class E (retail - supermarket) development	-	2,109,164	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,757,636	28,671,931	28,451,530	28,451,530	27,633,774	25,998,259
24	Class E (office/R&D) development	-	8,788,181	147,048,745	145,959,587	145,959,587	141,868,229	133,685,511
25	Industrial (B2/B8)	-	23,435,150	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	1,171,758	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	549,261	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	823,892	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	1,098,523	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	773,360	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	102,074	130,891	127,992	122,132	112,056	91,904
2	2 Houses	2	204,149	261,783	255,986	244,265	224,112	183,807
3	5 Houses	5	510,371	654,457	639,964	610,661	560,280	459,517
4	10 houses	10	1,020,743	1,308,913	1,279,929	1,221,324	1,120,560	919,035
5	30 flats - low density	30	1,360,990	1,327,620	1,237,045	1,134,256	794,518	115,040
6	30 flats - medium density	30	1,224,891	1,087,169	999,831	897,043	557,303	-124,037
7	30 flats - high density	30	875,352	970,191	878,966	776,177	411,045	-324,093
8	100 houses	100	10,207,427	12,299,299	12,034,356	11,498,644	10,568,298	8,704,875
9	100 flats - medium density	100	4,082,971	3,326,102	3,034,256	2,703,054	1,608,366	-589,875
10	200 houses	200	20,414,855	23,220,564	22,724,636	21,721,878	19,997,795	16,532,456
11	200 flats- medium density	200	8,165,942	5,343,541	4,796,946	4,169,576	2,088,066	-2,143,184
12	450 houses	450	45,933,423	44,669,115	43,724,356	41,814,067	38,517,098	31,896,325
13	450 flats - medium density	450	18,373,369	10,460,577	9,362,501	8,104,611	3,910,871	-4,745,375
14	Student housing - studios 150 units	-	1,314,607	2,738,255	2,553,246	2,553,246	1,870,380	504,649
15	Student housing - ensuite 150 units	-	861,526	1,780,050	1,656,710	1,656,710	1,201,466	290,980
16	Student housing - studios 250 units	-	2,217,635	4,563,759	4,255,409	4,255,409	3,117,300	841,082
17	Student housing - ensuite 250 units	-	1,475,326	3,485,287	3,282,246	3,282,246	2,532,827	1,033,990
18	Student housing - ensuite 300 units	-	1,762,586	4,182,344	3,938,695	3,938,695	3,039,393	1,240,787
19	C2 care scheme - flats	60	1,248,073	-582,333	-732,901	-902,622	-1,463,582	-2,585,502
20	Class E (light industrial) development	-	1,711,068	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - copmarison) development	-	2,053,282	13,656,868	13,590,906	13,590,906	13,358,531	12,893,783
22	Class E (retail - supermarket) development	-	1,231,969	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,026,641	28,671,931	28,451,530	28,451,530	27,633,774	25,998,259
24	Class E (office/R&D) development	-	5,133,205	147,048,745	145,959,587	145,959,587	141,868,229	133,685,511
25	Industrial (B2/B8)	-	13,688,547	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	684,427	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	320,825	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	481,238	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	641,651	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	451,722	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	30,758	130,891	127,992	122,132	112,056	91,904
2	2 Houses	2	61,515	261,783	255,986	244,265	224,112	183,807
3	5 Houses	5	153,788	654,457	639,964	610,661	560,280	459,517
4	10 houses	10	307,575	1,308,913	1,279,929	1,221,324	1,120,560	919,035
5	30 flats - low density	30	410,100	1,327,620	1,237,045	1,134,256	794,518	115,040
6	30 flats - medium density	30	369,090	1,087,169	999,831	897,043	557,303	-124,037
7	30 flats - high density	30	263,765	970,191	878,966	776,177	411,045	-324,093
8	100 houses	100	3,075,752	12,299,299	12,034,356	11,498,644	10,568,298	8,704,875
9	100 flats - medium density	100	1,230,301	3,326,102	3,034,256	2,703,054	1,608,366	-589,875
10	200 houses	200	6,151,504	23,220,564	22,724,636	21,721,878	19,997,795	16,532,456
11	200 flats- medium density	200	2,460,602	5,343,541	4,796,946	4,169,576	2,088,066	-2,143,184
12	450 houses	450	13,840,884	44,669,115	43,724,356	41,814,067	38,517,098	31,896,325
13	450 flats - medium density	450	5,536,354	10,460,577	9,362,501	8,104,611	3,910,871	-4,745,375
14	Student housing - studios 150 units	-	396,124	2,738,255	2,553,246	2,553,246	1,870,380	504,649
15	Student housing - ensuite 150 units	-	259,599	1,780,050	1,656,710	1,656,710	1,201,466	290,980
16	Student housing - studios 250 units	-	668,229	4,563,759	4,255,409	4,255,409	3,117,300	841,082
17	Student housing - ensuite 250 units	-	444,553	3,485,287	3,282,246	3,282,246	2,532,827	1,033,990
18	Student housing - ensuite 300 units	-	531,111	4,182,344	3,938,695	3,938,695	3,039,393	1,240,787
19	C2 care scheme - flats	60	376,076	-582,333	-732,901	-902,622	-1,463,582	-2,585,502
20	Class E (light industrial) development	-	515,588	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - copmarison) development	-	618,705	13,656,868	13,590,906	13,590,906	13,358,531	12,893,783
22	Class E (retail - supermarket) development	-	371,223	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	309,353	28,671,931	28,451,530	28,451,530	27,633,774	25,998,259
24	Class E (office/R&D) development	-	1,546,763	147,048,745	145,959,587	145,959,587	141,868,229	133,685,511
25	Industrial (B2/B8)	-	4,124,700	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	206,235	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	96,673	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	145,009	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	193,345	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	136,115	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	130,891	127,992	122,132	112,056	91,904
2	2 Houses	2	9,197	261,783	255,986	244,265	224,112	183,807
3	5 Houses	5	18,394	654,457	639,964	610,661	560,280	459,517
4	10 houses	10	45,984	1,308,913	1,279,929	1,221,324	1,120,560	919,035
5	30 flats - low density	30	91,969	1,327,620	1,237,045	1,134,256	794,518	115,040
6	30 flats - medium density	30	122,625	1,087,169	999,831	897,043	557,303	-124,037
7	30 flats - high density	30	110,362	970,191	878,966	776,177	411,045	-324,093
8	100 houses	100	78,869	12,299,299	12,034,356	11,498,644	10,568,298	8,704,875
9	100 flats - medium density	100	919,686	3,326,102	3,034,256	2,703,054	1,608,366	-589,875
10	200 houses	200	367,874	23,220,564	22,724,636	21,721,878	19,997,795	16,532,456
11	200 flats- medium density	200	1,839,371	5,343,541	4,796,946	4,169,576	2,088,066	-2,143,184
12	450 houses	450	735,749	44,669,115	43,724,356	41,814,067	38,517,098	31,896,325
13	450 flats - medium density	450	4,138,586	10,460,577	9,362,501	8,104,611	3,910,871	-4,745,375
14	Student housing - studios 150 units	-	1,655,434	2,738,255	2,553,246	2,553,246	1,870,380	504,649

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	174,754	157,418	154,519	148,659	138,582	118,429
2	2 Houses	2	349,508	314,835	309,038	297,317	277,165	236,859
3	5 Houses	5	873,769	787,088	772,595	743,293	692,911	592,148
4	10 houses	10	1,747,538	1,574,175	1,545,191	1,486,586	1,385,822	1,184,297
5	30 flats - low density	30	2,330,051	1,978,103	1,887,527	1,784,739	1,445,000	765,523
6	30 flats - medium density	30	2,097,046	1,718,519	1,631,182	1,528,393	1,188,654	509,178
7	30 flats - high density	30	1,498,626	1,582,410	1,491,185	1,388,397	1,023,263	292,998
8	100 houses	100	17,475,383	14,754,107	14,489,164	13,953,452	13,032,381	11,174,976
9	100 flats - medium density	100	6,990,153	5,318,185	5,030,725	4,704,501	3,624,827	1,435,451
10	200 houses	200	34,950,765	27,835,123	27,339,196	26,336,438	24,612,355	21,164,190
11	200 flats- medium density	200	13,980,306	9,035,186	8,488,593	7,868,290	5,818,063	1,665,093
12	450 houses	450	78,639,222	53,506,415	52,561,655	50,651,367	47,366,928	40,777,592
13	450 flats - medium density	450	31,455,689	17,818,666	16,737,093	15,509,668	11,406,832	3,032,820
14	Student housing - studios 150 units	-	2,250,641	2,738,255	2,553,246	2,553,246	1,870,380	504,649
15	Student housing - ensuite 150 units	-	1,474,955	1,780,050	1,656,710	1,656,710	1,201,466	290,980
16	Student housing - studios 250 units	-	3,796,650	4,563,759	4,255,409	4,255,409	3,117,300	841,082
17	Student housing - ensuite 250 units	-	2,525,797	3,485,287	3,282,246	3,282,246	2,532,827	1,033,990
18	Student housing - ensuite 300 units	-	3,017,593	4,182,344	3,938,695	3,938,695	3,039,393	1,240,787
19	C2 care scheme - flats	60	2,136,734	254,127	106,726	-58,815	-611,344	-1,731,526
20	Class E (light industrial) development	-	2,929,394	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - coparison) development	-	3,515,273	13,656,868	13,590,906	13,590,906	13,358,531	12,893,783
22	Class E (retail - supermarket) development	-	2,109,164	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,757,636	28,671,931	28,451,530	28,451,530	27,633,774	25,998,259
24	Class E (office/R&D) development	-	8,788,181	147,048,745	145,959,587	145,959,587	141,868,229	133,685,511
25	Industrial (B2/B8)	-	23,435,150	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	1,171,758	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	549,261	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	823,892	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	1,098,523	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	773,360	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	102,074	157,418	154,519	148,659	138,582	118,429
2	2 Houses	2	204,149	314,835	309,038	297,317	277,165	236,859
3	5 Houses	5	510,371	787,088	772,595	743,293	692,911	592,148
4	10 houses	10	1,020,743	1,574,175	1,545,191	1,486,586	1,385,822	1,184,297
5	30 flats - low density	30	1,360,990	1,978,103	1,887,527	1,784,739	1,445,000	765,523
6	30 flats - medium density	30	1,224,891	1,718,519	1,631,182	1,528,393	1,188,654	509,178
7	30 flats - high density	30	875,352	1,582,410	1,491,185	1,388,397	1,023,263	292,998
8	100 houses	100	10,207,427	14,754,107	14,489,164	13,953,452	13,032,381	11,174,976
9	100 flats - medium density	100	4,082,971	5,318,185	5,030,725	4,704,501	3,624,827	1,435,451
10	200 houses	200	20,414,855	27,835,123	27,339,196	26,336,438	24,612,355	21,164,190
11	200 flats- medium density	200	8,165,942	9,035,186	8,488,593	7,868,290	5,818,063	1,665,093
12	450 houses	450	45,933,423	53,506,415	52,561,655	50,651,367	47,366,928	40,777,592
13	450 flats - medium density	450	18,373,369	17,818,666	16,737,093	15,509,668	11,406,832	3,032,820
14	Student housing - studios 150 units	-	1,314,607	2,738,255	2,553,246	2,553,246	1,870,380	504,649
15	Student housing - ensuite 150 units	-	861,526	1,780,050	1,656,710	1,656,710	1,201,466	290,980
16	Student housing - studios 250 units	-	2,217,635	4,563,759	4,255,409	4,255,409	3,117,300	841,082
17	Student housing - ensuite 250 units	-	1,475,326	3,485,287	3,282,246	3,282,246	2,532,827	1,033,990
18	Student housing - ensuite 300 units	-	1,762,586	4,182,344	3,938,695	3,938,695	3,039,393	1,240,787
19	C2 care scheme - flats	60	1,248,073	254,127	106,726	-58,815	-611,344	-1,731,526
20	Class E (light industrial) development	-	1,711,068	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - coparison) development	-	2,053,282	13,656,868	13,590,906	13,590,906	13,358,531	12,893,783
22	Class E (retail - supermarket) development	-	1,231,969	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	1,026,641	28,671,931	28,451,530	28,451,530	27,633,774	25,998,259
24	Class E (office/R&D) development	-	5,133,205	147,048,745	145,959,587	145,959,587	141,868,229	133,685,511
25	Industrial (B2/B8)	-	13,688,547	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	684,427	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	320,825	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	481,238	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	641,651	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	451,722	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	30,758	157,418	154,519	148,659	138,582	118,429
2	2 Houses	2	61,515	314,835	309,038	297,317	277,165	236,859
3	5 Houses	5	153,788	787,088	772,595	743,293	692,911	592,148
4	10 houses	10	307,575	1,574,175	1,545,191	1,486,586	1,385,822	1,184,297
5	30 flats - low density	30	410,100	1,978,103	1,887,527	1,784,739	1,445,000	765,523
6	30 flats - medium density	30	369,090	1,718,519	1,631,182	1,528,393	1,188,654	509,178
7	30 flats - high density	30	263,765	1,582,410	1,491,185	1,388,397	1,023,263	292,998
8	100 houses	100	3,075,752	14,754,107	14,489,164	13,953,452	13,032,381	11,174,976
9	100 flats - medium density	100	1,230,301	5,318,185	5,030,725	4,704,501	3,624,827	1,435,451
10	200 houses	200	6,151,504	27,835,123	27,339,196	26,336,438	24,612,355	21,164,190
11	200 flats- medium density	200	2,460,602	9,035,186	8,488,593	7,868,290	5,818,063	1,665,093
12	450 houses	450	13,840,884	53,506,415	52,561,655	50,651,367	47,366,928	40,777,592
13	450 flats - medium density	450	5,536,354	17,818,666	16,737,093	15,509,668	11,406,832	3,032,820
14	Student housing - studios 150 units	-	396,124	2,738,255	2,553,246	2,553,246	1,870,380	504,649
15	Student housing - ensuite 150 units	-	259,599	1,780,050	1,656,710	1,656,710	1,201,466	290,980
16	Student housing - studios 250 units	-	668,229	4,563,759	4,255,409	4,255,409	3,117,300	841,082
17	Student housing - ensuite 250 units	-	444,553	3,485,287	3,282,246	3,282,246	2,532,827	1,033,990
18	Student housing - ensuite 300 units	-	531,111	4,182,344	3,938,695	3,938,695	3,039,393	1,240,787
19	C2 care scheme - flats	60	376,076	254,127	106,726	-58,815	-611,344	-1,731,526
20	Class E (light industrial) development	-	515,588	709,796	666,163	666,163	504,808	182,096
21	Class E (retail - coparison) development	-	618,705	13,656,868	13,590,906	13,590,906	13,358,531	12,893,783
22	Class E (retail - supermarket) development	-	371,223	707,771	664,903	664,903	512,387	207,353
23	Class E (office/R&D) development	-	309,353	28,671,931	28,451,530	28,451,530	27,633,774	25,998,259
24	Class E (office/R&D) development	-	1,546,763	147,048,745	145,959,587	145,959,587	141,868,229	133,685,511
25	Industrial (B2/B8)	-	4,124,700	18,188,525	17,890,449	17,890,449	16,792,374	14,596,224
26	Industrial (B2/B8)	-	206,235	909,426	894,522	894,522	839,618	729,811
27	Hotel (city centre) 50 rooms	-	96,673	-1,929,000	-1,991,626	-1,991,626	-2,231,033	-2,709,847
28	Hotel (city centre) 75 rooms	-	145,009	-2,893,501	-2,987,438	-2,987,438	-3,346,549	-4,064,771
29	Hotel (city centre) 100 rooms	-	193,345	-3,858,001	-3,983,251	-3,983,251	-4,462,066	-5,419,694
30	Community use/leisure	-	136,115	-1,278,180	-1,323,904	-1,323,904	-1,500,347	-1,853,234

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	157,418	154,519	148,659	138,582	118,429
2	2 Houses	2	9,197	314,835	309,038	297,317	277,165	236,859
3	5 Houses	5	18,394	787,088	772,595	743,293	692,911	592,148
4	10 houses	10	45,984	1,574,175	1,545,191	1,486,586	1,385,822	1,184,297
5	30 flats - low density	30	91,969	1,978,103	1,887,527	1,784,739	1,445,000	765,523
6	30 flats - medium density	30	122,625	1,718,519	1,631,182	1,528,393	1,188,654	509,178
7	30 flats - high density	30	110,362	1,582,410	1,491,185	1,388,397	1,023,263	292,998
8	100 houses	100	78,869	14,754,107	14,489,164	13,953,452	13,032,381	11,174,976
9	100 flats - medium density	100	919,686	5,318,185	5,030,725	4,704,501	3,624,827	1,435,451
10	200 houses	200	367,874	27,835,123	27,339,196	26,336,438	24,612,355	21,164,190
11	200 flats- medium density	200	1,839,371	9,035,186	8,488,593	7,868,290	5,818,063	1,665,093
12	450 houses	450	735,749	53,506,415	52,561,655	50,651,367	47,366,928	40,777,592
13	450 flats - medium density	450	4,138,586	17,818,666	16,737,093	15,509,668	11,406,832	3,032,820
14	Student housing - studios							

Appendix 13 - Sensitivity analysis – growth

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£174,501	122,291	116,333	110,384	104,443	98,511	92,587	86,671	80,764	74,867	68,976	63,095
2 Houses	2	£349,003	244,581	232,665	220,767	208,886	197,022	185,174	173,344	161,530	149,732	137,952	126,189
5 Houses	5	£872,507	611,453	581,665	551,919	522,215	492,555	462,936	433,359	403,823	374,331	344,881	315,473
10 houses	10	£1,745,014	1,222,904	1,163,329	1,103,838	1,044,431	985,109	925,870	866,717	807,647	748,662	689,761	630,944
30 flats - low density	30	£2,326,685	1,293,943	1,159,084	1,024,416	889,942	755,659	621,568	487,671	353,965	220,452	87,132	- 46,699
30 flats - medium density	30	£2,094,017	1,050,765	920,644	790,707	660,958	531,393	402,014	272,822	143,815	14,994	- 115,376	- 245,785
30 flats - high density	30	£1,496,646	843,026	717,643	592,440	467,416	342,571	217,905	93,419	- 31,359	- 157,381	- 283,221	- 408,879
100 houses	100	£17,450,138	11,552,328	10,991,905	10,432,274	9,873,437	9,315,392	8,758,141	8,201,683	7,646,018	7,091,145	6,537,067	5,983,781
100 flats - medium density	100	£6,980,055	3,125,243	2,720,403	2,316,140	1,912,456	1,509,350	1,106,822	704,873	303,501	- 98,776	- 505,098	- 914,000
200 houses	200	£34,900,276	21,919,917	20,856,613	19,794,813	18,734,518	17,675,728	16,618,443	15,562,662	14,508,386	13,455,615	12,404,349	11,354,588
200 flats - medium density	200	£13,960,110	4,623,160	3,924,264	3,226,368	2,529,470	1,833,571	1,138,672	444,771	- 257,589	- 968,519	- 1,678,423	- 2,387,300
450 houses	450	£78,525,620	42,247,857	40,198,376	38,151,797	36,108,116	34,067,337	32,029,458	29,994,480	27,962,401	25,933,223	23,906,946	21,882,243
450 flats - medium density	450	£31,410,248	8,809,141	7,434,269	6,054,458	4,671,069	3,289,663	1,910,239	532,799	- 872,069	- 2,283,470	- 3,697,993	- 5,126,718
Student housing - studios 150 units	-	£2,250,641	9,243,753	8,280,239	7,316,725	6,353,210	5,389,696	4,426,182	3,462,668	2,499,153	1,535,639	572,125	- 397,361
Student housing - ensuite 150 units	-	£1,474,955	6,117,049	5,474,706	4,832,363	4,190,020	3,547,677	2,905,334	2,262,991	1,620,648	978,305	335,963	- 311,055
Student housing - studios 250 units	-	£3,796,650	15,406,255	13,800,398	12,194,542	10,588,684	8,982,827	7,376,970	5,771,113	4,165,255	2,559,399	953,541	- 662,269
Student housing - ensuite 250 units	-	£2,525,797	10,869,207	9,781,238	8,693,271	7,605,303	6,517,334	5,429,366	4,341,398	3,253,429	2,165,461	1,077,494	- 10,635
Student housing - ensuite 300 units	-	£3,017,593	13,043,048	11,737,487	10,431,924	9,126,363	7,820,801	6,515,239	5,209,678	3,904,115	2,598,554	1,292,992	- 12,762
C2 care scheme - flats	60	£2,136,734	- 801,774	- 954,849	- 1,107,923	- 1,260,999	- 1,414,074	- 1,567,150	- 1,720,225	- 1,873,300	- 2,026,375	- 2,179,450	- 2,332,526
Class E (light industrial) development	-	£2,929,394	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133
Class E (retail - comparison) development	-	£3,515,273	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999
Class E (retail - supermarket) development	-	£2,109,164	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032
Class E (office/R&D) development	-	£1,757,636	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618
Class E (office/R&D) development	-	£8,788,181	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378
Industrial (B2/B8)	-	£23,435,150	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316
Industrial (B2/B8)	-	£1,171,758	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616
Hotel (city centre) 50 rooms	-	£549,261	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304
Hotel (city centre) 75 rooms	-	£823,892	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456
Hotel (city centre) 100 rooms	-	£1,098,523	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608
Community use/leisure	-	£773,360	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£101,927	122,291	116,333	110,384	104,443	98,511	92,587	86,671	80,764	74,867	68,976	63,095
2 Houses	2	£203,854	244,581	232,665	220,767	208,886	197,022	185,174	173,344	161,530	149,732	137,952	126,189
5 Houses	5	£509,634	611,453	581,665	551,919	522,215	492,555	462,936	433,359	403,823	374,331	344,881	315,473
10 houses	10	£1,019,268	1,222,904	1,163,329	1,103,838	1,044,431	985,109	925,870	866,717	807,647	748,662	689,761	630,944
30 flats - low density	30	£1,359,024	1,293,943	1,159,084	1,024,416	889,942	755,659	621,568	487,671	353,965	220,452	87,132	- 46,699
30 flats - medium density	30	£1,223,122	1,050,765	920,644	790,707	660,958	531,393	402,014	272,822	143,815	14,994	- 115,376	- 245,785
30 flats - high density	30	£874,196	843,026	717,643	592,440	467,416	342,571	217,905	93,419	- 31,359	- 157,381	- 283,221	- 408,879
100 houses	100	£10,192,682	11,552,328	10,991,905	10,432,274	9,873,437	9,315,392	8,758,141	8,201,683	7,646,018	7,091,145	6,537,067	5,983,781
100 flats - medium density	100	£4,077,073	3,125,243	2,720,403	2,316,140	1,912,456	1,509,350	1,106,822	704,873	303,501	- 98,776	- 505,098	- 914,000
200 houses	200	£20,385,363	21,919,917	20,856,613	19,794,813	18,734,518	17,675,728	16,618,443	15,562,662	14,508,386	13,455,615	12,404,349	11,354,588
200 flats - medium density	200	£8,154,145	4,623,160	3,924,264	3,226,368	2,529,470	1,833,571	1,138,672	444,771	- 257,589	- 968,519	- 1,678,423	- 2,387,300
450 houses	450	£45,867,068	42,247,857	40,198,376	38,151,797	36,108,116	34,067,337	32,029,458	29,994,480	27,962,401	25,933,223	23,906,946	21,882,243
450 flats - medium density	450	£18,346,827	8,809,141	7,434,269	6,054,458	4,671,069	3,289,663	1,910,239	532,799	- 872,069	- 2,283,470	- 3,697,993	- 5,126,718
Student housing - studios 150 units	-	£1,314,607	9,243,753	8,280,239	7,316,725	6,353,210	5,389,696	4,426,182	3,462,668	2,499,153	1,535,639	572,125	- 397,361
Student housing - ensuite 150 units	-	£861,526	6,117,049	5,474,706	4,832,363	4,190,020	3,547,677	2,905,334	2,262,991	1,620,648	978,305	335,963	- 311,055
Student housing - studios 250 units	-	£2,217,635	15,406,255	13,800,398	12,194,542	10,588,684	8,982,827	7,376,970	5,771,113	4,165,255	2,559,399	953,541	- 662,269
Student housing - ensuite 250 units	-	£1,475,326	10,869,207	9,781,238	8,693,271	7,605,303	6,517,334	5,429,366	4,341,398	3,253,429	2,165,461	1,077,494	- 10,635
Student housing - ensuite 300 units	-	£1,762,586	13,043,048	11,737,487	10,431,924	9,126,363	7,820,801	6,515,239	5,209,678	3,904,115	2,598,554	1,292,992	- 12,762
C2 care scheme - flats	60	£1,248,073	- 801,774	- 954,849	- 1,107,923	- 1,260,999	- 1,414,074	- 1,567,150	- 1,720,225	- 1,873,300	- 2,026,375	- 2,179,450	- 2,332,526
Class E (light industrial) development	-	£1,711,068	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133
Class E (retail - comparison) development	-	£2,053,282	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999
Class E (retail - supermarket) development	-	£1,231,969	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032
Class E (office/R&D) development	-	£1,026,641	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618
Class E (office/R&D) development	-	£5,133,205	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378
Industrial (B2/B8)	-	£13,688,547	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316
Industrial (B2/B8)	-	£684,427	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616
Hotel (city centre) 50 rooms	-	£320,825	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304
Hotel (city centre) 75 rooms	-	£481,238	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456
Hotel (city centre) 100 rooms	-	£641,651	- 5,508,608	- 5,508,608	- 5,508,608</								

ORD CITY COUNCIL - LOCAL PLAN
ICHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £6,521 psm

AH tenure

Rented 80.0%

SO 20.0%

Frst Hms 0%

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£174,501	249,166	236,778	224,408	212,055	199,720	187,402	175,102	162,819	150,554	138,307	126,076
2 Houses	2	£349,003	498,332	473,557	448,816	424,110	399,439	374,805	350,204	325,639	301,109	276,614	252,154
5 Houses	5	£872,507	1,245,830	1,183,892	1,122,039	1,060,276	998,600	937,010	875,510	814,096	752,772	691,534	630,383
10 houses	10	£1,745,014	2,491,662	2,367,783	2,244,079	2,120,552	1,997,199	1,874,022	1,751,020	1,628,194	1,505,543	1,383,068	1,260,768
30 flats - low density	30	£2,326,685	4,405,220	4,112,674	3,820,544	3,528,829	3,237,530	2,946,648	2,656,180	2,366,129	2,076,494	1,787,274	1,498,470
30 flats - medium density	30	£2,094,017	4,070,534	3,787,364	3,504,596	3,222,231	2,940,268	2,658,708	2,377,552	2,096,797	1,816,446	1,536,496	1,256,950
30 flats - high density	30	£1,496,646	3,771,286	3,497,493	3,224,089	2,951,075	2,678,450	2,406,215	2,134,369	1,862,913	1,591,847	1,321,170	1,050,882
100 houses	100	£17,450,138	23,338,083	22,179,435	21,022,427	19,867,059	18,713,333	17,561,246	16,410,801	15,261,998	14,114,834	12,969,311	11,825,429
100 flats - medium density	100	£6,980,055	12,676,571	11,790,615	10,905,921	10,022,486	9,140,310	8,259,395	7,379,739	6,501,344	5,624,208	4,748,332	3,873,715
200 houses	200	£34,900,276	44,021,622	41,836,963	39,655,398	37,476,927	35,301,549	33,129,266	30,960,076	28,793,980	26,630,977	24,470,945	22,312,476
200 flats - medium density	200	£13,960,110	22,234,621	20,654,346	19,076,320	17,500,540	15,927,008	14,355,723	12,786,685	11,219,896	9,655,353	8,086,388	6,516,905
450 houses	450	£78,525,620	84,628,346	80,428,199	76,234,001	72,045,749	67,863,447	63,687,091	59,516,685	55,352,226	51,193,714	47,041,151	42,894,536
450 flats - medium density	450	£31,410,248	43,702,913	40,613,610	37,528,700	34,448,184	31,368,324	28,284,480	25,205,047	22,126,337	19,039,972	15,952,279	12,855,338
Student housing - studios 150 units	-	£2,250,641	9,243,753	8,280,239	7,316,725	6,353,210	5,389,696	4,426,182	3,462,668	2,499,153	1,535,639	572,125	- 397,361
Student housing - ensuite 150 units	-	£1,474,955	6,117,049	5,474,706	4,832,363	4,190,020	3,547,677	2,905,334	2,262,991	1,620,648	978,305	335,963	- 311,055
Student housing - studios 250 units	-	£3,796,650	15,406,255	13,800,398	12,194,542	10,588,684	8,982,827	7,376,970	5,771,113	4,165,255	2,559,399	953,541	- 662,269
Student housing - ensuite 250 units	-	£2,525,797	10,869,207	9,781,238	8,693,271	7,605,303	6,517,334	5,429,366	4,341,398	3,253,429	2,165,461	1,077,494	- 10,635
Student housing - ensuite 300 units	-	£3,017,593	13,043,048	11,737,487	10,431,924	9,126,363	7,820,801	6,515,239	5,209,678	3,904,115	2,598,554	1,292,992	- 12,762
C2 care scheme - flats	60	£2,136,374	3,118,701	2,777,595	2,436,489	2,095,384	1,754,277	1,413,172	1,072,067	730,961	387,219	42,123	- 307,595
Class E (light industrial) development	-	£2,929,394	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133
Class E (retail - copmarison) development	-	£3,515,273	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999
Class E (retail - supermarket) development	-	£2,109,164	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032
Class E (office/R&D) development	-	£1,757,636	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618
Class E (office/R&D) development	-	£8,788,181	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378
Industrial (B2/B8)	-	£23,435,150	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316
Industrial (B2/B8)	-	£1,171,758	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616
Hotel (city centre) 50 rooms	-	£549,261	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304
Hotel (city centre) 75 rooms	-	£823,892	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456
Hotel (city centre) 100 rooms	-	£1,098,523	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608
Community use/leisure	-	£773,360	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998

ICHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£101,927	249,166	236,778	224,408	212,055	199,720	187,402	175,102	162,819	150,554	138,307	126,076
2 Houses	2	£203,854	498,332	473,557	448,816	424,110	399,439	374,805	350,204	325,639	301,109	276,614	252,154
5 Houses	5	£509,634	1,245,830	1,183,892	1,122,039	1,060,276	998,600	937,010	875,510	814,096	752,772	691,534	630,383
10 houses	10	£1,019,268	2,491,662	2,367,783	2,244,079	2,120,552	1,997,199	1,874,022	1,751,020	1,628,194	1,505,543	1,383,068	1,260,768
30 flats - low density	30	£1,359,024	4,405,220	4,112,674	3,820,544	3,528,829	3,237,530	2,946,648	2,656,180	2,366,129	2,076,494	1,787,274	1,498,470
30 flats - medium density	30	£1,223,122	4,070,534	3,787,364	3,504,596	3,222,231	2,940,268	2,658,708	2,377,552	2,096,797	1,816,446	1,536,496	1,256,950
30 flats - high density	30	£874,196	3,771,286	3,497,493	3,224,089	2,951,075	2,678,450	2,406,215	2,134,369	1,862,913	1,591,847	1,321,170	1,050,882
100 houses	100	£10,192,682	23,338,083	22,179,435	21,022,427	19,867,059	18,713,333	17,561,246	16,410,801	15,261,998	14,114,834	12,969,311	11,825,429
100 flats - medium density	100	£4,077,073	12,676,571	11,790,615	10,905,921	10,022,486	9,140,310	8,259,395	7,379,739	6,501,344	5,624,208	4,748,332	3,873,715
200 houses	200	£20,385,363	44,021,622	41,836,963	39,655,398	37,476,927	35,301,549	33,129,266	30,960,076	28,793,980	26,630,977	24,470,945	22,312,476
200 flats - medium density	200	£8,154,145	22,234,621	20,654,346	19,076,320	17,500,540	15,927,008	14,355,723	12,786,685	11,219,896	9,655,353	8,086,388	6,516,905
450 houses	450	£45,867,068	84,628,346	80,428,199	76,234,001	72,045,749	67,863,447	63,687,091	59,516,685	55,352,226	51,193,714	47,041,151	42,894,536
450 flats - medium density	450	£18,346,827	43,702,913	40,613,610	37,528,700	34,448,184	31,368,324	28,284,480	25,205,047	22,126,337	19,039,972	15,952,279	12,855,338
Student housing - studios 150 units	-	£1,314,607	9,243,753	8,280,239	7,316,725	6,353,210	5,389,696	4,426,182	3,462,668	2,499,153	1,535,639	572,125	- 397,361
Student housing - ensuite 150 units	-	£861,526	6,117,049	5,474,706	4,832,363	4,190,020	3,547,677	2,905,334	2,262,991	1,620,648	978,305	335,963	- 311,055
Student housing - studios 250 units	-	£2,217,635	15,406,255	13,800,398	12,194,542	10,588,684	8,982,827	7,376,970	5,771,113	4,165,255	2,559,399	953,541	- 662,269
Student housing - ensuite 250 units	-	£1,475,326	10,869,207	9,781,238	8,693,271	7,605,303	6,517,334	5,429,366	4,341,398	3,253,429	2,165,461	1,077,494	- 10,635
Student housing - ensuite 300 units	-	£1,762,586	13,043,048	11,737,487	10,431,924	9,126,363	7,820,801	6,515,239	5,209,678	3,904,115	2,598,554	1,292,992	- 12,762
C2 care scheme - flats	60	£1,248,073	3,118,701	2,777,595	2,436,489	2,095,384	1,754,277	1,413,172	1,072,067	730,961	387,219	42,123	- 307,595
Class E (light industrial) development	-	£1,711,068	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133
Class E (retail - copmarison) development	-	£2,053,282	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999
Class E (retail - supermarket) development	-	£1,231,969	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032
Class E (office/R&D) development	-	£1,026,641	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618
Class E (office/R&D) development	-	£5,133,205	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378
Industrial (B2/B8)	-	£13,688,547	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316
Industrial (B2/B8)	-	£684,427	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616
Hotel (city centre) 50 rooms	-	£320,825	- 2,754,304	- 2,754,30									

ORD CITY COUNCIL - LOCAL PLAN
ICHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £6,956 psm

AH tenure

Rented 80.0%

SO 20.0%

Frst Hms 0%

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£174,501	251,513	237,539	223,584	209,650	195,735	181,840	167,964	154,109	140,273	126,458	112,661
2 Houses	2	£349,003	503,027	475,078	447,168	419,298	391,469	363,678	335,928	308,217	280,546	252,914	225,322
5 Houses	5	£872,507	1,257,565	1,187,693	1,117,921	1,048,247	978,673	909,197	839,821	770,543	701,365	632,287	563,306
10 houses	10	£1,745,014	2,515,132	2,375,387	2,235,842	2,096,494	1,957,345	1,818,394	1,679,641	1,541,087	1,402,731	1,264,572	1,126,613
30 flats - low density	30	£2,326,685	3,927,658	3,596,592	3,265,997	2,935,875	2,606,223	2,277,044	1,948,336	1,620,099	1,292,335	965,042	638,221
30 flats - medium density	30	£2,094,017	3,570,095	3,249,563	2,929,489	2,609,872	2,290,712	1,972,009	1,653,762	1,335,973	1,018,640	701,763	385,345
30 flats - high density	30	£1,496,646	3,247,970	2,937,975	2,628,423	2,319,313	2,010,645	1,702,419	1,394,635	1,087,293	780,393	473,936	167,920
100 houses	100	£17,450,138	23,588,552	22,283,060	20,979,421	19,677,633	18,377,696	17,079,612	15,783,378	14,488,997	13,196,467	11,905,788	10,616,962
100 flats - medium density	100	£6,980,055	11,073,867	10,070,072	9,067,708	8,066,774	7,067,272	6,069,201	5,072,560	4,075,803	3,072,951	2,071,543	1,071,579
200 houses	200	£34,900,276	44,513,883	42,053,175	39,595,956	37,142,227	34,691,988	32,245,240	29,801,982	27,362,212	24,925,934	22,493,145	20,063,847
200 flats - medium density	200	£13,960,110	19,137,688	17,341,540	15,538,267	13,735,302	11,934,916	10,137,108	8,341,878	6,549,225	4,752,160	2,946,323	1,143,092
450 houses	450	£78,525,620	85,621,606	80,892,762	76,170,625	71,455,195	66,746,472	62,044,455	57,349,146	52,660,542	47,978,647	43,303,457	38,634,975
450 flats - medium density	450	£31,410,248	37,742,668	34,197,313	30,651,924	27,092,208	23,537,584	19,988,049	16,423,521	12,853,394	9,277,670	5,680,603	2,062,329
Student housing - studios 150 units	-	£2,250,641	8,085,957	7,122,444	6,158,929	5,195,414	4,231,901	3,268,386	2,304,872	1,341,358	377,843	594,608	1,572,823
Student housing - ensuite 150 units	-	£1,474,955	5,345,185	4,702,842	4,060,499	3,418,157	2,775,813	2,133,470	1,491,127	848,784	206,442	442,552	1,094,695
Student housing - studios 250 units	-	£3,796,650	13,476,596	11,870,739	10,264,882	8,659,025	7,053,167	5,447,311	3,841,453	2,235,596	629,739	991,012	2,621,371
Student housing - ensuite 250 units	-	£2,525,797	9,598,570	8,510,603	7,422,634	6,334,666	5,246,698	4,158,729	3,070,761	1,982,793	894,825	196,090	1,300,659
Student housing - ensuite 300 units	-	£3,017,593	11,518,284	10,212,723	8,907,161	7,601,599	6,296,037	4,990,475	3,684,914	2,379,352	1,073,790	235,309	1,560,791
C2 care scheme - flats	60	£2,136,734	2,119,777	1,730,149	1,340,520	949,703	555,405	161,106	-	236,750	-	637,065	-
Class E (light industrial) development	-	£2,929,394	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133
Class E (retail - copmarison) development	-	£3,515,273	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632
Class E (retail - supermarket) development	-	£2,109,164	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032
Class E (office/R&D) development	-	£1,757,636	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405
Class E (office/R&D) development	-	£8,788,181	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759
Industrial (B2/B8)	-	£23,435,150	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316
Industrial (B2/B8)	-	£1,171,758	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616
Hotel (city centre) 50 rooms	-	£549,261	-	2,754,304	-	2,754,304	-	2,754,304	-	2,754,304	-	2,754,304	-
Hotel (city centre) 75 rooms	-	£823,892	-	4,131,456	-	4,131,456	-	4,131,456	-	4,131,456	-	4,131,456	-
Hotel (city centre) 100 rooms	-	£1,098,523	-	5,508,608	-	5,508,608	-	5,508,608	-	5,508,608	-	5,508,608	-
Community use/leisure	-	£773,360	-	1,885,998	-	1,885,998	-	1,885,998	-	1,885,998	-	1,885,998	-

ICHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£101,927	251,513	237,539	223,584	209,650	195,735	181,840	167,964	154,109	140,273	126,458	112,661
2 Houses	2	£203,854	503,027	475,078	447,168	419,298	391,469	363,678	335,928	308,217	280,546	252,914	225,322
5 Houses	5	£509,634	1,257,565	1,187,693	1,117,921	1,048,247	978,673	909,197	839,821	770,543	701,365	632,287	563,306
10 houses	10	£1,019,268	2,515,132	2,375,387	2,235,842	2,096,494	1,957,345	1,818,394	1,679,641	1,541,087	1,402,731	1,264,572	1,126,613
30 flats - low density	30	£1,359,024	3,927,658	3,596,592	3,265,997	2,935,875	2,606,223	2,277,044	1,948,336	1,620,099	1,292,335	965,042	638,221
30 flats - medium density	30	£1,223,122	3,570,095	3,249,563	2,929,489	2,609,872	2,290,712	1,972,009	1,653,762	1,335,973	1,018,640	701,763	385,345
30 flats - high density	30	£874,196	3,247,970	2,937,975	2,628,423	2,319,313	2,010,645	1,702,419	1,394,635	1,087,293	780,393	473,936	167,920
100 houses	100	£10,192,682	23,588,552	22,283,060	20,979,421	19,677,633	18,377,696	17,079,612	15,783,378	14,488,997	13,196,467	11,905,788	10,616,962
100 flats - medium density	100	£4,077,073	11,073,867	10,070,072	9,067,708	8,066,774	7,067,272	6,069,201	5,072,560	4,075,803	3,072,951	2,071,543	1,071,579
200 houses	200	£20,385,363	44,513,883	42,053,175	39,595,956	37,142,227	34,691,988	32,245,240	29,801,982	27,362,212	24,925,934	22,493,145	20,063,847
200 flats - medium density	200	£8,154,145	19,137,688	17,341,540	15,538,267	13,735,302	11,934,916	10,137,108	8,341,878	6,549,225	4,752,160	2,946,323	1,143,092
450 houses	450	£45,867,068	85,621,606	80,892,762	76,170,625	71,455,195	66,746,472	62,044,455	57,349,146	52,660,542	47,978,647	43,303,457	38,634,975
450 flats - medium density	450	£18,346,827	37,742,668	34,197,313	30,651,924	27,092,208	23,537,584	19,988,049	16,423,521	12,853,394	9,277,670	5,680,603	2,062,329
Student housing - studios 150 units	-	£1,314,607	8,085,957	7,122,444	6,158,929	5,195,414	4,231,901	3,268,386	2,304,872	1,341,358	377,843	594,608	1,572,823
Student housing - ensuite 150 units	-	£861,526	5,345,185	4,702,842	4,060,499	3,418,157	2,775,813	2,133,470	1,491,127	848,784	206,442	442,552	1,094,695
Student housing - studios 250 units	-	£2,217,635	13,476,596	11,870,739	10,264,882	8,659,025	7,053,167	5,447,311	3,841,453	2,235,596	629,739	991,012	2,621,371
Student housing - ensuite 250 units	-	£1,475,326	9,598,570	8,510,603	7,422,634	6,334,666	5,246,698	4,158,729	3,070,761	1,982,793	894,825	196,090	1,300,659
Student housing - ensuite 300 units	-	£1,762,586	11,518,284	10,212,723	8,907,161	7,601,599	6,296,037	4,990,475	3,684,914	2,379,352	1,073,790	235,309	1,560,791
C2 care scheme - flats	60	£1,248,073	2,119,777	1,730,149	1,340,520	949,703	555,405	161,106	-	236,750	-	637,065	-
Class E (light industrial) development	-	£1,711,068	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133
Class E (retail - copmarison) development	-	£2,053,282	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632
Class E (retail - supermarket) development	-	£1,231,969	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032
Class E (office/R&D) development	-	£1,026,641	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405
Class E (office/R&D) development	-	£5,133,205	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759
Industrial (B2/B8)	-	£13,688,547	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316
Industrial (B2/B8)	-	£684,427	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616
Hotel (city centre) 50 rooms	-	£320,825	-	2,754,304	-	2,754,304	-	2,754,304	-	2,754,304	-	2,754,304	-
Hotel (city centre) 75 rooms	-	£481,238	-	4,131,456	-	4,131,456	-	4,131,456	-	4,131,456	-	4,131,456	-
Hotel (city centre) 100 rooms	-	£641,651	-	5,508,608	-	5,508,608	-	5,					

ORD CITY COUNCIL - LOCAL PLAN
ICHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £7,391 psm

AH tenure

Rented 80.0%

SO 20.0%

Frst Hms 0%

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£174,501	283,232	267,650	252,090	236,553	221,037	205,543	190,072	174,622	159,195	143,790	128,407
2 Houses	2	£349,003	566,464	535,300	504,180	473,105	442,074	411,087	380,143	349,245	318,390	287,580	256,814
5 Houses	5	£872,507	1,416,160	1,338,250	1,260,451	1,182,762	1,105,184	1,027,716	950,359	873,112	795,976	718,949	642,034
10 houses	10	£1,745,014	2,832,320	2,676,501	2,520,903	2,365,524	2,210,368	2,055,432	1,900,717	1,746,223	1,591,951	1,437,899	1,284,069
30 flats - low density	30	£2,326,685	4,705,477	4,334,989	3,965,029	3,595,596	3,226,691	2,858,314	2,490,463	2,123,141	1,756,346	1,390,078	1,024,338
30 flats - medium density	30	£2,094,017	4,325,037	3,966,243	3,607,961	3,250,191	2,892,931	2,536,182	2,179,944	1,824,218	1,469,003	1,114,298	760,105
30 flats - high density	30	£1,496,646	3,980,035	3,632,938	3,286,335	2,940,228	2,594,614	2,249,496	1,904,872	1,560,743	1,217,109	873,969	531,325
100 houses	100	£17,450,138	26,523,905	25,069,643	23,617,445	22,167,308	20,719,233	19,273,221	17,829,272	16,387,385	14,947,560	13,509,799	12,074,098
100 flats - medium density	100	£6,980,055	13,455,396	12,330,900	11,208,006	10,086,714	8,967,023	7,848,934	6,732,447	5,617,563	4,504,281	3,389,129	2,268,520
200 houses	200	£34,900,276	50,031,775	47,291,407	44,554,925	41,822,330	39,093,622	36,368,798	33,647,863	30,930,812	28,217,649	25,508,371	22,802,979
200 flats - medium density	200	£13,960,110	23,502,773	21,485,393	19,470,886	17,459,255	15,450,497	13,435,953	11,418,581	9,404,104	7,392,522	5,383,836	3,363,127
450 houses	450	£78,525,620	96,188,868	90,924,452	85,667,501	80,418,016	75,175,997	69,941,443	64,714,356	59,494,734	54,282,578	49,077,887	43,880,662
450 flats - medium density	450	£31,410,248	46,313,887	42,362,206	38,408,796	34,461,028	30,494,184	26,528,381	22,543,515	18,564,367	14,573,673	10,569,876	6,544,849
Student housing - studios 150 units	-	£2,250,641	8,085,957	7,122,444	6,158,929	5,195,414	4,231,901	3,268,386	2,304,872	1,341,358	377,843	594,608	1,572,823
Student housing - ensuite 150 units	-	£1,474,955	5,345,185	4,702,842	4,060,499	3,418,157	2,775,813	2,133,470	1,491,127	848,784	206,442	442,552	1,094,695
Student housing - studios 250 units	-	£3,796,650	13,476,596	11,870,739	10,264,882	8,659,025	7,053,167	5,447,311	3,841,453	2,235,596	629,739	991,012	2,621,371
Student housing - ensuite 250 units	-	£2,525,977	9,598,570	8,510,603	7,422,634	6,334,666	5,246,698	4,158,729	3,070,761	1,982,793	894,825	196,090	1,300,659
Student housing - ensuite 300 units	-	£3,017,593	11,518,284	10,212,723	8,907,161	7,601,599	6,296,037	4,990,475	3,684,914	2,379,352	1,073,790	235,309	1,560,791
C2 care scheme - flats	60	£2,136,734	3,090,243	2,652,091	2,213,938	1,775,786	1,337,633	899,145	455,644	12,143	437,939	889,936	1,347,597
Class E (light industrial) development	-	£2,929,394	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133
Class E (retail - comparison) development	-	£3,515,273	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632
Class E (retail - supermarket) development	-	£2,109,164	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032
Class E (office/R&D) development	-	£1,757,636	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405
Class E (office/R&D) development	-	£8,788,181	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759
Industrial (B2/B8)	-	£23,435,150	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316
Industrial (B2/B8)	-	£1,171,758	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616
Hotel (city centre) 50 rooms	-	£549,261	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304
Hotel (city centre) 75 rooms	-	£823,892	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456
Hotel (city centre) 100 rooms	-	£1,098,523	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608
Community use/leisure	-	£773,360	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998

ICHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£101,927	283,232	267,650	252,090	236,553	221,037	205,543	190,072	174,622	159,195	143,790	128,407
2 Houses	2	£203,854	566,464	535,300	504,180	473,105	442,074	411,087	380,143	349,245	318,390	287,580	256,814
5 Houses	5	£509,634	1,416,160	1,338,250	1,260,451	1,182,762	1,105,184	1,027,716	950,359	873,112	795,976	718,949	642,034
10 houses	10	£1,019,268	2,832,320	2,676,501	2,520,903	2,365,524	2,210,368	2,055,432	1,900,717	1,746,223	1,591,951	1,437,899	1,284,069
30 flats - low density	30	£1,359,024	4,705,477	4,334,989	3,965,029	3,595,596	3,226,691	2,858,314	2,490,463	2,123,141	1,756,346	1,390,078	1,024,338
30 flats - medium density	30	£1,223,122	4,325,037	3,966,243	3,607,961	3,250,191	2,892,931	2,536,182	2,179,944	1,824,218	1,469,003	1,114,298	760,105
30 flats - high density	30	£874,196	3,980,035	3,632,938	3,286,335	2,940,228	2,594,614	2,249,496	1,904,872	1,560,743	1,217,109	873,969	531,325
100 houses	100	£10,192,682	26,523,905	25,069,643	23,617,445	22,167,308	20,719,233	19,273,221	17,829,272	16,387,385	14,947,560	13,509,799	12,074,098
100 flats - medium density	100	£4,077,073	13,455,396	12,330,900	11,208,006	10,086,714	8,967,023	7,848,934	6,732,447	5,617,563	4,504,281	3,389,129	2,268,520
200 houses	200	£20,385,363	50,031,775	47,291,407	44,554,925	41,822,330	39,093,622	36,368,798	33,647,863	30,930,812	28,217,649	25,508,371	22,802,979
200 flats - medium density	200	£8,154,145	23,502,773	21,485,393	19,470,886	17,459,255	15,450,497	13,435,953	11,418,581	9,404,104	7,392,522	5,383,836	3,363,127
450 houses	450	£45,867,068	96,188,868	90,924,452	85,667,501	80,418,016	75,175,997	69,941,443	64,714,356	59,494,734	54,282,578	49,077,887	43,880,662
450 flats - medium density	450	£18,346,827	46,313,887	42,362,206	38,408,796	34,461,028	30,494,184	26,528,381	22,543,515	18,564,367	14,573,673	10,569,876	6,544,849
Student housing - studios 150 units	-	£1,314,607	8,085,957	7,122,444	6,158,929	5,195,414	4,231,901	3,268,386	2,304,872	1,341,358	377,843	594,608	1,572,823
Student housing - ensuite 150 units	-	£861,526	5,345,185	4,702,842	4,060,499	3,418,157	2,775,813	2,133,470	1,491,127	848,784	206,442	442,552	1,094,695
Student housing - studios 250 units	-	£2,217,635	13,476,596	11,870,739	10,264,882	8,659,025	7,053,167	5,447,311	3,841,453	2,235,596	629,739	991,012	2,621,371
Student housing - ensuite 250 units	-	£1,475,326	9,598,570	8,510,603	7,422,634	6,334,666	5,246,698	4,158,729	3,070,761	1,982,793	894,825	196,090	1,300,659
Student housing - ensuite 300 units	-	£1,762,586	11,518,284	10,212,723	8,907,161	7,601,599	6,296,037	4,990,475	3,684,914	2,379,352	1,073,790	235,309	1,560,791
C2 care scheme - flats	60	£1,248,073	3,090,243	2,652,091	2,213,938	1,775,786	1,337,633	899,145	455,644	12,143	437,939	889,936	1,347,597
Class E (light industrial) development	-	£1,711,068	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133
Class E (retail - comparison) development	-	£2,053,282	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632
Class E (retail - supermarket) development	-	£1,231,969	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032
Class E (office/R&D) development	-	£1,026,641	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405
Class E (office/R&D) development	-	£5,133,205	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759
Industrial (B2/B8)	-	£13,688,547	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316
Industrial (B2/B8)	-	£684,427	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616
Hotel (city centre) 50 rooms	-	£320,825	- 2,754,304										

Appendix 14 - Sensitivity analysis – downside

Description	No of units	BLV	£7,030,545 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 House	1	£174,501	55,692	51,917	48,147	44,383	40,624	36,870	33,121	29,378	25,641	21,909	18,181	
2 Houses	2	£349,003	111,384	103,834	96,294	88,766	81,247	73,740	66,243	58,757	51,282	43,817	36,364	
5 Houses	5	£872,507	278,460	259,584	240,736	221,914	203,118	184,350	165,608	146,892	128,205	109,544	90,909	
10 houses	10	£1,745,014	556,921	519,170	481,471	443,827	406,236	368,699	331,215	293,786	256,410	219,087	181,818	
30 flats - low density	30	£2,326,685	344,374	427,650	510,807	593,843	676,761	759,558	842,235	924,792	1,007,229	1,089,547	1,171,744	
30 flats - medium density	30	£2,094,017	542,496	622,540	702,469	782,282	861,980	941,562	1,021,028	1,100,380	1,179,616	1,258,737	1,337,742	
30 flats - high density	30	£1,496,646	704,639	781,449	858,148	934,736	1,011,213	1,087,580	1,163,835	1,239,979	1,316,012	1,391,934	1,467,745	
100 houses	100	£17,450,138	5,312,461	4,957,506	4,603,564	4,249,107	3,895,664	3,542,725	3,190,290	2,838,359	2,486,933	2,135,499	1,784,268	
100 flats - medium density	100	£6,980,055	1,991,766	2,240,844	2,489,561	2,737,920	2,985,918	3,233,557	3,480,836	3,727,757	3,974,316	4,220,517	4,466,358	
200 houses	200	£34,900,276	10,215,725	9,538,040	8,861,317	8,185,557	7,510,760	6,836,925	6,164,053	5,492,144	4,821,196	4,151,212	3,482,191	
200 flats - medium density	200	£13,960,110	4,945,923	5,366,072	5,785,614	6,204,547	6,622,872	7,040,589	7,457,698	7,874,200	8,290,992	8,705,378	9,120,054	
450 houses	450	£78,525,620	19,680,188	18,375,955	17,073,576	15,773,048	14,474,372	13,175,935	11,878,969	10,583,860	9,290,606	7,999,206	6,709,663	
450 flats - medium density	450	£31,410,248	10,805,997	11,645,558	12,496,273	13,345,754	14,194,000	15,041,014	15,886,795	16,731,341	17,574,654	18,416,734	19,257,580	
Student housing - studios 150 units	-	£2,250,641	9,243,753	8,280,239	7,316,725	6,353,210	5,389,696	4,426,182	3,462,668	2,499,153	1,535,639	572,125	397,361	
Student housing - ensuite 150 units	-	£1,474,955	6,117,049	5,474,706	4,832,363	4,190,020	3,547,677	2,905,334	2,262,991	1,620,648	978,305	335,963	311,055	
Student housing - studios 250 units	-	£3,796,650	15,406,255	13,800,398	12,194,542	10,588,684	8,982,827	7,376,970	5,771,113	4,165,255	2,559,399	953,541	662,269	
Student housing - ensuite 250 units	-	£2,525,797	10,869,207	9,781,238	8,693,271	7,605,303	6,517,334	5,429,366	4,341,398	3,253,429	2,165,461	1,077,494	10,635	
Student housing - ensuite 300 units	-	£3,017,593	13,043,048	11,737,487	10,431,924	9,126,363	7,820,801	6,515,239	5,209,678	3,904,115	2,598,554	1,292,992	12,762	
C2 care scheme - flats	60	£2,136,734	2,933,503	3,020,703	3,107,903	3,195,103	3,282,303	3,369,503	3,456,703	3,543,903	3,631,103	3,718,303	3,805,503	
Class E (light industrial) development	-	£2,929,394	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	
Class E (retail - copmarison) development	-	£3,515,273	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	
Class E (retail - supermarket) development	-	£2,109,164	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	
Class E (office/R&D) development	-	£1,757,636	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	
Class E (office/R&D) development	-	£8,788,181	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	
Industrial (B2/B8)	-	£23,435,150	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	
Industrial (B2/B8)	-	£1,171,758	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	
Hotel (city centre) 50 rooms	-	£549,261	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304	
Hotel (city centre) 75 rooms	-	£823,892	4,131,456	4,131,456	4,131,456	4,131,456	4,131,456	4,131,456	4,131,456	4,131,456	4,131,456	4,131,456	4,131,456	
Hotel (city centre) 100 rooms	-	£1,098,523	5,508,608	5,508,608	5,508,608	5,508,608	5,508,608	5,508,608	5,508,608	5,508,608	5,508,608	5,508,608	5,508,608	
Community use/leisure	-	£773,360	1,885,998	1,885,998	1,885,998	1,885,998	1,885,998	1,885,998	1,885,998	1,885,998	1,885,998	1,885,998	1,885,998	

Description	No of units	BLV	£4,106,564 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 House	1	£101,927	55,692	51,917	48,147	44,383	40,624	36,870	33,121	29,378	25,641	21,909	18,181	
2 Houses	2	£203,854	111,384	103,834	96,294	88,766	81,247	73,740	66,243	58,757	51,282	43,817	36,364	
5 Houses	5	£509,634	278,460	259,584	240,736	221,914	203,118	184,350	165,608	146,892	128,205	109,544	90,909	
10 houses	10	£1,019,268	556,921	519,170	481,471	443,827	406,236	368,699	331,215	293,786	256,410	219,087	181,818	
30 flats - low density	30	£1,359,024	344,374	427,650	510,807	593,843	676,761	759,558	842,235	924,792	1,007,229	1,089,547	1,171,744	
30 flats - medium density	30	£1,223,122	542,496	622,540	702,469	782,282	861,980	941,562	1,021,028	1,100,380	1,179,616	1,258,737	1,337,742	
30 flats - high density	30	£874,196	704,639	781,449	858,148	934,736	1,011,213	1,087,580	1,163,835	1,239,979	1,316,012	1,391,934	1,467,745	
100 houses	100	£10,192,682	5,312,461	4,957,506	4,603,564	4,249,107	3,895,664	3,542,725	3,190,290	2,838,359	2,486,933	2,135,499	1,784,268	
100 flats - medium density	100	£4,077,073	1,991,766	2,240,844	2,489,561	2,737,920	2,985,918	3,233,557	3,480,836	3,727,757	3,974,316	4,220,517	4,466,358	
200 houses	200	£20,385,363	10,215,725	9,538,040	8,861,317	8,185,557	7,510,760	6,836,925	6,164,053	5,492,144	4,821,196	4,151,212	3,482,191	
200 flats - medium density	200	£8,154,145	4,945,923	5,366,072	5,785,614	6,204,547	6,622,872	7,040,589	7,457,698	7,874,200	8,290,992	8,705,378	9,120,054	
450 houses	450	£45,867,068	19,680,188	18,375,955	17,073,576	15,773,048	14,474,372	13,175,935	11,878,969	10,583,860	9,290,606	7,999,206	6,709,663	
450 flats - medium density	450	£18,346,827	10,805,997	11,645,558	12,496,273	13,345,754	14,194,000	15,041,014	15,886,795	16,731,341	17,574,654	18,416,734	19,257,580	
Student housing - studios 150 units	-	£1,314,607	9,243,753	8,280,239	7,316,725	6,353,210	5,389,696	4,426,182	3,462,668	2,499,153	1,535,639	572,125	397,361	
Student housing - ensuite 150 units	-	£861,526	6,117,049	5,474,706	4,832,363	4,190,020	3,547,677	2,905,334	2,262,991	1,620,648	978,305	335,963	311,055	
Student housing - studios 250 units	-	£2,217,635	15,406,255	13,800,398	12,194,542	10,588,684	8,982,827	7,376,970	5,771,113	4,165,255	2,559,399	953,541	662,269	
Student housing - ensuite 250 units	-	£1,475,326	10,869,207	9,781,238	8,693,271	7,605,303	6,517,334	5,429,366	4,341,398	3,253,429	2,165,461	1,077,494	10,635	
Student housing - ensuite 300 units	-	£1,762,586	13,043,048	11,737,487	10,431,924	9,126,363	7,820,801	6,515,239	5,209,678	3,904,115	2,598,554	1,292,992	12,762	
C2 care scheme - flats	60	£1,248,073	2,933,503	3,020,703	3,107,903	3,195,103	3,282,303	3,369,503	3,456,703	3,543,903	3,631,103	3,718,303	3,805,503	
Class E (light industrial) development	-	£1,711,068	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	
Class E (retail - copmarison) development	-	£2,053,282	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	
Class E (retail - supermarket) development	-	£1,231,969	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	
Class E (office/R&D) development	-	£1,026,641	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	
Class E (office/R&D) development	-	£5,133,205	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	
Industrial (B2/B8)	-	£13,688,547	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	
Industrial (B2/B8)	-	£684,427	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	
Hotel (city centre) 50 rooms	-	£320,825	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304	
Hotel (city centre) 75 rooms	-	£481,238	4,131,456	4,131,456	4,131,456	4,131,456	4,131,456	4,131,456	4,131,456	4,131,456	4,131,456	4,131,456	4,131,456	
Hotel (city centre) 100 rooms	-	£641,651	5,508,608	5,508,608	5,508,608	5,508,608	5,508,608	5,508,608	5,508,608	5,508,608	5,508,608	5,508,608	5,508,608	
Community use/leisure	-	£451,722	1,885,998	1,885,998	1,885,998	1,885,998	1,885,998	1,885,998	1,885,998	1,885,998	1,885,998	1,885,998	1,885,998	

Description	No of units	BLV	£1,237,410 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 House	1	£30,713	55,692	51,917	48,147	44,383	40,624	36,870	33,121	29,378	25,641	21,909	18,181	
2 Houses	2	£61,426	111,384	103,834	96,294	88,766	81,247	73,740	66,243	58,757	51,282	43,817	36,364	
5 Houses	5	£153,565	278,460	259,584	240,736	221,914	203,118	184,350	165,608	146				

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£174,501	140,369	132,302	124,247	116,203	108,171	100,149	92,139	84,142	76,155	68,180	60,216
2 Houses	2	£349,003	280,737	264,604	248,494	232,405	216,340	200,299	184,280	168,284	152,310	136,360	120,432
5 Houses	5	£872,507	701,844	661,509	621,233	581,013	540,852	500,747	460,699	420,709	380,775	340,899	301,080
10 houses	10	£1,745,014	1,403,687	1,323,019	1,242,466	1,162,027	1,081,702	1,001,493	921,398	841,417	761,550	681,798	602,161
30 flats - low density	30	£2,326,685	1,737,261	1,549,997	1,363,000	1,176,269	989,806	803,611	617,681	432,020	246,626	61,499	- 125,243
30 flats - medium density	30	£2,094,017	1,481,044	1,300,059	1,119,332	938,863	758,653	578,701	399,008	219,574	40,398	- 140,634	- 322,019
30 flats - high density	30	£1,496,646	1,260,266	1,085,561	911,105	736,901	562,945	389,239	215,782	42,576	- 132,371	- 307,714	- 482,802
100 houses	100	£17,450,138	13,235,756	12,479,688	11,724,692	10,970,769	10,217,919	9,466,140	8,715,435	7,965,802	7,217,242	6,469,755	5,723,339
100 flats - medium density	100	£6,980,055	4,499,504	3,931,223	3,363,652	2,797,093	2,231,246	1,666,211	1,101,987	538,576	- 24,391	- 594,751	- 1,171,986
200 houses	200	£34,900,276	25,082,565	23,653,022	22,225,507	20,800,020	19,376,561	17,955,129	16,535,726	15,118,350	13,703,002	12,289,683	10,878,392
200 flats - medium density	200	£13,960,110	7,172,083	6,165,200	5,159,755	4,155,751	3,153,184	2,152,057	1,152,369	153,047	- 869,935	- 1,893,773	- 2,916,130
450 houses	450	£78,525,620	48,321,207	45,570,835	42,823,378	40,079,826	37,340,176	34,604,428	31,872,584	29,144,642	26,420,603	23,700,468	20,984,236
450 flats - medium density	450	£31,410,248	13,922,757	11,931,123	9,939,674	7,951,076	5,965,327	3,963,238	1,961,431	- 45,304	- 2,098,617	- 4,162,251	- 6,242,740
Student housing - studios 150 units	-	£2,250,641	9,243,753	8,280,239	7,316,725	6,353,210	5,389,696	4,426,182	3,462,668	2,499,153	1,535,639	572,125	- 397,361
Student housing - ensuite 150 units	-	£1,474,955	6,117,049	5,474,706	4,832,363	4,190,020	3,547,677	2,905,334	2,262,991	1,620,648	978,305	335,963	- 311,055
Student housing - studios 250 units	-	£3,796,650	15,406,255	13,800,398	12,194,542	10,588,684	8,982,827	7,376,970	5,771,113	4,165,255	2,559,399	953,541	- 662,269
Student housing - ensuite 250 units	-	£2,525,797	10,869,207	9,781,238	8,693,271	7,605,303	6,517,334	5,429,366	4,341,398	3,253,429	2,165,461	1,077,494	- 10,635
Student housing - ensuite 300 units	-	£3,017,593	13,043,048	11,737,487	10,431,924	9,126,363	7,820,801	6,515,239	5,209,678	3,904,115	2,598,554	1,292,992	- 12,762
C2 care scheme - flats	60	£2,136,734	230,829	449,915	669,001	891,272	1,113,991	1,336,711	1,559,430	1,782,149	2,004,869	2,227,588	2,450,308
Class E (light industrial) development	-	£2,929,394	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133
Class E (retail - comparison) development	-	£3,515,273	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999
Class E (retail - supermarket) development	-	£2,109,164	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032
Class E (office/R&D) development	-	£1,757,636	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618
Class E (office/R&D) development	-	£8,788,181	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378
Industrial (B2/B8)	-	£23,435,150	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316
Industrial (B2/B8)	-	£1,171,758	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616
Hotel (city centre) 50 rooms	-	£549,261	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304
Hotel (city centre) 75 rooms	-	£823,892	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456
Hotel (city centre) 100 rooms	-	£1,098,523	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608
Community use/leisure	-	£773,360	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£101,927	140,369	132,302	124,247	116,203	108,171	100,149	92,139	84,142	76,155	68,180	60,216
2 Houses	2	£203,854	280,737	264,604	248,494	232,405	216,340	200,299	184,280	168,284	152,310	136,360	120,432
5 Houses	5	£509,634	701,844	661,509	621,233	581,013	540,852	500,747	460,699	420,709	380,775	340,899	301,080
10 houses	10	£1,019,268	1,403,687	1,323,019	1,242,466	1,162,027	1,081,702	1,001,493	921,398	841,417	761,550	681,798	602,161
30 flats - low density	30	£1,359,024	1,737,261	1,549,997	1,363,000	1,176,269	989,806	803,611	617,681	432,020	246,626	61,499	- 125,243
30 flats - medium density	30	£1,223,122	1,481,044	1,300,059	1,119,332	938,863	758,653	578,701	399,008	219,574	40,398	- 140,634	- 322,019
30 flats - high density	30	£874,196	1,260,266	1,085,561	911,105	736,901	562,945	389,239	215,782	42,576	- 132,371	- 307,714	- 482,802
100 houses	100	£10,192,682	13,235,756	12,479,688	11,724,692	10,970,769	10,217,919	9,466,140	8,715,435	7,965,802	7,217,242	6,469,755	5,723,339
100 flats - medium density	100	£4,077,073	4,499,504	3,931,223	3,363,652	2,797,093	2,231,246	1,666,211	1,101,987	538,576	- 24,391	- 594,751	- 1,171,986
200 houses	200	£20,385,363	25,082,565	23,653,022	22,225,507	20,800,020	19,376,561	17,955,129	16,535,726	15,118,350	13,703,002	12,289,683	10,878,392
200 flats - medium density	200	£8,154,145	7,172,083	6,165,200	5,159,755	4,155,751	3,153,184	2,152,057	1,152,369	153,047	- 869,935	- 1,893,773	- 2,916,130
450 houses	450	£45,867,068	48,321,207	45,570,835	42,823,378	40,079,826	37,340,176	34,604,428	31,872,584	29,144,642	26,420,603	23,700,468	20,984,236
450 flats - medium density	450	£18,346,827	13,922,757	11,931,123	9,939,674	7,951,076	5,965,327	3,963,238	1,961,431	- 45,304	- 2,098,617	- 4,162,251	- 6,242,740
Student housing - studios 150 units	-	£1,314,607	9,243,753	8,280,239	7,316,725	6,353,210	5,389,696	4,426,182	3,462,668	2,499,153	1,535,639	572,125	- 397,361
Student housing - ensuite 150 units	-	£861,526	6,117,049	5,474,706	4,832,363	4,190,020	3,547,677	2,905,334	2,262,991	1,620,648	978,305	335,963	- 311,055
Student housing - studios 250 units	-	£2,217,635	15,406,255	13,800,398	12,194,542	10,588,684	8,982,827	7,376,970	5,771,113	4,165,255	2,559,399	953,541	- 662,269
Student housing - ensuite 250 units	-	£1,475,326	10,869,207	9,781,238	8,693,271	7,605,303	6,517,334	5,429,366	4,341,398	3,253,429	2,165,461	1,077,494	- 10,635
Student housing - ensuite 300 units	-	£1,762,586	13,043,048	11,737,487	10,431,924	9,126,363	7,820,801	6,515,239	5,209,678	3,904,115	2,598,554	1,292,992	- 12,762
C2 care scheme - flats	60	£1,248,073	230,829	449,915	669,001	891,272	1,113,991	1,336,711	1,559,430	1,782,149	2,004,869	2,227,588	2,450,308
Class E (light industrial) development	-	£1,711,068	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133
Class E (retail - comparison) development	-	£2,053,282	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999	3,179,999
Class E (retail - supermarket) development	-	£1,231,969	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032
Class E (office/R&D) development	-	£1,026,641	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618	10,366,618
Class E (office/R&D) development	-	£5,133,205	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378	54,086,378
Industrial (B2/B8)	-	£13,688,547	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316
Industrial (B2/B8)	-	£684,427	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616
Hotel (city centre) 50 rooms	-	£320,825	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304
Hotel (city centre) 75 rooms	-	£481,238	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456
Hotel (city centre) 100 rooms	-	£641,651	- 5,508,608	- 5,									

ORD CITY COUNCIL - LOCAL PLAN
ICHMARK LAND VALUE 1 (SECONDARY OFFICES)

Sales value £6,956 psm

AH tenure

Rented 80.0%

SO 20.0%

Frst Hms 0%

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£174,501	195,673	183,336	171,016	158,714	146,429	134,162	121,912	109,681	97,466	85,269	73,089
2 Houses	2	£349,003	391,347	366,672	342,033	317,428	292,859	268,325	243,825	219,361	194,932	170,537	146,179
5 Houses	5	£872,507	978,366	916,680	855,081	793,570	732,147	670,811	609,562	548,402	487,329	426,343	365,447
10 houses	10	£1,745,014	1,956,733	1,833,360	1,710,162	1,587,140	1,464,293	1,341,621	1,219,125	1,096,805	974,659	852,688	730,892
30 flats - low density	30	£2,326,685	2,558,340	2,266,737	1,975,550	1,684,780	1,394,427	1,104,489	814,968	525,863	237,175	51,877	344,124
30 flats - medium density	30	£2,094,017	2,241,050	1,958,822	1,676,997	1,395,575	1,114,556	833,941	553,728	273,919	5,571	288,830	571,680
30 flats - high density	30	£1,496,646	1,959,199	1,686,347	1,413,885	1,141,813	870,130	598,838	327,935	57,423	215,943	489,791	763,243
100 houses	100	£17,450,138	18,404,870	17,251,121	16,099,013	14,948,542	13,799,710	12,652,518	11,506,964	10,363,049	9,220,773	8,080,135	6,941,137
100 flats - medium density	100	£6,980,055	6,881,282	5,997,677	5,109,432	4,220,366	3,332,574	2,446,055	1,560,811	676,841	208,996	1,110,115	2,017,079
200 houses	200	£34,900,276	34,799,863	32,627,499	30,458,220	28,292,028	26,128,921	23,968,899	21,811,157	19,653,023	17,497,981	15,346,031	13,197,173
200 flats - medium density	200	£13,960,110	11,380,718	9,790,491	8,202,538	6,607,059	5,007,498	3,410,234	1,815,265	219,831	1,413,733	3,048,289	4,694,468
450 houses	450	£78,525,620	67,003,958	62,825,824	58,653,623	54,487,358	50,327,027	46,172,630	42,024,168	37,881,640	33,745,047	29,607,709	25,474,842
450 flats - medium density	450	£31,410,248	22,355,001	19,190,134	16,029,789	12,858,294	9,674,248	6,492,781	3,279,310	59,749	3,237,565	6,573,951	9,955,079
Student housing - studios 150 units	-	£2,250,641	8,085,957	7,122,444	6,158,929	5,195,414	4,231,901	3,268,386	2,304,872	1,341,358	377,843	594,608	1,572,823
Student housing - ensuite 150 units	-	£1,474,955	5,345,185	4,702,842	4,060,499	3,418,157	2,775,813	2,133,470	1,491,127	848,784	206,442	442,552	1,094,695
Student housing - studios 250 units	-	£3,796,650	13,476,596	11,870,739	10,264,882	8,659,025	7,053,167	5,447,311	3,841,453	2,235,596	629,739	991,012	2,621,371
Student housing - ensuite 250 units	-	£2,525,797	9,598,570	8,510,603	7,422,634	6,334,666	5,246,698	4,158,729	3,070,761	1,982,793	894,825	196,090	1,300,659
Student housing - ensuite 300 units	-	£3,017,593	11,518,284	10,212,723	8,907,161	7,601,599	6,296,037	4,990,475	3,684,914	2,379,352	1,073,790	235,309	1,560,791
C2 care scheme - flats	60	£2,136,334	400,217	53,073	298,558	650,997	1,006,597	1,364,837	1,723,076	2,081,314	2,439,554	2,797,792	3,156,032
Class E (light industrial) development	-	£2,929,394	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133
Class E (retail - comparison) development	-	£3,515,273	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632
Class E (retail - supermarket) development	-	£2,109,164	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032
Class E (office/R&D) development	-	£1,757,636	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405
Class E (office/R&D) development	-	£8,788,181	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759
Industrial (B2/B8)	-	£23,435,150	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316
Industrial (B2/B8)	-	£1,171,758	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616
Hotel (city centre) 50 rooms	-	£549,261	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304
Hotel (city centre) 75 rooms	-	£823,892	4,131,456	4,131,456	4,131,456	4,131,456	4,131,456	4,131,456	4,131,456	4,131,456	4,131,456	4,131,456	4,131,456
Hotel (city centre) 100 rooms	-	£1,098,523	5,508,608	5,508,608	5,508,608	5,508,608	5,508,608	5,508,608	5,508,608	5,508,608	5,508,608	5,508,608	5,508,608
Community use/leisure	-	£773,360	1,885,998	1,885,998	1,885,998	1,885,998	1,885,998	1,885,998	1,885,998	1,885,998	1,885,998	1,885,998	1,885,998

ICHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£101,927	195,673	183,336	171,016	158,714	146,429	134,162	121,912	109,681	97,466	85,269	73,089
2 Houses	2	£203,854	391,347	366,672	342,033	317,428	292,859	268,325	243,825	219,361	194,932	170,537	146,179
5 Houses	5	£509,634	978,366	916,680	855,081	793,570	732,147	670,811	609,562	548,402	487,329	426,343	365,447
10 houses	10	£1,019,268	1,956,733	1,833,360	1,710,162	1,587,140	1,464,293	1,341,621	1,219,125	1,096,805	974,659	852,688	730,892
30 flats - low density	30	£1,359,024	2,558,340	2,266,737	1,975,550	1,684,780	1,394,427	1,104,489	814,968	525,863	237,175	51,877	344,124
30 flats - medium density	30	£1,223,122	2,241,050	1,958,822	1,676,997	1,395,575	1,114,556	833,941	553,728	273,919	5,571	288,830	571,680
30 flats - high density	30	£874,196	1,959,199	1,686,347	1,413,885	1,141,813	870,130	598,838	327,935	57,423	215,943	489,791	763,243
100 houses	100	£10,192,682	18,404,870	17,251,121	16,099,013	14,948,542	13,799,710	12,652,518	11,506,964	10,363,049	9,220,773	8,080,135	6,941,137
100 flats - medium density	100	£4,077,073	6,881,282	5,997,677	5,109,432	4,220,366	3,332,574	2,446,055	1,560,811	676,841	208,996	1,110,115	2,017,079
200 houses	200	£20,385,363	34,799,863	32,627,499	30,458,220	28,292,028	26,128,921	23,968,899	21,811,157	19,653,023	17,497,981	15,346,031	13,197,173
200 flats - medium density	200	£8,154,145	11,380,718	9,790,491	8,202,538	6,607,059	5,007,498	3,410,234	1,815,265	219,831	1,413,733	3,048,289	4,694,468
450 houses	450	£45,867,068	67,003,958	62,825,824	58,653,623	54,487,358	50,327,027	46,172,630	42,024,168	37,881,640	33,745,047	29,607,709	25,474,842
450 flats - medium density	450	£18,346,827	22,355,001	19,190,134	16,029,789	12,858,294	9,674,248	6,492,781	3,279,310	59,749	3,237,565	6,573,951	9,955,079
Student housing - studios 150 units	-	£1,314,607	8,085,957	7,122,444	6,158,929	5,195,414	4,231,901	3,268,386	2,304,872	1,341,358	377,843	594,608	1,572,823
Student housing - ensuite 150 units	-	£861,526	5,345,185	4,702,842	4,060,499	3,418,157	2,775,813	2,133,470	1,491,127	848,784	206,442	442,552	1,094,695
Student housing - studios 250 units	-	£2,217,635	13,476,596	11,870,739	10,264,882	8,659,025	7,053,167	5,447,311	3,841,453	2,235,596	629,739	991,012	2,621,371
Student housing - ensuite 250 units	-	£1,475,326	9,598,570	8,510,603	7,422,634	6,334,666	5,246,698	4,158,729	3,070,761	1,982,793	894,825	196,090	1,300,659
Student housing - ensuite 300 units	-	£1,762,586	11,518,284	10,212,723	8,907,161	7,601,599	6,296,037	4,990,475	3,684,914	2,379,352	1,073,790	235,309	1,560,791
C2 care scheme - flats	60	£1,248,073	400,217	53,073	298,558	650,997	1,006,597	1,364,837	1,723,076	2,081,314	2,439,554	2,797,792	3,156,032
Class E (light industrial) development	-	£1,711,068	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133
Class E (retail - comparison) development	-	£2,053,282	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632
Class E (retail - supermarket) development	-	£1,231,969	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032
Class E (office/R&D) development	-	£1,026,641	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405
Class E (office/R&D) development	-	£5,133,205	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759
Industrial (B2/B8)	-	£13,688,547	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316
Industrial (B2/B8)	-	£684,427	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616
Hotel (city centre) 50 rooms	-	£320,825	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304	2,754,304
Hotel (city centre) 75 rooms	-	£481,238	4,131,456										

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£174,501	271,554	255,371	239,211	223,073	206,959	190,868	174,800	158,755	142,732	126,733	110,757
2 Houses	2	£349,003	543,107	510,741	478,421	446,147	413,919	381,736	349,600	317,509	285,465	253,467	221,514
5 Houses	5	£872,507	1,357,768	1,276,853	1,196,052	1,115,367	1,034,796	954,340	874,000	793,773	713,662	633,666	553,785
10 houses	10	£1,745,014	2,715,536	2,553,705	2,392,105	2,230,734	2,069,593	1,908,681	1,747,999	1,587,547	1,427,324	1,267,332	1,107,569
30 flats - low density	30	£2,326,685	4,419,096	4,033,185	3,647,826	3,263,015	2,878,755	2,495,045	2,111,885	1,729,275	1,347,214	965,704	584,744
30 flats - medium density	30	£2,094,017	4,047,079	3,673,317	3,300,087	2,927,392	2,555,228	2,183,598	1,812,500	1,441,936	1,071,904	702,405	333,440
30 flats - high density	30	£1,496,646	3,710,499	3,348,887	2,987,791	2,627,210	2,267,145	1,907,596	1,548,564	1,190,046	832,045	474,559	117,590
100 houses	100	£17,450,138	25,443,151	23,934,677	22,428,344	20,924,153	19,422,103	17,922,194	16,424,427	14,928,802	13,435,318	11,941,271	10,448,723
100 flats - medium density	100	£6,980,055	12,578,552	11,406,195	10,235,511	9,066,499	7,899,158	6,733,487	5,569,490	4,407,163	3,235,205	2,064,749	895,982
200 houses	200	£34,900,276	48,000,168	45,158,783	42,321,431	39,488,114	36,658,829	33,833,579	31,012,361	28,195,178	25,382,028	22,572,912	19,767,829
200 flats - medium density	200	£13,960,110	21,895,613	19,786,510	17,680,416	15,573,721	13,457,373	11,344,054	9,233,769	7,126,514	5,014,551	2,890,385	769,282
450 houses	450	£78,525,620	92,298,157	86,842,462	81,394,511	75,954,304	70,521,843	65,097,125	59,680,153	54,270,926	48,869,442	43,475,704	38,086,291
450 flats - medium density	450	£31,410,248	43,168,377	39,031,031	34,884,293	30,730,435	26,566,248	22,381,236	18,206,080	14,003,290	9,794,601	5,557,359	1,282,039
Student housing - studios 150 units	-	£2,250,641	8,085,957	7,122,444	6,158,929	5,195,414	4,231,901	3,268,386	2,304,872	1,341,358	377,843	594,608	1,572,823
Student housing - ensuite 150 units	-	£1,474,955	5,345,185	4,702,842	4,060,499	3,418,157	2,775,813	2,133,470	1,491,127	848,784	206,442	442,552	1,094,695
Student housing - studios 250 units	-	£3,796,650	13,476,596	11,870,739	10,264,882	8,659,025	7,053,167	5,447,311	3,841,453	2,235,596	629,739	991,012	2,621,371
Student housing - ensuite 250 units	-	£2,525,977	9,598,570	8,510,603	7,422,634	6,334,666	5,246,698	4,158,729	3,070,761	1,982,793	894,825	196,090	1,300,659
Student housing - ensuite 300 units	-	£3,017,593	11,518,284	10,212,723	8,907,161	7,601,599	6,296,037	4,990,475	3,684,914	2,379,352	1,073,790	235,309	1,560,791
C2 care scheme - flats	60	£2,136,734	2,732,932	2,273,806	1,814,681	1,355,556	894,938	430,089	35,291	507,234	982,253	1,461,934	1,941,615
Class E (light industrial) development	-	£2,929,394	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133
Class E (retail - copmarison) development	-	£3,515,273	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632
Class E (retail - supermarket) development	-	£2,109,164	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032
Class E (office/R&D) development	-	£1,757,636	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405
Class E (office/R&D) development	-	£8,788,181	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759
Industrial (B2/B8)	-	£23,435,150	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316
Industrial (B2/B8)	-	£1,171,758	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616
Hotel (city centre) 50 rooms	-	£549,261	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304
Hotel (city centre) 75 rooms	-	£823,892	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456
Hotel (city centre) 100 rooms	-	£1,098,523	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608	- 5,508,608
Community use/leisure	-	£773,360	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998	- 1,885,998

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£101,927	271,554	255,371	239,211	223,073	206,959	190,868	174,800	158,755	142,732	126,733	110,757
2 Houses	2	£203,854	543,107	510,741	478,421	446,147	413,919	381,736	349,600	317,509	285,465	253,467	221,514
5 Houses	5	£509,634	1,357,768	1,276,853	1,196,052	1,115,367	1,034,796	954,340	874,000	793,773	713,662	633,666	553,785
10 houses	10	£1,019,268	2,715,536	2,553,705	2,392,105	2,230,734	2,069,593	1,908,681	1,747,999	1,587,547	1,427,324	1,267,332	1,107,569
30 flats - low density	30	£1,359,024	4,419,096	4,033,185	3,647,826	3,263,015	2,878,755	2,495,045	2,111,885	1,729,275	1,347,214	965,704	584,744
30 flats - medium density	30	£1,223,122	4,047,079	3,673,317	3,300,087	2,927,392	2,555,228	2,183,598	1,812,500	1,441,936	1,071,904	702,405	333,440
30 flats - high density	30	£874,196	3,710,499	3,348,887	2,987,791	2,627,210	2,267,145	1,907,596	1,548,564	1,190,046	832,045	474,559	117,590
100 houses	100	£10,192,682	25,443,151	23,934,677	22,428,344	20,924,153	19,422,103	17,922,194	16,424,427	14,928,802	13,435,318	11,941,271	10,448,723
100 flats - medium density	100	£4,077,073	12,578,552	11,406,195	10,235,511	9,066,499	7,899,158	6,733,487	5,569,490	4,407,163	3,235,205	2,064,749	895,982
200 houses	200	£20,385,363	48,000,168	45,158,783	42,321,431	39,488,114	36,658,829	33,833,579	31,012,361	28,195,178	25,382,028	22,572,912	19,767,829
200 flats - medium density	200	£8,154,145	21,895,613	19,786,510	17,680,416	15,573,721	13,457,373	11,344,054	9,233,769	7,126,514	5,014,551	2,890,385	769,282
450 houses	450	£45,867,068	92,298,157	86,842,462	81,394,511	75,954,304	70,521,843	65,097,125	59,680,153	54,270,926	48,869,442	43,475,704	38,086,291
450 flats - medium density	450	£18,346,827	43,168,377	39,031,031	34,884,293	30,730,435	26,566,248	22,381,236	18,206,080	14,003,290	9,794,601	5,557,359	1,282,039
Student housing - studios 150 units	-	£1,314,607	8,085,957	7,122,444	6,158,929	5,195,414	4,231,901	3,268,386	2,304,872	1,341,358	377,843	594,608	1,572,823
Student housing - ensuite 150 units	-	£861,526	5,345,185	4,702,842	4,060,499	3,418,157	2,775,813	2,133,470	1,491,127	848,784	206,442	442,552	1,094,695
Student housing - studios 250 units	-	£2,217,635	13,476,596	11,870,739	10,264,882	8,659,025	7,053,167	5,447,311	3,841,453	2,235,596	629,739	991,012	2,621,371
Student housing - ensuite 250 units	-	£1,475,326	9,598,570	8,510,603	7,422,634	6,334,666	5,246,698	4,158,729	3,070,761	1,982,793	894,825	196,090	1,300,659
Student housing - ensuite 300 units	-	£1,762,586	11,518,284	10,212,723	8,907,161	7,601,599	6,296,037	4,990,475	3,684,914	2,379,352	1,073,790	235,309	1,560,791
C2 care scheme - flats	60	£1,248,073	2,732,932	2,273,806	1,814,681	1,355,556	894,938	430,089	35,291	507,234	982,253	1,461,934	1,941,615
Class E (light industrial) development	-	£1,711,068	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133	152,133
Class E (retail - copmarison) development	-	£2,053,282	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632	12,850,632
Class E (retail - supermarket) development	-	£1,231,969	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032	179,032
Class E (office/R&D) development	-	£1,026,641	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405	25,846,405
Class E (office/R&D) development	-	£5,133,205	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759	132,925,759
Industrial (B2/B8)	-	£13,688,547	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316	14,392,316
Industrial (B2/B8)	-	£684,427	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616	719,616
Hotel (city centre) 50 rooms	-	£320,825	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304	- 2,754,304
Hotel (city centre) 75 rooms	-	£481,238	- 4,131,456	- 4,131,456	- 4,131,456	- 4,131,456							