



**BNP PARIBAS
REAL ESTATE**

Real Estate
for a changing
world

Development Management in Birmingham: Development Plan Document - Financial Viability Assessment



Prepared for
Birmingham City Council

November 2019

Contents

1	Introduction	3
2	Methodology and appraisal inputs	13
3	Appraisal assumptions	21
4	Appraisal results	35
5	Conclusions and recommendations	103

Appendices

Appendix 1 - DMB and BDP policies
Appendix 2 - Sites details
Appendix 3 - Sales data
Appendix 4 - Commercial rents and yields
Appendix 5 - Sample appraisal

Anthony Lee MRTPI MRICS
Senior Director – Development Consulting
BNP Paribas Real Estate

020 7338 4061
anthony.lee@bnpparibas.com
realestate.bnpparibas.com

Appendix 1 Introduction

- 1.2 **Birmingham City Council (“the Council”) has commissioned this study to test the viability of the requirements set out in the publication version of its ‘Development Management in Birmingham: Development Plan Document (October 2019)’ (‘DMB’) alongside the policy requirements in the Birmingham Development Plan (‘BDP’) adopted in January 2017. The study assesses at high level the viability of development typologies representing the types of sites that are expected to come forward over the plan period and to test policy requirements envisaged for specific sites. The study tests the cumulative impact of the requirements in the emerging DMB and the planning policies in the adopted BDP.**
- 1.3 **The study takes account of the cumulative impact of the Council’s planning requirements, in line with the requirements of the National Planning Policy Framework (‘NPPF’), the Planning Practice Guidance (‘PPG’) and the Local Housing Delivery Group guidance ‘Viability Testing Local Plans: Advice for planning practitioners’.**
- 1.4 **In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies, including the impact on viability of the Council’s emerging DMB policies alongside policies adopted in the BDP, and the prevailing levels of CIL in the adopted Charging Schedule. 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 must always be tempered by a level of flexibility in application of policy requirements on a site by site basis.**
- 1.5 **In light of the above we would highlight that the purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policies. The study will form part of the Council’s evidence base for its emerging DMB. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and PPG are satisfied. The key underlying principle is that planning authorities should use evidence to strike an appropriate balance between the desirability of policy requirements and the potential impact upon the economic viability of development across their area.**
- 1.6 **As an area wide study this assessment makes overall judgements as to viability of development within the City of Birmingham and cannot account for individual site circumstances which can only be established when work on detailed planning applications is undertaken. However, an element of judgement has been applied within this study with regard to the individual characteristics of the typologies tested. The typologies tested are based on assessments of likely development capacity of typical sites and clearly this may differ from the quantum of development in actual planning applications that will come forward.**

- 1.7 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.”* This approach is reflected in the PPG which indicates 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”*.

¹ Although this document was published prior to the NPPF and PPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the PPG. The same cannot be said of some of the approaches advocated in the RICS guidance (particularly its approach to site value benchmark) but these have always been inconsistent with the LHDG guidance and the approach now advocated in the PPG. In any event, the focus of the RICS guidance is on testing individual applications rather than testing plan policies.

Economic and housing market context

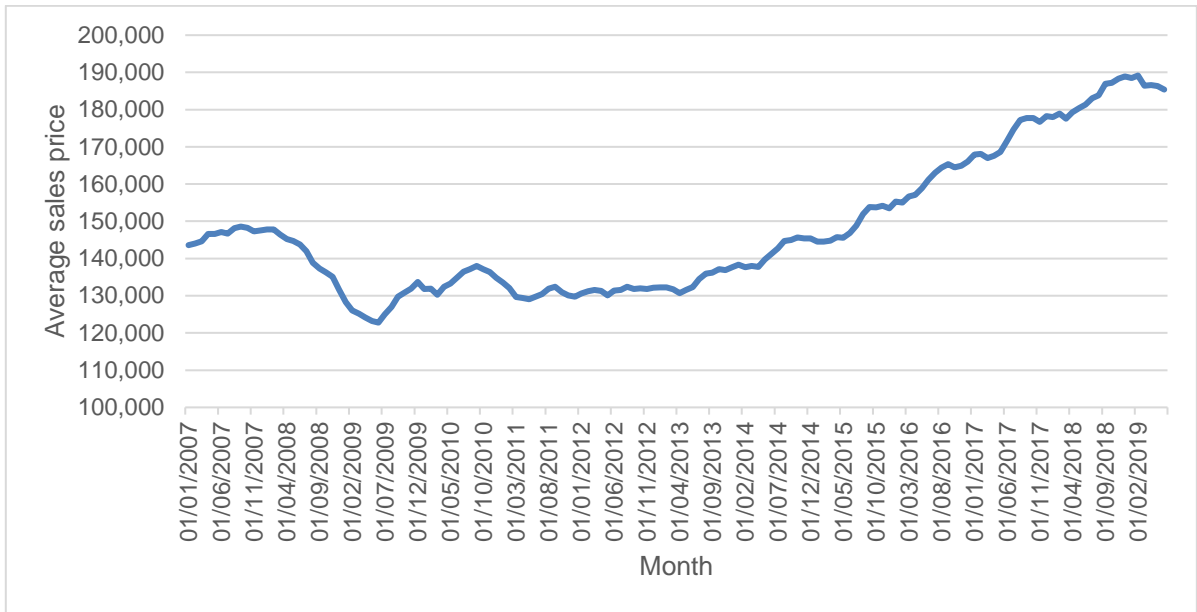
- 1.8 The housing and commercial property markets are inherently cyclical. The downwards adjustment in house prices in 2008/9 was followed by a prolonged period of real house price growth. By 2010 improved consumer confidence fed through into more positive interest from potential house purchasers. However, this brief resurgence abated with figures falling and then fluctuating in 2011 and 2012. The improvement in the housing market towards the end of 2012 continued through into 2013 at which point the growth in sales values improved significantly through to the last quarter of 2014, where the pace of the improvement was seen to moderate and continued to do so in 2015. The UK economy sustained momentum following the result of the UK's referendum on its membership of the European Union (EU), and as a result the UK housing market exceeded expectations in 2016. The average house price rose 4.5%, which was 0.2% lower than our forecast and ahead of the level recorded in 2015. While first time buyer numbers continued to recover in 2016, overall transaction levels slowed as some home movers and investors withdrew from the market.
- 1.9 The referendum held on 23 June 2016 on the UK's membership of the EU resulted in a small majority in favour of exit. The immediate impact of the result of the vote was a fall in the Pound Sterling to a 31-year low and stocks overselling due to the earnings of the FTSE being largely in US Dollars. As the Pound dropped significantly this supported the stock market, which has since recouped all of the losses seen and is near the all-time highs. We are now in a period of uncertainty in relation to many factors that impact the property investment and letting markets. In August 2019, the Sterling Exchange Rate against the Euro was 11.5% lower compared with the end of March 2016. The International Monetary Fund has recently revised its forecast for UK growth in 2019 on from 1.3% to 1.2%, reflecting ongoing uncertainty associated with the UK's impending departure from the UK. Indeed, growth in the first half of 2019 was flattered somewhat by stockpiling in advance of the anticipated departure date of 31 March 2019.
- 1.10 Although the UK's first official growth figures since the referendum result vote exceeded initial estimates, growth has steadily fallen over the three years of negotiations with the EU. In the second quarter of 2019, GDP fell by 0.2% after having grown by 0.5% in the first quarter. This growth was weaker than market expectations and lower than forecast by the Bank of England, which expected zero growth in the quarter.
- 1.11 There is little evidence that the fall in Sterling has benefited manufacturers exporting goods overseas, with a significant decline in manufacturing output of 5.2% in the second quarter of 2019. UK car production fell by 20% in the first six months of the year, mainly due to falling demand in key markets, including the UK, partly due to the bringing forward of planned seasonal plant closures to align with previous EU departure dates.

- 1.12 The Office of Budgetary Responsibility's '*Economic and fiscal outlook*' report (March 2019) indicated that a disorderly no-deal departure from the UK is "the biggest short term risk" to its GDP and fiscal forecasts. The OBR observes that growth was weaker in 2018 than it had expected.
- 1.13 BNP Paribas Real Estate's UK Housing Market Prospects report indicates five-year cumulative growth of 18% across the UK as a whole, although this could change as a result of a disorderly no-deal departure from the European Union. This reflects the forecasts of other agents.
- 1.14 The August 2019 Halifax House Price Index Report identified that overall prices in the previous three months were marginally higher than in the preceding three months (0.1% growth). The annual rate of growth was 1.8%, which is significantly lower than in previous years. Russell Galley, Halifax Managing Director, observes that "*there was no real shift in house prices in August as the average property value grew by just 0.3% month on month. This further extends the predominantly flat trend we've seen over the last six months, with the average house price having barely changed since March. Although the housing market will undoubtedly be influenced by events in the wider economy, it continues to show a degree of resilience for the time being. We should also not lose sight of the fact that the single biggest driver of both prices and activity over the longer-term remains the dearth of available properties to meet demand from buyers*".

Local Housing Market Context

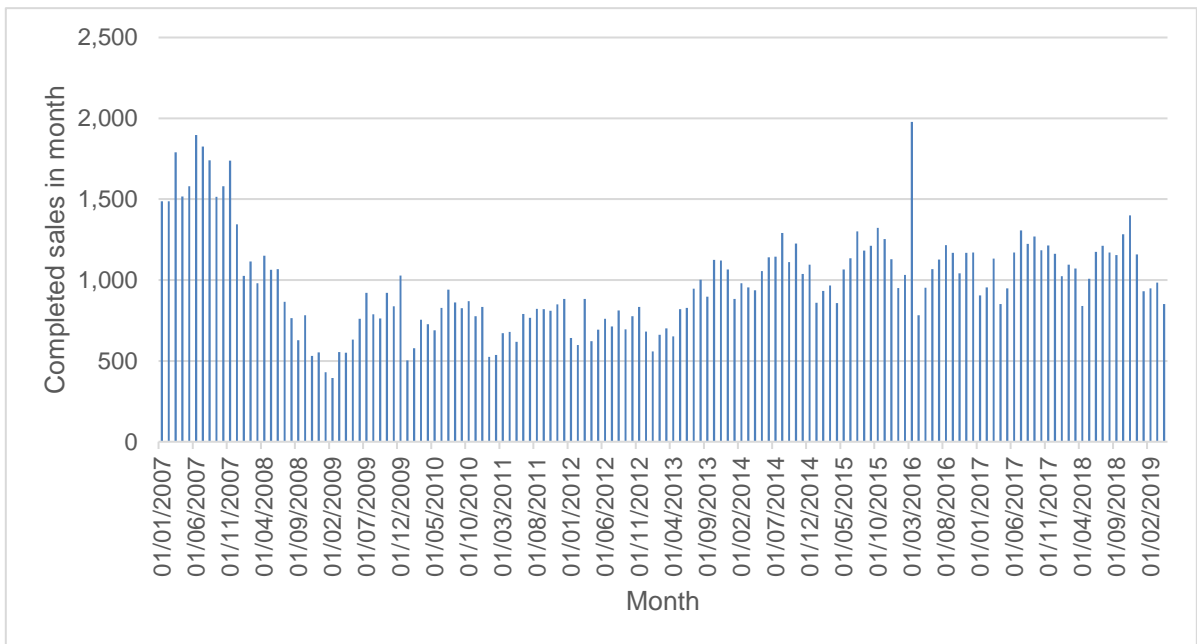
- 1.15 House prices in the City of Birmingham have followed recent national trends, with values falling in 2008 to 2009 and recovering over the intervening years, as shown in Figure 1.14.1. Sales volumes fell below historic levels between 2009 and 2010, but have since recovered (see Figure 2.15.2). By August 2018, sales values had increased by 51% in comparison to the lowest point in the cycle in June 2009, or 25% higher than the previous peak in September 2007.

Figure 1.14.1: Average sales value in Birmingham



Source: Land Registry

Figure 2.15.2: Sales volumes in Birmingham (sales per month)



Source: Land Registry

- 1.16 **The future trajectory of house prices is currently uncertain, although Savills' *UK Housing Market Update (June 2019)* prediction is that values are expected to increase over the next five years. Medium term predictions are that properties in mainstream West Midlands markets will grow over the period 2019 and 2023. Savills predict that values in mainstream West Midlands markets (i.e. non-prime) will increase by 3.0% in 2019, 5.0% in 2020, 3.5% in 2021, 3.0% in 2022 and 3.5% in 2023. This equates to cumulative growth of 19.3% between 2019 and 2023 inclusive.**
- 1.17 **In common with other local authority areas, there are variations in sales values between different parts of Birmingham, as shown in Figure 3.3.1. Highest sales values are achieved in central Birmingham, while values in the east of the city are lowest.**

National Policy Context

The National Planning Policy Framework

- 1.18 **In February 2019, the government published a revised NPPF and a revised PPG. The PPG was subject to further revisions in May and September 2019.**
- 1.19 **Paragraph 34 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".**
- 1.20 **Paragraph 57 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".**

- 1.21 In Birmingham 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. The BDP approach to affordable housing (as set out in Policy TP31) is that applicants will need to justify viability issues preventing a scheme from meeting the target of 35% affordable housing through a viability assessment, which will be assessed by the Council and/or its advisors. Where viability issues have been fully justified, an alternative level of affordable housing (to the 35% target) may be accepted. This approach allows schemes that cannot provide as much as 35% affordable housing to still come forward rather than being sterilised by a fixed or ‘quota’ based approach to affordable housing. Any quota based approach to affordable housing requirements would inevitably result in a very low affordable housing target as it would need to be tailored to the least viable site or type of schemes.
- 1.22 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 Group² concluded that the current 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 is determined by market value³, 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 revised 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 adopted (and indeed before), 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 implied by 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.

Local Policy context

² Viability Testing Local Plans: Advice for planning practitioners, June 2012

³ RICS Guidance Note: Financial Viability in Planning, August 2012

- 1.23 The adopted BDP identifies significant levels of growth in housing, employment, office and retail development over the plan period, including 51,100 additional homes; 2 regional investment sites of 20 and 25 hectares, and a 71-hectare employment site at Peddimore; 350,000 square metres (gross) of comparison retail by 2026; a minimum of 745,000 square metres (gross) of office floorspace; and new waste facilities to increase recycling and disposal capacity.
- 1.24 The BDP is seeking to focus growth on existing urban land through regeneration, renewal and redevelopment with an emphasis on eight key urban growth areas (City Centre; Greater Icknield; Aston, Newton and Lozells; Sutton Coldfield Town Centre; Bordesley Park; Eastern Triangle; Selly Oak and South Edgbaston; and Longbridge). Two other growth areas (Langley Sustainable Urban Extension and Peddimore) are Green Belt releases allocated for 6,000 new homes and a 71-hectare employment site.
- 1.25 There are numerous policy requirements that are now embedded in base build costs for schemes in Birmingham addressing BDP requirements (i.e. design requirements, reductions in carbon footprint, sustainability requirements, flood risk management, renewable energy, housing requirements and housing mix and tenure). Therefore, it is unnecessary to establish the cost of all these pre-existing policy requirements.
- 1.26 It is therefore considered prudent to assume that developments can absorb the pre-existing requirements in the adopted policies. The affordable housing policy is tested despite reflecting the existing policy, as it has a significant bearing on the viability of developments, even though it has been in place for some time. The affordable housing requirement is applied on a 'subject to viability' basis so that sites are not prevented from coming forward when there are exceptional circumstances preventing the delivery of the full 35% affordable housing requirement in Policy TP31.

BDP policies

- 1.27 A full summary of BDP policies which may have cost implications for development viability is provided at Appendix 1. The key policies with cost implications are as follows:

Table 1.26.1: BDP policies with cost implications

BDP Policy	Summary of objectives	Cost implications
PG3	Requires new development to demonstrate high quality design	Designed allowed for within professional fees allowance
TP3	Requires that developments meet BREEAM excellent standard and from the point that zero carbon standards are introduced through the Building Regulations, that residential development should meet this standard, unless it can be demonstrated that this would make schemes unviable.	Cost allowances for BREEAM and zero carbon factored into the appraisals

BDP Policy	Summary of objectives	Cost implications
TP4	Low and zero carbon energy generation – requirement to incorporate low and zero carbon energy generation unless demonstrated to be unviable	Now a standard requirement and reflected in build costs for most schemes. Additional cost allowances also factored into the appraisals.
TP9	Provision of public open space – new public open space will be required broadly in line with the standard of 2 hectares per 1,000 population. In most circumstances, residential schemes of 20 or more dwellings should provide on-site public open space and/or children’s play provision. Developer contributions can be used to address the demand from new residents to address the demand from new residents on other types of open space such as allotments and civic spaces.	Requirement for open space reflected in normal site net to gross ratios. Contributions towards other forms of POS would need to be compliant with CIL regulation 122 on the use of planning obligations and would be subject to negotiation with individual applicants where need is demonstrated and justified.
TP30	Minimum densities of 100 dph in City Centre; 50 dph in areas served well by public transport; and 40 dph elsewhere.	Reflected in the typologies relied upon in the appraisals
TP31	35% affordable housing on sites providing 15 or more units	Requirements reflected in the appraisals.

DBM policies

1.28 **A brief summary of the DBM policies with cost implications is provided in Table 1.27.1. We have reviewed all the other policies to identify where cost implications may emerge for developments and a summary of our assessment is attached as Appendix 1. We comment further on these potential costs in Section 4.**

Table 1.27.1: Emerging DBM policies

Policy reference	Objective/summary	Cost implications
DM1	Air quality Developments will need to contribute towards management of air quality, including mitigation measures such as low and zero carbon, green infrastructure. Developments should include vehicle charging points and should consider the introduction of car clubs	Cost of reducing carbon emissions from developments. Cost of green infrastructure. Cost of vehicle charging points.
DM4	Landscaping and trees All developments to provide high quality landscapes and townscapes that enhance existing landscape character and green infrastructure network. This should include the provision of new/replacement trees/hedges/shrubs etc	Developments typically incorporate hard and soft landscaping works. Extra-over cost added for enhanced quality of landscaping.
DM10	Standards for residential development Developments to meet Nationally described space standards Housing developments of 15 or more dwellings should seek to provide at least 30% of dwellings as accessible and adaptable homes in accordance with Building Regulations Part M4 (2) unless demonstrated to be financial unviable.	Space standards incorporated into viability testing. Cost of accessibility standards included in viability testing.

Policy reference	Objective/summary	Cost implications
DM15	Parking and servicing New development required to ensure that the needs of the development are catered for, including disabled parking, cycle parking and vehicle charging points.	Additional cost of charging points included in appraisals.

Development context

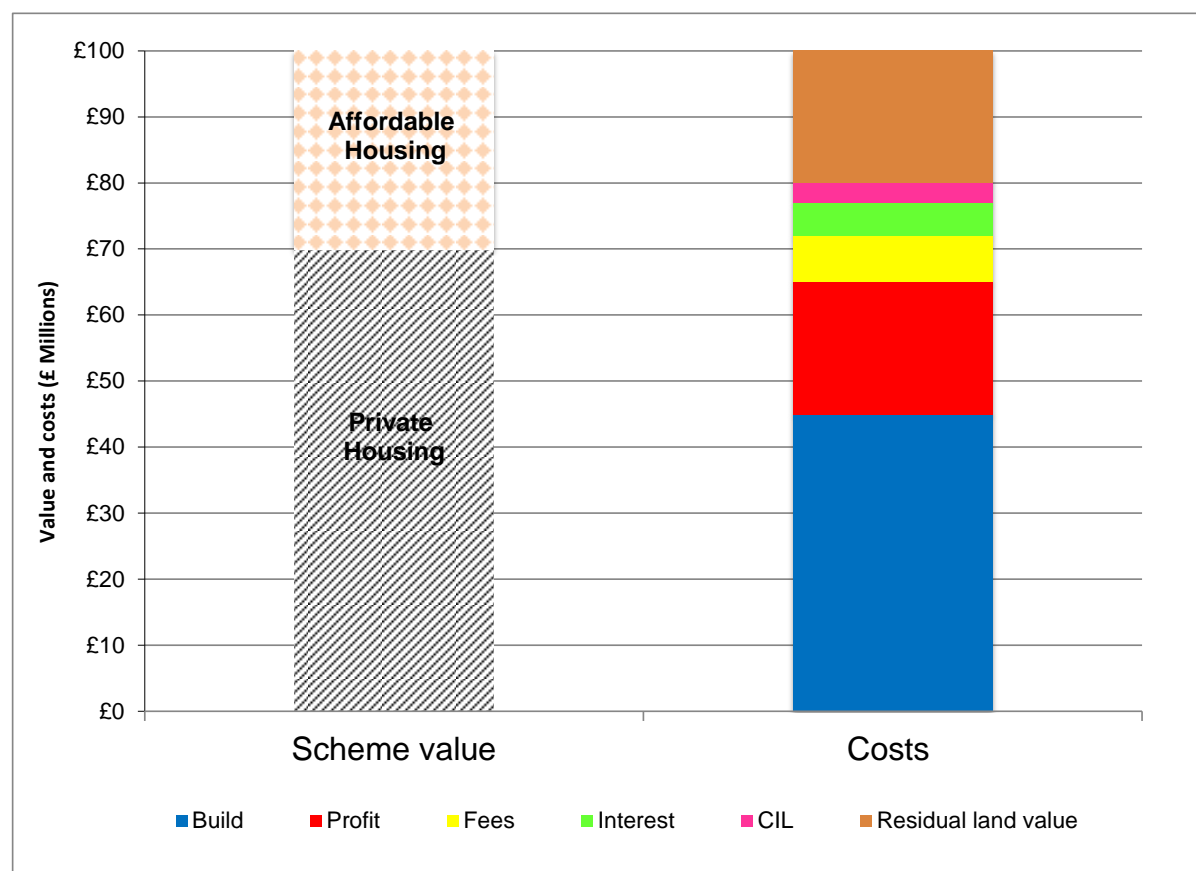
- 1.29 **Birmingham is the UK's second largest City after London with a population of over 1 million accommodated in 411,000 households, with an average of 2.6 residents per household. The City is a regional centre for employment (including professional and financial services; digital media; advanced manufacturing; jewellery; and environmental and medical technologies), education, sports, leisure and retail. The City benefits from three main railway stations providing services to cities across the UK, and an international airport operating worldwide routes.**
- 1.30 **The central area of the City has evolved from development in the 18th, 19th and 20th centuries, with development of the suburban areas (Edgbaston, Sutton Coldfield, Moseley and Harbone) in the latter part of this period.**
- 1.31 **The City borders the metropolitan districts of Dudley, Sandwell and Walsall to the east, and Solihull to the south. To the north are the districts of North Warwickshire and Lichfield, and to the south, the City borders the district of Bromsgrove.**
- 1.32 **Birmingham is a densely built up area with challenges of population growth, placing pressure on plan makers to identify suitable sites for new housing and employment floorspace. The majority of land for new housing and employment floorspace will come from recycling of previously developed land, including former industrial sites and intensification of existing uses, but the Council is removing land from the greenbelt for a 6,000-unit Sustainable Urban Extension.**
- 1.33 **The BDP identifies growth areas for the delivery of new housing and employment land at Greater Icknield (3,000 homes); Aston, Newton and Lozells (700 homes, new offices and retail); Sutton Coldfield Town Centre (growth and diversification of town centre); Bordesley Park (750 homes); Eastern Triangle (1,000 homes); Selly Oak and South Edgbaston (growth of District Centre, 700 homes and life sciences campus); Longbridge (regional investment site including 1,450 homes, new local centre and employment floorspace); two Regional Investment sites of 20 and 25 hectares and a 71-hectare employment site at Peddimore; circa 350,000 square metres of comparison retail development; and a minimum of 745,000 square metres of office development.**

Appendix 2 Methodology and appraisal inputs

- 1.34 Our methodology follows standard development appraisal conventions, using locally-based development typologies and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Birmingham and reflects the Council’s existing and emerging planning policy requirements.

Approach to testing development viability

- 1.35 Appraisal models can be summarised via the following diagram. 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, 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.



- 1.36 **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’.**
- 1.37 **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 Birmingham, some 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;
 - 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 the obligations 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 17-20% profit on value of the private housing element.

1.38 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'⁴ 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.

1.39 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current 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

1.40 The NPPF is not prescriptive on the type of methodology local planning authorities should use when assessing viability. The National Planning Practice Guidance indicates that the benchmark land value will need to allow for an incentive for the land owner to sell; *"a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison to other options available, for the landowner to sell land for development while allowing a sufficient contribution to fully comply with policy requirements"* (paragraph 013; reference ID 10-013-20190509).

1.41 The Local Housing Delivery Group published guidance⁵ 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"*.

⁴ 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'.

⁵ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

1.42 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*”. This is echoed by the PPG which states that market evidence “*should not be used in place of benchmark land value [as] there may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners*”.

1.43 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, 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).

1.44 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).*

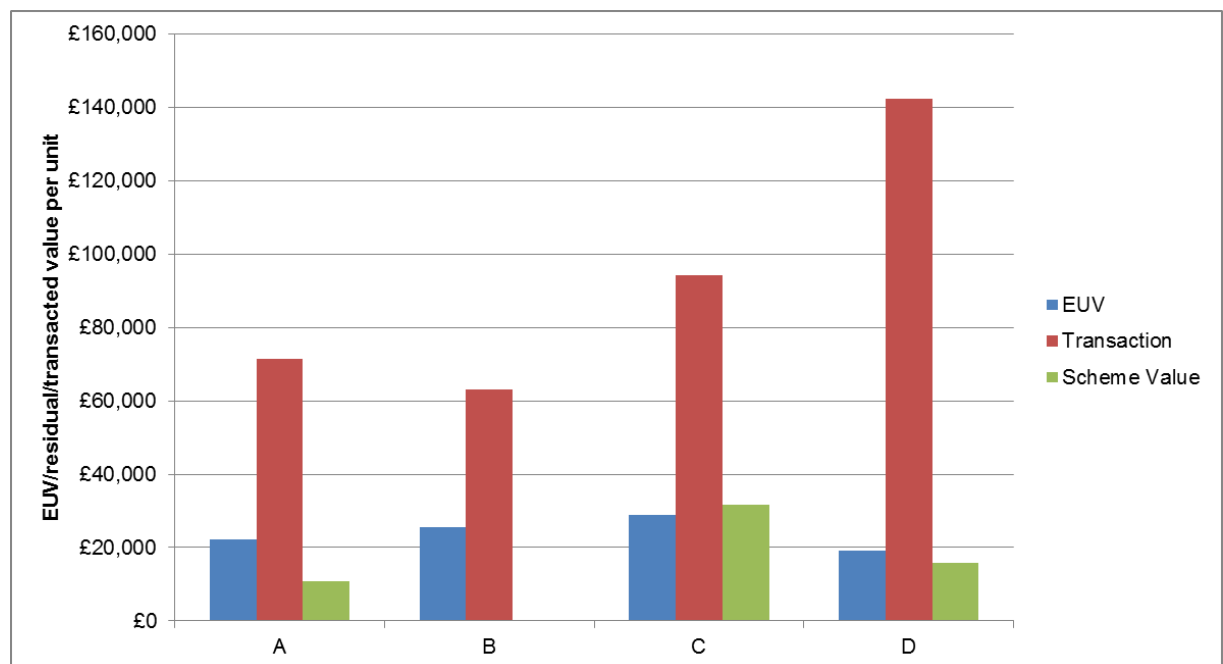
- 1.45 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength 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.
- 1.46 Respondents to consultations on planning policy documents in 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. The most recent update to the Planning Practice Guidance makes this very clear, stating in various paragraphs that "*the price paid for land is not a relevant justification for failing to accord with relevant policies in the plan*" (paras 002, 006, 011, 014 and 018). It also notes that "*market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value*" and that "*there may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies adopted by individual developers, site promoters and landowners*" (para 014).
- 1.47 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 Birmingham, where many sites will have been previously developed, the 'bottom line' in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4 of their Guidance Note on 'Financial Viability in Planning':

“For a development to be financially viable, any uplift from current use value to residual land value that arises when planning permission is granted should be able to meet the cost of planning obligations while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project (the NPPF refers to this as ‘competitive returns’ respectively). The return to the landowner will be in the form of a land value in excess of current use value”.

- 1.48 **The Guidance goes on to state that “*it would be inappropriate to assume an uplift based on set percentages ... given the diversity of individual development sites*”. The RICS then goes on to suggest that the premium should be determined by market forces, but this approach is clearly flawed as the market will not voluntarily take account of legitimate needs of the community through planning requirements.**
- 1.49 **Commentators also make reference to ‘market testing’ of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.13. 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’ CIL rates, 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.
 - 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.

- 1.50 **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 2.17.1. This chart compares the residual value of four central London 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). Market evidence – if used for the purposes of informing a premium above EUV – therefore needs to be treated with extreme caution.**

Figure 2.17.1: Comparison of scheme residual value to existing use value and price paid for site



1.51 **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.**

Appendix 3 Appraisal assumptions

- 1.52 For the purposes of testing the cumulative impact of the requirements in the DMB, we have appraised 35 development typologies on sites across the borough to represent the types of sites that are likely to come forward over the plan period. The development typologies are identified in Table 3.1.1 overleaf, with additional appraisal inputs provided as Appendix 2. Floor areas for commercial uses are gross internal areas and are indicative estimates only without the benefit of detailed design.

Residential sales values

- 1.53 Residential values in Birmingham reflect national trends in recent years but do of course vary somewhat between different sub-markets. According to the Land Registry House Price Index, average prices in Birmingham have increased from £130,561 in January 2012 to £185,359 in June 2019, an increase of 42%.
- 1.54 We have considered comparable evidence of new build schemes in the City to establish appropriate values for each area for testing purposes. The Land Registry recorded 2,164 sales of new build units between 1 January 2018 and 10 May 2019 (attached as Appendix 3). This exercise indicates that the developments in the sample will attract average sales values ranging from circa £2,500 per square metre (£232 per square foot) to £4,200 per square metre (£390 per square foot) on average, as shown in Figure 3.3.1. The highest sales values are achieved in the City Centre.
- 1.55 The future trajectory of house prices is currently uncertain, although Savills' *UK Housing Market Update (June 2019)* prediction is that values are expected to increase over the next five years. Medium term predictions are that properties in mainstream West Midlands markets will grow over the period 2019 and 2023. Savills predict that values in mainstream West Midlands markets (i.e. non-prime) will increase by 3.0% in 2019, 5.0% in 2020, 3.5% in 2021, 3.0% in 2022 and 3.5% in 2023. This equates to cumulative growth of 19.3% between 2019 and 2023 inclusive. In contrast, Savills forecast for UK-wide growth in house prices is 14.8%.

Affordable housing tenure and values

- 1.56 BDP Policy TP31 requires 35% affordable housing on sites capable of providing 15 or more units. The Council typically seeks a tenure mix of 25% social rented housing and 10% intermediate, typically provided as shared ownership. The Council's preferred housing mix is set out on page 113 of the BDP (reproduced below for ease of reference) in support of paragraphs TP30 and TP31. summarised in Table 3.5.1.

Table 3.5.1: Council's preferred affordable housing mix (% of total)

Tenure	One bed	Two bed	Three bed	Four bed	Total
Private	8.1	14.9	17.3	21.9	62.2

Tenure	One bed	Two bed	Three bed	Four bed	Total
Intermediate	1.1	1.2	2.2	0.3	4.8
Affordable Rent	3.7	11.6	5.3	0.9	21.6
Social rent	1.7	3.0	1.6	5.0	11.4
Total	14.6	30.8	26.3	28.1	100

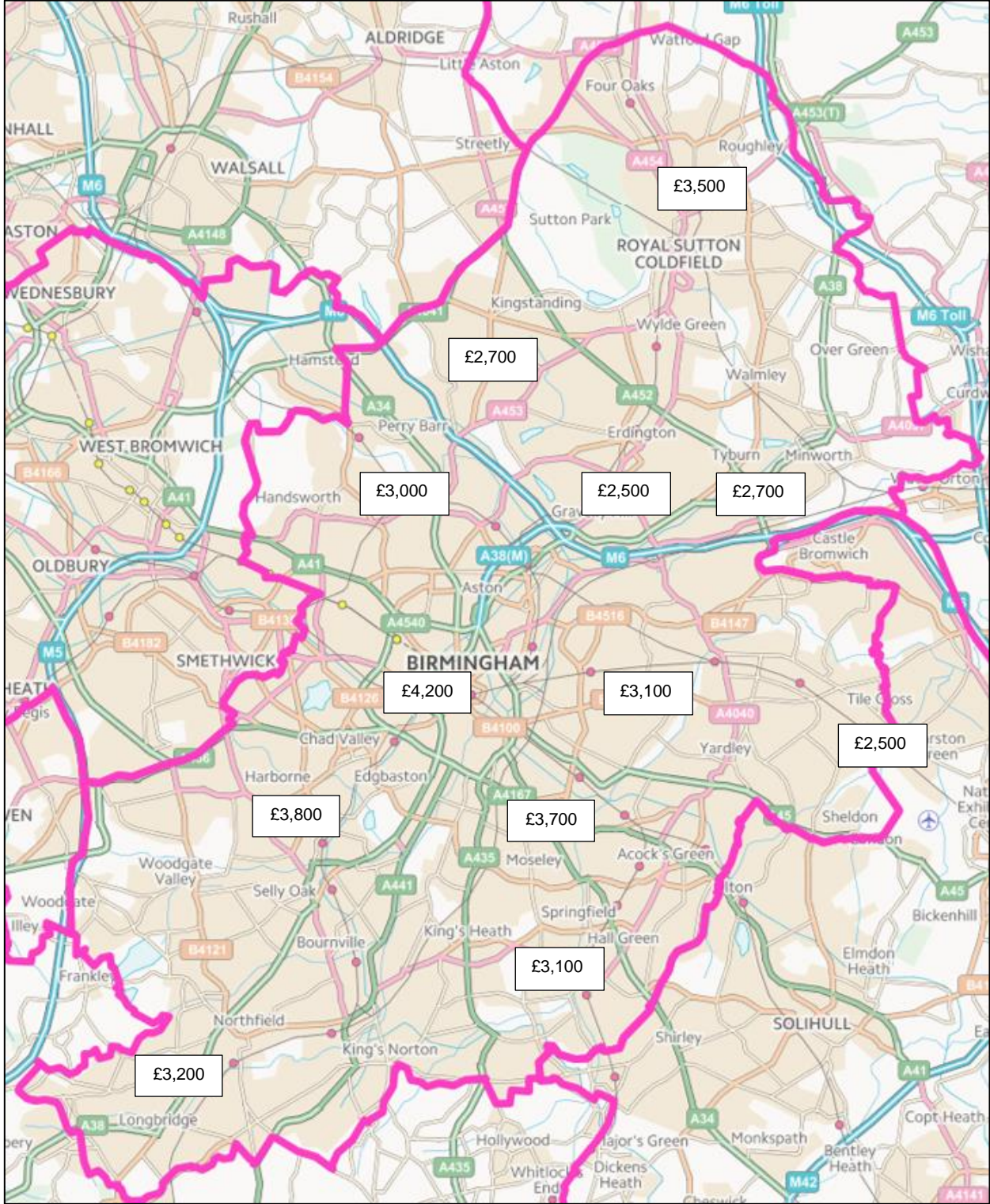
- 1.57 **Our appraisals assume that the rented housing is let at social rents, although we note that there is flexibility in BDP Policy TP31 for the rented element to be provided as Affordable Rent, with rents up to Local Housing Allowance levels, as shown in Table 3.6.1.**

Table 3.6.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
Social rents	£72.94	£84.62	£96.31	£110.67
Affordable Rent (based on LHA in Birmingham Broad Rental Market Area)	£101.84	£127.62	£135.96	£173.41

- 1.58 **RP**s are permitted to increase rents by CPI plus 1% per annum. We have applied this assumption to our appraisals.
- 1.59 Based on the rents above, our modelling indicates that **RP**s would pay an average of £972 per square metre (£90 per square foot) to acquire completed Affordable Rented units for social rent. Alternatively, **RP**s could pay £1,704 per square metre (£158 per square foot) to acquire the units on the basis of Affordable Rent.

Figure 3.3.1: Residential sales values in Birmingham



Sources: Map – Ordnance Survey; Values – Land Registry

Table 3.1.1: Development typologies tested in the study (all areas are square metre gross internal areas)

Site ref	Site description	Site area	Density	No of houses	No of flats	Retail	B1	B2/B8	C1
1	1 unit scheme, low density, houses	0.03	33	1	-	-	-	-	-
2	8 unit scheme, medium density, houses	0.14	57	8	-	-	-	-	-
3	14 unit scheme, medium density, houses	0.20	70	14	-	-	-	-	-
4	14 unit scheme, medium density, flats - 4 storeys	0.10	140	-	14	-	-	-	-
5	15 unit scheme, high density, flats - 7 storeys	0.03	500	-	15	-	-	-	-
6	20 unit scheme, low density, houses	0.65	31	20	-	-	-	-	-
7	21 unit scheme, medium density, flats - 5 storeys	0.12	175	-	21	-	-	-	-
8	28 unit scheme, medium density, flats - 3 storeys	0.39	72	-	28	-	-	-	-
9	29 unit scheme, low density, houses	1.02	31	32	-	-	-	-	-
10	32 unit scheme, high density, flats - 4 storeys	0.08	400	-	32	-	-	-	-
11	45 unit scheme, low density, houses	1.98	23	45	-	-	-	-	-
12	60 unit scheme, low density, houses	1.17	51	60	-	-	-	-	-
13	70 unit student scheme, studio flats - 4 storeys	0.13	538	-	70	-	-	-	-
14	70 unit scheme, low density, houses	1.86	38	70	-	-	-	-	-
15	89 unit scheme, low density - houses	2.50	36	89	-	-	-	-	-
16	94 unit scheme, high density, flats - 6 storeys	0.22	427	-	94	-	-	-	-
17	109 unit scheme, high density - flats - 7 storeys	0.23	474	-	109	-	-	-	-
18	113 unit scheme, high density, flats - 7 storeys	0.24	471	-	113	-	-	-	-
19	133 unit scheme, high density, flats - 5 storeys	0.44	302	-	133	-	-	-	-
20	138 unit scheme, low density, houses	5.23	27	141	-	-	-	-	-
21	141 unit scheme, high density, flats - 5 storeys	0.35	403	-	141	-	-	-	-
22	146 unit scheme, high density, flats - 5 storeys	0.49	298	-	146	-	-	-	-
23	148 unit scheme, high density, flats - 6 storeys	0.25	592	-	148	-	-	-	-
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	1.35	114	-	154	-	-	-	-

Site ref	Site description	Site area	Density	No of houses	No of flats	Retail	B1	B2/B8	C1
25	208 unit scheme, high density, flats - 5 storeys	0.62	335	-	208	-	-	-	-
26	241 unit scheme, low density, houses	9.27	26	241	-	-	-	-	-
27	304 unit scheme, high density, flats - 6 storeys	0.79	385	-	304	-	-	-	-
28	334 unit scheme, high density, flats - 11 storeys	0.29	1,152	-	334	-	-	-	-
29	335 unit scheme, high density, flats - 6 storeys	1.47	228	-	335	-	-	-	-
30	357 unit student scheme, high density, studios - 4 storeys	0.88	406	-	357	-	-	-	-
31	425 unit scheme, high density, flats - 10 storeys	0.95	425	-	404	-	-	-	-
32	481 unit scheme, high density, flats - 41 storeys	0.31	1,552	-	481	-	-	-	-
33	650 unit scheme, medium density, houses	8.50	76	650	-	-	-	-	-
34	778 unit scheme, medium density, houses and flats - 3 storeys	4.26	183	661	117	-	-	-	-
35	826 unit scheme, high density, flats - 16 storeys	1.13	731	-	826	-	-	-	-

1.60 **The CLG/HCA ‘Shared Ownership and Affordable Homes Programme 2016-2021: Prospectus’ document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.**

1.61 **For shared ownership units, we have assumed that Registered Providers will sell 50% initial equity stakes and charge 2.75% on the retained equity. The rent on retained equity is capitalised using a yield of 5%. These assumptions generate a capital value of circa 75% of market value.**

Rents and yields for commercial development

1.62 **Our assumptions on rents and yields for the retail and office floorspace are summarised in Table 3.11.1. These assumptions are informed by lettings of similar floorspace in the area over the past year (attached as Appendix 4). Our appraisals assume a 12-month rent-free period for both retail and office floorspace.**

Table 3.11.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	£250	7.00%	12
Retail – City Centre	£526	6.5%	12
Retail supermarket	£250	5.00%	12
Offices – City Centre	£301	6.50%	12
Offices – outside City Centre	£210	7.00%	12
Industrial/warehousing	£129	7.00%	12
Hotel – City Centre	£400	5.75%	12
Hotel – outside City Centre	£300	6.5%	12

Build costs

1.63 **We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes, as follows:**

- Houses: Estate Housing Generally: £1,163 per square metre;
- Flats: 3-5 storeys: £1,312 per square metre;
- Flats: 6+ storeys: £1,554 per square metre;
- Flats: 20+ storeys: £1,792 per square metre (upper quartile);
- Retail: Shops – generally: £1,436 per square metre;
- Retail: Supermarkets: £1,551 per square metre;
- Offices – generally: £1,880 per square metre;

- Hotels: £2,236 per square metre;
- Industrial: Factories – generally: £922 per square metre;
- Warehousing: generally: £817 per square metre

- 1.64 In addition, the base costs above are increased by 15% to account for external works (including car parking spaces) which have increased from the typical 10% for houses and 6% for flatted schemes to allow for the additional landscaping requirements in DMB policy DM4. We have also increased the base costs by 6% for the costs of meeting the energy requirements now embedded into Part L of the Building Regulations and air quality requirements of DMB policy DM1.

Zero carbon and BREEAM

- 1.65 The '*Greater London Authority Housing Standards Review: Viability Assessment*' estimates that the cost of achieving zero carbon standards is 1.4% of base build costs. We have applied this uplift in costs to the base build costs outlined above.
- 1.66 For commercial developments, we have increased base build costs by 2% to allow for the extra-over costs of achieving BREEAM 'excellent' standard⁶. This is assumed to also address the 'excellent;' standard in relation to water efficiency, for which no clear data is available.
- 1.67 DMB policy DM15 indicates support for the provision of car charging points for low or zero emission vehicles, although there is no explicit requirement in terms of numbers of spaces that should be provided. The draft Parking SPD indicates that where schemes have allocated parking, the Council will require one active vehicle charging point per dwelling vehicle charging point. Lower requirements apply to unallocated parking. We have assumed that 100% of spaces are provided for such vehicles and incorporated £1,500 per space per residential unit, based on recent residential projects⁷.

Accessibility standards

- 1.68 Policy DM10 requires that developments of 15 or more units provide 30% of units as accessible and adaptable in accordance with the Building Regulations Part M4(2) unless demonstrated to be financially unviable. We have tested two options, as follows:
- 1.69 Option 1: 30% of all dwellings on a development of 15 or more units to meet Part M4(2) requirements.
- 1.70 Option 2: 30% of all affordable housing and a percentage of market housing to meet Part M4(2) requirements. For the purposes of testing, we have assumed that the 30% requirement also applies to the market housing.
- 1.71 Our appraisals assume that all units are constructed to meet the accessible and adaptable standards (Category 2) at an average cost of £521 per house and £924 per unit for flats. Although we have not tested Category 3 standards, we note that the average costs are significantly higher at an average of £22,694 per house and £7,906 per flat⁸.

Custom build housing

1.72 Custom build housing can be structured so that the developer sells serviced plots to individual purchasers, who then procure their own contractor to construct a house to their own design. In these cases, the Developer will receive a land receipt based on the residual land value generated by the house. As this will be a smaller amount than the GDV of the house (that would normally be included in the appraisal for developer-built units), there is a lower profit requirement in the appraisal which means the impact of custom build housing can be neutral.

1.73 An alternative model is for the developer to enter into a direct contract with the custom-build purchaser to develop a house to their design. Once in contract, the unit would be de-risked. In this situation, other than marginal additional costs associated with purchaser liaison, the impact on the residual land value would be deminimis.

Professional fees

1.74 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Schemes typically incur fees of around 8%, but we have increased this to 10% to allow for the additional design requirements associated with BDP Policy PG3 3.

Development finance

1.75 Our appraisals assume that development finance can be secured at a rate of 6%, inclusive of arrangement and exit fees, reflective of current funding conditions. Although developers will not typically fund 100% of their development costs through debt, it is usual practice to apply finance to all costs to reflect the opportunity cost (or actual cost) of equity.

Marketing costs

1.76 Our appraisals incorporate an allowance of 3% for marketing costs, which includes show homes and agents' fees, plus 0.5% for sales legal fees.

CIL

1.77 Following approval in September 2015, the Council implemented its CIL Charging Schedule on 4 January 2016. The adopted rates are summarised in Table 3.26.1, along with the effective rates today after allowing for indexation.

Table 3.26.1: Adopted and indexed CIL rates

Development Type	Detail	Charge per sqm	Indexed rates per sqm
Retail convenience ¹	<2,700 sqm	£0	£0
Retail convenience ¹	>2,700 sqm	£260	£342

⁶ Based on 'Delivering Sustainable Buildings: savings and payback', BREEAM and Sweett Group Research 2014, which identified an increase of between 0.87% to 1.71% of build costs

⁷ London Plan Viability Study, 2017 – cost includes the charging point and necessary infrastructure in the development.

⁸ Based on MHCLG 'Housing Standards Review: Cost Impacts' September 2014

Development Type	Detail	Charge per sqm	Indexed rates per sqm
Retail ²	All other	£0	£0
Retail ²	Greenbelt Development (Sustainable urban extension)	£0	£0
Residential	Value zones 1,2 & 3 (High value area)	£69	£91
Residential	Value zones 4,5,6 & 7 (Low value area)	£0	£0
Residential	Green Belt Development (SUE)	£0	£0
Residential	Social Housing Providers registered with HCA and Birmingham Municipal Housing Trust developments	£0	£0
Student housing	All areas, except Green Belt Development (Sustainable urban extension)	£69	£91
Student Housing	Green Belt Development (Sustainable urban extension)	£0	£0
Hotel	City centre	£27	£36
Hotel	Green Belt Development (SUE) and rest of city	£0	£0
Industrial/Employment, Offices, Leisure, Education, Health, Use class C2 ³ , All other development	All areas	£0	£0

1. Retail convenience can also include non-food floorspace as part of the overall mix of the unit.

2. Retail - This category will include those retail units selling goods not bought on a frequent basis.

3. The Town and Country Planning (Use Classes) Order 1987 (as amended) defines Use Class C2 Residential Institutions as – residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

Section 106 costs

- 1.78 **To address site-specific Section 106 requirements, we have included an additional allowance of £20 per square metre for non-residential development and £1,500 per unit for residential development, the latter reflecting amounts agreed on sites which share the most characteristics with the site typologies tested in the study. In most cases, Section 106 agreements completed in 2018 and 2019 have total liabilities (excluding affordable housing payments in lieu) significantly lower than the amount we have allowed for in our appraisals.**

Development and sales periods

- 1.79 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 6 units per month, with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected.

Developer's profit

- 1.80 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).
- 1.81 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.
- 1.82 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks were for a time reluctant to allow profit levels to decrease. However, perceived risk in the UK housing market is receding, albeit there is a degree of caution as a consequence of the outcome of the referendum on the UK's membership of the EU. We have therefore adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. For commercial development, we have adopted a profit of 15% of GDV, reflecting normal market levels.
- 1.83 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

1.84 **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. 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

1.85 **Benchmark land values, based on the existing use value or alternative use value of sites are key considerations 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 or alternative use value are effectively the ‘bottom line’ in a financial sense and therefore a key factor in this study.**

1.86 **MHCLG have produced ‘Land Value Estimates for Policy Appraisal’ (May 2017) which show the following land values for various uses in Birmingham (all shown per gross hectare):**

- Residential land: £1.27 million;
- Offices (City Centre): £12 million;
- Offices (elsewhere): £1.27 million;
- Retail: £1.27 million;
- Hotels: £1.27 million;
- Industrial: £1.0 million;
- Greenfield, other open space: £0.25 million.

- 1.87 For the purposes of testing the viability of DMB policies, we have adopted these benchmark land values in our appraisals.
- 1.88 For large housing sites developed on previously undeveloped land, we have adopted a benchmark land value of £250,000 per gross hectare (incorporating premium (reflecting option pricing for greenfield sites). This value generates a significant premium above existing use value (typically £22,000 per gross hectare).

Format of appraisal outputs

- 1.89 The outputs from our appraisals of the various development typologies are set out in Section 4. We have appraised 35 development typologies, reflecting different densities and types of development across the City. Each development typology is with 9 different sales values, reflecting the range across the City (£2,500 to £4,200 per square metre, as noted in paragraph 3.3).
- 1.90 Each appraisal incorporates affordable housing at various levels between 0% and 35% of units, with a tenure mix of 70% rent and 30% intermediate.
- 1.91 Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded green, indicating that the scheme is viable with the policy requirements incorporated. If residual land value is lower than the benchmark land value, the cell is shaded red to indicate that it is unviable.
- 1.92 An example of the data outputs is provided at Figure 3.41.1.

Figure 3.41.1: Example of data outputs

Value C

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				Vehicle charging points
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	
1	1 unit scheme, low density, houses (GF)	1	0.008	0.089	0.080	0.074	0.074	0.074
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.703	0.634	0.588	0.587	0.583
3	14 unit scheme, medium density, houses	14	0.254	0.824	0.707	0.630	0.628	0.622
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.294	0.177	0.097	0.093	0.088
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.002	-0.149	-0.232	-0.255	-0.262
6	20 unit scheme, low density, houses (GF)	20	0.163	1.136	1.017	0.906	0.903	0.895
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.441	0.285	0.145	0.140	0.131
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	0.588	0.354	0.193	0.187	0.175
9	29 unit scheme, low density, houses (GF)	32	0.255	1.927	1.652	1.471	1.467	1.432

Appendix 4 Appraisal results

- 1.93 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.
- 1.94 Development value is finite and is rarely enhanced through the adoption of new policy requirements. This is because existing use values are sometimes relatively high prior to development. In contrast, areas which have previously undeveloped land clearly have greater scope to secure an uplift in land value through the planning process. Birmingham is seeking to bring forward both sites in the town centre that are previously developed and sites outside the town centre that are within the wider urban area.
- 1.95 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the Council's policy requirements* and schemes that are viable *prior to the imposition of policy requirements*. If a scheme is unviable before policy requirements, planning obligations and other policies are applied, it is unlikely to come forward and policy requirements would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will only become viable following an increase in values and/or a reduction in construction costs, and sites would remain in their existing use.
- 1.96 There is clearly a balance that has to be struck between the aims of BDP Policy TP31 on the delivery of affordable housing and securing adequate contributions towards infrastructure from the developments that contribute towards the need for new infrastructure. The extent of planning obligations cannot therefore be set on the basis that every single development typology right across the borough will deliver 35%, as this is not always viable. This is recognised in Policy TP31, which provides flexibility in the percentage sought on individual sites on the basis of a proven viability issue
- 1.97 Table 4.5.1 summarises the additional costs reflected in the appraisal to address policy requirements.

Table 4.5.1: Summary of policy costs

Policy requirement	Cost
DM1 Air Quality vehicle charging points Low/zero carbon Green infrastructure	£1,500 per space applied to 100% of spaces 6% addition to build costs for Part L energy requirements External works budget increased from 10% to 15% to allow for additional landscaping
DM4 Landscaping and trees Extra-over cost for additional landscaping	External works budget increased from 10% to 15%

Policy requirement	Cost
<p>DM10 Standards for residential development Meet Nationally Described Space Standards</p> <p>Part M4(2) Building regs accessibility requirements</p>	<p>Space standards reflected in unit sizes applied in appraisal</p> <p>£521 per house; £924 per flat</p>
<p>DM15 Parking and servicing Disabled car parking and cycle parking</p> <p>Vehicle charging points</p>	<p>Sufficient gross area allowed for to provide ground level car parking</p> <p>£1,500 per space applied to 100% of spaces</p>

- 1.98 For all 35 development typologies, we provide a ‘base’ appraisal which does not include any of the DMB policies in Table Table 4.5.1. We then apply the policies incrementally in the following sequence: Low/zero carbon allowance; green infrastructure and landscaping; Part M4(2) accessibility standards; and vehicle charging points. The results are summarised in tables 4.6.1 to 4.6.7.
- 1.99 With regards to the impact that the policy requirements have on viability of developments in the City, it is important to bear in mind that some typologies are unviable *prior* to any policy requirements being applied. These cases can be seen where the result in the ‘Base’ column is shown in red. It is not the imposition or absence of policy requirements that renders schemes unviable in these circumstances; it is simply the relationship between the value of the completed scheme; the build costs; and the Site’s existing use value. Changes in policy will do nothing to alter this relationship. For these unviable schemes to become viable, sales values would need to increase in excess of any inflation on costs, and/or existing use value would either need to remain flat; increase in value at a lower rate than residential; or fall in value. Schemes that are unviable in the ‘Base’ position should therefore be disregarded for the purposes of assessing the viability of emerging policies.
- 1.100 It is also important to note that not all of the typologies tested would be expected to come forward across the City. For example, tall high density schemes will be developed predominantly in the City Centre where sales values are highest and not in lower value and suburban areas. The lack of viability of these types of development in the lower value areas should therefore be generally disregarded for the purposes of assessing the viability of emerging DMB policies.
- Affordable housing requirements
- 1.101 As the Council’s affordable housing requirements have the most significant impact on viability of development in the City, we have reflected the flexibility in the policy by running our appraisals with varying percentages from 0% to 35% in 5% increments. The other policy requirements are tested alongside each affordable housing percentage. Affordable housing is a pre-existing BDP policy. The results of our appraisals reflect the evidence of schemes on the ground, where the 35% affordable housing policy is frequently met, but on occasion viability issues result in the provision of a reduced quantum of affordable housing. As BDP Policy TM31 is expressly applied having regards to site-specific viability, results showing that schemes are unviable at 35% affordable housing do not undermine the adopted policy approach. While some might argue that affordable housing requirements should be set at a reduced percentage that almost all sites could meet, this would result in a significant reduction in affordable housing delivery from those sites that can viably deliver 35%.

Low/zero carbon

- 1.102 **Our appraisals test the impact of a 7.4% increase in base costs to reflect sustainability measures in Part L of the Building Regulations and carbon reduction/mitigation measures. In most cases, the reduction in residual land value in comparison to the base position is relatively modest. It is only at the lowest sales value that this additional cost results in scheme becoming unviable. Even in the lowest value area, there is a range of developments that can viably support the requirements, alongside some affordable housing, including 35%.**

Green infrastructure/landscaping

- 1.103 **Landscaping on residential developments is a standard cost, but DMB policy DM4 seeks enhanced landscape quality including tree planting. For the purposes of testing the impact of this policy, we have increased the allowance for external works by 5% of base costs. Our appraisals indicate that in most cases, this additional cost can be absorbed. Where residual land values are higher than benchmark land values before policy costs are applied, they remain so after the additional cost for landscaping has been applied.**

Vehicle charging points

- 1.104 **Our allowance for adding electric vehicle charging points to 100% of spaces in a development has a relatively modest downwards impact on residual land values generated by our appraisals. However, this reduction is not of sufficient magnitude to render schemes unviable on a cumulative basis.**

Accessibility standards

- 1.105 **The results in tables 4.6.1. to 4.6.7 test the impact of accessibility requirements on 30% of all units, both market and affordable. We have also tested a second option which applies the requirements to 100% of the affordable units and 30% of market units. The impact of the two options is compared in Table 4.13.1. These tables reflect all the other policy requirements and reflect sales values level H (City Centre).**

Table 4.13.1: Comparison of impact on residual values of two accessibility options

	Typology description	Residual value (£m) – Option 1 – 30% of all units	Residual value) – Option 2 – 100% of AH units and 30% of market units
1	1 unit scheme, low density, houses (GF)	£153,513	£153,403
2	8 unit scheme, medium density, houses (GF)	£1,214,735	£1,213,852
3	14 unit scheme, medium density, houses	£1,407,026	£1,405,525
4	14 unit scheme, medium density, flats - 4 storeys	£691,159	£688,497
5	15 unit scheme, high density, flats - 7 storeys (GF)	£388,695	£385,843
6	20 unit scheme, low density, houses (GF)	£2,024,597	£2,022,453
7	21 unit scheme, medium density, flats - 5 storeys	£1,036,738	£1,032,746

	Typology description	Residual value (£m) – Option 1 – 30% of all units	Residual value) – Option 2 – 100% of AH units and 30% of market units
8	28 unit scheme, medium density, flats - 3 storeys (GF)	£1,382,318	£1,376,995
9	29 unit scheme, low density, houses (GF)	£3,238,478	£3,235,047
10	32 unit scheme, high density, flats - 4 storeys	£1,436,248	£1,430,164
11	45 unit scheme, low density, houses (GF)	£4,354,338	£4,349,585
12	60 unit scheme, low density, houses (GF)	£5,448,463	£5,442,220
13	70 unit student scheme, studio flats - 4 storeys (GF)	£1,153,510	£1,140,410
14	70 unit scheme, low density, houses (GF)	£6,356,540	£6,349,257
15	89 unit scheme, low density - houses	£7,836,126	£7,826,736
16	94 unit scheme, high density, flats - 6 storeys	£1,395,235	£1,377,142
17	109 unit scheme, high density - flats - 7 storeys	£931,882	£910,340
18	113 unit scheme, high density, flats - 7 storeys	£966,079	£943,747
19	133 unit scheme, high density, flats - 5 storeys	£3,953,122	£3,927,204
20	138 unit scheme, low density, houses (GF)	£11,202,479	£11,187,416
21	141 unit scheme, high density, flats - 5 storeys	£4,190,904	£4,163,427
22	146 unit scheme, high density, flats - 5 storeys	£4,339,517	£4,311,067
23	148 unit scheme, high density, flats - 6 storeys	£1,265,306	£1,236,058
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	£1,573,386	£1,542,951
25	208 unit scheme, high density, flats - 5 storeys	£5,436,171	£5,396,337
26	241 unit scheme, low density, houses (GF)	£18,002,616	£17,976,934
27	304 unit scheme, high density, flats - 6 storeys	£1,851,623	£1,791,695
28	334 unit scheme, high density, flats - 11 storeys	-£3,355,601	-£3,423,320
29	335 unit scheme, high density, flats - 6 storeys	£2,074,072	£2,008,033
30	357 unit student scheme, high density, studios - 4 storeys	£4,052,694	£3,983,300
31	425 unit scheme, high density, flats - 10 storeys	-£4,577,128	-£4,658,971
32	481 unit scheme, high density, flats - 41 storeys	-£18,293,547	-£18,390,988
33	650 unit scheme, medium density, houses	£43,927,926	£43,861,851
34	778 unit scheme, medium density, houses and flats - 3 storeys	£17,052,910	£16,911,020
35	826 unit scheme, high density, flats - 16 storeys	-£12,541,219	-£12,706,879

1.106 **The impact of requiring accessibility standards on all the affordable units in comparison with only 30% of units (alongside 30% of market units) is deminimis. It is unlikely that adopting Option 2 would prevent schemes from coming forward.**

Table 4.6.1: 0% affordable housing
Value A

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.054	0.045	0.039	0.039	0.038
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.428	0.358	0.312	0.311	0.301
3	14 unit scheme, medium density, houses	14	0.254	0.721	0.604	0.526	0.524	0.507
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.213	0.096	0.016	0.013	-0.005
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	-0.086	-0.236	-0.340	-0.343	-0.362
6	20 unit scheme, low density, houses (GF)	20	0.163	1.037	0.868	0.757	0.754	0.729
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.320	0.144	0.024	0.019	-0.008
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	0.426	0.192	0.032	0.025	-0.010
9	29 unit scheme, low density, houses (GF)	32	0.255	1.685	1.410	1.229	1.225	1.166
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	0.448	0.200	0.030	0.022	-0.019
11	45 unit scheme, low density, houses (GF)	45	0.495	2.213	1.832	1.582	1.576	1.496
12	60 unit scheme, low density, houses (GF)	60	0.293	2.655	2.155	1.824	1.816	1.713
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	0.229	-0.013	-0.181	-0.198	-0.287
14	70 unit scheme, low density, houses (GF)	70	0.465	3.097	2.514	2.128	2.119	1.999
15	89 unit scheme, low density - houses	89	3.175	3.689	2.940	2.446	2.435	2.262
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	-1.215	-2.094	-2.700	-2.724	-2.814
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	-2.105	-3.128	-3.829	-3.857	-3.951
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	-2.182	-3.243	-3.970	-3.998	-4.096
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	0.056	-0.995	-1.716	-1.750	-1.908
20	138 unit scheme, low density, houses (GF)	141	1.308	4.731	3.528	2.727	2.707	2.477
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	0.060	-1.054	-1.820	-1.855	-2.023
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	0.062	-1.092	-1.884	-1.921	-2.095
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	-2.858	-4.248	-5.199	-5.237	-5.364
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	-1.684	-2.745	-3.472	-3.511	-3.673
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	-0.479	-2.089	-3.199	-3.251	-3.491
26	241 unit scheme, low density, houses (GF)	241	2.318	7.214	5.201	3.863	3.830	3.450
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	-6.421	-9.230	-11.153	-11.229	-11.483
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-9.618	-12.254	-14.058	-14.142	-14.395
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	-7.158	-10.292	-12.437	-12.521	-12.799
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	-0.540	-1.825	-2.706	-2.796	-3.248
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-13.536	-17.286	-19.853	-19.955	-20.218
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-26.037	-30.805	-34.070	-34.191	-34.350
33	650 unit scheme, medium density, houses	650	10.795	16.944	11.796	8.378	8.290	7.311
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	-2.266	-7.818	-11.666	-11.660	-12.752
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-30.320	-37.917	-43.117	-43.323	-43.812

Table 4.6.1 (continued): 0% affordable housing
Value B

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare					
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points	
1	1 unit scheme, low density, houses (GF)	1	0.008	0.071	0.063	0.057	0.057	0.055	
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.565	0.496	0.450	0.449	0.438	
3	14 unit scheme, medium density, houses	14	0.254	0.954	0.836	0.753	0.757	0.739	
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.395	0.277	0.197	0.194	0.176	
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.110	-0.039	-0.142	-0.146	-0.165	
6	20 unit scheme, low density, houses (GF)	20	0.163	1.372	1.203	1.092	1.089	1.064	
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.592	0.416	0.296	0.291	0.265	
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	0.789	0.555	0.394	0.388	0.353	
9	29 unit scheme, low density, houses (GF)	32	0.255	2.228	1.954	1.773	1.769	1.701	
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	0.832	0.584	0.414	0.407	0.360	
11	45 unit scheme, low density, houses (GF)	45	0.495	2.953	2.573	2.322	2.316	2.225	
12	60 unit scheme, low density, houses (GF)	60	0.293	3.604	3.103	2.773	2.766	2.649	
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	0.588	0.346	0.180	0.164	0.072	
14	70 unit scheme, low density, houses (GF)	70	0.465	4.204	3.621	3.236	3.227	3.091	
15	89 unit scheme, low density - houses	89	3.175	5.081	4.332	3.838	3.527	3.655	
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	-0.151	-1.017	-1.614	-1.638	-1.743	
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	-0.917	-1.941	-2.642	-2.669	-2.781	
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	-0.951	-2.012	-2.739	-2.767	-2.883	
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	1.465	0.440	-0.267	-0.301	-0.461	
20	138 unit scheme, low density, houses (GF)	141	1.308	6.840	5.643	4.854	4.834	4.576	
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	1.553	0.466	-0.283	-0.319	-0.510	
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	1.608	0.483	-0.293	-0.330	-0.528	
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	-1.246	-2.635	-3.567	-3.624	-3.776	
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	-0.396	-1.458	-2.185	-2.224	-2.404	
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	1.638	0.062	-1.032	-1.083	-1.350	
26	241 unit scheme, low density, houses (GF)	241	2.318	10.687	8.674	7.346	7.313	6.886	
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	-3.226	-6.035	-7.956	-8.034	-8.336	
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-6.973	-9.609	-11.413	-11.497	-11.789	
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	-3.594	-6.727	-8.873	-8.957	-9.287	
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	1.151	-0.101	-0.973	-1.063	-1.540	
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-9.767	-13.517	-16.065	-16.166	-16.505	
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-22.132	-26.900	-30.164	-30.285	-30.502	
33	650 unit scheme, medium density, houses	650	10.795	25.615	20.531	17.135	17.048	15.951	
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	4.919	-0.468	-4.237	-4.428	-5.415	
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-22.976	-30.572	-35.772	-35.976	-36.576	

Table 4.6.1 (continued): 0% affordable housing
Value C

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.089	0.080	0.074	0.074	0.073
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.703	0.634	0.588	0.587	0.576
3	14 unit scheme, medium density, houses	14	0.254	1.186	1.069	0.991	0.989	0.972
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.576	0.459	0.379	0.375	0.358
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.304	0.156	0.054	0.050	0.031
6	20 unit scheme, low density, houses (GF)	20	0.163	1.707	1.538	1.426	1.424	1.398
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.864	0.688	0.568	0.563	0.537
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	1.152	0.918	0.757	0.751	0.715
9	29 unit scheme, low density, houses (GF)	32	0.255	2.772	2.497	2.316	2.312	2.237
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	1.216	0.968	0.738	0.791	0.738
11	45 unit scheme, low density, houses (GF)	45	0.495	3.694	3.314	3.063	3.057	2.955
12	60 unit scheme, low density, houses (GF)	60	0.293	4.553	4.052	3.722	3.715	3.584
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	0.947	0.705	0.539	0.523	0.426
14	70 unit scheme, low density, houses (GF)	70	0.465	5.311	4.728	4.343	4.334	4.182
15	89 unit scheme, low density - houses	89	3.175	6.473	5.724	5.230	5.219	5.026
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	0.890	0.043	-0.548	-0.571	-0.689
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	0.261	-0.753	-1.454	-1.482	-1.611
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	0.270	-0.781	-1.507	-1.536	-1.670
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	2.874	1.849	1.147	1.114	0.918
20	138 unit scheme, low density, houses (GF)	141	1.308	8.935	7.752	6.963	6.944	6.654
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	3.047	1.960	1.216	1.181	0.974
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	3.155	2.029	1.259	1.223	1.008
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	0.354	-1.023	-1.974	-2.012	-2.187
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	0.864	-0.171	-0.897	-0.936	-1.136
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	3.727	2.172	1.093	1.042	0.748
26	241 unit scheme, low density, houses (GF)	241	2.318	14.138	12.148	10.820	10.787	10.308
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	-0.051	-2.840	-4.763	-4.840	-5.188
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-4.326	-6.964	-8.768	-8.852	-9.183
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	-0.051	-3.163	-5.308	-5.393	-5.776
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	2.833	1.585	0.729	0.641	0.152
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-5.998	-9.748	-12.316	-12.417	-12.792
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-18.226	-22.994	-26.259	-26.380	-26.654
33	650 unit scheme, medium density, houses	650	10.795	34.193	29.178	25.829	25.743	24.530
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	11.980	6.674	3.017	2.830	1.766
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-15.631	-23.228	-28.428	-28.634	-29.340

Table 4.6.1 (continued): 0% affordable housing
Value D

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare					
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points	
1	1 unit scheme, low density, houses (GF)	1	0.008	0.106	0.098	0.092	0.092	0.090	
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.841	0.772	0.726	0.725	0.714	
3	14 unit scheme, medium density, houses	14	0.254	1.419	1.301	1.224	1.222	1.204	
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.757	0.640	0.560	0.557	0.539	
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.499	0.350	0.248	0.245	0.226	
6	20 unit scheme, low density, houses (GF)	20	0.163	2.041	1.872	1.761	1.758	1.733	
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	1.136	0.960	0.840	0.835	0.809	
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	1.515	1.280	1.120	1.113	1.078	
9	29 unit scheme, low density, houses (GF)	32	0.255	3.315	3.040	2.859	2.855	2.772	
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	1.601	1.352	1.183	1.175	1.117	
11	45 unit scheme, low density, houses (GF)	45	0.495	4.434	4.054	3.804	3.798	3.685	
12	60 unit scheme, low density, houses (GF)	60	0.293	5.502	5.001	4.671	4.664	4.519	
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	1.305	1.064	0.898	0.882	0.780	
14	70 unit scheme, low density, houses (GF)	70	0.465	6.418	5.835	5.450	5.441	5.272	
15	89 unit scheme, low density - houses	89	3.175	7.865	7.116	6.622	6.610	6.398	
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	1.925	1.081	0.503	0.480	0.349	
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	1.415	0.420	-0.266	-0.294	-0.441	
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	1.467	0.436	-0.276	-0.305	-0.457	
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	4.270	3.257	2.555	2.523	2.306	
20	138 unit scheme, low density, houses (GF)	141	1.308	11.026	9.844	9.064	9.045	8.726	
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	4.527	3.453	2.709	2.674	2.445	
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	4.688	3.576	2.805	2.769	2.532	
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	1.922	0.571	-0.362	-0.399	-0.598	
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	2.116	1.084	0.377	0.339	0.127	
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	5.810	4.256	3.192	3.142	2.820	
26	241 unit scheme, low density, houses (GF)	241	2.318	17.577	15.592	14.282	14.250	13.725	
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	3.054	0.324	-1.568	-1.645	-2.041	
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-1.683	-4.319	-6.123	-6.207	-6.577	
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	3.413	0.366	-1.744	-1.828	-2.264	
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	4.496	3.263	2.413	2.325	1.811	
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-2.237	-5.980	-8.547	-8.648	-9.078	
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-14.321	-19.089	-22.353	-22.474	-22.806	
33	650 unit scheme, medium density, houses	650	10.795	42.721	37.742	34.437	34.352	33.023	
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	18.925	13.723	10.108	9.924	8.769	
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-8.331	-15.883	-21.084	-21.289	-22.104	

Table 4.6.1 (continued): 0% affordable housing
Value E

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.116	0.108	0.102	0.102	0.100
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.921	0.852	0.806	0.805	0.794
3	14 unit scheme, medium density, houses	14	0.254	1.554	1.436	1.359	1.357	1.339
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.849	0.732	0.652	0.649	0.631
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.597	0.448	0.347	0.343	0.324
6	20 unit scheme, low density, houses (GF)	20	0.163	2.235	2.066	1.955	1.952	1.927
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	1.274	1.036	0.978	0.973	0.946
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	1.698	1.464	1.304	1.297	1.262
9	29 unit scheme, low density, houses (GF)	32	0.255	3.576	3.305	3.127	3.123	3.082
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	1.768	1.523	1.356	1.348	1.308
11	45 unit scheme, low density, houses (GF)	45	0.495	4.786	4.411	4.164	4.159	4.102
12	60 unit scheme, low density, houses (GF)	60	0.293	5.941	5.448	5.123	5.115	5.040
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	1.454	1.215	1.052	1.036	0.947
14	70 unit scheme, low density, houses (GF)	70	0.465	6.931	6.356	5.976	5.967	5.879
15	89 unit scheme, low density - houses	89	3.175	8.488	7.750	7.263	7.252	7.137
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	2.359	1.527	0.957	0.935	0.812
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	1.868	0.887	0.216	0.190	0.043
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	1.936	0.920	0.224	0.197	0.044
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	4.780	3.784	3.095	3.063	2.884
20	138 unit scheme, low density, houses (GF)	141	1.308	11.909	10.744	9.976	9.957	9.772
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	5.068	4.012	3.281	3.247	3.057
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	5.247	4.154	3.398	3.362	3.166
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	2.536	1.205	0.293	0.257	0.058
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	2.502	1.485	0.788	0.751	0.544
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	6.531	5.000	3.952	3.902	3.627
26	241 unit scheme, low density, houses (GF)	241	2.318	18.976	17.020	15.730	15.698	15.384
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	4.220	1.530	-0.317	-0.391	-0.605
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-0.843	-3.432	-5.210	-5.293	-5.754
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	4.714	1.712	-0.348	-0.430	-0.886
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	5.081	3.865	3.034	2.948	2.468
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-1.065	-4.733	-7.262	-7.363	-7.920
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-13.098	-17.796	-21.012	-21.131	-21.795
33	650 unit scheme, medium density, houses	650	10.795	46.006	41.104	37.847	37.764	36.943
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	20.223	15.099	11.547	11.366	10.358
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-6.509	-13.914	-19.037	-19.240	-20.369

Table 4.6.1 (continued): 0% affordable housing
Value F

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.134	0.125	0.119	0.119	0.118
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.059	0.989	0.943	0.942	0.932
3	14 unit scheme, medium density, houses	14	0.254	1.786	1.669	1.591	1.589	1.572
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	1.031	0.913	0.833	0.830	0.812
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.791	0.643	0.541	0.537	0.519
6	20 unit scheme, low density, houses (GF)	20	0.163	2.570	2.401	2.290	2.287	2.262
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	1.546	1.370	1.250	1.245	1.219
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	2.061	1.827	1.666	1.660	1.625
9	29 unit scheme, low density, houses (GF)	32	0.255	4.111	3.841	3.662	3.658	3.617
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	2.146	1.902	1.734	1.727	1.686
11	45 unit scheme, low density, houses (GF)	45	0.495	5.516	5.141	4.894	4.888	4.832
12	60 unit scheme, low density, houses (GF)	60	0.293	6.876	6.383	6.058	6.050	5.974
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	1.808	1.569	1.406	1.390	1.300
14	70 unit scheme, low density, houses (GF)	70	0.465	8.021	7.446	7.067	7.058	6.970
15	89 unit scheme, low density - houses	89	3.175	9.859	9.121	8.635	8.623	8.508
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	3.377	2.547	1.977	1.955	1.832
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	3.005	2.025	1.353	1.327	1.180
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	3.115	2.099	1.403	1.376	1.224
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	6.152	5.156	4.475	4.443	4.266
20	138 unit scheme, low density, houses (GF)	141	1.308	13.969	12.804	12.036	12.017	11.833
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	6.522	5.467	4.744	4.710	4.523
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	6.754	5.660	4.912	4.877	4.683
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	4.080	2.749	1.838	1.802	1.603
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	3.731	2.718	2.021	1.984	1.777
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	8.565	7.052	6.004	5.955	5.679
26	241 unit scheme, low density, houses (GF)	241	2.318	22.354	20.409	19.119	19.087	18.772
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	7.260	4.588	2.746	2.673	2.265
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	1.701	-0.835	-2.604	-2.687	-3.148
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	8.105	5.124	3.070	2.989	2.539
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	6.720	5.505	4.673	4.588	4.115
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	2.557	-1.050	-3.549	-3.649	-4.207
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-9.250	-13.948	-17.164	-17.284	-17.948
33	650 unit scheme, medium density, houses	650	10.795	54.372	49.497	46.280	46.196	45.375
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	26.983	21.932	18.437	18.261	17.274
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	0.517	-6.766	-11.818	-12.018	-13.133

Table 4.6.1 (continued): 0% affordable housing
Value G

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.151	0.142	0.137	0.137	0.135
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.197	1.127	1.081	1.080	1.070
3	14 unit scheme, medium density, houses	14	0.254	2.019	1.901	1.824	1.822	1.804
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	1.212	1.095	1.015	1.011	0.994
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.986	0.837	0.735	0.732	0.713
6	20 unit scheme, low density, houses (GF)	20	0.163	2.905	2.736	2.624	2.621	2.596
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	1.818	1.642	1.522	1.517	1.491
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	2.424	2.190	2.029	2.023	1.987
9	29 unit scheme, low density, houses (GF)	32	0.255	4.646	4.376	4.198	4.193	4.152
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	2.525	2.280	2.113	2.105	2.065
11	45 unit scheme, low density, houses (GF)	45	0.495	6.245	5.871	5.624	5.618	5.561
12	60 unit scheme, low density, houses (GF)	60	0.293	7.810	7.318	6.992	6.985	6.909
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	2.160	1.922	1.760	1.743	1.654
14	70 unit scheme, low density, houses (GF)	70	0.465	9.112	8.537	8.158	8.149	8.061
15	89 unit scheme, low density - houses	89	3.175	11.229	10.493	10.006	9.994	9.879
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	4.391	3.565	2.997	2.975	2.852
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	4.132	3.162	2.491	2.465	2.318
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	4.284	3.278	2.582	2.555	2.403
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	7.516	6.529	5.847	5.815	5.638
20	138 unit scheme, low density, houses (GF)	141	1.308	16.025	14.865	14.096	14.078	13.893
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	7.968	6.921	6.198	6.165	5.978
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	8.250	7.167	6.418	6.383	6.189
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	5.611	4.294	3.382	3.346	3.147
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	4.950	3.947	3.254	3.217	3.010
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	10.595	9.086	8.052	8.003	7.732
26	241 unit scheme, low density, houses (GF)	241	2.318	25.717	23.787	22.507	22.475	22.161
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	10.262	7.629	5.805	5.732	5.323
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	4.234	1.709	-0.019	-0.101	-0.556
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	11.476	8.516	6.482	6.401	5.951
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	8.352	7.144	6.312	6.227	5.754
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	6.143	2.572	0.113	0.015	-0.534
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-5.403	-10.100	-13.317	-13.436	-14.100
33	650 unit scheme, medium density, houses	650	10.795	62.721	57.883	54.646	54.564	53.755
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	33.689	28.689	25.238	25.065	24.095
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	7.355	0.262	-4.716	-4.913	-6.011

Table 4.6.1 (continued): 0% affordable housing
Value H

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.169	0.160	0.154	0.154	0.153
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.335	1.265	1.219	1.218	1.208
3	14 unit scheme, medium density, houses	14	0.254	2.251	2.134	2.056	2.054	2.037
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	1.393	1.276	1.196	1.193	1.175
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	1.180	1.031	0.930	0.926	0.907
6	20 unit scheme, low density, houses (GF)	20	0.163	3.239	3.070	2.959	2.956	2.931
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	2.090	1.914	1.794	1.789	1.763
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	2.787	2.552	2.392	2.385	2.350
9	29 unit scheme, low density, houses (GF)	32	0.255	5.181	4.911	4.733	4.729	4.688
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	2.903	2.659	2.491	2.484	2.443
11	45 unit scheme, low density, houses (GF)	45	0.495	6.975	6.600	6.353	6.348	6.291
12	60 unit scheme, low density, houses (GF)	60	0.293	8.745	8.252	7.927	7.920	7.844
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	2.513	2.275	2.112	2.097	2.008
14	70 unit scheme, low density, houses (GF)	70	0.465	10.203	9.628	9.249	9.240	9.152
15	89 unit scheme, low density - houses	89	3.175	12.596	11.862	11.378	11.366	11.251
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	5.405	4.579	4.013	3.991	3.870
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	5.257	4.290	3.628	3.602	3.455
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	5.450	4.447	3.761	3.734	3.582
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	8.876	7.893	7.219	7.187	7.011
20	138 unit scheme, low density, houses (GF)	141	1.308	18.074	16.921	16.157	16.138	15.953
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	9.410	8.367	7.653	7.619	7.432
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	9.744	8.664	7.924	7.890	7.696
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	7.138	5.825	4.926	4.891	4.691
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	6.169	5.166	4.479	4.443	4.238
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	12.626	11.116	10.083	10.034	9.762
26	241 unit scheme, low density, houses (GF)	241	2.318	29.081	27.150	25.876	25.845	25.536
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	13.303	10.650	8.834	8.762	8.359
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	6.749	4.242	2.513	2.433	1.984
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	14.847	11.887	9.861	9.781	9.398
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	9.975	8.777	7.951	7.866	7.393
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	9.710	6.168	3.720	3.623	3.081
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-1.585	-6.253	-9.469	-9.588	-10.252
33	650 unit scheme, medium density, houses	650	10.795	71.034	66.214	63.013	62.931	62.121
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	40.365	35.396	31.986	31.812	30.845
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	14.117	7.105	2.261	2.069	0.993

Table 4.6.1 (continued): 0% affordable housing
Value I

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.186	0.177	0.171	0.171	0.170
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.473	1.403	1.357	1.356	1.346
3	14 unit scheme, medium density, houses	14	0.254	2.484	2.365	2.289	2.287	2.269
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	1.575	1.458	1.377	1.374	1.356
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	1.374	1.226	1.124	1.120	1.102
6	20 unit scheme, low density, houses (GF)	20	0.163	3.574	3.405	3.293	3.291	3.265
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	2.362	2.186	2.066	2.061	2.035
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	3.149	2.915	2.755	2.748	2.713
9	29 unit scheme, low density, houses (GF)	32	0.255	5.717	5.446	5.268	5.264	5.223
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	3.282	3.037	2.870	2.862	2.822
11	45 unit scheme, low density, houses (GF)	45	0.495	7.705	7.330	7.083	7.077	7.021
12	60 unit scheme, low density, houses (GF)	60	0.293	9.680	9.187	8.862	8.855	8.779
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	2.866	2.628	2.465	2.449	2.361
14	70 unit scheme, low density, houses (GF)	70	0.465	11.294	10.719	10.339	10.330	10.242
15	89 unit scheme, low density - houses	89	3.175	13.963	13.230	12.746	12.734	12.621
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	6.419	5.593	5.027	5.005	4.884
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	6.380	5.414	4.753	4.727	4.582
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	6.614	5.613	4.927	4.900	4.750
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	10.237	9.253	8.579	8.548	8.374
20	138 unit scheme, low density, houses (GF)	141	1.308	20.122	18.970	18.209	18.191	18.009
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	10.852	9.810	9.096	9.062	8.878
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	11.237	10.157	9.418	9.384	9.193
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	8.663	7.352	6.453	6.418	6.221
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	7.381	6.385	5.698	5.662	5.457
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	14.649	13.147	12.113	12.064	11.793
26	241 unit scheme, low density, houses (GF)	241	2.318	32.445	30.514	29.240	29.209	28.898
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	16.325	13.672	11.856	11.783	11.381
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	9.251	6.762	5.046	4.965	4.516
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	18.218	15.258	13.232	13.153	12.709
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	11.598	10.400	9.580	9.496	9.030
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	13.271	9.729	7.304	7.208	6.673
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	2.175	-2.427	-5.621	-5.740	-6.404
33	650 unit scheme, medium density, houses	650	10.795	79.348	74.528	71.348	71.267	70.469
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	47.004	42.078	38.675	38.504	37.550
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	20.826	13.878	9.086	8.894	7.827

Table 4.6.2: 10% affordable housing
Value A

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare					
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points	
1	1 unit scheme, low density, houses (GF)	1	0.008	0.054	0.045	0.039	0.039	0.038	
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.428	0.353	0.312	0.311	0.301	
3	14 unit scheme, medium density, houses	14	0.254	0.654	0.536	0.459	0.457	0.439	
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.161	0.043	-0.037	-0.041	-0.058	
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	-0.143	-0.293	-0.397	-0.401	-0.420	
6	20 unit scheme, low density, houses (GF)	20	0.163	0.940	0.772	0.660	0.657	0.632	
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.241	0.065	-0.056	-0.061	-0.088	
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	0.321	0.087	-0.074	-0.081	-0.117	
9	29 unit scheme, low density, houses (GF)	32	0.255	1.527	1.253	1.072	1.068	1.011	
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	0.337	0.069	-0.062	-0.090	-0.130	
11	45 unit scheme, low density, houses (GF)	45	0.495	2.007	1.626	1.376	1.370	1.293	
12	60 unit scheme, low density, houses (GF)	60	0.293	2.409	1.909	1.579	1.571	1.471	
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	0.136	-0.107	-0.276	-0.293	-0.380	
14	70 unit scheme, low density, houses (GF)	70	0.465	2.611	2.227	1.842	1.833	1.717	
15	89 unit scheme, low density - houses	89	3.175	3.351	2.602	2.108	2.096	1.948	
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	-1.474	-2.358	-2.963	-2.987	-3.073	
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	-2.339	-3.363	-4.064	-4.091	-4.182	
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	-2.425	-3.466	-4.213	-4.241	-4.335	
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	-0.226	-1.281	-2.002	-2.036	-2.190	
20	138 unit scheme, low density, houses (GF)	141	1.308	4.311	3.107	2.306	2.286	2.063	
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	-0.240	-1.358	-2.123	-2.158	-2.322	
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	-0.246	-1.406	-2.196	-2.235	-2.404	
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	-3.176	-4.566	-5.518	-5.555	-5.678	
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	-1.938	-2.999	-3.726	-3.765	-3.923	
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	-0.854	-2.472	-3.582	-3.634	-3.867	
26	241 unit scheme, low density, houses (GF)	241	2.318	6.583	4.570	3.230	3.197	2.826	
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	-6.998	-9.807	-11.730	-11.806	-12.052	
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-10.096	-12.731	-14.536	-14.620	-14.865	
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	-7.802	-10.935	-13.081	-13.165	-13.433	
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	-0.652	-2.136	-3.019	-3.109	-3.556	
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-14.220	-17.970	-20.537	-20.639	-20.891	
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-26.766	-31.534	-34.798	-34.920	-35.068	
33	650 unit scheme, medium density, houses	650	10.795	15.494	10.346	6.921	6.833	5.876	
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	-3.494	-9.070	-12.926	-13.121	-13.994	
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-31.392	-38.988	-44.188	-44.394	-44.867	

Table 4.6.2 (continued): 10% affordable housing
Value B

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.071	0.063	0.057	0.057	0.055
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.565	0.496	0.450	0.449	0.438
3	14 unit scheme, medium density, houses	14	0.254	0.868	0.751	0.673	0.671	0.654
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.328	0.211	0.131	0.127	0.110
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.039	-0.112	-0.215	-0.218	-0.238
6	20 unit scheme, low density, houses (GF)	20	0.163	1.249	1.080	0.969	0.966	0.941
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.492	0.316	0.196	0.191	0.165
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	0.656	0.422	0.261	0.255	0.220
9	29 unit scheme, low density, houses (GF)	32	0.255	2.029	1.754	1.573	1.569	1.505
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	0.691	0.443	0.273	0.266	0.221
11	45 unit scheme, low density, houses (GF)	45	0.495	2.690	2.310	2.059	2.053	1.966
12	60 unit scheme, low density, houses (GF)	60	0.293	3.286	2.786	2.456	2.448	2.336
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	0.468	0.226	0.060	0.044	-0.047
14	70 unit scheme, low density, houses (GF)	70	0.465	3.834	3.250	2.865	2.856	2.726
15	89 unit scheme, low density - houses	89	3.175	4.637	3.839	3.395	3.383	3.218
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	-0.487	-1.356	-1.959	-1.982	-2.083
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	-1.240	-2.263	-2.964	-2.992	-3.098
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	-1.285	-2.347	-3.073	-3.101	-3.212
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	1.063	0.057	-0.661	-0.695	-0.868
20	138 unit scheme, low density, houses (GF)	141	1.308	6.263	5.066	4.276	4.257	4.007
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	1.148	0.061	-0.701	-0.736	-0.921
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	1.188	0.063	-0.726	-0.762	-0.953
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	-1.664	-3.073	-4.025	-4.062	-4.207
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	-0.746	-1.808	-2.534	-2.573	-2.749
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	1.113	-0.470	-1.569	-1.622	-1.885
26	241 unit scheme, low density, houses (GF)	241	2.318	9.800	7.787	6.459	6.426	6.012
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	-4.039	-6.847	-8.770	-8.847	-9.136
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-7.646	-10.281	-12.085	-12.170	-12.451
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	-4.500	-7.634	-9.779	-9.863	-10.180
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	0.724	-0.534	-1.414	-1.504	-1.975
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-10.729	-14.479	-17.046	-17.148	-17.452
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-23.149	-27.917	-31.162	-31.303	-31.504
33	650 unit scheme, medium density, houses	650	10.795	23.524	18.441	15.045	14.958	13.892
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	3.219	-2.211	-6.008	-6.200	-7.161
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-24.580	-32.176	-37.377	-37.583	-38.156

Table 4.6.2 (continued): 10% affordable housing
Value C

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.089	0.080	0.074	0.074	0.073
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.703	0.634	0.588	0.587	0.576
3	14 unit scheme, medium density, houses	14	0.254	1.083	0.965	0.888	0.886	0.868
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.495	0.378	0.298	0.295	0.277
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.218	0.069	-0.033	-0.036	-0.056
6	20 unit scheme, low density, houses (GF)	20	0.163	1.558	1.389	1.278	1.275	1.250
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.743	0.567	0.447	0.442	0.416
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	0.991	0.756	0.596	0.590	0.554
9	29 unit scheme, low density, houses (GF)	32	0.255	2.530	2.256	2.075	2.070	1.999
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	1.046	0.798	0.628	0.620	0.570
11	45 unit scheme, low density, houses (GF)	45	0.495	3.374	2.994	2.743	2.737	2.640
12	60 unit scheme, low density, houses (GF)	60	0.293	4.163	3.662	3.332	3.325	3.200
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	0.800	0.558	0.392	0.376	0.281
14	70 unit scheme, low density, houses (GF)	70	0.465	4.856	4.273	3.888	3.879	3.733
15	89 unit scheme, low density - houses	89	3.175	5.924	5.175	4.681	4.669	4.485
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	0.483	-0.372	-0.964	-0.987	-1.101
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	-0.140	-1.164	-1.865	-1.892	-2.015
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	-0.146	-1.207	-1.933	-1.962	-2.089
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	2.387	1.361	0.660	0.627	0.439
20	138 unit scheme, low density, houses (GF)	141	1.308	8.199	7.017	6.229	6.210	5.931
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	2.530	1.443	0.699	0.665	0.465
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	2.620	1.495	0.724	0.688	0.481
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	-0.191	-1.580	-2.532	-2.569	-2.736
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	0.432	-0.616	-1.343	-1.382	-1.574
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	3.053	1.492	0.412	0.362	0.077
26	241 unit scheme, low density, houses (GF)	241	2.318	12.993	11.004	9.676	9.644	9.182
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	-1.062	-3.868	-5.811	-5.888	-6.221
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-5.196	-7.831	-9.635	-9.720	-10.037
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	-1.202	-4.332	-6.477	-6.562	-6.928
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	2.284	1.033	0.177	0.090	-0.397
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-7.238	-10.968	-13.555	-13.657	-14.013
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-19.532	-24.300	-27.565	-27.686	-27.941
33	650 unit scheme, medium density, houses	650	10.795	31.460	26.450	23.105	23.019	21.846
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	9.778	4.455	0.773	0.586	-0.452
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-17.769	-25.365	-30.565	-30.771	-31.445

Table 4.6.2 (continued): 10% affordable housing
Value D

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare					
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points	
1	1 unit scheme, low density, houses (GF)	1	0.008	0.106	0.098	0.092	0.092	0.090	
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.841	0.772	0.728	0.725	0.714	
3	14 unit scheme, medium density, houses	14	0.254	1.297	1.180	1.102	1.101	1.083	
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.663	0.546	0.465	0.462	0.445	
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.397	0.249	0.147	0.143	0.124	
6	20 unit scheme, low density, houses (GF)	20	0.163	1.867	1.698	1.588	1.584	1.558	
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.994	0.818	0.698	0.693	0.667	
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	1.326	1.091	0.931	0.924	0.889	
9	29 unit scheme, low density, houses (GF)	32	0.255	3.032	2.757	2.576	2.572	2.493	
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	1.400	1.152	0.882	0.875	0.819	
11	45 unit scheme, low density, houses (GF)	45	0.495	4.058	3.678	3.427	3.421	3.314	
12	60 unit scheme, low density, houses (GF)	60	0.293	5.039	4.539	4.209	4.201	4.064	
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	1.131	0.889	0.724	0.707	0.608	
14	70 unit scheme, low density, houses (GF)	70	0.465	5.879	5.296	4.911	4.902	4.741	
15	89 unit scheme, low density - houses	89	3.175	7.210	6.462	5.968	5.956	5.753	
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	1.440	0.595	0.015	-0.008	-0.134	
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	0.931	-0.066	-0.765	-0.793	-0.932	
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	0.965	-0.068	-0.793	-0.822	-0.966	
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	3.682	2.666	1.964	1.931	1.723	
20	138 unit scheme, low density, houses (GF)	141	1.308	10.135	8.952	8.172	8.153	7.848	
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	3.904	2.826	2.082	2.047	1.827	
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	4.042	2.926	2.156	2.120	1.892	
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	1.263	-0.089	-1.039	-1.077	-1.266	
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	1.590	0.558	-0.151	-0.190	-0.400	
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	4.983	3.428	2.364	2.314	2.003	
26	241 unit scheme, low density, houses (GF)	241	2.318	16.178	14.193	12.884	12.851	12.347	
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	1.809	-0.935	-2.852	-2.928	-3.305	
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-2.746	-5.381	-7.185	-7.269	-7.623	
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	2.023	-1.038	-3.176	-3.260	-3.675	
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	3.826	2.593	1.737	1.650	1.146	
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-3.747	-7.497	-10.064	-10.166	-10.573	
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-15.915	-20.664	-23.948	-24.069	-24.377	
33	650 unit scheme, medium density, houses	650	10.795	39.346	34.381	31.076	30.991	29.712	
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	16.221	11.008	7.371	7.187	6.072	
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-10.958	-18.554	-23.754	-23.960	-24.735	

Table 4.6.2 (continued): 10% affordable housing
Value E

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.116	0.108	0.102	0.102	0.100
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.921	0.852	0.806	0.805	0.794
3	14 unit scheme, medium density, houses	14	0.254	1.424	1.307	1.229	1.227	1.210
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.750	0.632	0.552	0.549	0.531
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.490	0.342	0.240	0.236	0.217
6	20 unit scheme, low density, houses (GF)	20	0.163	2.049	1.880	1.769	1.766	1.741
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	1.124	0.949	0.828	0.823	0.797
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	1.499	1.265	1.104	1.098	1.063
9	29 unit scheme, low density, houses (GF)	32	0.255	3.278	3.007	2.829	2.825	2.784
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	1.560	1.315	1.148	1.141	1.100
11	45 unit scheme, low density, houses (GF)	45	0.495	4.390	4.015	3.768	3.763	3.706
12	60 unit scheme, low density, houses (GF)	60	0.293	5.455	4.963	4.637	4.630	4.554
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	1.274	1.035	0.872	0.856	0.766
14	70 unit scheme, low density, houses (GF)	70	0.465	6.365	5.790	5.410	5.401	5.313
15	89 unit scheme, low density - houses	89	3.175	7.802	7.065	6.578	6.566	6.451
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	1.859	1.027	0.457	0.435	0.309
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	1.372	0.391	-0.286	-0.313	-0.464
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	1.422	0.406	-0.296	-0.324	-0.481
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	4.179	3.182	2.490	2.458	2.279
20	138 unit scheme, low density, houses (GF)	141	1.308	10.979	9.814	9.045	9.027	8.842
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	4.430	3.373	2.640	2.606	2.416
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	4.587	3.493	2.734	2.698	2.502
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	1.863	0.532	-0.388	-0.425	-0.630
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	1.974	0.957	0.261	0.223	0.016
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	5.689	4.158	3.110	3.061	2.785
26	241 unit scheme, low density, houses (GF)	241	2.318	17.521	15.565	14.275	14.243	13.928
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	2.952	0.262	-1.604	-1.680	-2.100
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-1.896	-4.493	-6.270	-6.353	-6.815
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	3.299	0.297	-1.784	-1.868	-2.330
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	4.398	3.183	2.346	2.260	1.780
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-2.553	-6.246	-8.775	-8.876	-9.433
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-14.670	-19.368	-22.584	-22.703	-23.367
33	650 unit scheme, medium density, houses	650	10.795	42.510	37.624	34.368	34.285	33.463
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	17.582	12.450	8.878	8.697	7.689
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-9.062	-16.520	-21.643	-21.846	-22.975

Table 4.6.2 (continued): 10% affordable housing
Value F

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare					
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points	
1	1 unit scheme, low density, houses (GF)	1	0.008	0.134	0.125	0.119	0.119	0.118	
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.059	0.989	0.943	0.942	0.932	
3	14 unit scheme, medium density, houses	14	0.254	1.639	1.521	1.444	1.442	1.424	
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.917	0.800	0.720	0.716	0.699	
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.670	0.521	0.419	0.416	0.397	
6	20 unit scheme, low density, houses (GF)	20	0.163	2.358	2.189	2.077	2.075	2.050	
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	1.375	1.200	1.079	1.075	1.048	
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	1.834	1.600	1.439	1.433	1.397	
9	29 unit scheme, low density, houses (GF)	32	0.255	3.772	3.501	3.323	3.319	3.278	
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	1.909	1.685	1.497	1.490	1.449	
11	45 unit scheme, low density, houses (GF)	45	0.495	5.064	4.689	4.442	4.436	4.380	
12	60 unit scheme, low density, houses (GF)	60	0.293	6.319	5.826	5.501	5.493	5.418	
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	1.600	1.362	1.198	1.182	1.093	
14	70 unit scheme, low density, houses (GF)	70	0.465	7.372	6.797	6.418	6.409	6.321	
15	89 unit scheme, low density - houses	89	3.175	9.070	8.332	7.846	7.834	7.719	
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	2.802	1.970	1.400	1.378	1.255	
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	2.425	1.445	0.773	0.747	0.600	
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	2.514	1.498	0.802	0.774	0.622	
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	5.449	4.453	3.771	3.739	3.563	
20	138 unit scheme, low density, houses (GF)	141	1.308	12.886	11.721	10.952	10.934	10.749	
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	5.777	4.721	3.998	3.964	3.777	
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	5.982	4.888	4.140	4.105	3.911	
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	3.293	1.961	1.050	1.014	0.815	
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	3.115	2.099	1.402	1.365	1.157	
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	7.576	6.060	5.012	4.962	4.687	
26	241 unit scheme, low density, houses (GF)	241	2.318	20.640	18.703	17.413	17.381	17.067	
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	5.779	3.095	1.253	1.180	0.771	
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	0.485	-2.079	-3.856	-3.939	-4.401	
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	6.453	3.458	1.404	1.323	0.873	
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	5.916	4.701	3.870	3.785	3.312	
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	0.824	-2.807	-5.336	-5.436	-5.994	
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-11.106	-15.804	-19.020	-19.140	-19.804	
33	650 unit scheme, medium density, houses	650	10.795	50.261	45.386	42.169	42.087	41.276	
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	23.849	18.792	15.293	15.115	14.120	
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-2.494	-9.836	-14.932	-15.135	-16.264	

Table 4.6.2 (continued): 10% affordable housing
Value G

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.151	0.142	0.137	0.137	0.135
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.197	1.127	1.081	1.050	1.070
3	14 unit scheme, medium density, houses	14	0.254	1.853	1.736	1.658	1.657	1.639
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	1.084	0.967	0.887	0.884	0.866
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.849	0.700	0.598	0.595	0.576
6	20 unit scheme, low density, houses (GF)	20	0.163	2.667	2.496	2.386	2.354	2.358
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	1.626	1.451	1.330	1.326	1.299
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	2.169	1.934	1.774	1.767	1.732
9	29 unit scheme, low density, houses (GF)	32	0.255	4.266	3.995	3.817	3.813	3.772
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	2.258	2.014	1.847	1.839	1.798
11	45 unit scheme, low density, houses (GF)	45	0.495	5.737	5.363	5.116	5.110	5.053
12	60 unit scheme, low density, houses (GF)	60	0.293	7.183	6.690	6.365	6.357	6.282
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	1.926	1.688	1.525	1.509	1.420
14	70 unit scheme, low density, houses (GF)	70	0.465	6.380	7.805	7.426	7.417	7.329
15	89 unit scheme, low density - houses	89	3.175	10.334	9.600	9.113	9.101	8.986
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	3.739	2.913	2.343	2.321	2.198
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	3.472	2.498	1.826	1.800	1.653
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	3.600	2.589	1.893	1.866	1.714
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	6.711	5.723	5.041	5.010	4.833
20	138 unit scheme, low density, houses (GF)	141	1.308	14.784	13.628	12.859	12.841	12.656
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	7.115	6.067	5.345	5.311	5.124
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	7.367	6.283	5.534	5.499	5.305
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	4.714	3.391	2.480	2.444	2.245
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	4.244	3.240	2.544	2.506	2.299
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	9.457	7.947	6.913	6.864	6.588
26	241 unit scheme, low density, houses (GF)	241	2.318	23.755	21.824	20.550	20.519	20.205
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	8.578	5.925	4.087	4.013	3.605
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	2.831	0.307	-1.442	-1.525	-1.987
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	9.576	6.616	4.565	4.484	4.034
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	7.430	6.220	5.368	5.303	4.830
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	4.165	0.573	-1.913	-2.011	-2.561
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-7.543	-12.241	-15.457	-15.576	-16.240
33	650 unit scheme, medium density, houses	650	10.795	57.973	53.136	49.920	49.838	49.028
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	30.062	25.059	21.609	21.435	20.454
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	3.923	-3.262	-8.261	-8.481	-9.595

Table 4.6.2 (continued): 10% affordable housing
Value H

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.169	0.160	0.154	0.154	0.153
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.335	1.265	1.219	1.218	1.208
3	14 unit scheme, medium density, houses	14	0.254	2.068	1.950	1.873	1.871	1.854
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	1.252	1.135	1.054	1.051	1.033
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	1.028	0.880	0.778	0.774	0.755
6	20 unit scheme, low density, houses (GF)	20	0.163	2.975	2.806	2.695	2.692	2.667
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	1.875	1.702	1.582	1.577	1.550
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	2.503	2.269	2.109	2.102	2.067
9	29 unit scheme, low density, houses (GF)	32	0.255	4.760	4.489	4.311	4.307	4.266
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	2.608	2.363	2.196	2.188	2.148
11	45 unit scheme, low density, houses (GF)	45	0.495	6.411	6.036	5.789	5.783	5.727
12	60 unit scheme, low density, houses (GF)	60	0.293	8.046	7.554	7.228	7.221	7.145
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	2.252	2.014	1.851	1.836	1.747
14	70 unit scheme, low density, houses (GF)	70	0.465	9.387	8.812	8.433	8.424	8.336
15	89 unit scheme, low density - houses	89	3.175	11.598	10.864	10.380	10.369	10.254
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	4.676	3.850	3.284	3.263	3.141
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	4.513	3.546	2.879	2.853	2.706
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	4.679	3.676	2.985	2.958	2.805
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	7.970	6.986	6.312	6.280	6.103
20	138 unit scheme, low density, houses (GF)	141	1.308	16.679	15.527	14.766	14.748	14.563
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	8.450	7.407	6.691	6.658	6.470
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	8.749	7.669	6.928	6.894	6.700
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	6.128	4.815	3.910	3.874	3.674
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	5.372	4.369	3.693	3.646	3.440
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	11.338	9.828	8.795	8.746	8.474
26	241 unit scheme, low density, houses (GF)	241	2.318	26.870	24.939	23.665	23.634	23.323
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	11.377	8.724	6.908	6.835	6.433
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	5.175	2.652	0.924	0.844	0.395
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	12.698	9.738	7.712	7.632	7.189
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	8.933	7.735	6.906	6.821	6.348
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	7.469	3.915	1.456	1.358	0.816
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-3.980	-6.677	-11.893	-12.013	-12.677
33	650 unit scheme, medium density, houses	650	10.795	65.674	60.854	57.671	57.589	56.779
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	36.244	31.277	27.860	27.686	26.719
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	10.231	3.178	-1.734	-1.931	-3.029

Table 4.6.2 (continued): 10% affordable housing
Value I

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.186	0.177	0.171	0.171	0.170
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.473	1.403	1.357	1.356	1.346
3	14 unit scheme, medium density, houses	14	0.254	2.282	2.165	2.088	2.086	2.068
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	1.419	1.302	1.222	1.218	1.201
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	1.208	1.059	0.957	0.954	0.935
6	20 unit scheme, low density, houses (GF)	20	0.163	3.284	3.115	3.004	3.001	2.976
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	2.129	1.953	1.833	1.828	1.801
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	2.838	2.604	2.443	2.437	2.402
9	29 unit scheme, low density, houses (GF)	32	0.255	5.254	4.983	4.805	4.801	4.760
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	2.957	2.713	2.545	2.538	2.497
11	45 unit scheme, low density, houses (GF)	45	0.495	7.084	6.710	6.463	6.457	6.400
12	60 unit scheme, low density, houses (GF)	60	0.293	8.910	8.417	8.092	8.084	8.009
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	2.578	2.340	2.177	2.161	2.073
14	70 unit scheme, low density, houses (GF)	70	0.465	10.395	9.820	9.441	9.432	9.344
15	89 unit scheme, low density - houses	89	3.175	12.862	12.128	11.644	11.632	11.519
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	5.613	4.787	4.222	4.200	4.078
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	5.554	4.587	3.925	3.899	3.755
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	5.758	4.756	4.069	4.042	3.892
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	9.229	8.246	7.572	7.541	7.367
20	138 unit scheme, low density, houses (GF)	141	1.308	18.575	17.423	16.662	16.644	16.462
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	9.785	8.742	8.028	7.994	7.810
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	10.131	9.052	8.312	8.278	8.087
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	7.541	6.229	5.330	5.295	5.098
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	6.495	5.498	4.811	4.774	4.570
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	13.212	11.709	10.676	10.627	10.355
26	241 unit scheme, low density, houses (GF)	241	2.318	29.985	28.054	26.780	26.748	26.438
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	14.176	11.523	9.707	9.634	9.231
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	7.492	4.998	3.270	3.189	2.741
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	15.821	12.861	10.835	10.755	10.311
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	10.436	9.238	8.418	8.334	7.867
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	10.768	7.226	4.797	4.700	4.157
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-0.460	-5.114	-8.330	-8.449	-9.113
33	650 unit scheme, medium density, houses	650	10.795	73.375	68.555	65.375	65.294	64.495
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	42.394	37.468	34.064	33.892	32.939
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	16.480	9.504	4.664	4.472	3.405

Table 4.6.3: 15% affordable housing
Value A

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.054	0.045	0.039	0.039	0.038
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.428	0.355	0.312	0.311	0.301
3	14 unit scheme, medium density, houses	14	0.254	0.620	0.502	0.425	0.423	0.405
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.134	0.017	-0.064	-0.067	-0.085
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	-0.171	-0.322	-0.426	-0.430	-0.449
6	20 unit scheme, low density, houses (GF)	20	0.163	0.892	0.723	0.612	0.609	0.584
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.202	0.026	-0.096	-0.101	-0.128
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	0.269	0.034	-0.126	-0.134	-0.170
9	29 unit scheme, low density, houses (GF)	32	0.255	1.449	1.174	0.993	0.989	0.933
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	0.281	0.033	-0.139	-0.147	-0.186
11	45 unit scheme, low density, houses (GF)	45	0.495	1.904	1.523	1.273	1.267	1.191
12	60 unit scheme, low density, houses (GF)	60	0.293	2.287	1.787	1.456	1.448	1.350
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	0.090	-0.154	-0.323	-0.340	-0.427
14	70 unit scheme, low density, houses (GF)	70	0.465	2.668	2.084	1.699	1.690	1.575
15	89 unit scheme, low density - houses	89	3.175	3.181	2.433	1.939	1.927	1.782
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	-1.605	-2.489	-3.095	-3.118	-3.203
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	-2.456	-3.480	-4.181	-4.208	-4.297
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	-2.547	-3.608	-4.334	-4.363	-4.455
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	-0.369	-1.424	-2.145	-2.179	-2.331
20	138 unit scheme, low density, houses (GF)	141	1.308	4.100	2.896	2.096	2.076	1.855
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	-0.391	-1.509	-2.274	-2.310	-2.471
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	-0.405	-1.563	-2.355	-2.392	-2.559
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	-3.335	-4.725	-5.677	-5.714	-5.835
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	-2.065	-3.126	-3.853	-3.892	-4.048
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	-1.042	-2.663	-3.773	-3.825	-4.056
26	241 unit scheme, low density, houses (GF)	241	2.318	6.268	4.255	2.913	2.880	2.514
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	-7.287	-10.095	-12.018	-12.095	-12.336
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-10.335	-12.970	-14.774	-14.859	-15.100
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	-8.124	-11.257	-13.402	-13.487	-13.750
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	-1.008	-2.295	-3.175	-3.265	-3.710
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-14.562	-18.312	-20.879	-20.960	-21.228
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-27.130	-31.898	-35.163	-35.284	-35.427
33	650 unit scheme, medium density, houses	650	10.795	14.769	9.620	6.193	6.105	5.158
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	-4.109	-9.700	-13.556	-13.751	-14.615
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-31.927	-39.523	-44.724	-44.929	-45.394

Table 4.6.3 (continued): 15% affordable housing
Value B

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.071	0.063	0.057	0.057	0.055
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.555	0.495	0.450	0.449	0.433
3	14 unit scheme, medium density, houses	14	0.254	0.825	0.708	0.631	0.629	0.611
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.295	0.178	0.097	0.094	0.076
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.003	-0.148	-0.251	-0.255	-0.274
6	20 unit scheme, low density, houses (GF)	20	0.163	1.138	1.019	0.907	0.905	0.880
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.442	0.266	0.146	0.141	0.115
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	0.589	0.355	0.195	0.188	0.153
9	29 unit scheme, low density, houses (GF)	32	0.255	1.929	1.655	1.474	1.469	1.407
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	0.621	0.373	0.203	0.195	0.151
11	45 unit scheme, low density, houses (GF)	45	0.495	2.559	2.179	1.928	1.922	1.837
12	60 unit scheme, low density, houses (GF)	60	0.293	3.127	2.627	2.297	2.289	2.180
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	0.408	0.166	0.000	-0.016	-0.107
14	70 unit scheme, low density, houses (GF)	70	0.465	3.648	3.065	2.680	2.671	2.543
15	89 unit scheme, low density - houses	89	3.175	4.415	3.667	3.173	3.161	2.999
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	-0.655	-1.526	-2.131	-2.155	-2.254
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	-1.401	-2.425	-3.125	-3.153	-3.257
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	-1.453	-2.514	-3.240	-3.269	-3.377
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	0.891	-0.136	-0.858	-0.891	-1.062
20	138 unit scheme, low density, houses (GF)	141	1.308	5.973	4.777	3.988	3.968	3.723
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	0.945	-0.144	-0.909	-0.945	-1.126
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	0.978	-0.149	-0.942	-0.978	-1.166
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	-1.902	-3.292	-4.244	-4.281	-4.423
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	-0.921	-1.982	-2.709	-2.748	-2.921
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	0.850	-0.737	-1.840	-1.893	-2.152
26	241 unit scheme, low density, houses (GF)	241	2.318	9.357	7.344	6.016	5.983	5.575
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	-4.445	-7.254	-9.176	-9.253	-9.536
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-7.982	-10.618	-12.422	-12.506	-12.783
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	-4.953	-8.087	-10.232	-10.317	-10.627
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	0.510	-0.753	-1.634	-1.724	-2.192
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-11.210	-14.959	-17.527	-17.628	-17.926
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-23.658	-28.426	-31.690	-31.811	-32.005
33	650 unit scheme, medium density, houses	650	10.795	22.478	17.396	13.999	13.913	12.862
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	2.361	-3.092	-6.894	-7.086	-8.037
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-25.382	-32.973	-38.179	-38.385	-38.946

Table 4.6.3 (continued): 15% affordable housing
Value C

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare					
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points	
1	1 unit scheme, low density, houses (GF)	1	0.008	0.089	0.080	0.074	0.074	0.073	
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.703	0.634	0.583	0.587	0.576	
3	14 unit scheme, medium density, houses	14	0.254	1.031	0.914	0.836	0.834	0.817	
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.455	0.338	0.258	0.254	0.237	
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.175	0.026	-0.077	-0.080	-0.099	
6	20 unit scheme, low density, houses (GF)	20	0.163	1.484	1.315	1.203	1.201	1.175	
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.683	0.507	0.387	0.382	0.355	
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	0.910	0.676	0.516	0.509	0.474	
9	29 unit scheme, low density, houses (GF)	32	0.255	2.409	2.135	1.954	1.950	1.880	
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	0.960	0.712	0.542	0.535	0.488	
11	45 unit scheme, low density, houses (GF)	45	0.495	3.214	2.834	2.583	2.577	2.483	
12	60 unit scheme, low density, houses (GF)	60	0.293	3.968	3.467	3.137	3.130	3.008	
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	0.726	0.484	0.318	0.302	0.208	
14	70 unit scheme, low density, houses (GF)	70	0.465	4.629	4.045	3.660	3.651	3.509	
15	89 unit scheme, low density - houses	89	3.175	5.649	4.901	4.407	4.395	4.215	
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	0.279	-0.580	-1.174	-1.198	-1.309	
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	-0.346	-1.369	-2.070	-2.098	-2.218	
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	-0.359	-1.420	-2.146	-2.175	-2.299	
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	2.143	1.118	0.416	0.383	0.199	
20	138 unit scheme, low density, houses (GF)	141	1.308	7.831	6.649	5.862	5.843	5.569	
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	2.272	1.185	0.441	0.407	0.211	
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	2.353	1.227	0.457	0.421	0.218	
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	-0.470	-1.859	-2.811	-2.848	-3.011	
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	0.215	-0.838	-1.565	-1.604	-1.794	
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	2.715	1.151	0.072	0.021	-0.262	
26	241 unit scheme, low density, houses (GF)	241	2.318	12.421	10.433	9.105	9.072	8.619	
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	-1.603	-4.412	-6.335	-6.411	-6.737	
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-5.630	-8.265	-10.069	-10.153	-10.465	
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	-1.783	-4.917	-7.062	-7.146	-7.504	
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	2.008	0.757	-0.100	-0.169	-0.673	
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-7.857	-11.607	-14.175	-14.276	-14.623	
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-20.185	-24.953	-28.218	-28.339	-28.584	
33	650 unit scheme, medium density, houses	650	10.795	30.094	25.084	21.743	21.657	20.504	
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	8.672	3.346	-0.354	-0.544	-1.573	
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-18.838	-26.434	-31.634	-31.840	-32.498	

Table 4.6.3 (continued): 15% affordable housing
Value D

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.106	0.098	0.092	0.092	0.090
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.841	0.772	0.726	0.725	0.714
3	14 unit scheme, medium density, houses	14	0.254	1.237	1.119	1.042	1.040	1.022
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.615	0.498	0.418	0.415	0.397
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.347	0.198	0.096	0.093	0.074
6	20 unit scheme, low density, houses (GF)	20	0.163	1.779	1.611	1.499	1.496	1.471
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.923	0.747	0.627	0.622	0.596
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	1.231	0.997	0.836	0.830	0.794
9	29 unit scheme, low density, houses (GF)	32	0.255	2.890	2.615	2.434	2.430	2.353
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	1.300	1.052	0.882	0.875	0.821
11	45 unit scheme, low density, houses (GF)	45	0.495	3.869	3.489	3.238	3.233	3.128
12	60 unit scheme, low density, houses (GF)	60	0.293	4.808	4.308	3.978	3.970	3.836
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	1.044	0.802	0.636	0.620	0.521
14	70 unit scheme, low density, houses (GF)	70	0.465	5.610	5.026	4.641	4.632	4.475
15	89 unit scheme, low density - houses	89	3.175	6.883	6.134	5.641	5.629	5.430
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	1.197	0.353	-0.232	-0.256	-0.379
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	0.688	-0.314	-1.015	-1.042	-1.178
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	0.713	-0.326	-1.052	-1.081	-1.221
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	3.388	2.370	1.668	1.635	1.432
20	138 unit scheme, low density, houses (GF)	141	1.308	9.689	8.507	7.727	7.708	7.409
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	3.592	2.512	1.768	1.734	1.518
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	3.719	2.601	1.831	1.795	1.572
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	0.934	-0.426	-1.378	-1.415	-1.599
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	1.327	0.295	-0.421	-0.460	-0.667
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	4.569	3.015	1.950	1.899	1.592
26	241 unit scheme, low density, houses (GF)	241	2.318	15.479	13.494	12.184	12.152	11.658
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	1.186	-1.570	-3.493	-3.570	-3.937
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-3.277	-5.912	-7.716	-7.801	-8.147
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	1.329	-1.746	-3.892	-3.976	-4.380
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	3.491	2.256	1.399	1.312	0.813
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-4.505	-8.255	-10.823	-10.924	-11.321
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-16.713	-21.481	-24.745	-24.866	-25.163
33	650 unit scheme, medium density, houses	650	10.795	37.659	32.700	29.395	29.311	28.056
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	14.870	9.648	6.002	5.818	4.724
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-12.293	-19.889	-25.089	-25.295	-26.050

Table 4.6.3 (continued): 15% affordable housing
Value E

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.116	0.108	0.102	0.102	0.100
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.921	0.852	0.806	0.805	0.794
3	14 unit scheme, medium density, houses	14	0.254	1.359	1.242	1.164	1.163	1.145
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.700	0.583	0.502	0.499	0.482
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.437	0.288	0.186	0.183	0.164
6	20 unit scheme, low density, houses (GF)	20	0.163	1.956	1.787	1.676	1.673	1.648
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	1.050	0.874	0.754	0.749	0.722
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	1.399	1.165	1.005	0.998	0.963
9	29 unit scheme, low density, houses (GF)	32	0.255	3.129	2.858	2.680	2.676	2.635
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	1.456	1.212	1.044	1.037	0.996
11	45 unit scheme, low density, houses (GF)	45	0.495	4.192	3.817	3.570	3.565	3.508
12	60 unit scheme, low density, houses (GF)	60	0.293	5.213	4.720	4.395	4.387	4.312
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	1.184	0.945	0.781	0.765	0.676
14	70 unit scheme, low density, houses (GF)	70	0.465	6.082	5.507	5.127	5.118	5.030
15	89 unit scheme, low density - houses	89	3.175	7.459	6.722	6.235	6.224	6.108
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	1.609	0.777	0.205	0.183	0.058
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	1.124	0.144	-0.541	-0.568	-0.719
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	1.165	0.149	-0.561	-0.589	-0.745
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	3.878	2.879	2.188	2.156	1.976
20	138 unit scheme, low density, houses (GF)	141	1.308	10.514	9.349	8.580	8.562	8.377
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	4.111	3.052	2.319	2.285	2.095
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	4.257	3.161	2.402	2.366	2.170
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	1.526	0.195	-0.734	-0.771	-0.976
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	1.710	0.693	-0.003	-0.041	-0.253
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	5.269	3.737	2.689	2.640	2.364
26	241 unit scheme, low density, houses (GF)	241	2.318	16.793	14.838	13.547	13.515	13.201
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	2.318	-0.377	-2.258	-2.333	-2.753
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-2.427	-5.023	-6.800	-6.883	-7.345
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	2.592	-0.416	-2.513	-2.596	-3.059
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	4.057	2.842	2.002	1.916	1.437
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-3.308	-7.003	-9.532	-9.632	-10.190
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-15.456	-20.153	-23.369	-23.489	-24.153
33	650 unit scheme, medium density, houses	650	10.795	40.763	35.884	32.628	32.545	31.723
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	16.262	11.126	7.544	7.363	6.354
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-10.339	-17.823	-22.946	-23.149	-24.278

Table 4.6.3 (continued): 15% affordable housing
Value F

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.134	0.125	0.119	0.119	0.118
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.059	0.989	0.943	0.942	0.932
3	14 unit scheme, medium density, houses	14	0.254	1.565	1.448	1.370	1.368	1.351
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.860	0.743	0.663	0.660	0.642
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.609	0.460	0.358	0.355	0.336
6	20 unit scheme, low density, houses (GF)	20	0.163	2.252	2.083	1.971	1.969	1.944
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	1.290	1.114	0.994	0.989	0.963
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	1.720	1.486	1.326	1.319	1.284
9	29 unit scheme, low density, houses (GF)	32	0.255	3.602	3.332	3.153	3.149	3.108
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	1.791	1.546	1.379	1.371	1.331
11	45 unit scheme, low density, houses (GF)	45	0.495	4.838	4.463	4.216	4.210	4.154
12	60 unit scheme, low density, houses (GF)	60	0.293	6.041	5.548	5.223	5.215	5.140
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	1.497	1.258	1.095	1.079	0.989
14	70 unit scheme, low density, houses (GF)	70	0.465	7.048	6.473	6.093	6.084	5.996
15	89 unit scheme, low density - houses	89	3.175	8.675	7.937	7.451	7.439	7.324
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	2.514	1.682	1.112	1.090	0.967
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	2.135	1.154	0.483	0.457	0.310
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	2.213	1.197	0.501	0.474	0.321
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	5.097	4.101	3.419	3.388	3.210
20	138 unit scheme, low density, houses (GF)	141	1.308	12.343	11.179	10.411	10.392	10.207
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	5.404	4.348	3.625	3.591	3.403
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	5.595	4.502	3.754	3.719	3.524
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	2.899	1.567	0.656	0.620	0.421
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	2.806	1.789	1.092	1.055	0.848
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	7.081	5.563	4.515	4.466	4.190
26	241 unit scheme, low density, houses (GF)	241	2.318	19.784	17.851	16.561	16.529	16.214
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	5.039	2.348	0.507	0.433	0.625
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-0.124	-2.705	-4.483	-4.566	-5.027
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	5.627	2.625	0.571	0.490	0.040
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	5.515	4.300	3.468	3.383	2.910
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-0.043	-3.700	-6.229	-6.330	-6.887
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-12.034	-16.732	-19.948	-20.068	-20.732
33	650 unit scheme, medium density, houses	650	10.795	48.205	43.330	40.114	40.032	39.222
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	22.282	17.221	13.716	13.538	12.543
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-4.004	-11.375	-16.496	-16.701	-17.830

Table 4.6.3 (continued): 15% affordable housing
Value G

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.151	0.142	0.137	0.137	0.135
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.197	1.127	1.081	1.080	1.070
3	14 unit scheme, medium density, houses	14	0.254	1.771	1.653	1.576	1.574	1.556
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	1.020	0.903	0.823	0.820	0.802
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.781	0.632	0.530	0.527	0.508
6	20 unit scheme, low density, houses (GF)	20	0.163	2.548	2.379	2.267	2.265	2.239
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	1.531	1.355	1.235	1.230	1.203
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	2.041	1.807	1.646	1.640	1.605
9	29 unit scheme, low density, houses (GF)	32	0.255	4.075	3.805	3.627	3.622	3.582
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	2.125	1.881	1.714	1.706	1.665
11	45 unit scheme, low density, houses (GF)	45	0.495	5.483	5.109	4.862	4.856	4.799
12	60 unit scheme, low density, houses (GF)	60	0.293	6.869	6.376	6.051	6.043	5.968
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	1.809	1.571	1.408	1.392	1.303
14	70 unit scheme, low density, houses (GF)	70	0.465	8.014	7.439	7.059	7.050	6.962
15	89 unit scheme, low density - houses	89	3.175	9.887	9.153	8.667	8.655	8.540
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	3.413	2.586	2.016	1.994	1.871
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	3.142	2.165	1.494	1.468	1.321
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	3.257	2.245	1.549	1.521	1.369
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	6.309	5.320	4.639	4.607	4.430
20	138 unit scheme, low density, houses (GF)	141	1.308	14.163	13.010	12.241	12.222	12.038
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	6.688	5.641	4.918	4.884	4.697
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	6.925	5.841	5.092	5.057	4.863
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	4.266	2.940	2.029	1.993	1.793
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	3.891	2.884	2.138	2.151	1.943
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	8.888	7.378	6.341	6.292	6.017
26	241 unit scheme, low density, houses (GF)	241	2.318	22.774	20.843	19.569	19.538	19.227
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	7.726	5.069	3.227	3.154	2.745
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	2.130	-0.400	-2.165	-2.248	-2.709
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	8.625	5.661	3.606	3.525	3.075
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	6.969	5.758	4.926	4.841	4.368
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	3.166	-0.432	-2.927	-3.027	-3.585
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-8.613	-13.311	-16.527	-16.646	-17.310
33	650 unit scheme, medium density, houses	650	10.795	55.599	50.773	47.557	47.475	46.665
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	28.248	23.245	19.791	19.614	18.634
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	2.207	-5.026	-10.074	-10.275	-11.388

Table 4.6.3 (continued): 15% affordable housing
Value H

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.169	0.160	0.154	0.154	0.153
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.335	1.265	1.219	1.218	1.208
3	14 unit scheme, medium density, houses	14	0.254	1.976	1.859	1.781	1.779	1.762
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	1.181	1.064	0.984	0.980	0.963
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.952	0.804	0.702	0.698	0.680
6	20 unit scheme, low density, houses (GF)	20	0.163	2.843	2.675	2.563	2.560	2.535
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	1.771	1.596	1.475	1.470	1.444
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	2.362	2.127	1.967	1.961	1.925
9	29 unit scheme, low density, houses (GF)	32	0.255	4.549	4.278	4.100	4.096	4.055
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	2.460	2.216	2.048	2.041	2.000
11	45 unit scheme, low density, houses (GF)	45	0.495	6.129	5.754	5.507	5.501	5.445
12	60 unit scheme, low density, houses (GF)	60	0.293	7.697	7.204	6.879	6.871	6.796
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	2.122	1.884	1.721	1.705	1.616
14	70 unit scheme, low density, houses (GF)	70	0.465	8.980	8.405	8.025	8.016	7.928
15	89 unit scheme, low density - houses	89	3.175	11.059	10.365	9.881	9.870	9.755
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	4.312	3.486	2.920	2.898	2.775
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	4.141	3.174	2.505	2.478	2.332
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	4.293	3.291	2.597	2.569	2.417
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	7.517	6.533	5.858	5.826	5.649
20	138 unit scheme, low density, houses (GF)	141	1.308	15.982	14.830	14.069	14.051	13.868
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	7.969	6.926	6.210	6.177	5.989
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	8.252	7.172	6.430	6.396	6.202
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	5.623	4.310	3.401	3.365	3.166
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	4.974	3.971	3.284	3.247	3.039
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	10.694	9.184	8.151	8.102	7.830
26	241 unit scheme, low density, houses (GF)	241	2.318	25.764	23.833	22.559	22.528	22.217
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	10.414	7.761	5.945	5.872	5.466
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	4.382	1.858	0.130	0.049	-0.405
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	11.624	8.664	6.638	6.558	6.110
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	8.412	7.214	6.384	6.299	5.826
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	6.349	2.782	0.323	0.226	-0.321
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-5.192	-9.890	-13.106	-13.225	-13.889
33	650 unit scheme, medium density, houses	650	10.795	62.993	58.173	54.994	54.913	54.108
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	34.183	29.218	25.797	25.623	24.656
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	8.288	1.212	-3.752	-3.950	-5.047

Table 4.6.3 (continued): 15% affordable housing
Value I

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.186	0.177	0.171	0.171	0.170
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.473	1.403	1.357	1.356	1.346
3	14 unit scheme, medium density, houses	14	0.254	2.182	2.064	1.987	1.985	1.967
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	1.341	1.224	1.144	1.141	1.123
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	1.124	0.976	0.874	0.870	0.851
6	20 unit scheme, low density, houses (GF)	20	0.163	3.139	2.970	2.859	2.856	2.831
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	2.012	1.836	1.716	1.711	1.685
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	2.682	2.448	2.288	2.281	2.246
9	29 unit scheme, low density, houses (GF)	32	0.255	5.022	4.752	4.573	4.569	4.528
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	2.795	2.550	2.383	2.375	2.335
11	45 unit scheme, low density, houses (GF)	45	0.495	6.774	6.400	6.153	6.147	6.090
12	60 unit scheme, low density, houses (GF)	60	0.293	8.525	8.032	7.707	7.699	7.624
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	2.434	2.196	2.033	2.018	1.929
14	70 unit scheme, low density, houses (GF)	70	0.465	9.946	9.371	8.991	8.983	8.894
15	89 unit scheme, low density - houses	89	3.175	12.311	11.577	11.093	11.082	10.968
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	5.210	4.384	3.819	3.797	3.675
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	5.140	4.174	3.512	3.486	3.341
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	5.329	4.327	3.641	3.614	3.464
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	8.726	7.742	7.069	7.037	6.863
20	138 unit scheme, low density, houses (GF)	141	1.308	17.802	16.649	15.889	15.870	15.688
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	9.251	8.208	7.494	7.461	7.276
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	9.579	8.499	7.759	7.725	7.534
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	6.980	5.667	4.768	4.733	4.536
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	6.052	5.054	4.368	4.331	4.126
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	12.493	10.990	9.957	9.908	9.637
26	241 unit scheme, low density, houses (GF)	241	2.318	28.754	26.823	25.550	25.518	25.208
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	13.101	10.448	8.632	8.560	8.157
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	6.612	4.110	2.382	2.302	1.853
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	14.622	11.662	9.636	9.556	9.112
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	9.855	8.657	7.837	7.753	7.284
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	9.516	5.974	3.532	3.434	2.892
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-1.793	-6.468	-9.685	-9.804	-10.468
33	650 unit scheme, medium density, houses	650	10.795	70.388	65.568	62.388	62.307	61.508
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	40.089	35.163	31.758	31.587	30.633
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	14.293	7.297	2.453	2.261	1.190

Table 4.6.4: 20% affordable housing
Value A

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.054	0.045	0.039	0.039	0.038
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.428	0.358	0.312	0.311	0.301
3	14 unit scheme, medium density, houses	14	0.254	0.586	0.469	0.391	0.389	0.372
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.108	-0.009	-0.091	-0.094	-0.112
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	-0.200	-0.351	-0.455	-0.459	-0.478
6	20 unit scheme, low density, houses (GF)	20	0.163	0.844	0.675	0.563	0.560	0.535
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.162	-0.014	-0.136	-0.141	-0.168
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	0.216	-0.018	-0.181	-0.186	-0.223
9	29 unit scheme, low density, houses (GF)	32	0.255	1.370	1.095	0.914	0.910	0.856
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	0.225	-0.023	-0.195	-0.203	-0.241
11	45 unit scheme, low density, houses (GF)	45	0.495	1.801	1.420	1.170	1.164	1.090
12	60 unit scheme, low density, houses (GF)	60	0.293	2.164	1.664	1.333	1.326	1.229
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	0.044	-0.201	-0.370	-0.387	-0.474
14	70 unit scheme, low density, houses (GF)	70	0.465	2.525	1.941	1.556	1.547	1.434
15	89 unit scheme, low density - houses	89	3.175	3.012	2.264	1.770	1.758	1.615
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	-1.737	-2.621	-3.226	-3.250	-3.332
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	-2.574	-3.597	-4.298	-4.326	-4.413
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	-2.668	-3.729	-4.456	-4.484	-4.575
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	-0.512	-1.567	-2.286	-2.322	-2.472
20	138 unit scheme, low density, houses (GF)	141	1.308	3.890	2.686	1.885	1.866	1.648
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	-0.543	-1.661	-2.426	-2.462	-2.621
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	-0.562	-1.720	-2.512	-2.549	-2.714
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	-3.495	-4.684	-5.836	-5.873	-5.991
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	-2.192	-3.254	-3.980	-4.019	-4.173
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	-1.233	-2.854	-3.964	-4.016	-4.244
26	241 unit scheme, low density, houses (GF)	241	2.318	5.952	3.939	2.596	2.563	2.202
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	-7.575	-10.384	-12.306	-12.363	-12.620
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-10.574	-13.209	-15.013	-15.097	-15.336
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	-8.446	-11.579	-13.724	-13.809	-14.067
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	-1.165	-2.451	-3.332	-3.422	-3.865
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-14.903	-18.653	-21.221	-21.322	-21.565
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-27.495	-32.263	-35.527	-35.648	-35.786
33	650 unit scheme, medium density, houses	650	10.795	14.043	8.895	5.464	5.376	4.440
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	-4.725	-10.330	-14.186	-14.381	-15.235
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-32.463	-40.059	-45.259	-45.465	-45.922

Table 4.6.4 (continued): 20% affordable housing
Value B

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.071	0.063	0.057	0.057	0.055
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.585	0.495	0.450	0.449	0.435
3	14 unit scheme, medium density, houses	14	0.254	0.783	0.665	0.588	0.586	0.568
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.261	0.144	0.064	0.061	0.043
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	-0.033	-0.184	-0.287	-0.291	-0.310
6	20 unit scheme, low density, houses (GF)	20	0.163	1.126	0.957	0.846	0.843	0.818
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.392	0.216	0.096	0.091	0.065
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	0.523	0.289	0.128	0.122	0.086
9	29 unit scheme, low density, houses (GF)	32	0.255	1.829	1.555	1.374	1.370	1.309
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	0.550	0.302	0.132	0.125	0.082
11	45 unit scheme, low density, houses (GF)	45	0.495	2.427	2.047	1.796	1.791	1.707
12	60 unit scheme, low density, houses (GF)	60	0.293	2.968	2.468	2.138	2.130	2.023
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	0.348	0.106	-0.061	-0.077	-0.167
14	70 unit scheme, low density, houses (GF)	70	0.465	3.463	2.880	2.495	2.485	2.361
15	89 unit scheme, low density - houses	89	3.175	4.193	3.445	2.951	2.939	2.781
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	-0.823	-1.699	-2.304	-2.328	-2.424
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	-1.562	-2.586	-3.287	-3.314	-3.416
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	-1.620	-2.661	-3.407	-3.436	-3.542
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	0.700	-0.333	-1.054	-1.068	-1.256
20	138 unit scheme, low density, houses (GF)	141	1.308	5.683	4.489	3.699	3.680	3.438
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	0.742	-0.353	-1.118	-1.154	-1.332
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	0.769	-0.365	-1.156	-1.194	-1.379
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	-2.121	-3.511	-4.463	-4.500	-4.639
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	-1.096	-2.157	-2.884	-2.923	-3.093
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	0.587	-1.003	-2.111	-2.164	-2.419
26	241 unit scheme, low density, houses (GF)	241	2.318	8.913	6.900	5.572	5.539	5.138
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	-4.851	-7.660	-9.583	-9.659	-9.937
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-8.318	-10.954	-12.758	-12.842	-13.114
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	-5.407	-8.540	-10.685	-10.770	-11.073
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	0.296	-0.974	-1.854	-1.944	-2.409
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-11.690	-15.440	-18.007	-18.109	-18.399
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-24.166	-28.935	-32.199	-32.320	-32.506
33	650 unit scheme, medium density, houses	650	10.795	21.426	16.351	12.954	12.867	11.833
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	1.502	-3.978	-7.786	-7.980	-8.929
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-26.184	-33.781	-36.961	-39.187	-39.737

Table 4.6.4 (continued): 20% affordable housing
Value C

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.089	0.080	0.074	0.074	0.073
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.703	0.634	0.588	0.537	0.576
3	14 unit scheme, medium density, houses	14	0.254	0.979	0.862	0.785	0.783	0.765
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.415	0.298	0.217	0.214	0.197
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.132	-0.017	-0.121	-0.124	-0.143
6	20 unit scheme, low density, houses (GF)	20	0.163	1.409	1.240	1.129	1.126	1.101
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.622	0.446	0.326	0.321	0.295
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	0.830	0.595	0.435	0.428	0.393
9	29 unit scheme, low density, houses (GF)	32	0.255	2.289	2.014	1.833	1.829	1.761
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	0.875	0.627	0.457	0.450	0.402
11	45 unit scheme, low density, houses (GF)	45	0.495	3.054	2.674	2.423	2.417	2.325
12	60 unit scheme, low density, houses (GF)	60	0.293	3.773	3.272	2.942	2.935	2.816
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	0.653	0.410	0.245	0.228	0.136
14	70 unit scheme, low density, houses (GF)	70	0.465	4.402	3.818	3.433	3.424	3.285
15	89 unit scheme, low density - houses	89	3.175	5.375	4.626	4.132	4.120	3.944
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	0.075	-0.788	-1.385	-1.408	-1.516
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	-0.551	-1.575	-2.275	-2.303	-2.420
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	-0.571	-1.633	-2.359	-2.388	-2.509
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	1.900	0.874	0.173	0.140	-0.042
20	138 unit scheme, low density, houses (GF)	141	1.308	7.463	6.281	5.495	5.476	5.207
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	2.014	0.927	0.183	0.148	-0.044
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	2.085	0.960	0.189	0.154	-0.046
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	-0.748	-2.136	-3.090	-3.127	-3.286
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	-0.001	-1.061	-1.788	-1.827	-2.013
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	2.378	0.811	-0.272	-0.324	-0.602
26	241 unit scheme, low density, houses (GF)	241	2.318	11.848	9.861	8.533	8.500	8.055
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	-2.127	-4.936	-6.859	-6.935	-7.253
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-6.063	-8.699	-10.503	-10.587	-10.892
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	-2.368	-5.501	-7.646	-7.731	-8.079
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	1.732	0.482	-0.380	-0.469	-0.953
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-8.477	-12.227	-14.794	-14.896	-15.234
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-20.838	-25.606	-28.871	-28.992	-29.227
33	650 unit scheme, medium density, houses	650	10.795	28.728	23.718	20.381	20.296	19.163
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	7.562	2.226	-1.493	-1.682	-2.697
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-19.906	-27.502	-32.703	-32.909	-33.551

Table 4.6.4 (continued): 20% affordable housing
Value D

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.106	0.098	0.092	0.092	0.090
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.841	0.772	0.726	0.725	0.714
3	14 unit scheme, medium density, houses	14	0.254	1.176	1.059	0.981	0.979	0.952
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.568	0.451	0.371	0.368	0.350
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.296	0.147	0.045	0.042	0.023
6	20 unit scheme, low density, houses (GF)	20	0.163	1.692	1.523	1.412	1.409	1.384
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.852	0.677	0.556	0.551	0.525
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	1.136	0.902	0.742	0.735	0.700
9	29 unit scheme, low density, houses (GF)	32	0.255	2.748	2.474	2.293	2.289	2.214
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	1.200	0.952	0.782	0.774	0.722
11	45 unit scheme, low density, houses (GF)	45	0.495	3.681	3.301	3.050	3.044	2.943
12	60 unit scheme, low density, houses (GF)	60	0.293	4.577	4.077	3.747	3.739	3.608
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	0.957	0.715	0.549	0.533	0.435
14	70 unit scheme, low density, houses (GF)	70	0.465	5.340	4.756	4.371	4.362	4.210
15	89 unit scheme, low density - houses	89	3.175	6.555	5.807	5.313	5.301	5.108
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	0.954	-0.110	-0.480	-0.504	-0.623
17	109 unit scheme, high density, flats - 7 storeys	109	0.292	0.446	-0.563	-1.264	-1.292	-1.424
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	0.462	-0.584	-1.311	-1.339	-1.476
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	3.094	2.074	1.372	1.339	1.141
20	138 unit scheme, low density, houses (GF)	141	1.308	9.243	8.061	7.281	7.262	6.970
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	3.280	2.199	1.455	1.420	1.209
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	3.397	2.277	1.506	1.470	1.252
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	0.605	-0.765	-1.717	-1.754	-1.933
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	1.065	0.032	-0.692	-0.791	-0.933
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	4.155	2.601	1.532	1.481	1.180
26	241 unit scheme, low density, houses (GF)	241	2.318	14.778	12.795	11.485	11.453	10.969
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	0.563	-2.212	-4.135	-4.212	-4.569
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-3.608	-6.444	-8.248	-8.332	-8.670
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	0.634	-2.462	-4.607	-4.692	-5.085
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	3.156	1.918	1.061	0.974	0.480
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-5.264	-9.014	-11.581	-11.683	-12.068
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-17.510	-22.278	-25.542	-25.664	-25.946
33	650 unit scheme, medium density, houses	650	10.795	35.971	31.020	27.714	27.630	26.400
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	13.518	8.280	4.634	4.450	3.375
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-13.628	-21.224	-26.424	-26.630	-27.366

Table 4.6.4 (continued): 20% affordable housing
Value E

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.116	0.108	0.102	0.102	0.100
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.921	0.852	0.806	0.805	0.794
3	14 unit scheme, medium density, houses	14	0.254	1.295	1.177	1.100	1.098	1.080
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.650	0.533	0.453	0.449	0.432
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.384	0.235	0.133	0.130	0.111
6	20 unit scheme, low density, houses (GF)	20	0.163	1.863	1.694	1.582	1.580	1.555
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.975	0.739	0.679	0.674	0.643
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	1.300	1.066	0.905	0.899	0.863
9	29 unit scheme, low density, houses (GF)	32	0.255	2.980	2.709	2.531	2.527	2.486
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	1.352	1.108	0.940	0.933	0.892
11	45 unit scheme, low density, houses (GF)	45	0.495	3.994	3.620	3.372	3.367	3.310
12	60 unit scheme, low density, houses (GF)	60	0.293	4.970	4.477	4.152	4.145	4.069
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	1.093	0.855	0.691	0.675	0.586
14	70 unit scheme, low density, houses (GF)	70	0.465	5.799	5.224	4.844	4.835	4.747
15	89 unit scheme, low density - houses	89	3.175	7.117	6.379	5.893	5.881	5.766
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	1.360	-0.528	-0.047	-0.070	-0.196
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	0.876	-0.106	-0.796	-0.823	-0.974
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	0.908	-0.110	-0.825	-0.853	-1.010
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	3.577	2.577	1.885	1.853	1.674
20	138 unit scheme, low density, houses (GF)	141	1.308	10.049	8.834	8.115	8.097	7.912
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	3.792	2.732	1.999	1.965	1.775
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	3.927	2.829	2.070	2.034	1.838
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	1.190	-0.144	-1.080	-1.117	-1.322
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	1.446	0.429	-0.273	-0.311	-0.525
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	4.848	3.317	2.268	2.219	1.942
26	241 unit scheme, low density, houses (GF)	241	2.318	16.061	14.110	12.820	12.788	12.473
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	1.684	-1.020	-2.911	-2.986	-3.406
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-2.957	-5.553	-7.331	-7.414	-7.675
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	1.885	-1.133	-3.242	-3.325	-3.788
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	3.716	2.501	1.658	1.572	1.093
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-4.065	-7.759	-10.288	-10.389	-10.946
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-16.241	-20.939	-24.155	-24.275	-24.939
33	650 unit scheme, medium density, houses	650	10.795	39.015	34.140	30.888	30.805	29.984
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	14.942	9.801	6.209	6.028	5.020
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-11.642	-19.126	-24.249	-24.452	-25.581

Table 4.6.4 (continued): 20% affordable housing
Value F

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.134	0.125	0.119	0.119	0.118
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.059	0.989	0.943	0.942	0.932
3	14 unit scheme, medium density, houses	14	0.254	1.491	1.374	1.296	1.295	1.277
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.803	0.686	0.606	0.603	0.585
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.548	0.399	0.297	0.294	0.275
6	20 unit scheme, low density, houses (GF)	20	0.163	2.146	1.977	1.865	1.863	1.838
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	1.205	1.029	0.909	0.904	0.878
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	1.607	1.372	1.212	1.205	1.170
9	29 unit scheme, low density, houses (GF)	32	0.255	3.432	3.162	2.984	2.980	2.939
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	1.672	1.428	1.260	1.253	1.212
11	45 unit scheme, low density, houses (GF)	45	0.495	4.612	4.237	3.990	3.984	3.928
12	60 unit scheme, low density, houses (GF)	60	0.293	5.763	5.270	4.945	4.937	4.861
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	1.393	1.155	0.991	0.975	0.886
14	70 unit scheme, low density, houses (GF)	70	0.465	6.723	6.148	5.769	5.760	5.672
15	89 unit scheme, low density - houses	89	3.175	8.280	7.543	7.056	7.045	6.929
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	2.225	1.393	0.824	0.801	0.678
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	1.845	0.864	0.193	0.167	0.020
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	1.913	0.896	0.200	0.173	0.021
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	4.746	3.750	3.067	3.035	2.856
20	138 unit scheme, low density, houses (GF)	141	1.308	11.799	10.637	9.869	9.850	9.666
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	5.031	3.975	3.252	3.218	3.028
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	5.209	4.116	3.367	3.332	3.135
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	2.505	1.174	0.262	0.226	0.027
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	2.496	1.479	0.763	0.745	0.538
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	6.587	5.067	4.019	3.969	3.694
26	241 unit scheme, low density, houses (GF)	241	2.318	18.927	16.996	15.708	15.676	15.361
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	4.292	1.602	-0.243	-0.318	-0.732
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-0.741	-3.331	-5.109	-5.192	-5.653
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	4.794	1.793	-0.266	-0.348	-0.805
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	5.113	3.898	3.066	2.981	2.507
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-0.922	-4.593	-7.123	-7.223	-7.781
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-12.962	-17.650	-20.676	-20.995	-21.660
33	650 unit scheme, medium density, houses	650	10.795	46.137	41.275	38.058	37.976	37.166
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	20.715	15.651	12.140	11.961	10.966
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-5.526	-12.940	-18.064	-18.267	-19.396

Table 4.6.4 (continued): 20% affordable housing
Value G

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.151	0.142	0.137	0.137	0.135
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.197	1.127	1.081	1.080	1.070
3	14 unit scheme, medium density, houses	14	0.254	1.688	1.571	1.493	1.491	1.474
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.957	0.840	0.759	0.756	0.738
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.712	0.564	0.462	0.458	0.439
6	20 unit scheme, low density, houses (GF)	20	0.163	2.429	2.260	2.148	2.146	2.120
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	1.435	1.259	1.139	1.134	1.108
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	1.913	1.679	1.519	1.512	1.477
9	29 unit scheme, low density, houses (GF)	32	0.255	3.885	3.615	3.436	3.432	3.391
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	1.992	1.748	1.580	1.573	1.532
11	45 unit scheme, low density, houses (GF)	45	0.495	5.229	4.855	4.608	4.602	4.545
12	60 unit scheme, low density, houses (GF)	60	0.293	6.555	6.062	5.737	5.729	5.654
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	1.692	1.454	1.291	1.275	1.186
14	70 unit scheme, low density, houses (GF)	70	0.465	7.647	7.073	6.693	6.684	6.596
15	89 unit scheme, low density - houses	89	3.175	9.440	8.706	8.220	8.208	8.093
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	3.087	2.259	1.689	1.667	1.544
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	2.812	1.833	1.162	1.135	0.989
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	2.915	1.900	1.204	1.177	1.025
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	5.906	4.918	4.236	4.204	4.028
20	138 unit scheme, low density, houses (GF)	141	1.308	13.542	12.390	11.623	11.604	11.419
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	6.261	5.214	4.491	4.457	4.270
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	6.483	5.398	4.650	4.615	4.421
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	3.818	2.489	1.577	1.542	1.342
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	3.538	2.529	1.833	1.795	1.588
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	8.318	6.809	5.769	5.720	5.445
26	241 unit scheme, low density, houses (GF)	241	2.318	21.793	19.862	18.588	18.556	18.246
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	8.875	4.210	2.368	2.294	1.886
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	1.429	-1.111	-2.887	-2.970	-3.432
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	7.675	4.702	2.647	2.566	2.116
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	6.508	5.296	4.464	4.379	3.906
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	2.167	-1.446	-3.957	-4.057	-4.616
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-9.683	-14.381	-17.597	-17.717	-18.381
33	650 unit scheme, medium density, houses	650	10.795	53.225	48.405	45.193	45.111	44.301
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	26.435	21.430	17.970	17.794	16.814
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	0.480	-6.616	-11.678	-12.081	-13.210

Table 4.6.4 (continued): 20% affordable housing
Value H

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.169	0.160	0.154	0.154	0.153
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.335	1.265	1.219	1.218	1.208
3	14 unit scheme, medium density, houses	14	0.254	1.885	1.767	1.690	1.688	1.670
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	1.110	0.993	0.913	0.909	0.892
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.876	0.728	0.626	0.623	0.604
6	20 unit scheme, low density, houses (GF)	20	0.163	2.712	2.543	2.431	2.429	2.403
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	1.665	1.489	1.369	1.364	1.338
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	2.220	1.986	1.825	1.819	1.784
9	29 unit scheme, low density, houses (GF)	32	0.255	4.338	4.067	3.889	3.885	3.844
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	2.312	2.068	1.900	1.893	1.852
11	45 unit scheme, low density, houses (GF)	45	0.495	5.847	5.472	5.225	5.219	5.163
12	60 unit scheme, low density, houses (GF)	60	0.293	7.347	6.855	6.529	6.522	6.446
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	1.991	1.753	1.590	1.575	1.486
14	70 unit scheme, low density, houses (GF)	70	0.465	8.572	7.997	7.618	7.609	7.521
15	89 unit scheme, low density - houses	89	3.175	10.600	9.586	9.382	9.371	9.257
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	3.947	3.121	2.555	2.533	2.409
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	3.769	2.802	2.130	2.104	1.957
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	3.908	2.904	2.208	2.181	2.029
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	7.064	6.080	5.404	5.372	5.196
20	138 unit scheme, low density, houses (GF)	141	1.308	15.285	14.133	13.372	13.354	13.172
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	7.489	6.446	5.729	5.696	5.508
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	7.755	6.675	5.932	5.898	5.704
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	5.118	3.804	2.892	2.857	2.657
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	4.575	3.573	2.883	2.845	2.638
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	10.050	8.540	7.507	7.458	7.186
26	241 unit scheme, low density, houses (GF)	241	2.318	24.658	22.727	21.454	21.422	21.112
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	9.451	6.798	4.976	4.902	4.494
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	3.588	1.063	-0.674	-0.756	-1.211
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	10.549	7.589	5.557	5.476	5.026
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	7.891	6.693	5.861	5.776	5.303
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	5.229	1.650	-0.821	-0.919	-1.469
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-6.404	-11.102	-14.318	-14.437	-15.101
33	650 unit scheme, medium density, houses	650	10.795	60.313	55.493	52.313	52.232	51.434
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	32.123	27.158	23.734	23.560	22.594
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	6.326	-0.789	-5.778	-5.978	-7.091

Table 4.6.4 (continued): 20% affordable housing
Value I

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.186	0.177	0.171	0.171	0.170
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.473	1.403	1.357	1.356	1.346
3	14 unit scheme, medium density, houses	14	0.254	2.081	1.964	1.886	1.884	1.867
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	1.263	1.146	1.066	1.063	1.045
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	1.041	0.892	0.790	0.787	0.768
6	20 unit scheme, low density, houses (GF)	20	0.163	2.994	2.826	2.714	2.711	2.686
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	1.895	1.719	1.599	1.594	1.568
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	2.527	2.293	2.132	2.126	2.090
9	29 unit scheme, low density, houses (GF)	32	0.255	4.790	4.520	4.342	4.337	4.297
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	2.632	2.386	2.220	2.213	2.172
11	45 unit scheme, low density, houses (GF)	45	0.495	6.464	6.090	5.843	5.837	5.780
12	60 unit scheme, low density, houses (GF)	60	0.293	8.140	7.647	7.322	7.314	7.239
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	2.290	2.052	1.889	1.874	1.785
14	70 unit scheme, low density, houses (GF)	70	0.465	9.496	8.921	8.542	8.533	8.445
15	89 unit scheme, low density - houses	89	3.175	11.760	11.026	10.542	10.531	10.417
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	4.808	3.982	3.416	3.394	3.273
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	4.727	3.760	3.098	3.072	2.926
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	4.900	3.898	3.212	3.185	3.033
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	8.222	7.238	6.565	6.534	6.359
20	138 unit scheme, low density, houses (GF)	141	1.308	17.028	15.876	15.115	15.097	14.915
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	8.717	7.674	6.960	6.927	6.742
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	9.026	7.946	7.207	7.172	6.981
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	6.418	5.105	4.207	4.171	3.972
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	5.610	4.610	3.924	3.887	3.683
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	11.774	10.272	9.238	9.189	8.918
26	241 unit scheme, low density, houses (GF)	241	2.318	27.523	25.593	24.319	24.288	23.978
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	12.027	9.374	7.557	7.485	7.082
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	5.733	3.223	1.494	1.414	0.965
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	13.423	10.463	8.437	8.357	7.913
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	9.275	8.076	7.256	7.172	6.701
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	8.265	4.723	2.267	2.169	1.627
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-3.126	-7.823	-11.039	-11.158	-11.822
33	650 unit scheme, medium density, houses	650	10.795	67.390	62.581	59.401	59.320	58.522
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	37.783	32.858	29.452	29.281	28.328
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	12.105	5.085	0.226	0.032	-1.065

Table 4.6.5: 25% affordable housing
Value A

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.054	0.045	0.039	0.039	0.038
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.428	0.353	0.312	0.311	0.301
3	14 unit scheme, medium density, houses	14	0.254	0.552	0.435	0.358	0.356	0.338
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.082	-0.036	-0.117	-0.120	-0.138
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	-0.228	-0.380	-0.484	-0.488	-0.507
6	20 unit scheme, low density, houses (GF)	20	0.163	0.795	0.626	0.515	0.512	0.487
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.123	-0.054	-0.176	-0.181	-0.208
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	0.164	-0.072	-0.234	-0.241	-0.277
9	29 unit scheme, low density, houses (GF)	32	0.255	1.291	1.017	0.836	0.831	0.778
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	0.170	-0.080	-0.252	-0.260	-0.297
11	45 unit scheme, low density, houses (GF)	45	0.495	1.638	1.317	1.067	1.061	0.988
12	60 unit scheme, low density, houses (GF)	60	0.293	2.041	1.541	1.211	1.203	1.109
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	-0.002	-0.248	-0.418	-0.435	-0.521
14	70 unit scheme, low density, houses (GF)	70	0.465	2.382	1.798	1.413	1.403	1.293
15	89 unit scheme, low density - houses	89	3.175	2.843	2.094	1.600	1.588	1.448
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	-1.868	-2.753	-3.358	-3.382	-3.462
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	-2.691	-3.714	-4.415	-4.443	-4.528
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	-2.790	-3.851	-4.577	-4.606	-4.694
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	-0.655	-1.710	-2.431	-2.465	-2.613
20	138 unit scheme, low density, houses (GF)	141	1.308	3.680	2.476	1.675	1.655	1.441
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	-0.695	-1.812	-2.578	-2.613	-2.770
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	-0.719	-1.877	-2.669	-2.706	-2.868
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	-3.654	-5.043	-5.995	-6.032	-6.146
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	-2.319	-3.381	-4.107	-4.146	-4.298
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	-1.424	-3.046	-4.155	-4.208	-4.433
26	241 unit scheme, low density, houses (GF)	241	2.318	5.637	3.624	2.280	2.246	1.889
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	-7.864	-10.672	-12.595	-12.672	-12.904
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-10.812	-13.448	-15.252	-15.336	-15.571
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	-8.767	-11.901	-14.046	-14.130	-14.384
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	-1.321	-2.608	-3.488	-3.578	-4.019
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-15.245	-18.995	-21.562	-21.654	-21.902
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-27.859	-32.627	-35.892	-36.013	-36.145
33	650 unit scheme, medium density, houses	650	10.795	13.318	8.170	4.736	4.648	3.722
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	-5.340	-10.960	-14.817	-15.011	-15.856
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-32.998	-40.594	-45.795	-46.001	-46.450

Table 4.6.5 (continued): 25% affordable housing
Value B

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare					
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points	
1	1 unit scheme, low density, houses (GF)	1	0.008	0.071	0.063	0.057	0.057	0.055	
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.585	0.496	0.450	0.449	0.433	
3	14 unit scheme, medium density, houses	14	0.254	0.740	0.623	0.545	0.543	0.526	
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.228	0.111	0.031	0.028	0.010	
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	-0.069	-0.220	-0.323	-0.327	-0.346	
6	20 unit scheme, low density, houses (GF)	20	0.163	1.065	0.896	0.785	0.782	0.757	
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.342	0.167	0.046	0.041	0.015	
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	0.456	0.222	0.062	0.055	0.020	
9	29 unit scheme, low density, houses (GF)	32	0.255	1.730	1.455	1.274	1.270	1.210	
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	0.480	0.232	0.062	0.054	0.012	
11	45 unit scheme, low density, houses (GF)	45	0.495	2.296	1.916	1.665	1.659	1.578	
12	60 unit scheme, low density, houses (GF)	60	0.293	2.810	2.309	1.979	1.972	1.867	
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	0.288	0.046	-0.121	-0.138	-0.228	
14	70 unit scheme, low density, houses (GF)	70	0.465	3.278	2.694	2.309	2.300	2.178	
15	89 unit scheme, low density - houses	89	3.175	3.972	3.223	2.729	2.717	2.562	
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	-0.993	-1.872	-2.477	-2.501	-2.594	
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	-1.724	-2.747	-3.448	-3.476	-3.575	
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	-1.767	-2.848	-3.575	-3.603	-3.706	
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	0.509	-0.529	-1.251	-1.285	-1.450	
20	138 unit scheme, low density, houses (GF)	141	1.308	5.393	4.200	3.410	3.391	3.153	
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	0.539	-0.561	-1.327	-1.362	-1.537	
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	0.559	-0.581	-1.374	-1.410	-1.592	
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	-2.340	-3.730	-4.682	-4.719	-4.854	
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	-1.270	-2.332	-3.059	-3.098	-3.265	
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	0.325	-1.273	-2.383	-2.435	-2.686	
26	241 unit scheme, low density, houses (GF)	241	2.318	8.470	6.457	5.129	5.096	4.701	
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	-5.257	-8.066	-9.989	-10.065	-10.337	
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-8.655	-11.290	-13.094	-13.179	-13.445	
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	-5.860	-8.993	-11.138	-11.223	-11.520	
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	0.083	-1.194	-2.075	-2.165	-2.626	
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-12.171	-15.921	-18.488	-18.590	-18.873	
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-24.675	-29.443	-32.708	-32.829	-33.008	
33	650 unit scheme, medium density, houses	650	10.795	20.374	15.306	11.909	11.822	10.803	
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	0.643	-4.863	-8.691	-8.685	-9.621	
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-26.967	-34.583	-39.783	-39.989	-40.527	

Table 4.6.5 (continued): 25% affordable housing
Value C

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.089	0.080	0.074	0.074	0.073
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.703	0.634	0.588	0.587	0.576
3	14 unit scheme, medium density, houses	14	0.254	0.928	0.810	0.733	0.731	0.713
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.375	0.257	0.177	0.174	0.156
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.088	-0.061	-0.164	-0.168	-0.187
6	20 unit scheme, low density, houses (GF)	20	0.163	1.335	1.166	1.055	1.052	1.027
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.562	0.398	0.268	0.261	0.234
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	0.749	0.515	0.354	0.348	0.313
9	29 unit scheme, low density, houses (GF)	32	0.255	2.168	1.894	1.713	1.708	1.642
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	0.790	0.542	0.372	0.364	0.318
11	45 unit scheme, low density, houses (GF)	45	0.495	2.894	2.514	2.263	2.257	2.167
12	60 unit scheme, low density, houses (GF)	60	0.293	3.578	3.078	2.748	2.740	2.624
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	0.579	0.337	0.171	0.155	0.063
14	70 unit scheme, low density, houses (GF)	70	0.465	4.174	3.590	3.205	3.196	3.061
15	89 unit scheme, low density - houses	89	3.175	5.100	4.351	3.858	3.846	3.674
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	-0.132	-0.997	-1.596	-1.620	-1.726
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	-0.757	-1.780	-2.481	-2.508	-2.622
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	-0.784	-1.845	-2.572	-2.600	-2.719
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	1.656	0.631	-0.072	-0.105	-0.287
20	138 unit scheme, low density, houses (GF)	141	1.308	7.095	5.913	5.128	5.109	4.846
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	1.756	0.669	-0.076	-0.111	-0.305
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	1.818	0.693	-0.079	-0.115	-0.316
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	-1.027	-2.417	-3.368	-3.406	-3.561
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	-0.222	-1.264	-2.010	-2.049	-2.232
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	2.041	0.471	-0.617	-0.669	-0.942
26	241 unit scheme, low density, houses (GF)	241	2.318	11.276	9.290	7.962	7.929	7.492
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	-2.651	-5.460	-7.383	-7.459	-7.769
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-6.497	-9.132	-10.937	-11.021	-11.319
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	-2.952	-6.066	-8.231	-8.315	-8.655
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	1.457	0.206	-0.661	-0.751	-1.233
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-9.097	-12.847	-15.414	-15.516	-15.844
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-21.491	-26.259	-29.524	-29.645	-29.871
33	650 unit scheme, medium density, houses	650	10.795	27.354	22.352	19.019	18.934	17.821
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	6.453	1.104	-2.635	-2.826	-3.837
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-20.975	-28.571	-33.771	-33.977	-34.604

Table 4.6.5 (continued): 25% affordable housing
Value D

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare					
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points	
1	1 unit scheme, low density, houses (GF)	1	0.008	0.106	0.098	0.092	0.092	0.090	
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.841	0.772	0.726	0.725	0.714	
3	14 unit scheme, medium density, houses	14	0.254	1.115	0.998	0.921	0.919	0.901	
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.521	0.404	0.324	0.320	0.303	
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.245	0.097	-0.005	-0.009	-0.028	
6	20 unit scheme, low density, houses (GF)	20	0.163	1.605	1.436	1.325	1.322	1.297	
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.781	0.606	0.485	0.480	0.454	
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	1.042	0.807	0.647	0.641	0.605	
9	29 unit scheme, low density, houses (GF)	32	0.255	2.607	2.332	2.151	2.147	2.074	
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	1.100	0.852	0.682	0.674	0.623	
11	45 unit scheme, low density, houses (GF)	45	0.495	3.493	3.112	2.862	2.856	2.757	
12	60 unit scheme, low density, houses (GF)	60	0.293	4.346	3.846	3.516	3.508	3.381	
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	0.869	0.627	0.462	0.445	0.349	
14	70 unit scheme, low density, houses (GF)	70	0.465	5.070	4.487	4.102	4.093	3.944	
15	89 unit scheme, low density - houses	89	3.175	6.227	5.480	4.985	4.974	4.786	
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	0.712	-0.137	-0.728	-0.752	-0.867	
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	0.203	-0.813	-1.514	-1.541	-1.669	
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	0.211	-0.843	-1.569	-1.598	-1.731	
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	2.800	1.778	1.076	1.044	0.849	
20	138 unit scheme, low density, houses (GF)	141	1.308	8.798	7.615	6.835	6.816	6.531	
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	2.968	1.885	1.141	1.106	0.900	
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	3.074	1.952	1.182	1.146	0.932	
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	0.276	-1.104	-2.055	-2.093	-2.267	
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	-0.802	-0.235	-0.962	-1.001	-1.199	
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	3.741	2.187	1.114	1.063	0.768	
26	241 unit scheme, low density, houses (GF)	241	2.318	14.075	12.095	10.786	10.753	10.280	
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	-0.061	-2.854	-4.777	-4.853	-5.202	
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-4.339	-6.975	-8.779	-8.863	-9.194	
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	-0.082	-3.178	-5.323	-5.408	-5.791	
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	2.821	1.580	0.723	0.636	0.147	
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-6.023	-9.772	-12.340	-12.441	-12.815	
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-18.307	-23.075	-26.340	-26.461	-26.734	
33	650 unit scheme, medium density, houses	650	10.795	34.284	29.336	26.034	25.949	24.745	
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	12.166	6.911	3.265	3.081	2.013	
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-14.963	-22.559	-27.760	-27.966	-28.681	

Table 4.6.5 (continued): 25% affordable housing
Value E

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.116	0.108	0.102	0.102	0.100
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.921	0.852	0.806	0.805	0.784
3	14 unit scheme, medium density, houses	14	0.254	1.230	1.112	1.035	1.033	1.016
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.600	0.483	0.403	0.400	0.382
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.330	0.181	0.080	0.076	0.057
6	20 unit scheme, low density, houses (GF)	20	0.163	1.770	1.601	1.489	1.487	1.461
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.900	0.724	0.604	0.599	0.573
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	1.200	0.966	0.806	0.799	0.764
9	29 unit scheme, low density, houses (GF)	32	0.255	2.831	2.560	2.382	2.376	2.337
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	1.248	1.004	0.836	0.829	0.788
11	45 unit scheme, low density, houses (GF)	45	0.495	3.796	3.422	3.174	3.169	3.112
12	60 unit scheme, low density, houses (GF)	60	0.293	4.728	4.235	3.910	3.902	3.826
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	1.003	0.764	0.601	0.585	0.496
14	70 unit scheme, low density, houses (GF)	70	0.465	5.515	4.940	4.561	4.552	4.464
15	89 unit scheme, low density - houses	89	3.175	6.774	6.036	5.550	5.538	5.423
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	1.110	0.277	-0.302	-0.325	-0.451
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	0.628	-0.360	-1.051	-1.076	-1.229
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	0.651	-0.374	-1.089	-1.117	-1.274
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	3.277	2.274	1.583	1.551	1.372
20	138 unit scheme, low density, houses (GF)	141	1.308	9.584	8.419	7.650	7.632	7.447
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	3.474	2.411	1.678	1.644	1.454
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	3.597	2.497	1.738	1.702	1.506
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	0.853	-0.489	-1.427	-1.464	-1.669
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	1.182	0.165	-0.544	-0.583	-0.796
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	4.427	2.896	1.847	1.797	1.517
26	241 unit scheme, low density, houses (GF)	241	2.318	15.329	13.382	12.092	12.060	11.745
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	1.050	-1.669	-3.564	-3.639	-4.059
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-3.487	-6.083	-7.861	-7.944	-8.405
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	1.177	-1.657	-3.970	-4.054	-4.517
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	3.375	2.158	1.315	1.228	0.749
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-4.821	-8.516	-11.045	-11.145	-11.703
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-17.027	-21.725	-24.941	-25.060	-25.725
33	650 unit scheme, medium density, houses	650	10.795	37.267	32.392	29.149	29.065	28.244
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	13.622	8.467	4.875	4.694	3.685
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-12.945	-20.429	-25.552	-25.755	-26.884

Table 4.6.5 (continued): 25% affordable housing
Value F

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.134	0.125	0.119	0.119	0.118
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.059	0.989	0.943	0.942	0.932
3	14 unit scheme, medium density, houses	14	0.254	1.418	1.300	1.223	1.221	1.203
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.746	0.629	0.549	0.546	0.528
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.487	0.338	0.237	0.233	0.214
6	20 unit scheme, low density, houses (GF)	20	0.163	2.040	1.871	1.759	1.757	1.731
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	1.120	0.944	0.824	0.819	0.792
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	1.493	1.259	1.098	1.092	1.056
9	29 unit scheme, low density, houses (GF)	32	0.255	3.263	2.992	2.814	2.810	2.769
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	1.554	1.309	1.142	1.134	1.093
11	45 unit scheme, low density, houses (GF)	45	0.495	4.388	4.011	3.764	3.758	3.702
12	60 unit scheme, low density, houses (GF)	60	0.293	5.484	4.992	4.666	4.659	4.583
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	1.290	1.051	0.887	0.871	0.782
14	70 unit scheme, low density, houses (GF)	70	0.465	6.398	5.823	5.444	5.435	5.347
15	89 unit scheme, low density - houses	89	3.175	7.884	7.148	6.862	6.850	6.535
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	1.937	1.105	0.535	0.513	0.389
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	1.555	0.574	-0.098	-0.125	-0.276
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	1.612	0.595	-0.102	-0.130	-0.286
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	4.394	3.398	2.713	2.681	2.502
20	138 unit scheme, low density, houses (GF)	141	1.308	11.255	10.096	9.327	9.309	9.124
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	4.658	3.602	2.876	2.842	2.652
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	4.823	3.730	2.978	2.943	2.746
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	2.111	0.780	-0.134	-0.170	-0.375
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	2.186	1.169	0.473	0.436	0.228
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	6.093	4.571	3.523	3.473	3.198
26	241 unit scheme, low density, houses (GF)	241	2.318	18.070	16.139	14.855	14.823	14.508
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	3.546	0.855	-1.001	-1.075	-1.492
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-1.361	-3.958	-5.735	-5.818	-6.260
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	3.961	0.960	-1.111	-1.193	-1.652
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	4.712	3.497	2.665	2.580	2.102
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-1.801	-5.487	-8.016	-8.116	-8.674
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-13.890	-18.588	-21.604	-21.924	-22.588
33	650 unit scheme, medium density, houses	650	10.795	44.070	39.219	36.003	35.921	35.111
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	19.148	14.081	10.563	10.384	9.383
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-7.060	-14.506	-19.630	-19.832	-20.981

Table 4.6.5 (continued): 25% affordable housing
Value G

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.151	0.142	0.137	0.137	0.135
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.197	1.127	1.081	1.080	1.070
3	14 unit scheme, medium density, houses	14	0.254	1.605	1.488	1.410	1.409	1.391
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.893	0.776	0.696	0.692	0.675
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.644	0.495	0.393	0.390	0.371
6	20 unit scheme, low density, houses (GF)	20	0.163	2.310	2.141	2.029	2.027	2.001
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	1.335	1.164	1.043	1.038	1.012
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	1.786	1.551	1.391	1.385	1.349
9	29 unit scheme, low density, houses (GF)	32	0.255	3.695	3.424	3.246	3.242	3.201
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	1.859	1.615	1.447	1.440	1.399
11	45 unit scheme, low density, houses (GF)	45	0.495	4.975	4.601	4.353	4.348	4.291
12	60 unit scheme, low density, houses (GF)	60	0.293	6.241	5.748	5.423	5.416	5.340
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	1.575	1.337	1.174	1.158	1.069
14	70 unit scheme, low density, houses (GF)	70	0.465	7.281	6.706	6.327	6.318	6.230
15	89 unit scheme, low density - houses	89	3.175	8.992	8.259	7.773	7.762	7.647
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	2.761	1.932	1.362	1.340	1.217
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	2.481	1.501	0.829	0.803	0.656
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	2.572	1.556	0.860	0.832	0.680
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	5.504	4.515	3.833	3.802	3.625
20	138 unit scheme, low density, houses (GF)	141	1.308	12.921	11.769	11.004	10.886	10.801
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	5.835	4.787	4.064	4.030	3.843
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	6.042	4.956	4.208	4.173	3.979
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	3.369	2.038	1.126	1.090	0.891
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	3.185	2.174	1.477	1.440	1.293
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	7.749	6.239	5.198	5.148	4.873
26	241 unit scheme, low density, houses (GF)	241	2.318	20.811	18.880	17.607	17.575	17.265
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	6.023	3.350	1.509	1.435	1.027
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	0.727	-1.832	-3.609	-3.692	-4.154
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	6.725	3.743	1.688	1.608	1.158
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	6.047	4.834	4.002	3.917	3.444
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	1.167	-2.459	-4.987	-5.088	-5.645
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-10.753	-15.451	-18.667	-18.787	-19.451
33	650 unit scheme, medium density, houses	650	10.795	50.852	46.031	42.830	42.748	41.938
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	24.621	19.615	16.150	15.974	14.993
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-1.277	-8.609	-13.707	-13.910	-15.039

Table 4.6.5 (continued): 25% affordable housing
Value H

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.169	0.160	0.154	0.154	0.153
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.335	1.265	1.219	1.218	1.208
3	14 unit scheme, medium density, houses	14	0.254	1.793	1.675	1.598	1.596	1.579
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	1.039	0.922	0.842	0.839	0.821
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.801	0.652	0.550	0.547	0.528
6	20 unit scheme, low density, houses (GF)	20	0.163	2.580	2.411	2.299	2.297	2.271
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	1.559	1.383	1.263	1.258	1.231
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	2.078	1.844	1.684	1.677	1.642
9	29 unit scheme, low density, houses (GF)	32	0.255	4.127	3.856	3.678	3.674	3.633
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	2.164	1.920	1.753	1.745	1.704
11	45 unit scheme, low density, houses (GF)	45	0.495	5.585	5.190	4.943	4.937	4.881
12	60 unit scheme, low density, houses (GF)	60	0.293	6.998	6.505	6.180	6.172	6.097
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	1.861	1.623	1.460	1.444	1.355
14	70 unit scheme, low density, houses (GF)	70	0.465	8.164	7.589	7.210	7.201	7.113
15	89 unit scheme, low density - houses	89	3.175	10.101	9.367	8.883	8.872	8.758
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	3.583	2.757	2.188	2.167	2.044
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	3.398	2.427	1.756	1.729	1.583
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	3.522	2.516	1.820	1.793	1.641
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	6.611	5.627	4.950	4.919	4.742
20	138 unit scheme, low density, houses (GF)	141	1.308	14.588	13.438	12.675	12.657	12.475
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	7.009	5.966	5.248	5.215	5.027
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	7.257	6.177	5.434	5.400	5.206
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	4.613	3.295	2.384	2.348	2.149
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	4.177	3.174	2.481	2.444	2.297
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	9.406	7.896	6.863	6.814	6.542
26	241 unit scheme, low density, houses (GF)	241	2.318	23.553	21.622	20.348	20.316	20.006
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	8.487	5.835	4.004	3.930	3.522
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	2.793	0.269	-1.484	-1.567	-2.028
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	9.474	6.515	4.472	4.391	3.941
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	7.370	6.171	5.339	5.254	4.781
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	4.108	0.518	-1.969	-2.068	-2.618
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-7.617	-12.314	-15.530	-15.650	-16.314
33	650 unit scheme, medium density, houses	650	10.795	57.633	52.813	49.633	49.552	48.753
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	30.062	25.098	21.671	21.498	20.531
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	4.362	-2.807	-7.830	-8.030	-9.143

Table 4.6.5 (continued): 25% affordable housing
Value I

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.186	0.177	0.171	0.171	0.170
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.473	1.403	1.357	1.356	1.346
3	14 unit scheme, medium density, houses	14	0.254	1.981	1.863	1.786	1.784	1.766
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	1.186	1.068	0.988	0.985	0.967
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.957	0.809	0.707	0.704	0.685
6	20 unit scheme, low density, houses (GF)	20	0.163	2.850	2.681	2.569	2.567	2.541
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	1.778	1.603	1.482	1.477	1.451
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	2.371	2.137	1.977	1.970	1.935
9	29 unit scheme, low density, houses (GF)	32	0.255	4.559	4.288	4.110	4.106	4.065
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	2.470	2.225	2.058	2.051	2.010
11	45 unit scheme, low density, houses (GF)	45	0.495	6.154	5.780	5.533	5.527	5.470
12	60 unit scheme, low density, houses (GF)	60	0.293	7.755	7.262	6.937	6.929	6.854
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	2.146	1.908	1.746	1.730	1.641
14	70 unit scheme, low density, houses (GF)	70	0.465	9.047	8.472	8.093	8.084	7.996
15	89 unit scheme, low density - houses	89	3.175	11.205	10.475	9.991	9.980	9.856
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	4.405	3.579	3.013	2.991	2.870
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	4.313	3.347	2.682	2.656	2.509
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	4.472	3.469	2.781	2.753	2.601
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	7.718	6.735	6.061	6.030	5.856
20	138 unit scheme, low density, houses (GF)	141	1.308	16.255	15.102	14.342	14.323	14.141
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	8.183	7.140	6.426	6.393	6.208
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	8.473	7.393	6.654	6.619	6.428
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	5.857	4.544	3.642	3.606	3.407
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	5.167	4.167	3.480	3.444	3.239
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	11.056	9.553	8.519	8.471	8.199
26	241 unit scheme, low density, houses (GF)	241	2.318	26.286	24.363	23.089	23.058	22.747
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	10.952	8.299	6.483	6.411	6.008
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	4.853	2.335	0.606	0.526	0.077
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	12.224	9.264	7.238	7.158	6.715
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	8.694	7.495	6.675	6.591	6.118
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	7.013	3.460	1.001	0.904	0.362
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-4.460	-9.177	-12.394	-12.513	-13.177
33	650 unit scheme, medium density, houses	650	10.795	64.388	59.594	56.414	56.333	55.535
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	35.478	30.552	27.147	26.975	26.022
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	9.918	2.875	-2.043	-2.241	-3.338

Table 4.6.6: 30% affordable housing
Value A

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.054	0.045	0.039	0.039	0.038
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.428	0.358	0.312	0.311	0.301
3	14 unit scheme, medium density, houses	14	0.254	0.519	0.401	0.324	0.322	0.304
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.055	-0.063	-0.144	-0.147	-0.165
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	-0.257	-0.409	-0.513	-0.517	-0.536
6	20 unit scheme, low density, houses (GF)	20	0.163	0.747	0.578	0.466	0.464	0.438
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	-0.063	-0.094	-0.216	-0.221	-0.248
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	0.111	-0.125	-0.288	-0.294	-0.330
9	29 unit scheme, low density, houses (GF)	32	0.255	1.212	0.938	0.757	0.753	0.701
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	0.114	-0.136	-0.308	-0.316	-0.353
11	45 unit scheme, low density, houses (GF)	45	0.495	1.595	1.214	0.954	0.958	0.887
12	60 unit scheme, low density, houses (GF)	60	0.293	1.919	1.419	1.088	1.080	0.988
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	-0.049	-0.296	-0.466	-0.483	-0.569
14	70 unit scheme, low density, houses (GF)	70	0.465	2.239	1.655	1.269	1.260	1.152
15	89 unit scheme, low density - houses	89	3.175	2.674	1.925	1.431	1.419	1.261
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	-2.000	-2.884	-3.490	-3.513	-3.592
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	-2.808	-3.832	-4.532	-4.560	-4.643
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	-2.911	-3.972	-4.699	-4.727	-4.814
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	-0.796	-1.853	-2.574	-2.608	-2.754
20	138 unit scheme, low density, houses (GF)	141	1.308	3.470	2.265	1.464	1.445	1.234
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	-0.846	-1.964	-2.729	-2.765	-2.919
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	-0.876	-2.034	-2.826	-2.863	-3.023
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	-3.613	-5.203	-6.154	-6.191	-6.305
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	-2.446	-3.508	-4.234	-4.273	-4.423
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	-1.616	-3.237	-4.347	-4.399	-4.621
26	241 unit scheme, low density, houses (GF)	241	2.318	5.321	3.308	1.963	1.930	1.577
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	-8.152	-10.961	-12.883	-12.960	-13.189
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-11.051	-13.687	-15.491	-15.575	-15.806
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	-9.089	-12.223	-14.368	-14.452	-14.702
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	-1.478	-2.764	-3.645	-3.735	-4.173
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-15.587	-19.337	-21.904	-22.006	-22.238
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-26.223	-32.992	-36.256	-36.377	-36.504
33	650 unit scheme, medium density, houses	650	10.795	12.593	7.445	4.007	3.919	3.005
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	-5.957	-11.590	-15.447	-15.641	-16.477
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-33.534	-41.130	-46.330	-46.536	-46.977

Table 4.6.6 (continued): 30% affordable housing
Value B

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.071	0.063	0.057	0.057	0.055
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.565	0.496	0.450	0.449	0.438
3	14 unit scheme, medium density, houses	14	0.254	0.697	0.580	0.503	0.501	0.483
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.195	0.078	-0.003	-0.006	-0.024
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	-0.106	-0.256	-0.360	-0.363	-0.383
6	20 unit scheme, low density, houses (GF)	20	0.163	1.004	0.835	0.723	0.721	0.695
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.292	0.117	-0.004	-0.009	-0.036
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	0.390	0.155	-0.005	-0.012	-0.047
9	29 unit scheme, low density, houses (GF)	32	0.255	1.630	1.355	1.174	1.170	1.112
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	0.409	0.161	-0.009	-0.017	-0.058
11	45 unit scheme, low density, houses (GF)	45	0.495	2.164	1.784	1.534	1.528	1.448
12	60 unit scheme, low density, houses (GF)	60	0.293	2.651	2.151	1.821	1.813	1.711
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	0.228	-0.014	-0.182	-0.199	-0.288
14	70 unit scheme, low density, houses (GF)	70	0.465	3.093	2.509	2.124	2.115	1.996
15	89 unit scheme, low density - houses	89	3.175	3.750	3.001	2.507	2.495	2.343
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	-1.163	-2.044	-2.650	-2.673	-2.764
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	-1.885	-2.909	-3.609	-3.637	-3.734
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	-1.954	-3.015	-3.742	-3.770	-3.871
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	0.318	-0.726	-1.448	-1.482	-1.644
20	138 unit scheme, low density, houses (GF)	141	1.308	5.103	3.912	3.122	3.103	2.867
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	0.337	-0.770	-1.535	-1.571	-1.743
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	0.349	-0.797	-1.590	-1.626	-1.805
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	-2.559	-3.949	-4.901	-4.938	-5.070
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	-1.445	-2.507	-3.234	-3.273	-3.458
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	0.062	-1.544	-2.654	-2.706	-2.953
26	241 unit scheme, low density, houses (GF)	241	2.318	8.026	6.013	4.685	4.652	4.264
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	-5.664	-8.472	-10.395	-10.472	-10.737
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-8.991	-11.626	-13.431	-13.515	-13.777
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	-6.313	-9.446	-11.592	-11.676	-11.966
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	-0.133	-1.414	-2.295	-2.385	-2.843
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-12.652	-16.402	-18.969	-19.071	-19.346
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-25.184	-29.952	-33.216	-33.337	-33.509
33	650 unit scheme, medium density, houses	650	10.795	19.322	14.260	10.864	10.777	9.773
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	-0.220	-5.749	-9.596	-9.790	-10.712
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-27.789	-35.385	-40.585	-40.791	-41.317

Table 4.6.6 (continued): 30% affordable housing
Value C

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.089	0.080	0.074	0.074	0.073
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.703	0.634	0.588	0.587	0.576
3	14 unit scheme, medium density, houses	14	0.254	0.876	0.759	0.681	0.679	0.662
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.334	0.217	0.137	0.134	0.116
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.045	-0.105	-0.208	-0.212	-0.231
6	20 unit scheme, low density, houses (GF)	20	0.163	1.261	1.092	0.980	0.978	0.952
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.501	0.326	0.205	0.200	0.174
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	0.668	0.434	0.274	0.267	0.232
9	29 unit scheme, low density, houses (GF)	32	0.255	2.047	1.773	1.592	1.588	1.523
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	0.704	0.456	0.286	0.279	0.234
11	45 unit scheme, low density, houses (GF)	45	0.495	2.734	2.354	2.103	2.098	2.010
12	60 unit scheme, low density, houses (GF)	60	0.293	3.383	2.883	2.553	2.545	2.432
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	0.505	0.263	0.097	0.081	-0.010
14	70 unit scheme, low density, houses (GF)	70	0.465	3.947	3.363	2.978	2.969	2.837
15	89 unit scheme, low density - houses	89	3.175	4.826	4.077	3.583	3.571	3.403
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	-0.340	-1.208	-1.810	-1.833	-1.937
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	-0.962	-1.985	-2.686	-2.714	-2.825
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	-0.997	-2.058	-2.785	-2.813	-2.928
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	1.413	0.387	-0.322	-0.355	-0.534
20	138 unit scheme, low density, houses (GF)	141	1.308	6.727	5.545	4.761	4.742	4.484
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	1.498	0.411	-0.341	-0.377	-0.566
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	1.551	0.425	-0.353	-0.390	-0.587
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	-1.306	-2.696	-3.647	-3.685	-3.835
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	-0.445	-1.506	-2.233	-2.272	-2.452
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	1.704	0.130	-0.962	-1.014	-1.285
26	241 unit scheme, low density, houses (GF)	241	2.318	10.704	8.718	7.390	7.357	6.929
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	-3.175	-5.984	-7.907	-7.983	-8.285
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-6.931	-9.566	-11.370	-11.455	-11.747
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	-3.537	-6.670	-8.815	-8.900	-9.231
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	1.181	-0.071	-0.945	-1.035	-1.513
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-9.716	-13.466	-16.034	-16.135	-16.455
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-22.144	-26.912	-30.177	-30.298	-30.514
33	650 unit scheme, medium density, houses	650	10.795	25.979	20.985	17.657	17.572	16.479
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	5.344	-0.019	-3.791	-3.983	-4.976
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-22.044	-29.640	-34.840	-35.046	-35.657

Table 4.6.6 (continued): 30% affordable housing
Value D

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.106	0.098	0.092	0.092	0.090
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.841	0.772	0.726	0.725	0.714
3	14 unit scheme, medium density, houses	14	0.254	1.055	0.937	0.860	0.858	0.840
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.474	0.356	0.276	0.273	0.255
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.195	0.046	-0.057	-0.060	-0.079
6	20 unit scheme, low density, houses (GF)	20	0.163	1.518	1.349	1.237	1.235	1.210
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.710	0.535	0.414	0.410	0.383
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	0.947	0.713	0.553	0.546	0.511
9	29 unit scheme, low density, houses (GF)	32	0.255	2.465	2.190	2.009	2.005	1.935
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	1.000	0.751	0.582	0.574	0.525
11	45 unit scheme, low density, houses (GF)	45	0.495	3.304	2.924	2.673	2.667	2.571
12	60 unit scheme, low density, houses (GF)	60	0.293	4.115	3.615	3.285	3.277	3.153
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	0.782	0.540	0.374	0.358	0.263
14	70 unit scheme, low density, houses (GF)	70	0.465	4.801	4.217	3.832	3.823	3.678
15	89 unit scheme, low density - houses	89	3.175	5.900	5.153	4.659	4.647	4.463
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	0.469	-0.385	-0.977	-1.001	-1.115
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	-0.040	-1.062	-1.763	-1.791	-1.915
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	-0.041	-1.101	-1.826	-1.856	-1.985
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	2.506	1.482	0.781	0.748	0.558
20	138 unit scheme, low density, houses (GF)	141	1.308	8.352	7.169	6.389	6.370	6.092
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	2.657	1.572	0.827	0.793	0.591
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	2.751	1.627	0.857	0.821	0.612
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	-0.054	-1.442	-2.394	-2.431	-2.600
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	0.539	-0.506	-1.232	-1.271	-1.466
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	3.328	1.774	0.696	0.645	0.356
26	241 unit scheme, low density, houses (GF)	241	2.318	13.371	11.396	10.086	10.054	9.591
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	-0.692	-3.495	-5.418	-5.495	-5.834
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-4.871	-7.506	-9.310	-9.394	-9.717
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	-0.767	-3.894	-6.039	-6.124	-6.496
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	2.485	1.242	0.386	0.298	-0.168
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-5.781	-10.531	-13.098	-13.200	-13.563
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-19.104	-23.873	-27.137	-27.258	-27.519
33	650 unit scheme, medium density, houses	650	10.795	32.597	27.648	24.353	24.269	23.089
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	10.814	5.543	1.883	1.696	0.648
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-16.298	-23.895	-29.095	-29.301	-29.997

Table 4.6.6 (continued): 30% affordable housing
Value E

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.116	0.108	0.102	0.102	0.100
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.921	0.852	0.806	0.805	0.794
3	14 unit scheme, medium density, houses	14	0.254	1.165	1.048	0.970	0.968	0.951
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.550	0.433	0.353	0.350	0.332
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.277	0.128	0.026	0.023	0.004
6	20 unit scheme, low density, houses (GF)	20	0.163	1.677	1.508	1.396	1.394	1.366
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.825	0.650	0.529	0.525	0.498
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	1.101	0.866	0.706	0.699	0.664
9	29 unit scheme, low density, houses (GF)	32	0.255	2.682	2.411	2.233	2.229	2.188
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	1.144	0.900	0.732	0.725	0.684
11	45 unit scheme, low density, houses (GF)	45	0.495	3.598	3.224	2.976	2.971	2.914
12	60 unit scheme, low density, houses (GF)	60	0.293	4.485	3.992	3.667	3.659	3.584
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	0.913	0.674	0.511	0.495	0.406
14	70 unit scheme, low density, houses (GF)	70	0.465	5.232	4.657	4.276	4.269	4.181
15	89 unit scheme, low density - houses	89	3.175	6.431	5.694	5.207	5.195	5.080
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	0.860	0.025	-0.557	-0.580	-0.707
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	0.381	-0.615	-1.306	-1.333	-1.484
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	0.395	-0.638	-1.354	-1.382	-1.538
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	2.976	1.972	1.280	1.248	1.069
20	138 unit scheme, low density, houses (GF)	141	1.308	9.119	7.954	7.185	7.166	6.982
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	3.155	2.091	1.357	1.323	1.133
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	3.267	2.165	1.406	1.370	1.174
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	0.517	-0.836	-1.773	-1.810	-2.015
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	0.918	-0.100	-0.816	-0.854	-1.068
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	4.006	2.475	1.422	1.372	1.092
26	241 unit scheme, low density, houses (GF)	241	2.318	14.596	12.655	11.364	11.333	11.018
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	0.416	-2.323	-4.217	-4.292	-4.713
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-4.017	-6.614	-8.391	-8.474	-8.936
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	0.470	-2.586	-4.699	-4.782	-5.245
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	3.033	1.814	0.971	0.885	0.405
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-5.578	-9.272	-11.801	-11.902	-12.459
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-17.813	-22.511	-25.727	-25.846	-26.510
33	650 unit scheme, medium density, houses	650	10.795	35.520	30.644	27.409	27.326	26.504
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	12.302	7.132	3.540	3.359	2.341
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-14.248	-21.732	-26.655	-27.056	-26.167

Table 4.6.6 (continued): 30% affordable housing
Value F

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.134	0.125	0.119	0.119	0.118
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.059	0.989	0.943	0.942	0.932
3	14 unit scheme, medium density, houses	14	0.254	1.344	1.226	1.149	1.147	1.130
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.690	0.573	0.492	0.489	0.471
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.426	0.277	0.176	0.172	0.153
6	20 unit scheme, low density, houses (GF)	20	0.163	1.934	1.765	1.653	1.651	1.625
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	1.034	0.859	0.738	0.734	0.707
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	1.379	1.145	0.985	0.978	0.943
9	29 unit scheme, low density, houses (GF)	32	0.255	3.093	2.823	2.644	2.640	2.599
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	1.435	1.191	1.023	1.016	0.975
11	45 unit scheme, low density, houses (GF)	45	0.495	4.160	3.785	3.538	3.532	3.475
12	60 unit scheme, low density, houses (GF)	60	0.293	5.206	4.713	4.388	4.380	4.305
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	1.186	0.947	0.784	0.768	0.679
14	70 unit scheme, low density, houses (GF)	70	0.465	6.074	5.499	5.119	5.111	5.023
15	89 unit scheme, low density - houses	89	3.175	7.489	6.754	6.267	6.255	6.140
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	1.648	0.816	0.246	0.224	0.099
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	1.265	0.284	-0.396	-0.424	-0.575
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	1.311	0.295	-0.411	-0.439	-0.596
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	4.042	3.046	2.359	2.327	2.148
20	138 unit scheme, low density, houses (GF)	141	1.308	10.710	9.554	8.786	8.767	8.582
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	4.285	3.229	2.501	2.467	2.277
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	4.437	3.344	2.590	2.555	2.358
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	1.717	0.386	-0.538	-0.575	-0.780
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	1.877	0.860	0.163	0.126	-0.082
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	5.598	4.075	3.026	2.977	2.702
26	241 unit scheme, low density, houses (GF)	241	2.318	17.213	15.282	14.002	13.970	13.656
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	2.799	0.109	-1.765	-1.841	-2.261
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-1.988	-4.584	-6.362	-6.444	-6.906
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	3.128	0.127	-1.964	-2.047	-2.510
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	4.310	3.095	2.263	2.177	1.697
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-2.686	-6.380	-8.909	-9.010	-9.567
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-14.818	-19.516	-22.732	-22.852	-23.516
33	650 unit scheme, medium density, houses	650	10.795	42.003	37.164	33.947	33.865	33.055
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	17.581	12.511	8.983	8.802	7.793
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-8.595	-16.072	-21.195	-21.398	-22.527

Table 4.6.6 (continued): 30% affordable housing
Value G

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.151	0.142	0.137	0.137	0.135
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.197	1.127	1.081	1.080	1.070
3	14 unit scheme, medium density, houses	14	0.254	1.523	1.405	1.328	1.326	1.308
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.829	0.712	0.632	0.628	0.611
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.575	0.427	0.325	0.321	0.303
6	20 unit scheme, low density, houses (GF)	20	0.163	2.191	2.022	1.910	1.908	1.883
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	1.244	1.068	0.948	0.943	0.916
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	1.658	1.424	1.263	1.257	1.222
9	29 unit scheme, low density, houses (GF)	32	0.255	3.504	3.234	3.056	3.052	3.011
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	1.726	1.481	1.314	1.307	1.266
11	45 unit scheme, low density, houses (GF)	45	0.495	4.721	4.347	4.099	4.094	4.037
12	60 unit scheme, low density, houses (GF)	60	0.293	5.927	5.434	5.109	5.102	5.026
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	1.458	1.220	1.057	1.041	0.951
14	70 unit scheme, low density, houses (GF)	70	0.465	6.915	6.340	5.961	5.952	5.864
15	89 unit scheme, low density - houses	89	3.175	8.545	7.812	7.327	7.315	7.200
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	2.435	1.605	1.035	1.013	0.890
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	2.149	1.168	0.497	0.471	0.324
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	2.228	1.211	0.515	0.488	0.336
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	5.101	4.112	3.431	3.399	3.222
20	138 unit scheme, low density, houses (GF)	141	1.308	12.301	11.148	10.386	10.367	10.183
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	5.408	4.360	3.637	3.603	3.416
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	5.600	4.514	3.766	3.731	3.537
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	2.918	1.586	0.675	0.639	0.440
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	2.831	1.818	1.122	1.085	0.877
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	7.180	5.670	4.626	4.576	4.301
26	241 unit scheme, low density, houses (GF)	241	2.318	19.830	17.899	16.625	16.594	16.283
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	5.171	2.491	0.649	0.576	0.167
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	0.026	-2.654	-4.332	-4.415	-4.876
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	5.775	2.785	0.730	0.649	0.199
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	5.585	4.371	3.540	3.455	2.982
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	0.166	-3.488	-6.018	-6.118	-6.676
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-11.824	-16.521	-19.738	-19.857	-20.521
33	650 unit scheme, medium density, houses	650	10.795	48.478	43.658	40.467	40.385	39.575
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	22.808	17.800	14.330	14.154	13.173
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-3.040	-10.412	-15.535	-15.738	-16.867

Table 4.6.6 (continued): 30% affordable housing
Value H

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.169	0.160	0.154	0.154	0.153
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.335	1.265	1.219	1.218	1.208
3	14 unit scheme, medium density, houses	14	0.254	1.701	1.584	1.506	1.505	1.487
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.968	0.851	0.771	0.768	0.750
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.725	0.576	0.474	0.471	0.452
6	20 unit scheme, low density, houses (GF)	20	0.163	2.448	2.279	2.167	2.165	2.140
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	1.453	1.277	1.157	1.152	1.125
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	1.937	1.703	1.542	1.536	1.500
9	29 unit scheme, low density, houses (GF)	32	0.255	3.916	3.645	3.467	3.463	3.422
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	2.017	1.772	1.605	1.597	1.557
11	45 unit scheme, low density, houses (GF)	45	0.495	5.283	4.908	4.661	4.655	4.598
12	60 unit scheme, low density, houses (GF)	60	0.293	6.648	6.156	5.830	5.823	5.747
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	1.730	1.492	1.330	1.314	1.224
14	70 unit scheme, low density, houses (GF)	70	0.465	7.757	7.182	6.802	6.793	6.705
15	89 unit scheme, low density - houses	89	3.175	9.602	8.868	8.384	8.373	8.259
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	3.219	2.392	1.824	1.802	1.678
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	3.026	2.052	1.381	1.355	1.208
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	3.137	2.128	1.432	1.405	1.252
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	6.158	5.174	4.497	4.465	4.288
20	138 unit scheme, low density, houses (GF)	141	1.308	13.891	12.738	11.978	11.960	11.778
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	6.528	5.486	4.767	4.734	4.546
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	6.760	5.680	4.936	4.902	4.708
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	4.108	2.787	1.875	1.840	1.640
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	3.779	2.776	2.080	2.043	1.836
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	8.762	7.252	6.219	6.170	5.898
26	241 unit scheme, low density, houses (GF)	241	2.318	22.447	20.516	19.242	19.211	18.900
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	7.524	4.871	3.032	2.958	2.550
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	1.999	-0.533	-2.302	-2.385	-2.846
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	8.400	5.440	3.388	3.307	2.857
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	6.849	5.648	4.816	4.731	4.258
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	2.978	-0.623	-3.126	-3.226	-3.784
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-8.829	-13.527	-16.743	-16.862	-17.526
33	650 unit scheme, medium density, houses	650	10.795	54.945	50.132	46.953	46.872	46.073
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	28.002	23.039	19.609	19.435	18.468
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	2.399	-4.829	-9.681	-10.061	-11.207

Table 4.6.6 (continued): 30% affordable housing
Value I

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.186	0.177	0.171	0.171	0.170
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.473	1.403	1.357	1.356	1.346
3	14 unit scheme, medium density, houses	14	0.254	1.880	1.762	1.685	1.683	1.666
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	1.108	0.991	0.910	0.907	0.890
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.874	0.725	0.624	0.620	0.601
6	20 unit scheme, low density, houses (GF)	20	0.163	2.705	2.536	2.424	2.422	2.397
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	1.662	1.486	1.366	1.361	1.334
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	2.216	1.981	1.821	1.814	1.779
9	29 unit scheme, low density, houses (GF)	32	0.255	4.327	4.057	3.878	3.874	3.833
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	2.308	2.063	1.896	1.886	1.847
11	45 unit scheme, low density, houses (GF)	45	0.495	5.844	5.469	5.222	5.217	5.160
12	60 unit scheme, low density, houses (GF)	60	0.293	7.370	6.877	6.552	6.544	6.469
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	2.002	1.764	1.602	1.586	1.497
14	70 unit scheme, low density, houses (GF)	70	0.465	8.598	8.023	7.644	7.635	7.547
15	89 unit scheme, low density - houses	89	3.175	10.658	9.925	9.441	9.423	9.316
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	4.002	3.176	2.611	2.589	2.467
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	3.900	2.933	2.265	2.239	2.092
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	4.043	3.041	2.348	2.321	2.169
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	7.215	6.231	5.558	5.526	5.352
20	138 unit scheme, low density, houses (GF)	141	1.308	15.481	14.329	13.568	13.550	13.368
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	7.649	6.606	5.892	5.859	5.674
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	7.920	6.840	6.101	6.066	5.875
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	5.295	3.982	3.076	3.040	2.841
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	4.724	3.723	3.037	3.000	2.794
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	10.337	8.834	7.800	7.752	7.480
26	241 unit scheme, low density, houses (GF)	241	2.318	25.049	23.133	21.859	21.828	21.517
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	9.877	7.225	5.408	5.336	4.933
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	3.971	1.447	-0.285	-0.367	-0.822
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	11.025	8.065	6.039	5.960	5.515
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	8.113	6.914	6.093	6.008	5.535
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	5.762	2.195	-0.268	-0.367	-0.917
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-5.834	-10.632	-13.748	-13.867	-14.631
33	650 unit scheme, medium density, houses	650	10.795	61.386	56.607	53.428	53.347	52.548
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	33.173	28.247	24.841	24.670	23.716
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	7.731	0.656	-4.316	-4.513	-5.622

Table 4.6.7: 35% affordable housing
Value A

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.054	0.045	0.039	0.039	0.038
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.428	0.358	0.312	0.311	0.301
3	14 unit scheme, medium density, houses	14	0.254	0.485	0.368	0.290	0.288	0.271
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.029	-0.089	-0.171	-0.174	-0.192
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	-0.286	-0.438	-0.543	-0.546	-0.566
6	20 unit scheme, low density, houses (GF)	20	0.163	0.698	0.529	0.418	0.415	0.390
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.044	-0.134	-0.256	-0.261	-0.268
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	0.058	-0.178	-0.341	-0.348	-0.383
9	29 unit scheme, low density, houses (GF)	32	0.255	1.134	0.859	0.678	0.674	0.623
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	0.058	-0.192	-0.365	-0.372	-0.408
11	45 unit scheme, low density, houses (GF)	45	0.495	1.492	1.111	0.861	0.855	0.785
12	60 unit scheme, low density, houses (GF)	60	0.293	1.796	1.296	0.965	0.957	0.867
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	-0.096	-0.343	-0.514	-0.531	-0.617
14	70 unit scheme, low density, houses (GF)	70	0.465	2.096	1.512	1.126	1.117	1.011
15	89 unit scheme, low density - houses	89	3.175	2.505	1.756	1.262	1.250	1.114
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	-2.132	-3.016	-3.621	-3.645	-3.722
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	-2.925	-3.949	-4.650	-4.677	-4.759
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	-3.033	-4.094	-4.820	-4.849	-4.934
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	-0.941	-1.996	-2.717	-2.751	-2.895
20	138 unit scheme, low density, houses (GF)	141	1.308	3.259	2.055	1.254	1.234	1.026
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	-0.998	-2.116	-2.881	-2.916	-3.069
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	-1.033	-2.191	-2.983	-3.020	-3.178
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	-3.972	-5.362	-6.313	-6.351	-6.462
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	-2.573	-3.635	-4.361	-4.400	-4.549
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	-1.807	-3.428	-4.538	-4.590	-4.810
26	241 unit scheme, low density, houses (GF)	241	2.318	5.006	2.993	1.646	1.613	1.265
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	-8.440	-11.249	-13.172	-13.248	-13.473
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-11.290	-13.925	-15.730	-15.814	-16.042
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	-9.411	-12.545	-14.690	-14.774	-15.019
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	-1.634	-2.921	-3.801	-3.891	-4.327
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-15.929	-19.679	-22.246	-22.348	-22.575
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-28.588	-33.356	-36.620	-36.741	-36.863
33	650 unit scheme, medium density, houses	650	10.795	11.868	6.719	3.279	3.191	2.267
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	-6.587	-12.220	-16.077	-16.271	-17.098
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-34.069	-41.666	-46.866	-47.072	-47.505

Table 4.6.7 (continued): 35% affordable housing
Value B

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.071	0.063	0.057	0.057	0.055
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.565	0.496	0.450	0.449	0.438
3	14 unit scheme, medium density, houses	14	0.254	0.655	0.537	0.460	0.458	0.440
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.162	0.044	-0.036	-0.040	-0.057
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	-0.142	-0.292	-0.397	-0.400	-0.420
6	20 unit scheme, low density, houses (GF)	20	0.163	0.942	0.773	0.662	0.659	0.634
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.242	0.067	-0.054	-0.059	-0.066
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	0.323	0.089	-0.073	-0.079	-0.115
9	29 unit scheme, low density, houses (GF)	32	0.255	1.530	1.256	1.075	1.071	1.014
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	0.339	0.091	-0.080	-0.088	-0.128
11	45 unit scheme, low density, houses (GF)	45	0.495	2.033	1.653	1.402	1.396	1.319
12	60 unit scheme, low density, houses (GF)	60	0.293	2.492	1.992	1.662	1.654	1.554
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	0.168	-0.075	-0.243	-0.260	-0.348
14	70 unit scheme, low density, houses (GF)	70	0.465	2.907	2.324	1.939	1.930	1.813
15	89 unit scheme, low density - houses	89	3.175	3.528	2.779	2.285	2.273	2.125
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	-1.333	-2.217	-2.822	-2.846	-2.935
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	-2.046	-3.070	-3.771	-3.798	-3.893
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	-2.121	-3.182	-3.909	-3.937	-4.036
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	0.126	-0.923	-1.645	-1.678	-1.638
20	138 unit scheme, low density, houses (GF)	141	1.308	4.813	3.623	2.833	2.814	2.582
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	0.134	-0.979	-1.744	-1.779	-1.948
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	0.139	-1.013	-1.806	-1.843	-2.018
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	-2.778	-4.168	-5.120	-5.157	-5.286
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	-1.620	-2.682	-3.409	-3.447	-3.610
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	-0.204	-1.815	-2.925	-2.977	-3.220
26	241 unit scheme, low density, houses (GF)	241	2.318	7.581	5.570	4.241	4.209	3.827
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	-6.070	-8.878	-10.801	-10.878	-11.137
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-9.327	-11.963	-13.767	-13.851	-14.108
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	-6.766	-9.900	-12.045	-12.129	-12.413
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	-0.350	-1.635	-2.515	-2.605	-3.080
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-13.132	-16.882	-19.450	-19.551	-19.820
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-25.692	-30.461	-33.725	-33.846	-34.010
33	650 unit scheme, medium density, houses	650	10.795	18.270	13.215	9.819	9.732	8.743
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	-1.091	-6.644	-10.501	-10.695	-11.604
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-28.591	-36.187	-41.387	-41.593	-42.107

Table 4.6.7 (continued): 35% affordable housing
Value C

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare					
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points	
1	1 unit scheme, low density, houses (GF)	1	0.008	0.089	0.080	0.074	0.074	0.073	
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.703	0.634	0.588	0.587	0.576	
3	14 unit scheme, medium density, houses	14	0.254	0.824	0.707	0.630	0.628	0.610	
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.294	0.177	0.097	0.093	0.076	
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.002	-0.149	-0.252	-0.255	-0.275	
6	20 unit scheme, low density, houses (GF)	20	0.163	1.186	1.017	0.906	0.903	0.878	
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.441	0.265	0.145	0.140	0.114	
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	0.588	0.354	0.193	0.187	0.151	
9	29 unit scheme, low density, houses (GF)	32	0.255	1.927	1.652	1.471	1.467	1.404	
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	0.619	0.371	0.201	0.194	0.150	
11	45 unit scheme, low density, houses (GF)	45	0.495	2.574	2.194	1.944	1.938	1.852	
12	60 unit scheme, low density, houses (GF)	60	0.293	3.188	2.688	2.358	2.350	2.240	
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	0.432	0.189	0.024	0.007	-0.084	
14	70 unit scheme, low density, houses (GF)	70	0.465	3.719	3.136	2.750	2.741	2.613	
15	89 unit scheme, low density - houses	89	3.175	4.551	3.802	3.308	3.297	3.133	
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	-0.547	-1.418	-2.024	-2.047	-2.147	
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	-1.167	-2.191	-2.892	-2.919	-3.027	
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	-1.210	-2.271	-2.996	-3.026	-3.158	
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	1.169	0.144	-0.572	-0.606	-0.781	
20	138 unit scheme, low density, houses (GF)	141	1.308	6.360	5.177	4.394	4.375	4.123	
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	1.239	0.153	-0.607	-0.642	-0.828	
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	1.283	0.158	-0.626	-0.665	-0.858	
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	-1.585	-2.975	-3.926	-3.964	-4.110	
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	-0.667	-1.729	-2.456	-2.495	-2.671	
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	1.366	-0.213	-1.312	-1.364	-1.631	
26	241 unit scheme, low density, houses (GF)	241	2.318	10.131	8.146	6.818	6.786	6.366	
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	-3.699	-6.508	-8.431	-8.507	-8.801	
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-7.365	-10.000	-11.804	-11.888	-12.174	
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	-4.121	-7.255	-9.400	-9.484	-9.807	
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	0.905	-0.351	-1.229	-1.319	-1.793	
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-10.336	-14.086	-16.653	-16.755	-17.065	
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-22.797	-27.585	-30.830	-30.951	-31.157	
33	650 unit scheme, medium density, houses	650	10.795	24.604	19.619	16.295	16.210	15.137	
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	4.235	-1.157	-4.947	-5.139	-6.115	
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-23.112	-30.708	-35.909	-36.115	-36.710	

Table 4.6.7 (continued): 35% affordable housing
Value D

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.106	0.098	0.092	0.092	0.090
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.841	0.772	0.726	0.725	0.714
3	14 unit scheme, medium density, houses	14	0.254	0.934	0.877	0.799	0.797	0.780
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.426	0.309	0.229	0.226	0.208
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.144	-0.005	-0.108	-0.112	-0.131
6	20 unit scheme, low density, houses (GF)	20	0.163	1.431	1.262	1.150	1.148	1.122
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.639	0.464	0.343	0.339	0.312
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	0.853	0.618	0.458	0.451	0.416
9	29 unit scheme, low density, houses (GF)	32	0.255	2.323	2.049	1.868	1.864	1.795
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	0.899	0.651	0.481	0.474	0.426
11	45 unit scheme, low density, houses (GF)	45	0.495	3.116	2.736	2.485	2.479	2.386
12	60 unit scheme, low density, houses (GF)	60	0.293	3.884	3.383	3.053	3.046	2.925
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	0.695	0.453	0.287	0.271	0.177
14	70 unit scheme, low density, houses (GF)	70	0.465	4.531	3.947	3.562	3.553	3.413
15	89 unit scheme, low density - houses	89	3.175	5.572	4.825	4.332	4.320	4.141
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	0.226	-0.633	-1.228	-1.252	-1.362
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	-0.288	-1.312	-2.013	-2.040	-2.161
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	-0.299	-1.360	-2.086	-2.115	-2.240
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	2.212	1.187	0.485	0.452	0.266
20	138 unit scheme, low density, houses (GF)	141	1.308	7.905	6.724	5.944	5.925	5.652
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	2.345	1.258	0.514	0.479	0.282
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	2.428	1.303	0.532	0.496	0.292
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	-0.391	-1.781	-2.733	-2.770	-2.934
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	0.276	-0.776	-1.503	-1.542	-1.732
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	2.914	1.357	0.278	0.227	-0.056
26	241 unit scheme, low density, houses (GF)	241	2.318	12.668	10.697	9.387	9.355	8.902
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	-1.328	-4.137	-6.060	-6.137	-6.466
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-5.402	-8.037	-9.842	-9.926	-10.240
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	-1.476	-4.610	-6.755	-6.840	-7.201
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	2.150	0.904	0.048	-0.040	-0.526
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-7.540	-11.290	-13.657	-13.959	-14.310
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-19.902	-24.670	-27.934	-28.055	-28.305
33	650 unit scheme, medium density, houses	650	10.795	30.908	25.961	22.673	22.588	21.433
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	9.462	4.174	0.498	0.311	-0.726
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-17.634	-25.230	-30.430	-30.636	-31.312

Table 4.6.7 (continued): 35% affordable housing
Value E

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.116	0.108	0.102	0.102	0.100
2	8 unit scheme, medium density, houses (GF)	8	0.035	0.921	0.852	0.806	0.805	0.794
3	14 unit scheme, medium density, houses	14	0.254	1.100	0.983	0.906	0.904	0.886
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.500	0.383	0.303	0.300	0.282
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.223	0.075	-0.027	-0.031	-0.050
6	20 unit scheme, low density, houses (GF)	20	0.163	1.583	1.415	1.303	1.300	1.275
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.751	0.575	0.455	0.450	0.423
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	1.001	0.767	0.606	0.600	0.564
9	29 unit scheme, low density, houses (GF)	32	0.255	2.533	2.263	2.084	2.080	2.039
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	1.040	0.796	0.629	0.621	0.580
11	45 unit scheme, low density, houses (GF)	45	0.495	3.400	3.026	2.778	2.773	2.716
12	60 unit scheme, low density, houses (GF)	60	0.293	4.242	3.749	3.424	3.417	3.341
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	0.823	0.584	0.421	0.405	0.315
14	70 unit scheme, low density, houses (GF)	70	0.465	4.949	4.374	3.995	3.986	3.898
15	89 unit scheme, low density - houses	89	3.175	6.089	5.351	4.864	4.853	4.738
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	0.610	-0.229	-0.812	-0.835	-0.964
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	0.133	-0.870	-1.561	-1.588	-1.739
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	0.138	-0.902	-1.618	-1.646	-1.803
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	2.675	1.670	0.978	0.946	0.767
20	138 unit scheme, low density, houses (GF)	141	1.308	8.652	7.489	6.720	6.701	6.517
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	2.836	1.770	1.037	1.003	0.813
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	2.937	1.833	1.074	1.038	0.842
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	0.180	-1.182	-2.119	-2.156	-2.361
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	0.654	-0.371	-1.087	-1.126	-1.339
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	3.585	2.054	0.997	0.947	0.668
26	241 unit scheme, low density, houses (GF)	241	2.318	13.864	11.927	10.637	10.605	10.290
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	-0.221	-2.976	-4.870	-4.946	-5.366
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-4.548	-7.144	-8.922	-9.004	-9.466
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	-0.241	-3.314	-5.428	-5.511	-5.974
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	2.692	1.470	0.627	0.541	0.061
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-6.334	-10.029	-12.558	-12.658	-13.216
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-18.599	-23.297	-26.513	-26.632	-27.296
33	650 unit scheme, medium density, houses	650	10.795	33.767	28.896	25.669	25.586	24.764
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	10.982	5.798	2.197	2.013	0.991
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-15.551	-23.035	-28.159	-28.361	-29.490

Table 4.6.7 (continued): 35% affordable housing
Value F

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.134	0.125	0.119	0.119	0.118
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.059	0.989	0.943	0.942	0.932
3	14 unit scheme, medium density, houses	14	0.254	1.270	1.153	1.075	1.073	1.056
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.633	0.516	0.436	0.432	0.415
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.365	0.217	0.115	0.111	0.092
6	20 unit scheme, low density, houses (GF)	20	0.163	1.828	1.659	1.547	1.545	1.519
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	0.949	0.774	0.653	0.648	0.622
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	1.266	1.031	0.871	0.864	0.829
9	29 unit scheme, low density, houses (GF)	32	0.255	2.924	2.653	2.475	2.471	2.430
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	1.317	1.072	0.905	0.897	0.856
11	45 unit scheme, low density, houses (GF)	45	0.495	3.934	3.559	3.312	3.306	3.249
12	60 unit scheme, low density, houses (GF)	60	0.293	4.928	4.435	4.110	4.102	4.027
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	1.082	0.844	0.680	0.664	0.575
14	70 unit scheme, low density, houses (GF)	70	0.465	5.749	5.174	4.795	4.786	4.698
15	89 unit scheme, low density - houses	89	3.175	7.093	6.359	5.872	5.861	5.746
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	1.360	0.528	-0.045	-0.068	-0.194
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	0.975	-0.006	-0.695	-0.722	-0.873
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	1.010	-0.006	-0.720	-0.748	-0.905
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	3.690	2.694	2.005	1.973	1.794
20	138 unit scheme, low density, houses (GF)	141	1.308	10.166	9.012	8.244	8.225	8.040
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	3.912	2.856	2.126	2.092	1.902
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	4.051	2.958	2.201	2.166	1.969
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	1.323	-0.003	-0.943	-0.960	-1.185
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	1.567	0.550	-0.149	-0.187	-0.400
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	5.104	3.578	2.530	2.480	2.205
26	241 unit scheme, low density, houses (GF)	241	2.318	16.357	14.426	13.150	13.118	12.803
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	2.052	-0.647	-2.535	-2.610	-3.030
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-2.614	-5.210	-6.988	-7.071	-7.532
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	2.295	-0.716	-2.822	-2.905	-3.368
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	3.908	2.693	1.858	1.772	1.292
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-3.579	-7.274	-9.803	-9.903	-10.461
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-15.746	-20.444	-23.660	-23.780	-24.444
33	650 unit scheme, medium density, houses	650	10.795	39.936	35.108	31.892	31.810	31.000
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	16.014	10.941	7.393	7.212	6.203
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-10.154	-17.637	-22.761	-22.964	-24.093

Table 4.6.7 (continued): 35% affordable housing
Value G

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.151	0.142	0.137	0.137	0.135
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.197	1.127	1.081	1.080	1.070
3	14 unit scheme, medium density, houses	14	0.254	1.440	1.322	1.245	1.243	1.226
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.765	0.648	0.568	0.565	0.547
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.507	0.358	0.257	0.253	0.234
6	20 unit scheme, low density, houses (GF)	20	0.163	2.072	1.903	1.791	1.789	1.764
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	1.143	0.872	0.852	0.847	0.820
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	1.530	1.296	1.136	1.129	1.094
9	29 unit scheme, low density, houses (GF)	32	0.255	3.314	3.044	2.866	2.861	2.820
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	1.593	1.348	1.181	1.174	1.133
11	45 unit scheme, low density, houses (GF)	45	0.495	4.467	4.052	3.845	3.840	3.783
12	60 unit scheme, low density, houses (GF)	60	0.293	5.613	5.121	4.795	4.788	4.712
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	1.341	1.103	0.940	0.924	0.834
14	70 unit scheme, low density, houses (GF)	70	0.465	6.549	5.974	5.595	5.586	5.498
15	89 unit scheme, low density - houses	89	3.175	8.098	7.364	6.880	6.869	6.754
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	2.109	1.278	0.708	0.686	-0.563
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	1.817	0.836	0.165	0.138	-0.009
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	1.883	0.867	0.171	0.143	-0.009
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	4.699	3.710	3.028	2.996	2.819
20	138 unit scheme, low density, houses (GF)	141	1.308	11.680	10.527	9.767	9.749	9.564
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	4.982	3.933	3.210	3.176	2.989
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	5.158	4.072	3.324	3.289	3.095
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	2.466	1.135	0.224	0.188	-0.012
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	2.473	-1.463	0.766	0.729	0.522
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	6.611	5.101	4.054	4.005	3.729
26	241 unit scheme, low density, houses (GF)	241	2.318	18.849	16.918	15.644	15.613	15.302
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	4.319	1.632	-0.213	-0.287	-0.702
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	-0.685	-3.277	-5.054	-5.137	-5.599
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	4.824	1.826	-0.232	-0.314	-0.771
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	5.124	3.909	3.078	2.993	2.520
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	-0.843	-4.519	-7.048	-7.148	-7.706
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-12.694	-17.592	-20.806	-20.927	-21.591
33	650 unit scheme, medium density, houses	650	10.795	46.104	41.284	38.104	38.022	37.212
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	20.994	15.985	12.510	12.333	11.353
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	-4.816	-12.240	-17.363	-17.566	-18.695

Table 4.6.7 (continued): 35% affordable housing
Value H

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.169	0.160	0.154	0.154	0.153
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.335	1.265	1.219	1.218	1.208
3	14 unit scheme, medium density, houses	14	0.254	1.610	1.492	1.415	1.413	1.395
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	0.898	0.780	0.700	0.697	0.679
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.649	0.500	0.398	0.395	0.376
6	20 unit scheme, low density, houses (GF)	20	0.163	2.316	2.147	2.036	2.033	2.008
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	1.346	1.171	1.050	1.045	1.019
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	1.795	1.561	1.400	1.394	1.359
9	29 unit scheme, low density, houses (GF)	32	0.255	3.705	3.434	3.256	3.252	3.211
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	1.869	1.625	1.457	1.450	1.409
11	45 unit scheme, low density, houses (GF)	45	0.495	5.000	4.626	4.379	4.373	4.316
12	60 unit scheme, low density, houses (GF)	60	0.293	6.299	5.806	5.481	5.473	5.398
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	1.600	1.362	1.199	1.183	1.094
14	70 unit scheme, low density, houses (GF)	70	0.465	7.349	6.774	6.395	6.386	6.298
15	89 unit scheme, low density - houses	89	3.175	9.103	8.369	7.885	7.874	7.760
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	2.854	2.028	1.458	1.436	1.313
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	2.654	1.678	1.007	0.980	0.834
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	2.751	1.740	1.044	1.016	0.864
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	5.705	4.721	4.043	4.011	3.835
20	138 unit scheme, low density, houses (GF)	141	1.308	13.194	12.041	11.281	11.263	11.080
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	6.048	5.005	4.286	4.253	4.065
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	6.263	5.183	4.438	4.404	4.210
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	3.604	2.278	1.367	1.331	1.132
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	3.380	2.375	1.679	1.642	1.434
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	8.118	6.608	5.575	5.526	5.253
26	241 unit scheme, low density, houses (GF)	241	2.318	21.334	19.410	18.136	18.105	17.795
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	8.561	3.902	2.060	1.936	1.578
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	1.204	-1.343	-3.120	-3.203	-3.665
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	7.325	4.358	2.303	2.223	1.773
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	6.328	5.126	4.294	4.209	3.736
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	1.845	-1.772	-4.293	-4.393	-4.951
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-10.041	-14.739	-17.955	-18.074	-18.738
33	650 unit scheme, medium density, houses	650	10.795	52.249	47.452	44.272	44.191	43.393
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	25.941	20.979	17.546	17.372	16.405
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	0.426	-6.681	-11.966	-12.169	-13.296

Table 4.6.7 (continued): 35% affordable housing
Value I

LP Ref	Site	No of units	Benchmark land value per ha	Residual values £Ms per hectare				
				Base	Low/zero carbon	Green infrastructure and landscaping	Part M4(2) accessibility	Vehicle charging points
1	1 unit scheme, low density, houses (GF)	1	0.008	0.186	0.177	0.171	0.171	0.170
2	8 unit scheme, medium density, houses (GF)	8	0.035	1.473	1.403	1.357	1.356	1.346
3	14 unit scheme, medium density, houses	14	0.254	1.779	1.662	1.584	1.583	1.565
4	14 unit scheme, medium density, flats - 4 storeys	14	0.127	1.030	0.913	0.833	0.829	0.812
5	15 unit scheme, high density, flats - 7 storeys (GF)	15	0.008	0.791	0.642	0.540	0.537	0.518
6	20 unit scheme, low density, houses (GF)	20	0.163	2.560	2.391	2.280	2.277	2.252
7	21 unit scheme, medium density, flats - 5 storeys	21	0.152	1.545	1.369	1.249	1.244	1.218
8	28 unit scheme, medium density, flats - 3 storeys (GF)	28	0.098	2.060	1.826	1.665	1.659	1.623
9	29 unit scheme, low density, houses (GF)	32	0.255	4.095	3.825	3.647	3.643	3.602
10	32 unit scheme, high density, flats - 4 storeys	32	0.102	2.145	1.901	1.733	1.726	1.685
11	45 unit scheme, low density, houses (GF)	45	0.495	5.534	5.159	4.912	4.906	4.850
12	60 unit scheme, low density, houses (GF)	60	0.293	6.985	6.492	6.167	6.159	6.083
13	70 unit student scheme, studio flats - 4 storeys (GF)	70	0.033	1.858	1.621	1.458	1.442	1.353
14	70 unit scheme, low density, houses (GF)	70	0.465	8.149	7.574	7.194	7.185	7.097
15	89 unit scheme, low density - houses	89	3.175	10.107	9.374	8.890	8.878	8.765
16	94 unit scheme, high density, flats - 6 storeys	94	0.279	3.599	2.773	2.208	2.186	2.062
17	109 unit scheme, high density - flats - 7 storeys	109	0.292	3.486	2.519	1.849	1.822	1.675
18	113 unit scheme, high density, flats - 7 storeys	113	0.305	3.614	2.612	1.916	1.889	1.737
19	133 unit scheme, high density, flats - 5 storeys	133	0.559	6.711	5.727	5.054	5.023	4.848
20	138 unit scheme, low density, houses (GF)	141	1.308	14.708	13.555	12.795	12.777	12.594
21	141 unit scheme, high density, flats - 5 storeys	141	0.445	7.115	6.072	5.358	5.325	5.140
22	146 unit scheme, high density, flats - 5 storeys	146	0.622	7.367	6.287	5.548	5.514	5.322
23	148 unit scheme, high density, flats - 6 storeys	148	0.318	4.733	3.421	2.510	2.474	2.275
24	Care Village - 62 bed care home, 51 ALUs, 103 care flats	154	1.715	4.281	3.280	2.592	2.554	2.347
25	208 unit scheme, high density, flats - 5 storeys	208	0.787	9.619	8.115	7.082	7.033	6.761
26	241 unit scheme, low density, houses (GF)	241	2.318	23.812	21.903	20.629	20.597	20.287
27	304 unit scheme, high density, flats - 6 storeys	304	1.003	8.803	6.150	4.330	4.256	3.848
28	334 unit scheme, high density, flats - 11 storeys	334	0.368	3.083	0.559	-1.187	-1.270	-1.731
29	335 unit scheme, high density, flats - 6 storeys	335	1.867	9.826	6.867	4.836	4.755	4.305
30	357 unit student scheme, high density, studios - 4 storeys	357	1.118	7.532	6.333	5.510	5.425	4.952
31	425 unit scheme, high density, flats - 10 storeys	404	1.207	4.510	0.930	-1.551	-1.650	-2.200
32	481 unit scheme, high density, flats - 41 storeys	481	0.394	-7.189	-11.886	-15.103	-15.222	-15.886
33	650 unit scheme, medium density, houses	650	10.795	58.384	53.614	50.441	50.360	49.561
34	778 unit scheme, medium density, houses and flats - 3 storeys	778	5.410	30.868	25.942	22.535	22.364	21.410
35	826 unit scheme, high density, flats - 16 storeys	826	1.435	5.528	-1.607	-6.618	-6.618	-7.931

Appendix 5 Conclusions and recommendations

- 1.107 The PPG on ‘Planning Obligations’ (September 2019) states that the combined total impact of planning obligations should not “*undermine the delivery of the plan*” (para 003). It goes on to state that “*Plans should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards including the cost implications of CIL and planning obligations*” (para 005). This report and its supporting appendices test the ability of development typologies in Birmingham to support the requirements set out in the Council’s draft DMB alongside other BDP policies, most notably affordable housing requirements.
- 1.108 Meeting the pre-existing 35% affordable housing target is challenging in the parts of the City where sales values are at the lower end of the City’s range. However, viability varies significantly depending on built form and our appraisals indicate that housing schemes are typically viable in all areas of the City, even when sales values are low. Flatted schemes are less viable in these areas due to their higher build costs in comparison to houses. Given that the lower values are found outside the central area (where flatted schemes are generally lower rise and lower cost in comparison to city centre schemes), the requirement for affordable housing should be met in most cases.
- 1.109 In the main, emerging DMB policies either reflect existing requirements that are built into base development costs, or have a modest upwards impact on costs only. Furthermore, some of the requirements are likely to add to scheme value through enhancing the urban environment through higher investment in landscaping and green infrastructure. This additional value is difficult to establish in advance, but is not reflected in our assessments in any case.
- 1.110 Policy DM10 seeks to apply MHCLG ‘s Nationally Described Space Standards, which are reflective of typical sizes of units built in the City. In most cases, these standards are already being applied by developers to meet market demand. The accessibility requirements in policy DM10 are applied ‘subject to viability’ but our appraisals indicate that the impact of typically deminimis.
- 1.111 Policy DM15 seeks to include vehicle charging points in new developments, but does not specify the percentage of spaces to which this requirement should apply. The draft Parking SPD indicates that where schemes have allocated parking, the Council will require one active vehicle charging point per dwelling vehicle charging point. Lower requirements apply to unallocated parking. Our appraisals assume that 100% of spaces will require a charging point, which significantly exceeds the number of electric cars currently in use in the UK (which is currently 0.2% of all vehicles⁹). Over time, the market will demand that new developments provide more vehicle charging as a result of the shift towards electric vehicles. Our assumption of 100% of spaces exceeds current levels of supply and does not have a significant impact on viability.

⁹ Society of Motor Manufacturers and Traders releases

- 1.112 In instances where policy requirements are not viable, the Council may need to apply the requirements flexibly and weigh which are priorities over others. Some DMB policies are explicitly expressed as being applied on a 'subject to viability' basis. In some instances, the Council may decide to accept a reduced quantum of affordable housing (below its 35% policy target) to facilitate a scheme meeting other DMB or BDP requirements. Clearly there are sometimes trade-offs between affordable housing, contributions towards infrastructure and DMB requirements and all of these serve vital functions in weighing the planning balance.
- 1.113 The ideal scenario will clearly be that developers fully reflect the full range of DMB requirements in their bids for land so that land values reduce to accommodate planning policy where possible. The Planning Practice Guidance emphasises the need for local planning authorities to clearly set out their requirements so that they can be priced into land. The Council's DMB clearly provides this clarity. However, in some instances, this may result in residual land values that are lower than existing use values of sites and in these instances, flexible application of the requirements will be needed, assuming the Council wishes or needs to a particular site to come forward.
- 1.114 The evidence base presented in this report provides justification that the Council's emerging requirements will not put development at risk having regards to the flexible application of other policy requirements, most notably affordable housing. Our appraisals do not show that all development typologies can viably deliver all of the emerging requirements, but that the bulk of schemes will be able to make a significant contribution towards affordable housing and other planning requirements.

Appendix 6 - DMB and BDP policies

**Birmingham City Council
Development Management in Birmingham – Development Plan Document (Publication Version issued 2 September 2019)**

Policy No	Policy requirement	Cost implications for developments
DM1	<p>Air quality</p> <p>Developments will need to contribute towards management of air quality, including mitigation measures such as low and zero carbon, green infrastructure. Developments should include vehicle charging points and should consider the introduction of car clubs</p>	<p>Cost of reducing carbon emissions from developments. Cost of green infrastructure. Cost of vehicle charging points.</p>
DM2	<p>Amenity</p> <p>Development must be appropriate to its location. Council will consider the impact of developments on visual privacy and over looking; sunlight, daylight and overshadowing; aspect and outlook; access to amenity space; noise, vibration odour, fumes etc; safety considerations; compatibility of adjacent uses; and cumulative impacts of development proposals in the vicinity on amenity.</p>	<p>Predominantly land use issues which may affect the ability of certain sites to be brought forward. No specific cost implications for developments.</p>
DM3	<p>Land affected by contamination, instability and hazardous substances</p> <p>Proposals for new development will need to ensure that risks associated with land contamination are fully investigated and addressed by appropriate measures to minimise or mitigate harmful effects to human health and the environment.</p> <p>Developments will be required to submit a risk assessment where land is known to be contaminated or unstable.</p> <p>Developments within the vicinity of existing hazardous installations will only be permitted where all necessary safeguards are in place as required by Control of Major Accidents Hazards (COMAH).</p>	<p>Standard requirement for development and would be addressed through normal fees budget. Developers would not be able to sell units unless contamination caused by historic uses has been addressed.</p> <p>Cost of risk assessment deminimis.</p> <p>Predominantly a land use issue. Any abnormal costs associated with safeguards addressing adjacencies with hazardous facilities should be reflected in land value.</p>

Policy No	Policy requirement	Cost implications for developments
DM4	<p>Landscaping and trees</p> <p>All developments to provide high quality landscapes and townscapes that enhance existing landscape character and green infrastructure network. This should include the provision of new trees and support habitat creation.</p> <p>Developments to avoid the loss of/minimise harm to existing trees, woodland or hedgerows including but not limited to trees protected by TPOs. Loss of trees to be justified by an Arboriculture Impact Assessment.</p>	<p>Developments typically incorporate hard and soft landscaping works. Extra-over cost added for enhanced quality of landscaping.</p> <p>May impact on the built form or quantum of development on sites which have protected trees.</p>
DM5	<p>Light pollution</p> <p>Developments which provide external lighting should seek to mitigate adverse impacts of such lighting on amenity and public safety. Must also be energy efficient.</p>	<p>No particular cost implications.</p> <p>Cost of lighting assessment report will be de minimis and included within overall professional fees budget.</p>
DM6	<p>Noise and vibration</p> <p>Development to be designed to reduce exposure to noise and vibration.</p> <p>Developments which generate noise and/or vibration to be subject to an assessment of the impact of this noise on neighbouring residents. Measures to mitigate impacts to be proposed.</p> <p>Sensitive developments (including residential) to be assessed for impact of existing or planned sources of noise and vibration. Adverse impacts to be mitigated.</p>	<p>This would be a market requirement necessary to achieve sales in a timely manner.</p> <p>Cost of assessment de minimis. Market requirement for mitigation in order to achieve sales in a timely manner.</p>
DM7	<p>Advertisements</p> <p>Addresses siting and appearance of advertisements; requirements to avoid obscuring architectural features; avoiding creating dominant skylines; and designed to preserve or enhance the character or appearance of any heritage assets which are affected.</p>	<p>No impact on development proposals. Will mainly impact on revenues that existing building/site owners can secure from letting space for advertisements and is not a matter that will impact on development viability.</p>

Policy No	Policy requirement	Cost implications for developments
DM8	<p>Places of worship and other faith related community facilities</p> <p>Sets out preferred locations for the development of places of worship and faith related community uses to ensure that there are no unacceptable impacts on local amenity, parking, public highway safety. Sites to be suitable for the scale of facility proposed and the number of users it would attract.</p>	Land use issue only.
DM9	<p>Day nurseries and early years provision</p> <p>Defines criteria for assessing suitable locations for the development of day nurseries and similar facilities, including accessibility by walking, cycling and public transport; avoids unacceptable impacts on local amenity, parking and highway safety; sites are appropriate for its purpose in terms of setting, scale and number of children proposed; and has access to sufficient suitable playspace.</p>	Land use issue only.
DM10	<p>Standards for residential development</p> <p>Developments to meet Nationally described space standards</p> <p>Major development should include a proportion of accessible and adaptable homes as defined by Building Regulations Part M4 (2) unless financial unviable.</p> <p>Separation distances between buildings should protect residents' privacy and outlook.</p> <p>New development to provide sufficient private useable outdoor space appropriate to the scale and function of the development.</p> <p>Development to ensure adequate outlook and daylight to dwellings, including existing homes, in line with long established 45-degree code.</p> <p>Exceptions to the requirements above will be considered in order to deliver innovative high quality design, or to deal with exceptional site issues, or respond to local character.</p>	<p>Space standards incorporated into viability testing</p> <p>Tested in appraisals.</p>

Policy No	Policy requirement	Cost implications for developments
DM11	<p>Houses in multiple occupation (HMO)</p> <p>Addresses conversions of existing houses into HMOs and development of new HMOs.</p>	<p>With regards to development of new HMOs, the policy directs where they can be located in relation to other housing stock. Consequently, this is a land use impact rather than viability related.</p>
DM12	<p>Residential conversions and specialist accommodation</p> <p>Criteria for the conversion of existing residential property.</p>	<p>No impact on the viability of new build development.</p>
DM13	<p>Self and custom build housing</p> <p>Encourages (but does not compel) developers to “consider incorporating” an element of self-build plots into development schemes as part of the housing mix.</p> <p>Affordable self-build plots will be considered and encouraged in place of affordable housing units.</p>	<p>There should be no impact on viability as the plot price payable by purchasers of self-build plots will be based on the residual land value generated by the development. It will be an equivalent plot price that would be generated by the Developer’s own units, both in the case of private housing and affordable.</p>
DM14	<p>Highway safety and access</p> <p>Requires that new development takes safety of highways users into consideration and that it does not have an adverse impact on highway safety.</p> <p>Requires that developments provide safe, convenient and appropriate access for all users.</p> <p>Developments should provide for the efficient delivery of goods and access by services and emergency services.</p> <p>Developments generating significant amounts of traffic to be accompanied by a Transport Assessment. Developments should be located in locations which are readily accessible by sustainable transport modes.</p>	<p>Standard requirement for development.</p> <p>Predominantly a design issue – unlikely to result in additional costs.</p> <p>Standard requirement for development.</p> <p>Cost of TA de minimis.</p> <p>Land use issue.</p>

Policy No	Policy requirement	Cost implications for developments
	<p>Developments required to implement a Travel Plan to encourage use of sustainable modes of transport.</p> <p>Unnecessary access points to the strategic highway network to be avoided.</p>	<p>Cost of TP deminimis.</p> <p>No additional cost.</p>
DM15	<p>Parking and servicing</p> <p>Development required to contribute to the delivery of an efficient comprehensive and sustainable transport system.</p> <p>New development required to ensure that the needs of the development are catered for, including disabled parking, cycle parking and vehicle charging points.</p>	<p>Costs of provision incorporated into allowances in appraisals for external works.</p>
DM16	<p>Telecommunications</p> <p>The Council will promote the development of an advanced communications structure.</p> <p>New developments to consider opportunities for sharing masts or sites; and demonstrate that there are no suitable alternatives available in the locality. Any new equipment to be sited to minimise impact on visual and residential amenity.</p> <p>Equipment placed on buildings should be designed and sited to minimise the impact on the external appearance of buildings.</p> <p>Equipment should not have unacceptable harm on areas of ecological importance and areas of landscape importance.</p> <p>Equipment to conform to the International Commission on Non-Ionising Protection guidelines.</p>	<p>None of these requirements have a cost implication for developments; new developments will require access to up to date telecoms and broadband infrastructure and developers will factor provision into their scheme costs.</p> <p>Policies relating to siting of new equipment are unlikely to impact on development, as they relate in the main to equipment placed on existing buildings. The requirements may impact on revenue received by landowners whose sites are judged to be unsuitable locations for new equipment.</p>

Local Plan (Birmingham Development Plan) Adopted January 2017

Policy No	Policy requirement	Cost implications for developments
PG3	Requires that new development demonstrates high quality design quality, contributing to a sense of place.	Design allowed for within professional fees allowance
TP1	Reducing City's carbon footprint 60% reduction in carbon footprint from 1990 levels by 2027 through other specific BPD policies.	See comments on specific BDP policies below.
TP2	Adapting to climate change Refers to other BDP policies. Requires developments to minimise use of Air Con systems Provide green infrastructure and green roofs where feasible and viable.	No cost implications of reducing use of air con systems. Green roofs to be provided where viable only.
TP3	Sustainability construction requirements Requires that developments meet BREEAM excellent standard from the point that zero carbon standards are introduced through the Building Regulations, unless it can be demonstrated that this would make schemes unviable.	Cost allowances for BREEAM factored into the assessment.
TP4	Low and zero carbon energy generation New developments to incorporate provision of low and zero carbon energy generation, including CHP, photovoltaics, wind turbines, biomass or ground source heat.	Standard requirement for schemes now reflected in build costs.
TP6	Management of flood risk Flood risk assessments required. Developments required to manage surface water through Sustainable Drainage Systems (SuDS).	Deminimis cost. Standard requirement now reflected in build costs.

Policy No	Policy requirement	Cost implications for developments
TP7	<p>Green infrastructure network</p> <p>Developments that would reduce green infrastructure will be resisted.</p>	Land use issue only.
TP8	<p>Biodiversity and Geodiversity</p> <p>Sets out policies relating to developments near SSSIs, NNRs, LNRs, SINC and SLINC.</p>	Land use issue only.
TP9	<p>Open space</p> <p>Prevents developments on open space, unless it can be demonstrated that the space in question is surplus or where the open space is to be reprovided.</p> <p>Sets out standards for access to public open space throughout the City. New developments expected to contribute to provision of on-site public open space.</p>	<p>Land use issue only.</p> <p>Reflected in normal net to gross site ratios.</p>
TP13	<p>Sustainable management of waste</p> <p>Developments on sites over 5 hectares to have a strategy for prevention, minimisation and management of waste.</p>	De-minimis cost
TP16	<p>Minerals</p> <p>Development sites of over 5 hectares to be investigated for potential mineral extraction prior to development commencing.</p>	Land use issue only. May delay delivery of some sites into later parts of plan period.
TP26	<p>Local employment</p> <p>Encourages developers to identify and promote job training opportunities for local people.</p>	No costs to development.

Policy No	Policy requirement	Cost implications for developments																																				
TP27	<p>Sustainable neighbourhoods</p> <p>Developments required to demonstrate they meet the requirements of creating sustainable neighbourhoods.</p>	No direct costs to development.																																				
TP28	<p>Location of new housing</p> <p>Directs housing development to particular sites/sites with particular characteristics</p>	Land use issue only.																																				
TP30	<p>Type, size and density of new housing</p> <p>Minimum densities of 100 dph in City Centre; 50 dph in areas served well by public transport; and 40 dph elsewhere.</p> <p>Developments are to provide a range of dwellings to meet local needs and create mixed, balanced and sustainable neighbourhoods. To take account of SHMA; local market assessments; demographic profiles; locality; and market signals and market trends.</p>	No costs for development.																																				
TP31	<p>Affordable housing</p> <p>35 % affordable housing required on schemes of 15 or more units.</p> <table border="1" data-bbox="369 1093 952 1300"> <thead> <tr> <th>Tenure</th> <th>One bed</th> <th>Two bed</th> <th>Three bed</th> <th>Four bed</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Market</td> <td>8.1</td> <td>14.9</td> <td>17.3</td> <td>21.9</td> <td>62.2</td> </tr> <tr> <td>Shared ownership</td> <td>1.1</td> <td>1.2</td> <td>2.2</td> <td>0.3</td> <td>4.8</td> </tr> <tr> <td>Affordable rent</td> <td>3.7</td> <td>11.6</td> <td>5.3</td> <td>0.9</td> <td>21.6</td> </tr> <tr> <td>Social rent/ requires subsidy*</td> <td>1.7</td> <td>3.0</td> <td>1.6</td> <td>5.0</td> <td>11.4</td> </tr> <tr> <td>Total</td> <td>14.6</td> <td>30.8</td> <td>26.3</td> <td>28.1</td> <td>100</td> </tr> </tbody> </table> <p>* Can be provided in either the social or private sector. Note: Figures may not sum due to rounding.</p> <p>Figure 2 Tenure of housing required (as a percentage)</p>	Tenure	One bed	Two bed	Three bed	Four bed	Total	Market	8.1	14.9	17.3	21.9	62.2	Shared ownership	1.1	1.2	2.2	0.3	4.8	Affordable rent	3.7	11.6	5.3	0.9	21.6	Social rent/ requires subsidy*	1.7	3.0	1.6	5.0	11.4	Total	14.6	30.8	26.3	28.1	100	Specifically tested in the viability study.
Tenure	One bed	Two bed	Three bed	Four bed	Total																																	
Market	8.1	14.9	17.3	21.9	62.2																																	
Shared ownership	1.1	1.2	2.2	0.3	4.8																																	
Affordable rent	3.7	11.6	5.3	0.9	21.6																																	
Social rent/ requires subsidy*	1.7	3.0	1.6	5.0	11.4																																	
Total	14.6	30.8	26.3	28.1	100																																	

Policy No	Policy requirement	Cost implications for developments
TP33	<p>Student housing</p> <p>Seeks to focus student housing development on campus. Sets out requirements for off campus developments.</p>	Land use issue only.
TP40	<p>Cycling</p> <p>Requires that new developments incorporate appropriately designed facilities which promote cycling as an attractive, convenient and safe travel method.</p>	Inclusion of storage and other facilities in developments.
TP43	<p>Low emission vehicles</p> <p>New developments to include adequate provision for vehicle charging points.</p>	Included in DMB policies.
TP44	<p>Traffic and congestion management</p> <p>Prevention of development on transport grounds where the residual cumulative impacts of development are severe.</p>	Land use issue only.
TP45	<p>Accessibility standards for new development</p> <p>Requires new developments which generate more than 500 person trips per day should aim to provide appropriate levels of public transport provision to main public transport interchanges at most relevant times of day.</p> <p>Cycle access with cycle stands to be provided.</p>	<p>Land use issue – directs larger developments towards areas of the city with high levels of public transport accessibility.</p> <p>Cycle storage provision addressed in DMB policies.</p>
TP46	<p>Digital communications</p> <p>New developments to include appropriate infrastructure – wireless and wired – to provide high speed internet access.</p>	Standard requirement that occupiers would expect to be provided and included as standard development cost.

1.115 - **Sites details**

1.116 - **Sales data**

Appendix 7 - Commercial rents and yields

Appendix 8 - Sample appraisal