



Oxford City Council: Local Plan Viability Assessment



Prepared for
Oxford City Council

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1 Summary

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

Methodology

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

Key findings

- 1.7 The key findings of the study are as follows:
 - **Affordable housing (Policy H2):** We have appraised residential schemes with a range of affordable housing from 0% to 50% in line with emerging Policy H2 which seeks 40%. The tenure mix of the affordable housing also has a bearing on viability and we have tested two tenure options (Option 1 - 70% social rent; 5% shared ownership and 25% First Homes; and Option 2 – 80% social rent and 20% shared ownership), option 2 reflecting the emerging policy

requirement. There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition (i.e. flats or houses) and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver and we therefore recommend that a 40% target be adopted to allow sufficient scope to meet other emerging policy requirements, and applied on a 'maximum reasonable proportion' basis taking site-specific circumstances into account. This reflects the Council's current practice and also the approach outlined in emerging policy S4.

- Setting a lower proportion of affordable housing (either in part or the whole of the City) is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more than the revised target would no longer do so. Affordable housing delivery can therefore be maximised by adopting an ambitious target and accepting that this will not be universally achieved on all developments. Clearly it will be important for this to be understood by stakeholders to manage expectations.
- **Financial contributions from student housing developments:** Policy H3 requires affordable housing financial contributions from student housing developments of 25 or more rooms (or 10 or more self contained units) where these are not on existing university campuses or replacing existing student accommodation. Our appraisals indicate that student housing developments should be able to accommodate close to 50% affordable student housing, or financial contributions ranging from £20,795 to £44,547 per unit on sites outside the City Centre; and £15,078 to £38,629 per unit on sites within the City Centre (the latter being lower due to higher construction costs).
- **Employer linked housing developments (Policy H5):** emerging policy H5 that would permit employers to develop affordable housing for their staff on land that would not otherwise come forward for residential development (e.g. on operational sites and business campuses). This housing (and the terms of occupation, including rent levels and affordability) would be secured through a Section 106 agreement. Employer linked housing developments would be able to support an element of social rented housing ranging from 17% to 39%. For ease of delivery, these units could be occupied by the lowest paid staff of the employer to ensure that the housing is only occupied by those with a functional link to the employer. This would ensure that employer linked housing schemes meet a range of needs, include among households that might otherwise need to join the Council's waiting list for social rented housing.
- **Older person's housing:** schemes developed for exclusive occupation by older people tend to have different economics to general purpose housing developments, which limit their ability to make contributions towards affordable housing and other planning policy requirements. Emerging Policy H4 requires that schemes of self-contained housing for older people of 10 or more units should provide an equivalent of 40% affordable housing through a payment in lieu. Our appraisals indicate that these schemes would be able to contribute payments in lieu ranging from £1,980 to £87,644 per unit, depending on the precise location of sites within the City.
- **Affordable workspace:** Emerging policy E3 encourages the provision of an affordable workspace strategy to deliver affordable workspace on certain named commercial sites across the City. Our appraisals indicate that provision of 10% of floorspace at a 25% discount to market rent (in perpetuity) would reduce residual land values by circa 8%, while a 50% discount to market rent (in perpetuity) reduce residual values by circa 15%. The impact may be more significant when applied to developments that are only marginally viable and a flexible approach may be required in these cases.
- **Climate change:** emerging policies R1 and R2 seek developments that are net zero carbon in operational terms and also embodied carbon. The costs of achieving operational net zero carbon are typically 5% of construction costs. The costs of achieving net zero embodied carbon are still a matter of debate, with a range advised by specialists between 0% and 10% (in addition to the 5% for operational net zero carbon). The reduction in residual land values are typically 5% to 8% for operational NZC, while achieving both embodied and operational NZC would reduce residual land values by circa 23% to 40%. As more developers build schemes to NZC standards, research and development is likely to lead to reduced costs over time.

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- **Accessibility requirements:** emerging Policy HD14 seeks provision of 5% of affordable units on sites of 20 or more units to achieve Part M4(3) (wheelchair accessible) of the Building Regulations, while all the remaining units and 15% of private units should meet Part M4(2) (accessible and adaptable). The impact of these requirements is typically a modest reduction in residual land values of around 5%.
 - **Biodiversity Net Gain and urban greening:** The cost of achieving a 10% increase in bio diversity net gain is relatively modest and results in a reduction in residual land values of 2 to 4%. This reduction is unlikely to have a material impact on landowners' and developers' decision making.
 - **Cumulative impact of policies:** In addition to the specific policies above, our appraisals have regard to the cumulative impact of other plan policies which may have cost implications. In this regard, our appraisals therefore comply with the requirement in national guidance for a comprehensive assessment of all relevant plan policies in the viability assessment. The cumulative impact on viability is hugely variable and it is likely that some trade-offs between policy objectives will be required at the development management stage. It would be difficult to set a suite of policies that are viable for all potential developments coming forward without reducing them to a 'lowest common denominator', which would reduce overall delivery of policy objectives below capacity on many schemes. A policy approach that sets ambitious targets which may not be fully achieved in all cases is better placed to optimise delivery of policy objectives, although this inevitably comes with the downside of a higher volume of site-specific viability testing at the development management stage.

2 Introduction

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

Economic and housing market context

- 2.6 The positive economic start to 2020 was curtailed by the outbreak of COVID-19, declared a global pandemic by the World Health Organisation in March 2020. The virus continues to impact global financial markets and supply chains. The FTSE 100 initially fell from 6,474 points to 5,152 points between 9 to 19 March 2020, representing a fall of 20.42% - the largest fall since the 2008 financial crisis. The Bank of England ("BoE") responded to the COVID-19 outbreak by lowering the base rate to 0.25% and introducing financial arrangements to help the bridge the downward economic pressure caused by COVID-19. These changes to the base rate have since been reversed.
- 2.7 The UK Government introduced a series of restrictive and economically disruptive measures to slow and mitigate the spread of the COVID-19. The UK Government pledged a support package of £350bn to stabilise the economy during the shock caused by COVID-19. The Chancellor's Winter Economy Plan included a six-month Job Support Scheme, as well as other tax cuts and grants/loans to support businesses, including the furlough scheme which has since ended. Importantly for the housing market, a Stamp Duty holiday ran from June 2020 until the end of June 2021 tapering until September 2021. The successful vaccine production and subsequent rollout programme allowed for the full easing of restrictions within the UK, which has in turn led to a positive rebound in economic

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

activity. However, the rebound in economic activity has seen inflation rates increase above the BoE's inflation target of 2%, with inflation in April 2022 at a level of 9%, the highest in 40 years. This increase in inflation results from continued supply chain constraints, an energy production crisis and labour shortages in key sectors. Furthermore, the BoE indicates that it expects inflation to reach a level of 10% later in the year as economic activity continues to recover from the after effects of the coronavirus pandemic.

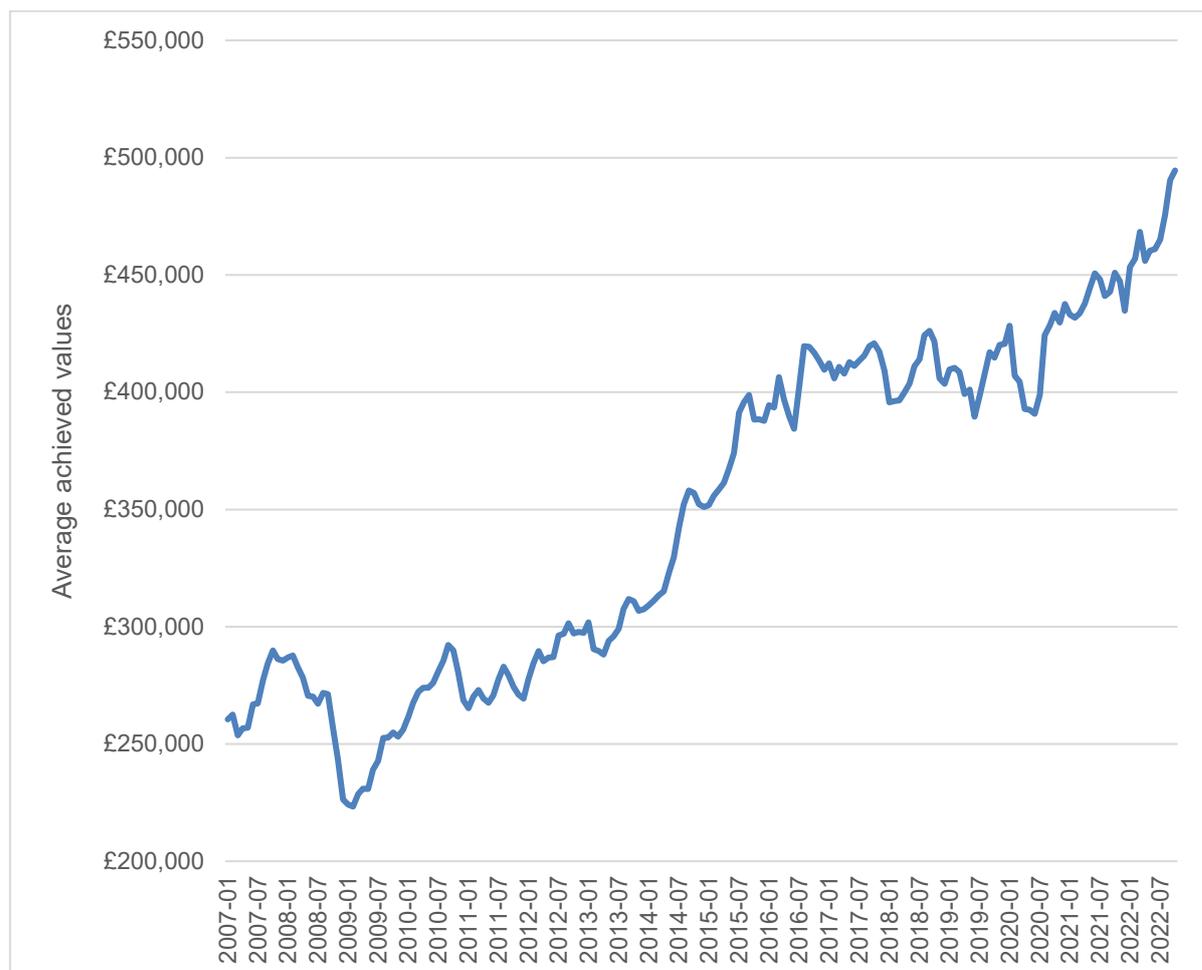
- 2.8 The BoE summarised the economic outlook in their 19 March 2020 press release published alongside the lowering of the base rate *"The spread of Covid-19 and the measures being taken to contain the virus will result in an economic shock that could be sharp and large, but should be temporary"*. The BoE stated in June 2020 that *"UK GDP contracted by around 20% in April, following a 6% fall in March. Evidence from more timely indicators suggests that GDP started to recover thereafter... and housing activity has started to pick up recently"*. More recently the BoE increased the 0.5% base rate to 0.75% in their March 2022 Monetary Policy Report. The BoE stated *"The MPC sets monetary policy to meet the 2% inflation target, and in a way that helps to sustain growth and employment. At its meeting ending on 16 March 2022, the MPC voted by a majority of 8-1 to increase Bank Rate by 0.25 percentage points, to 0.75%"*. The BoE also note the impact of increased pressure on energy supplies and food prices resulting from Russia's military invasion of Ukraine; *"Regarding inflation, the invasion of Ukraine by Russia has led to further large increases in energy and other commodity prices including food prices. It is also likely to exacerbate global supply chain disruptions, and has increased the uncertainty around the economic outlook significantly. Global inflationary pressures will strengthen considerably further over coming months, while growth in economies that are net energy importers, including the United Kingdom, is likely to slow"*.
- 2.9 The International Monetary Fund ("IMF") produced a similar forecast for the UK economy in their October 2021 Global Economic Outlook. The IMF stated that the UK economy shrank by -9.8% in 2020. The IMF has estimated a rate of growth of 4.4% in 2022. The IMF have stated that despite the prospect of economic growth the coronavirus and supply chain issues continues to impact the global economy; *"The global economy enters 2022 in a weaker position than previously expected. As the new Omicron COVID-19 variant spreads, countries have reimposed mobility restrictions. Rising energy prices and supply disruptions have resulted in higher and more broad-based inflation than anticipated, notably in the United States and many emerging market and developing economies. The ongoing retrenchment of China's real estate sector and slower-than-expected recovery of private consumption also have limited growth prospects"*.
- 2.10 Despite the economic headwinds facing the UK, the housing market has outperformed expectations. In 2020, house prices grew by 7.96% and a further minimum of 10.8% in 2021 (based on the latest date available to the HPI). Halifax's Managing Director, Russell Galley states in the Halifax February 2022 House Price Index Report that *"The UK housing market shrugged off a slightly slower start to the year with average property prices rising by another 0.5% in February, or £1,478 in cash terms. This was an eighth successive month of house price growth, as the resilience which has typified the market throughout the pandemic shows little sign of easing. Year-on-year prices grew by 10.8%, the fastest pace of annual growth since June 2007, pushing the average house price up to another record high of £278,123"*.
- 2.11 However, in the third and fourth quarters of 2022, annual house price growth has fallen back, largely as a result of the Government's September 'Fiscal Event' which saw unfunded cuts to taxes and a consequent fall in sterling and increase in bond yields. Nationwide's Chief Economist, Robert Gardener, commented in Nationwide's November 2022 House Price Index Report that *"The fallout from the mini-Budget continued to impact the market, with November seeing a sharp slowdown in annual house price growth to 4.4%, from 7.2% in October. Prices fell by 1.4% month-on-month, after taking account of seasonal effects, the largest fall since June 2020"*. Both Nationwide and Halifax indicate the house price growth is expected to continue to slow as a result of continuing pressure on household budgets and the impact of higher interest rate rises. However, Robert Gardner comments that *"much will depend on how the broader economy performs, but a relatively soft landing is still possible"*. Halifax observe in their November 2022 House Price Index report that recent falls in annual growth should be viewed in a wider context and reflecting a period of normalisation; *"it is important to remember the context of the last few years, when we witnessed some of the biggest house price increases the market has ever seen"*.

- 2.12 In their December 2022 Housing Market Update, Savills reflect the trends reported by Halifax and Nationwide, although they observe that completions remained high in October and were 2.7% higher than the 2017-2019 average for the month.
- 2.13 Forecasts for house price growth identify that values are expected to increase over the next five years, however this price growth is identified as being more moderate than over the past 20 years. There is a consensus that there is likely to be a short term reduction in values in 2023-2024 with a period of growth between 2025 – 2027. Additionally, positive growth will be further encouraged as more certainty emerges on the deal now agreed for the UK's exit from the EU and employment growth, wage growth and GDP growth return towards trend levels. In their December 2022 Housing Market Update, Savills are forecasting 6.2% cumulative growth across the UK between 2023 and 2027.

Local Housing Market Context

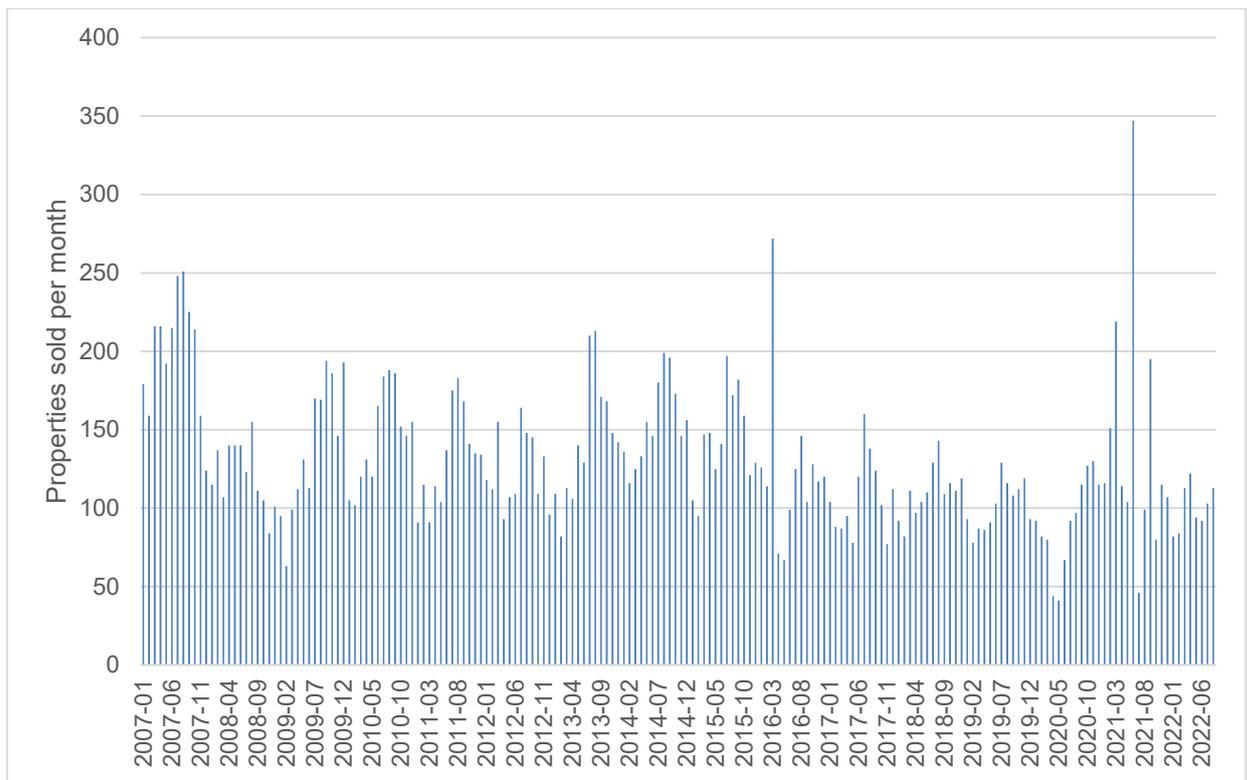
- 2.14 House prices in the City of Oxford have followed recent national trends, with values falling in 2008 to 2009 and recovering over the intervening years, as shown in Figure 2.14.1. Sales volumes fell below historic levels between 2009 and 2012, but have since recovered (see Figure 2.14.2), although somewhat volatile during the period after the first coronavirus lockdown. Between January 2017 and March 2020, average prices were flat, but subsequently increased by 26% between March 2020 and October 2022. Sales volumes post March 2020 have generally reflected the pre-pandemic levels between 2016 to 2020.

Figure 2.14.1: Average sales value in City of Oxford



Source: Land Registry

Figure 2.14.2: Sales volumes



Source: Land Registry

- 2.15 The future trajectory of house prices is currently uncertain, although Savills, Knight Frank and JLL all forecast increasing cumulative values over the next five years, although values may fall in 2023. Medium term predictions are that properties in mainstream London markets will grow over the period between 2022 and 2026. As noted above, Savills' medium forecast for mainstream UK markets is 6.2% cumulative growth to 2026.
- 2.16 In common with other areas, there are variations in sales values between different parts of Oxford, as shown in Figure 2.16.1. Highest sales values are achieved in the centre and the north, with lower values to the south and east. To a degree this is due to the built form, with units in the peripheral areas more likely to be larger than in the City centre.

- 2.18 Perceived softening of the housing for sale market has prompted developers to seek bulk sales to PRS operators, with significant flows of investment capital into the sector. 2022 saw record investment in the sector amounting to almost £10 billion, compared to just under £4 billion in 2014. Investment yields have remained stable in regional centres at circa 4%. PRS housing as an asset class is still emerging and valuation portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.
- 2.19 The PRS market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.
- 2.20 A reduced profit margin helps to compensate (to some degree) for the discount to market value that investors will seek. PRS units typically transact at discounts of circa 15-20% of market value on the basis of build to sell. However, forward funding arrangements will help to reduce finance costs during the build period which offsets the reduction in market value to some degree. When these factors are combined, PRS developers are sometimes able to outbid build for sale developers, especially on high-density developments in City centres, where there are good prospects for strong capital growth due to rising rents.
- 2.21 On larger developments, PRS can help to diversify the scheme so that the Developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop schemes through the economic cycle, with varying proportions of units being provided for sale and rent, depending on levels of demand from individual purchasers. However, demand for build for rent product will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

National Policy Context

The National Planning Policy Framework

- 2.22 In February 2019, the government published a revised NPPF and revised PPG, with subsequent updates to the PPG in May and September 2019.
- 2.23 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”*.
- 2.24 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”*.
- 2.25 In Oxford and other major cities, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. Adopted Local Plan Policy H2 requires 50% affordable housing (80% as social rent and 20% intermediate housing) but is applied ‘subject to viability’ having regards to site-specific circumstances. This enables schemes that cannot provide as much as 50% affordable housing to still come forward rather than being sterilised by a

fixed or 'quota' based approach to affordable housing.

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

CIL Policy Context

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

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

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

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

its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability.

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

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

CIL

- 2.38 The Council's CIL Charging Schedule came into effect on 21 October 2013. Table 2.38.1 below summarises the prevailing and indexed rates of CIL. For C3, C4 and student housing developments, the adopted rate is £100 per square metre (£158 per square metre including indexation). There are various rates for retail, business and non-residential institutions, as noted in Table 2.38.1. There is also an 'other chargeable development' rate of £20 per square metre which applies to uses not specifically identified in the Charging Schedule.

Table 2.38.1: CIL rates per net additional square metre in the Charging Schedule

Development type	Adopted rate	Indexed rate Jan 2023
Former A1 – A5 (retail uses)	£100	£158.00
Former B1 and B2/B8	£20	£31.59
C1 Hotels	£20	£31.59
C2 and C2A residential institutions	£20	£31.59
C3 residential	£100	£158.00
C4 Houses in multiple occupation	£100	£158.00
Student accommodation	£100	£158.00
D1/D2 uses	Nil	Nil
All other uses not stated above	£20	£31.59

Local Policy context

- 2.39 There are numerous policy requirements that are now embedded in base build costs for schemes in Oxford addressing adopted Local Plan requirements (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore, it is unnecessary to establish the cost of all these pre-existing policy requirements.
- 2.40 In order to assess the ability of schemes to absorb emerging plan policies, it is also necessary to factor in the pre-existing requirements in the adopted policies as well as the adopted CIL rates (with indexation). The affordable housing policy is tested at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for a considerable period.
- 2.41 The Council consulted on its Regulation 18 'Preferred Options' document between 3 October 2022 and 14 November 2022. The Council has considered the consultation responses and has prepared its Draft Local Plan (Regulation 19 version) which is due to be published shortly.

- 2.42 The emerging Plan has three overarching threads which run through the Plan and are supported by policies across the various chapters; (1) addressing climate change; (2) reducing inequalities in the City; and (3) making a liveable City. The regulation 19 plan policies with specific cost implications are identified below. A review of all emerging policies is provided at Appendix 1.
- **Infrastructure:** Policy S3 seeks to secure contributions towards infrastructure from new development through CIL and planning obligations to supplement funding from other sources.
 - **Space standards and amenity space:** Policy HD12 proposes implementation of Nationally Described Space Standards (which is already a requirement in the adopted Local Plan). Policy HD13 seeks provision of outdoor amenity space in all new developments and is reflected in the ratios of built form to site area in our development typologies.
 - **Accessible and adaptable homes:** Policy HD14 seeks to apply accessibility standards M4(2) and M4(3) to varying proportions of private and affordable units. All affordable units and 15% of private units will be required to meet M4(2) requirements and 5% of affordable units will be required to meet M4(3) (wheelchair accessible) standards.
 - **Affordable housing:** Policy H2 seeks 40% affordable housing (subject to scheme-specific viability), provided as 80% social rent and 20% intermediate.
 - **Affordable housing on student housing:** Policy H3 seeks financial contributions from student accommodation developments of 25 or more rooms (or 10 or more self-contained units). Contributions will not be required on developments within existing university campuses, or replacements of existing student accommodation.
 - **Housing mix:** Policy H6 requires that developments of 25 units or more provide a mix of affordable housing unit types reflecting up-to-date housing needs.
 - **Housing for older people:** Policy H13 requires that specialist housing provides an element of affordable housing.
 - **Self-build and community-led housing:** Policy H14 requires that a proportion of units on sites of over 100 units should make some plots available for self-build housing.
 - **Affordable workspace:** Policy E3 encourages the provision of an affordable workspace strategy to deliver affordable workspace on certain named commercial sites across the City.
 - **Urban Greening:** Policies G2 and G3 require that developments provide blue and green infrastructure and achieve urban greening factor of a minimum of 0.4 in residential developments and a minimum of 0.3 in non-residential developments.
 - **Biodiversity Net Gain:** Policy G4 requires that developments achieve a 10% net gain in biodiversity.
 - **Net carbon zero:** Policies R1 and R2 propose seeking net zero carbon standards (operational and embodied respectively) in new developments, extensions and changes of use.

Development context

- 2.43 The City of Oxford is the county town and only city of Oxfordshire. It is a large urban area surrounded by green belt which is located partially within the City boundary (covering 27% of the City, mostly in floodplains) with the remainder within the neighbouring district council areas (Vale of White Horse, South Oxfordshire and Cherwell districts). The City has a total area of 46 square kilometres (4,600 hectares). When city parks and nature conservation areas are added to the green belt, 52% of the City is open space. The City accommodates buildings from every period since the 11th Century, including 10 scheduled monuments; 18 conservation areas; and 1,500 listed buildings.

- 2.44 The City has a diverse range of industries, including motor manufacturing, education, publishing, information technology and science. It accommodates the thirty-nine colleges of the University of Oxford which collectively employ circa 6,995 members of staff and teaches circa 24,500 students.
- 2.45 The Council's draft Plan identifies that the City has a high quality built environment in some areas, but that there are other areas where developments have not made the best use of land or have not created successful places. There are also issues with traffic congestion and physical barriers which create problems for movement around the City.
- 2.46 The draft Plan document identifies the Council's aim of a '15 minute neighbourhoods' in which most shopping, community, primary education, health, socialising and recreational needs are within a short walk or cycle of people's homes.
- 2.47 The Council has identified 'areas of focus' across the City where new development is expected to be focused, as follows:
- **North area:** incorporating the 'Northern Edge of Oxford Area of Focus' and North Area proposed development sites;
 - **South area:** incorporating the Cowley Branch Line; 'Littlemore and Leys Area of Focus' and South Area proposed development sites;
 - **East area:** incorporating the 'Marston Road an Old Road Area of Focus' and East Area proposed development sites;
 - **West and Central area:** incorporating the University Sites Area, 'Botley Road Area of Focus', and West and Central Area proposed development sites.

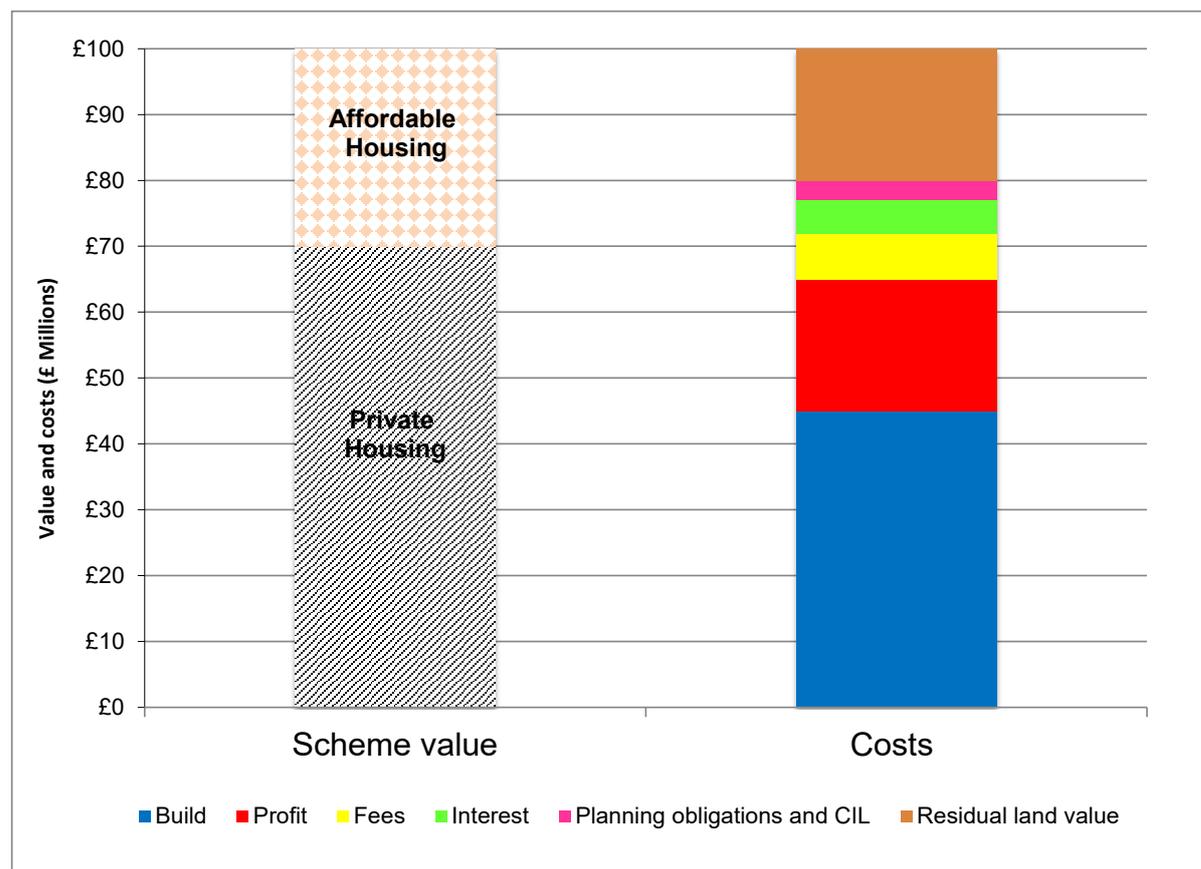
3 Methodology and appraisal approach

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

Approach to testing development viability

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

Figure 3.2.1: Components of a residual valuation



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

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

Viability benchmark

- 3.7 In February 2019 (with a re-issue in July 2021), the government published a revised NPPF, which indicates at paragraph 34 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*. The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 The Local Housing Delivery Group published guidance⁷ in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that *"consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy"*.

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

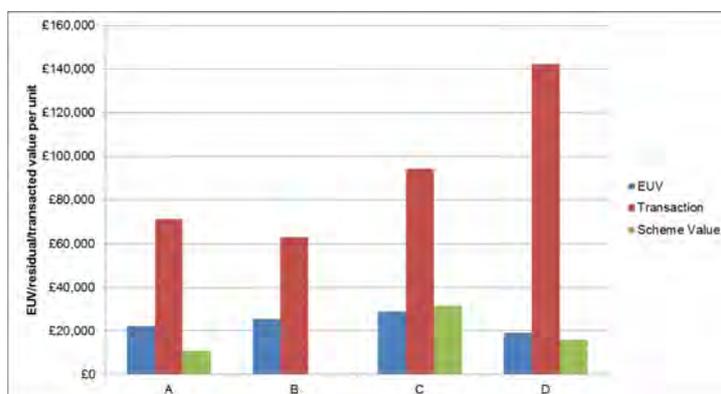
⁷ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

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

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

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

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



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

4 Appraisal assumptions

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

Residential sales values

- 4.2 Residential values in the City vary between different sub-markets, as noted in Section 2. We have considered comparable evidence of new build schemes and resale units in the City to establish appropriate values for testing purposes. This exercise indicates that developments in the City will attract average sales values ranging from circa £4,156 per square metre (£386 per square foot) to £9,068 per square metre (£842 per square foot), as shown in Figure 2.16.1 and Table 4.2.1. As noted in Section 2, the highest sales values are achieved in the City Centre and the north. Developments in the south of the City are lowest.

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

Postcode sector	Market Price per square foot	Market price per square metre
OX4 6	£386.08	£4,156
OX4 7	£448.09	£4,823
OX4 4	£463.55	£4,990
OX4 2	£480.12	£5,168
OX3 8	£484.87	£5,219
OX3 9	£505.27	£5,439
OX4 3	£522.08	£5,620
OX3 7	£529.22	£5,697
OX3 0	£572.06	£6,158
OX1 4	£580.02	£6,243
OX2 0	£586.59	£6,314
OX4 1	£604.16	£6,503
OX2 8	£621.75	£6,693
OX1 1	£672.74	£7,241
OX2 7	£708.08	£7,622
OX1 2	£793.88	£8,545
OX2 6	£842.40	£9,068

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

Table 4.1.1: Development typologies

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

Site	Description	Site area HA	Units	Ave GIA sqm per unit	Residential floorspace	Retail	Super-market	Office/ R&D	Light ind	Industrial and Warehouse	Hotel	Student	Community	Gross floorspace
21	Class E (retail - comparison) development	0.50	0			2,500	0	0	0	0	0	0	0	2,500
22	Class E (retail - supermarket) development	0.30	-			0	1,500	0	0	0	0	0	0	1,500
23	Class E (office) / R&D development	0.09	-			0	0	2,500	0	0	0	0	0	2,500
24	Class E (office) / R&D development	0.18	0		-	0	0	5,000	0	0	0	0	0	5,000
25	Industrial (B2/B8)	3.33	0		-	0	0	0	0	20,000	0	0	0	20,250
26	Industrial (B2/B8)	0.17	0		-	0	0	0	0	1,000	0	0	0	1,000
27	Hotel (city centre) 50 rooms	0.08	0		-	0	0	0	0	0	1,250	0	0	1,250
28	Hotel (city centre) 75 rooms	0.12	0		-	0	0	0	0	0	1,875	0	0	1,875
29	Hotel (city centre) 100 rooms	0.16	0		-	0	0	0	0	0	2,500	0	0	2,500
30	Community use/leisure	0.11	0		-	0	0	0	0	0	0	0	1,100	1,100

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

Table 4.4.1: Growth scenario

Year	1 2023	2 2024	3 2025	4 2026	5 2027	6 2028 and each year thereafter
Values	0.0%	2.5%	4.0%	4.0%	4.0%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Table 4.4.2: 'Downside' scenario

Year	1 2023	2 2024	3 2025	4 2026	5 2027	6 2028 and each year thereafter
Values	0.0%	1.0%	1.0%	2.0%	3.0%	3.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

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

Affordable housing tenure and values

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

Table 4.7.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
Social rents	£94.82	£116.03	£134.28	£148.10
Local Housing Allowance (Oxford Broad Rental Market Area)	£178.36	£210.00	£253.15	£364.77

- 4.8 To establish the capital value of the affordable housing units, we have used a bespoke model specifically created for this purpose. This model reflects the approach adopted by registered providers and takes into account factors such management and maintenance costs; voids and bad debts; major repairs allowances; and finance rates currently obtainable in the sector.
- 4.9 The 'Affordable Homes Programme 2021-2026 – Prospectus' document provides a clear indication that Section 106 schemes are unlikely to be allocated Grant funding, except in exceptional circumstances. It is therefore considered imprudent to assume that Grant will be secured. Therefore, our assessment relies upon the assumption that none is provided.
- 4.10 For rented tenures the model operates a 35 year discounted cashflow in order to arrive at a net present value of the units today. Table 4.10.1 summarises the capital values for each unit type and a blended rate.

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

One bed	Two bed	Three bed	Four bed	Blended value
£1,775	£1,596	£1,532	£1,535	£1,507

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

Student housing

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

Rents and yields for commercial development

- 4.15 The development typologies include Class E developments (convenience retail; comparison retail; and offices/R&D); industrial and warehousing; hotels; and community uses. Due to the September 2020 changes to the Use Class Order, in practical terms the Class E floorspace is capable of being used for a variety of purposes. Our assumptions on rents and yields for the retail floorspace are summarised in Table 4.15.1. These assumptions are informed by lettings of similar floorspace in the City between November 2019 and November 2022 (attached as Appendix 3) and we have applied the upper quartile rent, reflecting higher rents achieved for newly built space. Our appraisals assume a 12-month rent-free period for all types of commercial floorspace other than supermarkets, where a 6 month rent-free period is typically offered.

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

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	City Centre: £820	6.00%	12
	Rest of City: £475	6.75%	12
Supermarkets	City wide: £250	4.50%	12
Offices/R&D	City Centre: £565	5.75%	12
	Rest of City: £340	6.00%	12
Industrial and warehousing	City wide: £175	5.00%	12

- 4.16 We have considered recent sales of hotels in Oxfordshire completed between January 2019 and January 2023 (as summarised in Table 4.16.1). The average achieved value equates to £170,303.

Table 4.16.1: Hotel sales

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

Build costs

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

Table 4.17.1: BCIS build costs

Type of development	BCIS cost	Base cost	External works	Total (before policy costs)
Houses (city centre)	810.1 Estate housing generally (UQ)	£1,753	15%	£2,016
Flats – fewer than 6 storeys (city centre)	816 Flats -3-5 storeys (UQ)	£2,106	10%	£2,317
Houses (outside city centre)	810.1 Estate housing generally	£1,538	15%	£1,769
Flats – fewer than 6 storeys (outside city centre)	816 Flats -3-5 storeys	£1,767	10%	£1,944

Type of development	BCIS cost	Base cost	External works	Total (before policy costs)
Hotels	852 Hotels (UQ)	£3,350	10%	£3,685
Student housing	856.2 Student residences (UQ)	£2,674	10%	£2,941
Offices	320 Generally – air conditioned (UQ)	£2,839	10%	£3,123
Factories	282 Factories generally	£1,098	10%	£1,208
Supermarkets	344 Generally	£2,054	10%	£2,259
Shops	345 Generally	£1,564	10%	£1,720
Community uses	532 Generally	£2,544	10%	£2,798
Gyms and fitness centres	562.2 Gyms and fitness centres	£2,938	10%	£3,232

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

Zero carbon and BREEAM

- 4.19 The Council has not yet commissioned a study of the cost of achieving net zero carbon and we have therefore relied upon studies undertaken by other authorities. Bath and North East Somerset have done a considerable amount of work on the costs of net zero carbon for their Local Plan Partial Review. They have drawn capital cost figures from the ‘Cornwall Climate Emergency DPD – Energy review and modelling’ by Currie Brown and Etude (February 2021). The following uplifts are for the lowest cost modelled route to net zero (Cornwall Scenario 2) from a range of baselines:
- 2.1% uplift from a baseline of Part L 2025 or from a baseline of BNES existing policy (19% CO2 reduction) which is the equivalent of Cornwall’s scenario 1a;
 - 2.8% uplift from a baseline of Part L 2021;
 - 4.9% uplift from a baseline of Part L 2013;
 - 6% uplift based on Currie & Brown route to net zero regulated and unregulated emissions using SAP 10 emissions factors and air sourced heat pumps.
- 4.20 These costs are mirrored by a similar study by Etude on behalf of London Borough of Newham in September 2022, which indicates a range of costs for residential developments of 3.4% to 4.2% on base construction costs and 4.1% for commercial developments.
- 4.21 For net zero carbon on non-residential development, cost data from the Currie and Brown report indicates the following uplifts are applicable:
- Energy efficiency (Minimum carbon reduction of 15%): 2%;
 - On-site saving (total carbon reduction of 35%): 1%;
 - Allowable solutions (offset 65% of regulated CO2 emissions): 2-4%;
 - BREEAM (BREEAM Excellent rating): 1-2%. (Not applicable)
- 4.22 The cost of achieving net zero embodied carbon is subject to a degree of debate, with Etude recently advising the London Borough of Newham that achieving this standard is broadly cost neutral, while other authorities (including Bath and North East Somerset) have adopted a more cautious approach with cost uplifts of circa 10%. We have reflected the following cost uplifts in our appraisals:
- Cost uplift for operational carbon: 5% of build costs for domestic and 5% for non-domestic;

- Cost uplift for operational and embodied carbon: 15% of build costs for domestic and 15% for non-domestic. It should be noted that this is a worst case scenario and could be significantly lower (i.e. 5% only).

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

Accessibility standards

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

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

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

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

Professional fees

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

Development finance

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

Marketing costs

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

Oxford CIL

4.29 The Council's CIL Charging Schedule came into effect on 21 October 2013. Table 4.29.1 below summarises the prevailing and indexed rates of CIL. For C3, C4 and student housing developments, the adopted rate is £100 per square metre (£158 per square metre including indexation). There are various rates for retail, business and non-residential institutions, as noted in Table 4.29.1. There is also an 'other chargeable development' rate of £20 per square metre which applies to uses not specifically identified in the Charging Schedule.

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

Development type	Adopted rate	Indexed rate Jan 2023
Former A1 – A5 (retail uses)	£100	£158.00
Former B1 and B2/B8	£20	£31.59
C1 Hotels	£20	£31.59
C2 and C2A residential institutions	£20	£31.59
C3 residential	£100	£158.00
C4 Houses in multiple occupation	£100	£158.00
Student accommodation	£100	£158.00
D1/D2 uses	Nil	Nil
All other uses not stated above	£20	£31.59

- 4.30 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This is likely to be the case for many development sites in Oxford but not all existing floorspace will qualify. Therefore, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace to ensure that the proposed CIL rate is viable for developments where there is no qualifying existing floorspace to net off.

Section 106 costs

- 4.31 As noted previously, emerging policy S3 seeks contributions through planning obligations in addition to CIL but does not identify any specific amounts. For testing purposes, we have assumed a 'base' level of contributions amounting to £4,000 per unit (plus £1,000 for Section 278) and £25 per square metre of commercial floorspace. We have also run a separate exercise to identify the scope for additional contributions by converting any 'surplus' residual land value (in excess of Benchmark Land Value) into a value per unit.
- 4.32 The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.

Electric vehicle charging

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

Biodiversity Net Gain

- 4.34 We have tested the requirement for a 10% increase in biodiversity in perpetuity by applying an increase in build costs of 1.4% , as indicated in the '*Biodiversity net gain and local nature recovery strategies Impact Assessment*' (DEFRA, 2019).

Development and sales periods

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

Developer's profit

- 4.37 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the boards of the major housebuilders will set targets for minimum profit).
- 4.38 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.39 The PPG indicates that viability testing for plan making should assume profits on private housing ranging from 15% to 20%. Perceived risk in the UK housing market is receding following the economic recovery in the second half of 2020 which continued into 2021, albeit a degree of caution remains regarding the short term economic outlook as the furlough scheme closes. We have therefore adopted a profit margin of 18% of private residential GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. Profit on commercial development is applied at 15% of GDV in line with normal market assumptions.
- 4.40 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. 'First Homes' are not a traditional affordable tenure and completed units are sold by the developer to individual purchasers and not to a RP. They therefore carry more risk than traditional affordable tenures, but arguably less risk than market housing due to the significant discount which widens the pool of potential purchasers. Profit levels for First Homes are yet to be established as schemes including them are yet to come forward, but a profit of 12% is reflective of the risks.

Exceptional costs

- 4.41 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 detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Furthermore, the PPG directs that such costs should be reflected in the Benchmark Land Values adopted, resulting in a neutral impact. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.

Benchmark land value

- 4.42 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.43 Sites will be in various existing uses and we have adopted a range of benchmark land values from £370,000 to £7,630,000 per gross hectare, inclusive of any premium deemed to be required to incentivise release of land for development. Larger sites will be predominantly greenfield or vacant urban land, which will have an existing use value at the lower end of the range. Brownfield benchmark land values will be reflective of secondary office/retail buildings in the City Centre and similar uses which are reaching the end of their economic life.
- 4.44 Redevelopment proposals that generate residual land values below existing use values are unlikely to

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

Land in secondary office use

4.45 Lettings of office space in the area between November 2019 and November 2022 have achieved rents ranging from £12.23 per square foot to £98.68 per square foot, with lettings in the lower quartile averaging £16.59 per square foot. These rents are reflective of offices that are likely to have come to the end of their economic life and require significant refurbishment and reconfiguration to continue to be lettable. We have established the capital value of a site extending to one hectare by adopting the following assumptions:

- 25% plot ratio
- 2 storeys
- Yield 7%, reflecting the risk of securing lettings in a building which is economically and functionally obsolete
- 2.5 year void and rent free period
- £593 per square metre (£55 per square foot) including fees for essential refurbishment including M&E, based on BCIS rehabilitation costs
- Purchaser's costs deducted at 6.8%
- 15% letting agent and letting legal fees
- 10% premium.

4.46 The capital value generated is £7.63 million, including premium.

Land in retail use

4.47 Lettings of retail space in the area between November 2019 and November 2022 have achieved rents ranging from £10.05 per square foot to £187.07 per square foot, with lettings in the bottom 25% averaging £21.65 per square foot. These rents are reflective of retail units that are likely to have come to the end of their economic life and require significant refurbishment and reconfiguration to continue to be lettable, or where there is no longer demand in the long term. We have established the capital value of a site extending to one hectare by adopting the following assumptions:

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

4.48 The capital value generated is £4.21 million, including premium.

Land in industrial use

4.49 Lettings of industrial space in the area between November 2019 and November 2022 have achieved rents ranging from £5.62 per square foot to £17.84 per square foot, with lettings in the bottom 25% averaging £7.81 per square foot. These rents are reflective of industrial units that are likely to have come to the end of their economic life and require significant refurbishment and reconfiguration to continue to be lettable. We have established the capital value of a site extending to one hectare by adopting the following assumptions:

- 25% plot ratio
- 1 storey
- Yield 5.5%, reflecting the risk of securing lettings in a building which is economically and

- functionally obsolete
- 2.5 year void and rent free period
- £648 per square metre (£60 per square foot) including fees for essential refurbishment including M&E, based on BCIS rehabilitation costs
- Purchaser's costs deducted at 6.8%
- 15% letting agent and letting legal fees
- 10% premium.

4.50 The capital value generated is £1.61 million, including premium.

Cleared sites/undeveloped land/agricultural land

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

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

- Land in secondary office use: £7.63 million per gross hectare;
- Land in secondary retail use: £4.21 million per gross hectare;
- Land in secondary industrial use: £1.61 million per gross hectare;
- Greenfield or undeveloped land: £0.37 million per gross hectare.

5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 6 to 15. We have appraised 30 development typologies, reflecting different densities and types of development across the City. These typologies include non-residential uses, including offices/R&D, retail, industrial and community uses.
- 5.2 Each appraisal incorporates (where relevant) the following levels of affordable housing to inform emerging Local Plan policy:
 - 0% to 50% affordable housing; 70% Social Rent, 5% Shared Ownership and 25% First Homes; and
 - 0% to 50% affordable housing; 80% Social Rent and 20% Shared Ownership.
- 5.3 Each development typology is run with the full range of sales values (£4,156 to £9,068 per square metre), but where the higher (City Centre) values are applied (£7,840 per square metre to £9,068 per square metre), build costs are increased from the BCIS median cost to the upper quartile.
- 5.4 Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable. Where the residual land value is no more than 10% lower than the benchmark land value (and therefore on the margins of being viable), the results are shaded in orange. Where the residual land value is either negative or more than 10% lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.
- 5.5 For other policy requirements (provision of affordable Class E space; climate change and so on), we have re-tested the appraisals above incorporating the additional cost of the policy requirements.
- 5.6 Finally, all the scenarios are tested with the growth and inflation rates summarised in tables 4.4.1 and 4.4.2. These results are attached at appendices 14 and 15.

6 Assessment of appraisal results

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

Affordable housing

6.2 As noted in Section 5, we have tested a series of tenure scenarios, as follows:

- 70% Social Rent, 5% intermediate (shared ownership) and 25% First Homes; and
- 80% Social Rent and 20% intermediate (shared ownership), reflecting the policy requirement in the emerging Plan.

6.3 The results for the appraisals with 70% Social Rent, 5% shared ownership and 25% First Homes are summarised in tables 6.3.1 to 6.3.9 (and at Appendix 6). Each table shows the results compared to the four BLVs (secondary offices; secondary retail; secondary industrial; and greenfield/undeveloped sites). The results for the alternative tenure split of 80% Social Rent and 20% Shared Ownership are summarised in tables 6.3.10 to 6.3.18 (and at Appendix 7).

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

6.5 Where sales values are at the lower end of the City-wide range (£4,156 per square metre), many schemes are unviable at zero or low levels of affordable housing when tested against the highest benchmark land values (secondary office and secondary retail uses). These results indicate that in lower value areas, sites with these benchmark land values are more likely to stay in those existing uses, rather than come forward for development. However, when considered against the secondary industrial and greenfield/cleared land benchmark land value, many schemes can viably provide between 35% and 50% affordable housing. Schemes of houses are more viable than schemes of flats, due to the higher build costs for the latter. Schemes in the lower value areas may therefore need to be delivered as houses to avoid viability issues in these areas.

6.6 Schemes which attract sales values at the higher end of the range can provide higher affordable housing percentages, but to varying degrees, depending on the mix of other uses in each individual scheme. Even at the highest sales values in the range (£9,068 per square metre), the viable level of affordable housing does not universally exceed 35% when schemes are tested against the secondary offices benchmark land value (Typology 13 – 450 flats, is marginally unviable at 50% affordable, but viable at 45% affordable).

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

6.8 There is therefore a clear choice between two potential options. The first is to adopt a relatively low target that most schemes could viably deliver, but this would have two disadvantages; firstly, schemes that could have delivered more than the reduced target will no longer be required to do so; and secondly, even if the target is reduced, it is likely that some viability testing of individual schemes would still be required for those schemes that cannot viably deliver even the reduced percentage target. The second option is to maintain the current policy approach, which sets a relatively high target but implicitly accepts that some schemes may provide a lower level, based on scheme-specific viability factors. This option would maximise delivery of affordable housing by seeking the highest possible percentage on individual sites, in comparison to a reduced target tailored to the 'least viable' sites.

Table 6.3.1: Appraisal results – 70% Social Rent, 5% Shared ownership and 25% First Homes – sales values of £4,156 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £6,612 psm		AH tenure		Rented 80.0%		SO 20.0%		Frst Hms 0%							
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£7,630,000		PER HA		Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH				
1 1 House	1	£189,380	57,505	52,190	46,900	41,634	36,395	31,179	25,988	20,823	15,682	10,566	5,475				
2 2 Houses	2	£378,760	115,010	104,380	93,800	83,270	72,789	62,358	51,977	41,646	31,364	21,131	10,949				
3 5 Houses	5	£946,901	287,525	260,951	234,500	208,173	181,972	155,895	129,941	104,113	78,409	52,830	27,374				
4 10 houses	10	£1,893,801	575,051	521,900	468,999	416,348	363,944	311,789	259,884	208,227	156,817	105,658	54,748				
5 30 flats - low density	30	£2,525,068	11,307	110,110	231,295	352,076	472,452	592,425	711,992	831,156	949,915	1,068,270	1,186,220				
6 30 flats - medium density	30	£2,272,562	169,408	286,551	403,302	519,685	635,636	751,217	866,408	981,208	1,095,617	1,209,635	1,323,264				
7 30 flats - high density	30	£1,624,256	267,661	380,358	492,678	604,621	716,188	827,377	938,190	1,048,627	1,158,687	1,268,369	1,377,675				
8 100 houses	100	£18,938,013	13,095,382	11,822,748	10,554,277	9,282,922	8,011,292	6,743,863	5,480,636	4,221,609	2,966,783	1,716,156	469,731				
9 100 flats - medium density	100	£7,575,205	760,340	1,134,868	1,508,148	1,880,179	2,250,960	2,620,490	2,988,771	3,355,803	3,721,585	4,088,116	4,449,399				
10 200 houses	200	£37,876,026	10,327,499	9,386,960	8,449,621	7,511,925	6,578,654	5,649,810	4,725,391	3,801,010	2,877,202	1,957,864	1,033,193				
11 200 flats - medium density	200	£15,150,410	2,486,687	3,153,905	3,830,178	4,504,958	5,177,465	5,847,700	6,515,662	7,181,353	7,844,771	8,505,916	9,164,789				
12 450 houses	450	£85,221,058	19,841,945	18,023,202	16,212,969	14,408,979	12,605,067	10,809,705	9,010,097	7,212,917	5,411,869	3,600,564	1,772,543				
13 450 flats - medium density	450	£34,088,423	5,684,782	7,056,579	8,434,344	9,817,749	11,213,378	12,604,290	13,990,484	15,371,961	16,748,719	18,120,761	19,488,086				
14 Student housing - studios 150 units	-	£1,430,625	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721				
15 Student housing - ensuite 150 units	-	£953,750	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961				
16 Student housing - ensuite 250 units	-	£2,384,375	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534				
17 Student housing - ensuite 300 units	-	£1,589,583	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	115,361				
18 Student housing - ensuite 300 units	-	£1,907,500	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433				
19 C2 care scheme - flats	60	£2,318,922	2,108,186	2,252,262	2,396,337	2,540,413	2,684,489	2,828,565	2,972,640	3,116,716	3,260,792	3,404,868	3,548,943				
20 Class E (light industrial) development	-	£3,179,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467				
21 Class E (retail - convenience) development	-	£3,815,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426				
22 Class E (retail - supermarket) development	-	£2,289,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378				
23 Class E (office) development	-	£681,250	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832				
24 Class E (office) development	-	£1,362,500	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728				
25 Industrial (B2/B8)	-	£25,433,333	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820				
26 Industrial (B2/B8)	-	£1,271,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636				
27 Hotel (city centre) 50 rooms	-	£596,094	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794				
28 Hotel (city centre) 75 rooms	-	£894,141	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691				
29 Hotel (city centre) 100 rooms	-	£1,192,188	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588				
30 Community use/leisure	-	£839,300	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305				

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£4,210,000		PER HA		Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH				
1 1 House	1	£104,494	57,505	52,190	46,900	41,634	36,395	31,179	25,988	20,823	15,682	10,566	5,475				
2 2 Houses	2	£208,988	115,010	104,380	93,800	83,270	72,789	62,358	51,977	41,646	31,364	21,131	10,949				
3 5 Houses	5	£522,471	287,525	260,951	234,500	208,173	181,972	155,895	129,941	104,113	78,409	52,830	27,374				
4 10 houses	10	£1,044,941	575,051	521,900	468,999	416,348	363,944	311,789	259,884	208,227	156,817	105,658	54,748				
5 30 flats - low density	30	£1,393,255	11,307	110,110	231,295	352,076	472,452	592,425	711,992	831,156	949,915	1,068,270	1,186,220				
6 30 flats - medium density	30	£1,253,930	169,408	286,551	403,302	519,685	635,636	751,217	866,408	981,208	1,095,617	1,209,635	1,323,264				
7 30 flats - high density	30	£896,215	267,661	380,358	492,678	604,621	716,188	827,377	938,190	1,048,627	1,158,687	1,268,369	1,377,675				
8 100 houses	100	£10,449,415	13,095,382	11,822,748	10,554,277	9,282,922	8,011,292	6,743,863	5,480,636	4,221,609	2,966,783	1,716,156	469,731				
9 100 flats - medium density	100	£4,179,766	760,340	1,134,868	1,508,148	1,880,179	2,250,960	2,620,490	2,988,771	3,355,803	3,721,585	4,088,116	4,449,399				
10 200 houses	200	£20,898,829	10,327,499	9,386,960	8,449,621	7,511,925	6,578,654	5,649,810	4,725,391	3,801,010	2,877,202	1,957,864	1,033,193				
11 200 flats - medium density	200	£8,359,532	2,486,687	3,153,905	3,830,178	4,504,958	5,177,465	5,847,700	6,515,662	7,181,353	7,844,771	8,505,916	9,164,789				
12 450 houses	450	£47,022,366	19,841,945	18,023,202	16,212,969	14,408,979	12,605,067	10,809,705	9,010,097	7,212,917	5,411,869	3,600,564	1,772,543				
13 450 flats - medium density	450	£18,808,946	5,684,782	7,056,579	8,434,344	9,817,749	11,213,378	12,604,290	13,990,484	15,371,961	16,748,719	18,120,761	19,488,086				
14 Student housing - studios 150 units	-	£789,375	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721				
15 Student housing - ensuite 150 units	-	£526,250	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961				
16 Student housing - ensuite 250 units	-	£1,315,625	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534				
17 Student housing - ensuite 300 units	-	£877,083	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	115,361				
18 Student housing - ensuite 300 units	-	£1,052,500	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433				
19 C2 care scheme - flats	60	£2,179,510	2,108,186	2,252,262	2,396,337	2,540,413	2,684,489	2,828,565	2,972,640	3,116,716	3,260,792	3,404,868	3,548,943				
20 Class E (light industrial) development	-	£1,754,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467				
21 Class E (retail - convenience) development	-	£2,105,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426				
22 Class E (retail - supermarket) development	-	£1,263,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378				
23 Class E (office) development	-	£375,893	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832				
24 Class E (office) development	-	£751,786	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728				
25 Industrial (B2/B8)	-	£14,033,333	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820				
26 Industrial (B2/B8)	-	£701,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636				
27 Hotel (city centre) 50 rooms	-	£328,906	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794				
28 Hotel (city centre) 75 rooms	-	£493,359	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691				
29 Hotel (city centre) 100 rooms	-	£657,813	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588				
30 Community use/leisure	-	£463,100	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305				

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£1,610,000		PER HA		Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH				
1 1 House	1	£39,961	57,505	52,190	46,900	41,634	36,395	31,179	25,988	20,823	15,682	10,566	5,475				
2 2 Houses	2	£79,922	115,010	104,380	93,800	83,270	72,789	62,358									

Table 6.3.3: Appraisal results – 70% Social Rent, 5% Shared ownership and 25% First Homes – sales values of £5,384 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £5,384 psm		AH tenure		Rented 70.0%		SO 5.0% Frst Hms 25%					
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£7,630,000		PER HA		Residual land values							
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£189,380	131,823	122,834	113,881	104,966	96,087	87,244	78,440	69,671	60,939	52,243	43,585
2 2 Houses	2	£378,760	263,645	245,667	227,763	209,932	192,174	174,490	156,879	139,341	121,878	104,487	87,170
3 5 Houses	5	£946,901	659,113	614,168	569,407	524,830	480,435	436,224	392,198	348,354	304,694	261,218	217,925
4 10 houses	10	£1,893,801	1,318,225	1,228,336	1,138,814	1,049,658	960,871	872,449	784,395	696,708	609,388	522,435	435,850
5 30 flats - low density	30	£2,525,068	1,833,739	1,631,404	1,429,948	1,229,372	1,029,676	830,860	632,924	435,668	239,691	44,394	152,311
6 30 flats - medium density	30	£2,272,562	1,601,970	1,408,355	1,215,591	1,023,679	832,619	642,412	453,055	264,553	76,901	111,574	300,358
7 30 flats - high density	30	£1,624,256	1,451,592	1,266,696	1,082,623	899,376	716,952	535,354	354,578	174,629	4,566	185,588	365,773
8 100 houses	260	£18,938,013	13,166,775	12,177,994	11,138,780	10,148,522	9,148,522	8,148,522	7,148,522	6,148,522	5,148,522	4,148,522	3,148,522
9 100 flats - medium density	100	£7,575,205	4,901,022	4,294,091	3,683,826	3,076,159	2,471,197	1,868,939	1,269,384	672,534	78,388	524,088	1,131,072
10 200 houses	200	£37,876,026	23,361,036	21,780,916	20,207,239	18,640,007	17,079,220	15,524,877	13,976,978	12,435,522	10,900,512	9,364,507	7,834,444
11 200 flats - medium density	200	£15,150,410	8,052,724	6,954,222	5,860,596	4,760,641	3,664,648	2,573,587	1,487,456	402,592	699,717	1,803,091	2,906,001
12 450 houses	450	£85,221,058	44,913,349	41,866,142	38,869,428	35,859,244	32,861,436	29,876,005	26,902,949	23,936,701	20,977,634	18,030,992	15,083,783
13 450 flats - medium density	450	£34,088,423	15,700,497	13,513,779	11,336,780	9,148,522	6,966,510	4,784,315	2,594,040	401,149	1,828,078	4,082,423	6,353,338
14 Student housing - studios 150 units	-	£1,430,625	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721
15 Student housing - ensuite 150 units	-	£953,750	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961
16 Student housing - studios 250 units	-	£2,384,375	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534
17 Student housing - ensuite 250 units	-	£1,589,583	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	115,361
18 Student housing - ensuite 300 units	-	£1,907,500	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433
19 C2 care scheme - flats	60	£2,318,922	252,857	24,828	206,302	437,810	671,030	906,444	1,141,857	1,377,270	1,612,684	1,848,098	2,083,511
20 Class E (light industrial) development	-	£3,179,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467
21 Class E (retail - convenience) development	-	£3,815,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426
22 Class E (retail - supermarket) development	-	£2,289,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£681,250	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832
24 Class E (office) development	-	£1,362,500	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728
25 Industrial (B2/B8)	-	£25,433,333	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820
26 Industrial (B2/B8)	-	£1,271,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£256,094	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£894,141	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691
29 Hotel (city centre) 100 rooms	-	£1,192,188	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588
30 Community use/leisure	-	£839,300	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£4,210,000		PER HA		Residual land values							
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£104,494	131,823	122,834	113,881	104,966	96,087	87,244	78,440	69,671	60,939	52,243	43,585
2 2 Houses	2	£208,988	263,645	245,667	227,763	209,932	192,174	174,490	156,879	139,341	121,878	104,487	87,170
3 5 Houses	5	£522,471	659,113	614,168	569,407	524,830	480,435	436,224	392,198	348,354	304,694	261,218	217,925
4 10 houses	10	£1,044,941	1,318,225	1,228,336	1,138,814	1,049,658	960,871	872,449	784,395	696,708	609,388	522,435	435,850
5 30 flats - low density	30	£1,393,255	1,833,739	1,631,404	1,429,948	1,229,372	1,029,676	830,860	632,924	435,668	239,691	44,394	152,311
6 30 flats - medium density	30	£1,253,930	1,601,970	1,408,355	1,215,591	1,023,679	832,619	642,412	453,055	264,553	76,901	111,574	300,358
7 30 flats - high density	30	£896,215	1,451,592	1,266,696	1,082,623	899,376	716,952	535,354	354,578	174,629	4,566	185,588	365,773
8 100 houses	260	£10,449,415	13,166,775	12,177,994	11,138,780	10,148,522	9,148,522	8,148,522	7,148,522	6,148,522	5,148,522	4,148,522	3,148,522
9 100 flats - medium density	100	£4,179,766	4,901,022	4,294,091	3,683,826	3,076,159	2,471,197	1,868,939	1,269,384	672,534	78,388	524,088	1,131,072
10 200 houses	200	£20,898,829	23,361,036	21,780,916	20,207,239	18,640,007	17,079,220	15,524,877	13,976,978	12,435,522	10,900,512	9,364,507	7,834,444
11 200 flats - medium density	200	£8,359,532	8,052,724	6,954,222	5,860,596	4,760,641	3,664,648	2,573,587	1,487,456	402,592	699,717	1,803,091	2,906,001
12 450 houses	450	£47,022,366	44,913,349	41,866,142	38,869,428	35,859,244	32,861,436	29,876,005	26,902,949	23,936,701	20,977,634	18,030,992	15,083,783
13 450 flats - medium density	450	£18,808,946	15,700,497	13,513,779	11,336,780	9,148,522	6,966,510	4,784,315	2,594,040	401,149	1,828,078	4,082,423	6,353,338
14 Student housing - studios 150 units	-	£789,375	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721
15 Student housing - ensuite 150 units	-	£526,250	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961
16 Student housing - studios 250 units	-	£1,315,625	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534
17 Student housing - ensuite 250 units	-	£877,083	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	115,361
18 Student housing - ensuite 300 units	-	£1,052,500	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433
19 C2 care scheme - flats	60	£1,279,510	252,857	24,828	206,302	437,810	671,030	906,444	1,141,857	1,377,270	1,612,684	1,848,098	2,083,511
20 Class E (light industrial) development	-	£1,754,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467
21 Class E (retail - convenience) development	-	£2,105,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426
22 Class E (retail - supermarket) development	-	£1,263,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£375,893	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832
24 Class E (office) development	-	£751,786	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728
25 Industrial (B2/B8)	-	£14,033,333	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820
26 Industrial (B2/B8)	-	£701,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£328,906	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£493,359	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691
29 Hotel (city centre) 100 rooms	-	£657,813	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588
30 Community use/leisure	-	£463,100	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£1,610,000		PER HA		Residual land values							
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£39,961	131,823	122,834	113,881	104,966	96,087	87,244	78,440	69,671	60,939	52,243	43,585
2 2 Houses	2	£79,922	263,645	2									

Table 6.3.4: Appraisal results – 70% Social Rent, 5% Shared ownership and 25% First Homes – sales values of £5,998 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		Sales value £5,998 psm		AH tenure		Rented 70.0%		SO 5.0% Frst Hms 25%						
Description	No of units	BLV	£7,630,000 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 1 House	1	£189,380	168,981	158,118	147,299	136,521	125,786	115,096	104,446	93,839	83,276	72,756	62,277	
2 2 Houses	2	£378,760	337,963	316,237	294,597	273,042	251,574	230,190	208,892	187,680	166,552	145,511	124,555	
3 5 Houses	5	£946,901	844,906	790,593	736,493	682,607	628,934	575,476	522,230	469,199	416,381	363,777	311,388	
4 10 houses	10	£1,893,801	1,689,813	1,581,186	1,472,986	1,365,213	1,257,868	1,150,951	1,044,461	938,398	832,762	727,555	622,775	
5 30 flats - low density	30	£2,525,068	2,744,955	2,496,695	2,249,462	2,003,257	1,758,079	1,513,930	1,270,808	1,028,715	787,649	547,611	308,601	
6 30 flats - medium density	30	£2,272,562	2,486,386	2,248,196	2,011,001	1,774,802	1,539,599	1,305,391	1,072,179	839,963	608,743	378,519	149,290	
7 30 flats - high density	30	£1,624,256	2,309,208	2,081,087	1,853,931	1,627,738	1,402,508	1,178,243	954,941	732,602	511,228	290,817	71,370	
8 100 houses	260	£18,938,013	40,163,282	37,804,723	35,453,793	33,110,497	30,774,830	28,446,795	26,126,390	23,813,617	21,508,474	19,210,963	16,921,083	
9 100 flats - medium density	100	£7,575,205	7,690,987	6,943,465	6,199,072	5,457,808	4,719,672	3,984,665	3,247,002	2,510,573	1,777,307	1,047,204	320,262	
10 200 houses	200	£37,876,026	29,827,005	27,925,352	26,031,173	24,144,466	22,265,232	20,393,471	18,526,040	16,663,019	14,807,499	12,959,479	11,118,960	
11 200 flats - medium density	200	£15,150,410	13,221,231	11,885,176	10,511,969	9,164,477	7,822,699	6,486,635	5,156,285	3,816,582	2,482,451	1,154,101	181,819	
12 450 houses	450	£85,221,058	57,336,083	53,685,665	50,045,908	46,420,511	42,809,474	39,212,797	35,630,479	32,061,425	28,497,482	24,947,945	21,411,368	
13 450 flats - medium density	450	£34,088,423	25,962,267	23,295,612	20,624,940	17,965,552	15,310,681	12,646,949	9,994,622	7,325,086	4,660,732	1,977,259	731,528	
14 Student housing - studios 150 units	-	£1,430,625	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721	
15 Student housing - ensuite 150 units	-	£953,750	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961	
16 Student housing - studios 250 units	-	£2,384,375	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534	
17 Student housing - ensuite 250 units	-	£1,589,583	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	115,361	
18 Student housing - ensuite 300 units	-	£1,907,500	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433	
19 C2 care scheme - flats	60	£2,318,922	1,398,317	1,128,329	858,340	585,171	311,669	38,168	238,925	516,599	798,690	1,081,031	1,363,371	
20 Class E (light industrial) development	-	£3,179,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	
21 Class E (retail - convenience) development	-	£3,815,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	
22 Class E (retail - supermarket) development	-	£2,289,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	
23 Class E (office) development	-	£681,250	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	
24 Class E (office) development	-	£1,362,500	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	
25 Industrial (B2/B8)	-	£25,433,333	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	
26 Industrial (B2/B8)	-	£1,271,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	
27 Hotel (city centre) 50 rooms	-	£596,094	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	
28 Hotel (city centre) 75 rooms	-	£894,141	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	
29 Hotel (city centre) 100 rooms	-	£1,192,188	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	
30 Community use/leisure	-	£839,300	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£4,210,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
			1 1 House	1	£104,494	168,981	158,118	147,299	136,521	125,786	115,096	104,446	93,839
2 2 Houses	2	£208,988	337,963	316,237	294,597	273,042	251,574	230,190	208,892	187,680	166,552	145,511	124,555
3 5 Houses	5	£522,471	844,906	790,593	736,493	682,607	628,934	575,476	522,230	469,199	416,381	363,777	311,388
4 10 houses	10	£1,044,941	1,689,813	1,581,186	1,472,986	1,365,213	1,257,868	1,150,951	1,044,461	938,398	832,762	727,555	622,775
5 30 flats - low density	30	£1,393,255	2,744,955	2,496,695	2,249,462	2,003,257	1,758,079	1,513,930	1,270,808	1,028,715	787,649	547,611	308,601
6 30 flats - medium density	30	£1,253,930	2,486,386	2,248,196	2,011,001	1,774,802	1,539,599	1,305,391	1,072,179	839,963	608,743	378,519	149,290
7 30 flats - high density	30	£896,215	2,309,208	2,081,087	1,853,931	1,627,738	1,402,508	1,178,243	954,941	732,602	511,228	290,817	71,370
8 100 houses	260	£10,449,415	40,163,282	37,804,723	35,453,793	33,110,497	30,774,830	28,446,795	26,126,390	23,813,617	21,508,474	19,210,963	16,921,083
9 100 flats - medium density	100	£4,179,766	7,690,987	6,943,465	6,199,072	5,457,808	4,719,672	3,984,665	3,247,002	2,510,573	1,777,307	1,047,204	320,262
10 200 houses	200	£20,898,829	29,827,005	27,925,352	26,031,173	24,144,466	22,265,232	20,393,471	18,526,040	16,663,019	14,807,499	12,959,479	11,118,960
11 200 flats - medium density	200	£8,359,532	13,221,231	11,885,176	10,511,969	9,164,477	7,822,699	6,486,635	5,156,285	3,816,582	2,482,451	1,154,101	181,819
12 450 houses	450	£47,022,366	57,336,083	53,685,665	50,045,908	46,420,511	42,809,474	39,212,797	35,630,479	32,061,425	28,497,482	24,947,945	21,411,368
13 450 flats - medium density	450	£18,808,946	25,962,267	23,295,612	20,624,940	17,965,552	15,310,681	12,646,949	9,994,622	7,325,086	4,660,732	1,977,259	731,528
14 Student housing - studios 150 units	-	£789,375	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721
15 Student housing - ensuite 150 units	-	£526,250	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961
16 Student housing - studios 250 units	-	£1,315,625	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534
17 Student housing - ensuite 250 units	-	£877,083	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	115,361
18 Student housing - ensuite 300 units	-	£1,052,500	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433
19 C2 care scheme - flats	60	£1,279,510	1,398,317	1,128,329	858,340	585,171	311,669	38,168	238,925	516,599	798,690	1,081,031	1,363,371
20 Class E (light industrial) development	-	£1,754,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467
21 Class E (retail - convenience) development	-	£2,105,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426
22 Class E (retail - supermarket) development	-	£1,263,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£375,893	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832
24 Class E (office) development	-	£751,786	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728
25 Industrial (B2/B8)	-	£14,033,333	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820
26 Industrial (B2/B8)	-	£701,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£328,906	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£493,359	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691
29 Hotel (city centre) 100 rooms	-	£657,813	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588
30 Community use/leisure	-	£463,100	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£1,610,000 PER HA		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
			1 1 House	1	£39,961	168,981	158,118	147,299	136,521	125,786	115,096	104,446	93,839

Table 6.3.6: Appraisal results – 70% Social Rent, 5% Shared ownership and 25% First Homes – sales values of £7,226 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £7,226 psm		AH tenure		Rented 70.0%		SO 5.0% Frst Hms 25%					
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£7,630,000		PER HA		Residual land values							
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£189,380	243,299	228,603	213,962	199,376	184,845	170,370	155,949	141,584	127,273	113,018	98,818
2 2 Houses	2	£378,760	486,598	457,206	427,924	398,753	369,691	340,739	311,898	283,168	254,547	226,036	197,636
3 5 Houses	5	£946,901	1,216,495	1,143,014	1,069,809	996,880	924,226	851,848	779,746	707,918	636,367	565,091	494,090
4 10 houses	10	£1,893,801	2,432,989	2,286,028	2,139,618	1,993,761	1,848,453	1,703,697	1,559,491	1,415,838	1,272,735	1,130,182	988,181
5 30 flats - low density	30	£2,525,068	4,561,066	4,221,046	3,882,346	3,544,595	3,206,325	2,869,387	2,533,779	2,199,503	1,866,557	1,534,943	1,204,660
6 30 flats - medium density	30	£2,272,562	4,251,755	3,924,473	3,597,653	3,270,807	2,945,249	2,620,982	2,298,003	1,976,316	1,655,919	1,336,811	1,018,995
7 30 flats - high density	30	£1,624,256	4,022,611	3,707,846	3,392,503	3,078,409	2,765,564	2,453,967	2,143,620	1,834,521	1,526,672	1,220,071	914,720
8 100 houses	260	£18,938,013	58,060,580	54,953,102	51,855,652	48,768,230	45,690,834	42,623,466	39,566,126	36,518,814	33,481,529	30,450,074	27,421,927
9 100 flats - medium density	100	£7,575,205	13,260,506	12,231,965	11,204,303	10,177,080	9,153,915	8,134,806	7,119,755	6,108,760	5,101,822	4,098,942	3,097,996
10 200 houses	200	£37,876,026	42,751,282	40,186,938	37,628,057	35,078,800	32,539,166	30,009,156	27,488,769	24,978,005	22,476,865	19,985,349	17,503,456
11 200 flats - medium density	200	£15,150,410	23,439,451	21,573,665	19,706,056	17,845,812	15,992,931	14,147,414	12,309,261	10,476,155	8,635,796	6,802,870	4,977,380
12 450 houses	450	£85,221,058	82,089,621	77,170,730	72,264,696	67,377,110	62,507,972	57,657,281	52,825,036	48,011,239	43,215,888	38,434,126	33,664,538
13 450 flats - medium density	450	£34,088,423	45,872,951	42,248,598	38,638,467	35,034,464	31,430,469	27,829,253	24,227,665	20,610,454	16,977,532	13,352,189	9,705,833
14 Student housing - studios 150 units	-	£1,430,625	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721
15 Student housing - ensuite 150 units	-	£953,750	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961
16 Student housing - studios 250 units	-	£2,384,375	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534
17 Student housing - ensuite 250 units	-	£1,589,583	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	115,361
18 Student housing - ensuite 300 units	-	£1,907,500	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433
19 C2 care scheme - flats	60	£2,318,922	3,663,116	3,300,238	2,937,359	2,572,757	2,206,302	1,839,848	1,473,393	1,106,939	740,485	369,314	2,049
20 Class E (light industrial) development	-	£3,179,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467
21 Class E (retail - convenience) development	-	£3,815,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426
22 Class E (retail - supermarket) development	-	£2,289,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£681,250	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832
24 Class E (office) development	-	£1,362,500	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728
25 Industrial (B2/B8)	-	£25,433,333	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820
26 Industrial (B2/B8)	-	£1,271,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£596,094	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£894,141	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691
29 Hotel (city centre) 100 rooms	-	£1,192,188	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588
30 Community use/leisure	-	£839,300	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£4,210,000		PER HA		Residual land values							
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£104,494	243,299	228,603	213,962	199,376	184,845	170,370	155,949	141,584	127,273	113,018	98,818
2 2 Houses	2	£208,988	486,598	457,206	427,924	398,753	369,691	340,739	311,898	283,168	254,547	226,036	197,636
3 5 Houses	5	£522,471	1,216,495	1,143,014	1,069,809	996,880	924,226	851,848	779,746	707,918	636,367	565,091	494,090
4 10 houses	10	£1,044,941	2,432,989	2,286,028	2,139,618	1,993,761	1,848,453	1,703,697	1,559,491	1,415,838	1,272,735	1,130,182	988,181
5 30 flats - low density	30	£1,393,255	4,561,066	4,221,046	3,882,346	3,544,595	3,206,325	2,869,387	2,533,779	2,199,503	1,866,557	1,534,943	1,204,660
6 30 flats - medium density	30	£1,253,930	4,251,755	3,924,473	3,597,653	3,270,807	2,945,249	2,620,982	2,298,003	1,976,316	1,655,919	1,336,811	1,018,995
7 30 flats - high density	30	£896,215	4,022,611	3,707,846	3,392,503	3,078,409	2,765,564	2,453,967	2,143,620	1,834,521	1,526,672	1,220,071	914,720
8 100 houses	260	£10,449,415	58,060,580	54,953,102	51,855,652	48,768,230	45,690,834	42,623,466	39,566,126	36,518,814	33,481,529	30,450,074	27,421,927
9 100 flats - medium density	100	£4,179,766	13,260,506	12,231,965	11,204,303	10,177,080	9,153,915	8,134,806	7,119,755	6,108,760	5,101,822	4,098,942	3,097,996
10 200 houses	200	£20,898,829	42,751,282	40,186,938	37,628,057	35,078,800	32,539,166	30,009,156	27,488,769	24,978,005	22,476,865	19,985,349	17,503,456
11 200 flats - medium density	200	£8,359,532	23,439,451	21,573,665	19,706,056	17,845,812	15,992,931	14,147,414	12,309,261	10,476,155	8,635,796	6,802,870	4,977,380
12 450 houses	450	£47,022,366	82,089,621	77,170,730	72,264,696	67,377,110	62,507,972	57,657,281	52,825,036	48,011,239	43,215,888	38,434,126	33,664,538
13 450 flats - medium density	450	£18,808,946	45,872,951	42,248,598	38,638,467	35,034,464	31,430,469	27,829,253	24,227,665	20,610,454	16,977,532	13,352,189	9,705,833
14 Student housing - studios 150 units	-	£789,375	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721
15 Student housing - ensuite 150 units	-	£526,250	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961
16 Student housing - studios 250 units	-	£1,315,625	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534
17 Student housing - ensuite 250 units	-	£877,083	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	115,361
18 Student housing - ensuite 300 units	-	£1,052,500	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433
19 C2 care scheme - flats	60	£1,279,510	3,663,116	3,300,238	2,937,359	2,572,757	2,206,302	1,839,848	1,473,393	1,106,939	740,485	369,314	2,049
20 Class E (light industrial) development	-	£1,754,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467
21 Class E (retail - convenience) development	-	£2,105,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426
22 Class E (retail - supermarket) development	-	£1,263,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£375,893	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832
24 Class E (office) development	-	£751,786	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728
25 Industrial (B2/B8)	-	£14,033,333	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820
26 Industrial (B2/B8)	-	£701,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£328,906	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£493,359	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691
29 Hotel (city centre) 100 rooms	-	£657,813	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588
30 Community use/leisure	-	£463,100	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£1,610,000		PER HA		Residual land values						
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	

Table 6.3.7: Appraisal results – 70% Social Rent, 5% Shared ownership and 25% First Homes – sales values of £7,840 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £7,840 psm		AH tenure		Rented 70.0%		SO 5.0%		Frst Hms 25%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£7,630,000		PER HA						Residual land values			
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£189,380	255,804	239,232	222,722	206,273	189,885	173,558	157,293	141,089	124,947	108,865	92,845
2 2 Houses	2	£378,760	511,607	478,465	445,444	412,545	379,769	347,117	314,586	282,178	249,892	217,730	185,690
3 5 Houses	5	£946,901	1,279,020	1,196,161	1,113,609	1,031,363	949,424	867,792	786,465	705,445	624,732	544,324	464,225
4 10 houses	10	£1,893,801	2,558,039	2,392,322	2,227,218	2,062,727	1,898,848	1,735,583	1,572,930	1,410,891	1,249,463	1,088,650	928,448
5 30 flats - low density	30	£2,525,068	4,402,186	4,014,714	3,628,724	3,244,216	2,861,192	2,479,649	2,099,590	1,721,013	1,343,918	968,306	594,177
6 30 flats - medium density	30	£2,272,562	4,063,216	3,689,961	3,318,143	2,947,762	2,578,818	2,211,312	1,845,242	1,480,609	1,117,414	755,655	395,334
7 30 flats - high density	30	£1,624,256	3,805,637	3,446,598	3,088,952	2,732,698	2,377,835	2,024,364	1,672,284	1,321,596	972,300	624,394	277,881
8 100 houses	260	£18,938,013	60,273,709	56,799,725	53,336,978	49,885,467	46,445,192	43,016,154	39,591,684	36,171,880	32,763,357	29,366,116	25,980,155
9 100 flats - medium density	100	£7,575,205	12,644,629	11,471,069	10,302,030	9,137,512	7,977,514	6,822,038	5,671,082	4,524,647	3,371,917	2,221,760	1,076,177
10 200 houses	200	£37,876,026	45,001,334	42,106,421	39,222,206	36,348,690	33,485,873	30,633,754	27,792,335	24,961,613	22,141,592	19,332,113	16,521,955
11 200 flats - medium density	200	£15,150,410	22,164,087	20,035,991	17,916,109	15,804,443	13,698,752	11,583,594	9,476,732	7,378,163	5,280,231	3,173,054	1,074,273
12 450 houses	450	£85,221,058	86,438,713	80,889,059	75,359,912	69,851,271	64,363,137	58,895,509	53,448,386	48,019,386	42,599,771	37,200,718	31,820,866
13 450 flats - medium density	450	£34,088,423	43,561,979	39,422,953	35,282,072	31,142,809	26,985,182	22,810,794	18,645,690	14,459,448	10,269,519	6,057,558	1,808,438
14 Student housing - studios 150 units	-	£1,430,625	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	16,597	769,110	1,521,623
15 Student housing - ensuite 150 units	-	£953,750	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,426,055	931,920	437,784	57,212	558,887	1,060,563
16 Student housing - studios 250 units	-	£2,384,375	9,855,469	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	27,862	1,281,850	2,536,038
17 Student housing - ensuite 250 units	-	£1,589,583	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	377,806	466,345	1,316,058
18 Student housing - ensuite 300 units	-	£1,907,500	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	453,128	559,614	1,579,268
19 C2 care scheme - flats	60	£2,318,922	3,120,383	2,697,084	2,273,785	1,850,485	1,427,186	1,003,886	575,882	146,907	286,370	723,754	1,166,518
20 Class E (light industrial) development	-	£3,179,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467
21 Class E (retail - convenience) development	-	£3,815,000	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591
22 Class E (retail - supermarket) development	-	£2,289,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£681,250	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874
24 Class E (office) development	-	£1,362,500	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678
25 Industrial (B2/B8)	-	£25,433,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721
26 Industrial (B2/B8)	-	£1,271,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£596,094	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£894,141	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691
29 Hotel (city centre) 100 rooms	-	£1,192,188	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588
30 Community use/leisure	-	£839,300	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£4,210,000		PER HA						Residual land values			
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£104,494	255,804	239,232	222,722	206,273	189,885	173,558	157,293	141,089	124,947	108,865	92,845
2 2 Houses	2	£208,988	511,607	478,465	445,444	412,545	379,769	347,117	314,586	282,178	249,892	217,730	185,690
3 5 Houses	5	£522,471	1,279,020	1,196,161	1,113,609	1,031,363	949,424	867,792	786,465	705,445	624,732	544,324	464,225
4 10 houses	10	£1,044,941	2,558,039	2,392,322	2,227,218	2,062,727	1,898,848	1,735,583	1,572,930	1,410,891	1,249,463	1,088,650	928,448
5 30 flats - low density	30	£1,393,255	4,402,186	4,014,714	3,628,724	3,244,216	2,861,192	2,479,649	2,099,590	1,721,013	1,343,918	968,306	594,177
6 30 flats - medium density	30	£1,253,930	4,063,216	3,689,961	3,318,143	2,947,762	2,578,818	2,211,312	1,845,242	1,480,609	1,117,414	755,655	395,334
7 30 flats - high density	30	£896,215	3,805,637	3,446,598	3,088,952	2,732,698	2,377,835	2,024,364	1,672,284	1,321,596	972,300	624,394	277,881
8 100 houses	260	£10,449,415	60,273,709	56,799,725	53,336,978	49,885,467	46,445,192	43,016,154	39,591,684	36,171,880	32,763,357	29,366,116	25,980,155
9 100 flats - medium density	100	£4,179,766	12,644,629	11,471,069	10,302,030	9,137,512	7,977,514	6,822,038	5,671,082	4,524,647	3,371,917	2,221,760	1,076,177
10 200 houses	200	£20,898,829	45,001,334	42,106,421	39,222,206	36,348,690	33,485,873	30,633,754	27,792,335	24,961,613	22,141,592	19,332,113	16,521,955
11 200 flats - medium density	200	£8,359,532	22,164,087	20,035,991	17,916,109	15,804,443	13,698,752	11,583,594	9,476,732	7,378,163	5,280,231	3,173,054	1,074,273
12 450 houses	450	£47,022,366	86,438,713	80,889,059	75,359,912	69,851,271	64,363,137	58,895,509	53,448,386	48,019,386	42,599,771	37,200,718	31,820,866
13 450 flats - medium density	450	£18,808,946	43,561,979	39,422,953	35,282,072	31,142,809	26,985,182	22,810,794	18,645,690	14,459,448	10,269,519	6,057,558	1,808,438
14 Student housing - studios 150 units	-	£789,375	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	16,597	769,110	1,521,623
15 Student housing - ensuite 150 units	-	£526,250	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,426,055	931,920	437,784	57,212	558,887	1,060,563
16 Student housing - studios 250 units	-	£1,315,625	9,855,469	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	27,862	1,281,850	2,536,038
17 Student housing - ensuite 250 units	-	£877,083	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	377,806	466,345	1,316,058
18 Student housing - ensuite 300 units	-	£1,052,500	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	453,128	559,614	1,579,268
19 C2 care scheme - flats	60	£1,279,510	3,120,383	2,697,084	2,273,785	1,850,485	1,427,186	1,003,886	575,882	146,907	286,370	723,754	1,166,518
20 Class E (light industrial) development	-	£1,754,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467
21 Class E (retail - convenience) development	-	£2,105,000	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591
22 Class E (retail - supermarket) development	-	£1,263,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£375,893	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874
24 Class E (office) development	-	£751,786	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678
25 Industrial (B2/B8)	-	£14,033,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721
26 Industrial (B2/B8)	-	£701,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£328,906	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£493,359	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691
29 Hotel (city centre) 100 rooms	-	£657,813	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588
30 Community use/leisure	-	£463,100	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£1,610,000		PER HA						Residual land values	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH

Table 6.3.8: Appraisal results – 70% Social Rent, 5% Shared ownership and 25% First Homes – sales values of £8,454 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £8,454 psm		AH tenure		Rented 70.0%		SO 5.0% Frst Hms 25%					
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£7,630,000		PER HA		Residual land values							
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£189,380	292,963	274,474	256,053	237,700	219,414	201,195	183,045	164,961	146,945	128,996	111,115
2 2 Houses	2	£378,760	585,925	548,949	512,107	475,400	438,829	402,391	366,089	329,822	293,889	257,993	222,231
3 5 Houses	5	£946,901	1,464,813	1,372,372	1,280,267	1,188,500	1,097,070	1,005,977	915,223	824,805	734,724	644,981	555,575
4 10 houses	10	£1,893,801	2,929,626	2,744,743	2,560,534	2,377,000	2,194,141	2,011,956	1,830,445	1,649,610	1,469,449	1,289,963	1,111,152
5 30 flats - low density	30	£2,525,068	5,306,460	4,875,068	4,445,297	4,014,885	3,585,315	3,157,378	2,731,075	2,306,407	1,883,373	1,461,972	1,042,206
6 30 flats - medium density	30	£2,272,562	4,944,042	4,528,129	4,111,470	3,695,764	3,281,643	2,869,106	2,458,154	2,048,786	1,641,001	1,234,802	830,186
7 30 flats - high density	30	£1,624,256	4,661,791	4,259,978	3,858,239	3,458,033	3,059,362	2,662,225	2,266,623	1,872,555	1,480,022	1,089,021	699,556
8 100 houses	260	£18,938,013	69,214,513	65,362,832	61,523,597	57,696,807	53,882,463	50,080,564	46,291,111	42,514,104	38,749,542	34,985,671	31,230,577
9 100 flats - medium density	100	£7,575,205	15,423,792	14,115,701	12,804,645	11,497,147	10,194,635	8,897,108	7,604,566	6,317,008	5,034,437	3,752,099	2,465,043
10 200 houses	200	£37,876,026	51,445,729	48,224,411	45,014,838	41,815,857	38,622,840	35,441,596	32,272,127	29,114,432	25,968,511	22,834,363	19,711,990
11 200 flats - medium density	200	£15,150,410	27,269,383	24,885,929	22,503,132	20,129,400	17,764,734	15,409,133	13,060,563	10,700,416	8,349,423	6,007,585	3,650,284
12 450 houses	450	£85,221,058	98,786,881	92,608,639	86,452,921	80,319,730	74,200,893	68,102,960	62,027,595	55,974,793	49,944,557	43,932,939	37,932,092
13 450 flats - medium density	450	£34,088,423	53,430,379	48,809,872	44,206,864	39,597,104	34,993,997	30,377,263	25,743,819	21,083,724	16,426,427	11,743,829	7,033,037
14 Student housing - studios 150 units	-	£1,430,625	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	16,597	769,110	1,521,623
15 Student housing - ensuite 150 units	-	£953,750	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,426,055	931,920	437,784	57,212	558,887	1,060,563
16 Student housing - studios 250 units	-	£2,384,375	9,855,469	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	27,862	1,281,850	2,536,038
17 Student housing - ensuite 250 units	-	£1,589,583	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	377,806	466,345	1,316,058
18 Student housing - ensuite 300 units	-	£1,907,500	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	453,128	559,614	1,579,268
19 C2 care scheme - flats	60	£2,318,922	4,247,335	3,772,083	3,296,830	2,816,851	2,336,707	1,856,562	1,376,418	896,239	409,624	78,165	572,204
20 Class E (light industrial) development	-	£3,179,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467
21 Class E (retail - convenience) development	-	£3,815,000	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591
22 Class E (retail - supermarket) development	-	£2,289,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£681,250	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874
24 Class E (office) development	-	£1,362,500	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678
25 Industrial (B2/B8)	-	£25,433,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721
26 Industrial (B2/B8)	-	£1,271,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£596,094	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£894,141	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691
29 Hotel (city centre) 100 rooms	-	£1,192,188	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588
30 Community use/leisure	-	£839,300	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£4,210,000		PER HA		Residual land values							
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£104,494	292,963	274,474	256,053	237,700	219,414	201,195	183,045	164,961	146,945	128,996	111,115
2 2 Houses	2	£208,988	585,925	548,949	512,107	475,400	438,829	402,391	366,089	329,822	293,889	257,993	222,231
3 5 Houses	5	£522,471	1,464,813	1,372,372	1,280,267	1,188,500	1,097,070	1,005,977	915,223	824,805	734,724	644,981	555,575
4 10 houses	10	£1,044,941	2,929,626	2,744,743	2,560,534	2,377,000	2,194,141	2,011,956	1,830,445	1,649,610	1,469,449	1,289,963	1,111,152
5 30 flats - low density	30	£1,393,255	5,306,460	4,875,068	4,445,297	4,014,885	3,585,315	3,157,378	2,731,075	2,306,407	1,883,373	1,461,972	1,042,206
6 30 flats - medium density	30	£1,253,930	4,944,042	4,528,129	4,111,470	3,695,764	3,281,643	2,869,106	2,458,154	2,048,786	1,641,001	1,234,802	830,186
7 30 flats - high density	30	£896,215	4,661,791	4,259,978	3,858,239	3,458,033	3,059,362	2,662,225	2,266,623	1,872,555	1,480,022	1,089,021	699,556
8 100 houses	260	£10,449,415	69,214,513	65,362,832	61,523,597	57,696,807	53,882,463	50,080,564	46,291,111	42,514,104	38,749,542	34,985,671	31,230,577
9 100 flats - medium density	100	£4,179,766	15,423,792	14,115,701	12,804,645	11,497,147	10,194,635	8,897,108	7,604,566	6,317,008	5,034,437	3,752,099	2,465,043
10 200 houses	200	£20,898,829	51,445,729	48,224,411	45,014,838	41,815,857	38,622,840	35,441,596	32,272,127	29,114,432	25,968,511	22,834,363	19,711,990
11 200 flats - medium density	200	£8,359,532	27,269,383	24,885,929	22,503,132	20,129,400	17,764,734	15,409,133	13,060,563	10,700,416	8,349,423	6,007,585	3,650,284
12 450 houses	450	£47,022,366	98,786,881	92,608,639	86,452,921	80,319,730	74,200,893	68,102,960	62,027,595	55,974,793	49,944,557	43,932,939	37,932,092
13 450 flats - medium density	450	£18,808,946	53,430,379	48,809,872	44,206,864	39,597,104	34,993,997	30,377,263	25,743,819	21,083,724	16,426,427	11,743,829	7,033,037
14 Student housing - studios 150 units	-	£789,375	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	16,597	769,110	1,521,623
15 Student housing - ensuite 150 units	-	£526,250	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,426,055	931,920	437,784	57,212	558,887	1,060,563
16 Student housing - studios 250 units	-	£1,315,625	9,855,469	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	27,862	1,281,850	2,536,038
17 Student housing - ensuite 250 units	-	£877,083	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	377,806	466,345	1,316,058
18 Student housing - ensuite 300 units	-	£1,052,500	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	453,128	559,614	1,579,268
19 C2 care scheme - flats	60	£1,279,510	4,247,335	3,772,083	3,296,830	2,816,851	2,336,707	1,856,562	1,376,418	896,239	409,624	78,165	572,204
20 Class E (light industrial) development	-	£1,754,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467
21 Class E (retail - convenience) development	-	£2,105,000	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591
22 Class E (retail - supermarket) development	-	£1,263,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£375,893	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874
24 Class E (office) development	-	£751,786	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678
25 Industrial (B2/B8)	-	£14,033,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721
26 Industrial (B2/B8)	-	£701,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£328,906	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£493,359	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691
29 Hotel (city centre) 100 rooms	-	£657,813	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588
30 Community use/leisure	-	£463,100	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£1,610,000		PER HA		Residual land values				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH

Table 6.3.9: Appraisal results – 70% Social Rent, 5% Shared ownership and 25% First Homes – sales values of £9,068 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £9,068 psm		AH tenure		Rented 70.0%		SO 5.0%		Frst Hms 25%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£7,630,000		PER HA						Residual land values			
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£189,380	330,122	309,717	289,385	269,127	248,944	228,833	208,796	188,832	168,944	149,127	129,386
2 2 Houses	2	£378,760	660,243	619,433	578,770	538,254	497,887	457,666	417,592	377,666	337,887	298,255	258,771
3 5 Houses	5	£946,901	1,650,607	1,548,582	1,446,925	1,345,636	1,244,717	1,144,164	1,043,981	944,164	844,717	745,636	646,927
4 10 houses	10	£1,893,801	3,301,215	3,097,165	2,893,851	2,691,273	2,489,433	2,288,328	2,087,961	1,888,330	1,689,435	1,491,276	1,293,855
5 30 flats - low density	30	£2,525,068	6,209,278	5,731,318	5,255,130	4,780,715	4,308,070	3,835,106	3,362,561	2,891,801	2,422,827	1,955,639	1,490,236
6 30 flats - medium density	30	£2,272,562	5,820,305	5,359,195	4,899,801	4,442,126	3,984,468	3,526,901	3,071,067	2,616,963	2,164,590	1,713,948	1,265,038
7 30 flats - high density	30	£1,624,256	5,511,501	5,067,238	4,624,640	4,183,369	3,740,890	3,300,087	2,860,962	2,423,514	1,987,744	1,553,649	1,121,231
8 100 houses	260	£18,938,013	78,155,318	73,925,940	69,710,216	65,508,148	61,319,733	57,144,973	52,983,869	48,836,419	44,702,623	40,582,482	36,475,996
9 100 flats - medium density	100	£7,575,205	18,187,890	16,737,226	15,291,971	13,852,122	12,411,757	10,972,179	9,538,051	8,109,370	6,686,140	5,268,357	3,853,909
10 200 houses	200	£37,876,026	57,885,844	54,332,343	50,791,659	47,263,793	43,748,744	40,246,512	36,751,919	33,267,250	29,795,430	26,336,459	22,890,337
11 200 flats - medium density	200	£15,150,410	32,335,397	29,699,251	27,072,946	24,454,357	21,828,477	19,212,513	16,606,465	14,010,331	11,410,956	8,809,259	6,217,576
12 450 houses	450	£85,221,058	111,131,561	104,316,576	97,526,172	90,760,346	84,019,100	77,302,433	70,606,802	63,927,816	57,273,454	50,643,717	44,038,605
13 450 flats - medium density	450	£34,088,423	63,209,184	58,110,361	53,030,561	47,953,958	42,882,688	37,808,065	32,730,546	27,654,565	22,504,350	17,358,046	12,182,766
14 Student housing - studios 150 units	-	£1,430,625	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	16,597	769,110	1,521,623
15 Student housing - ensuite 150 units	-	£953,750	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,426,055	931,920	437,784	57,212	558,887	1,060,583
16 Student housing - studios 250 units	-	£2,384,375	9,855,469	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	27,662	1,281,850	2,536,038
17 Student housing - ensuite 250 units	-	£1,589,583	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	377,606	466,345	1,316,058
18 Student housing - ensuite 300 units	-	£1,907,500	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	453,128	559,614	1,579,268
19 C2 care scheme - flats	60	£2,318,922	5,371,074	4,839,635	4,308,195	3,776,756	3,245,317	2,709,237	2,172,248	1,635,258	1,098,269	557,060	12,804
20 Class E (light industrial) development	-	£3,179,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467
21 Class E (retail - convenience) development	-	£3,815,000	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591
22 Class E (retail - supermarket) development	-	£2,289,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£681,250	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874
24 Class E (office) development	-	£1,362,500	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678
25 Industrial (B2/B8)	-	£25,433,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721
26 Industrial (B2/B8)	-	£1,271,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£596,094	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£894,141	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691
29 Hotel (city centre) 100 rooms	-	£1,192,188	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588
30 Community use/leisure	-	£839,300	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£4,210,000		PER HA						Residual land values			
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£104,494	330,122	309,717	289,385	269,127	248,944	228,833	208,796	188,832	168,944	149,127	129,386
2 2 Houses	2	£208,988	660,243	619,433	578,770	538,254	497,887	457,666	417,592	377,666	337,887	298,255	258,771
3 5 Houses	5	£522,471	1,650,607	1,548,582	1,446,925	1,345,636	1,244,717	1,144,164	1,043,981	944,164	844,717	745,636	646,927
4 10 houses	10	£1,044,941	3,301,215	3,097,165	2,893,851	2,691,273	2,489,433	2,288,328	2,087,961	1,888,330	1,689,435	1,491,276	1,293,855
5 30 flats - low density	30	£1,393,255	6,209,278	5,731,318	5,255,130	4,780,715	4,308,070	3,835,106	3,362,561	2,891,801	2,422,827	1,955,639	1,490,236
6 30 flats - medium density	30	£1,253,930	5,820,305	5,359,195	4,899,801	4,442,126	3,984,468	3,526,901	3,071,067	2,616,963	2,164,590	1,713,948	1,265,038
7 30 flats - high density	30	£896,215	5,511,501	5,067,238	4,624,640	4,183,369	3,740,890	3,300,087	2,860,962	2,423,514	1,987,744	1,553,649	1,121,231
8 100 houses	260	£10,449,415	78,155,318	73,925,940	69,710,216	65,508,148	61,319,733	57,144,973	52,983,869	48,836,419	44,702,623	40,582,482	36,475,996
9 100 flats - medium density	100	£4,179,766	18,187,890	16,737,226	15,291,971	13,852,122	12,411,757	10,972,179	9,538,051	8,109,370	6,686,140	5,268,357	3,853,909
10 200 houses	200	£20,898,829	57,885,844	54,332,343	50,791,659	47,263,793	43,748,744	40,246,512	36,751,919	33,267,250	29,795,430	26,336,459	22,890,337
11 200 flats - medium density	200	£8,359,532	32,335,397	29,699,251	27,072,946	24,454,357	21,828,477	19,212,513	16,606,465	14,010,331	11,410,956	8,809,259	6,217,576
12 450 houses	450	£47,022,366	111,131,561	104,316,576	97,526,172	90,760,346	84,019,100	77,302,433	70,606,802	63,927,816	57,273,454	50,643,717	44,038,605
13 450 flats - medium density	450	£18,808,946	63,209,184	58,110,361	53,030,561	47,953,958	42,882,688	37,808,065	32,730,546	27,654,565	22,504,350	17,358,046	12,182,766
14 Student housing - studios 150 units	-	£789,375	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	16,597	769,110	1,521,623
15 Student housing - ensuite 150 units	-	£526,250	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,426,055	931,920	437,784	57,212	558,887	1,060,583
16 Student housing - studios 250 units	-	£1,315,625	9,855,469	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	27,662	1,281,850	2,536,038
17 Student housing - ensuite 250 units	-	£877,083	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	377,606	466,345	1,316,058
18 Student housing - ensuite 300 units	-	£1,052,500	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	453,128	559,614	1,579,268
19 C2 care scheme - flats	60	£1,279,510	5,371,074	4,839,635	4,308,195	3,776,756	3,245,317	2,709,237	2,172,248	1,635,258	1,098,269	557,060	12,804
20 Class E (light industrial) development	-	£1,754,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467
21 Class E (retail - convenience) development	-	£2,105,000	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591
22 Class E (retail - supermarket) development	-	£1,263,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£375,893	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874
24 Class E (office) development	-	£751,786	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678
25 Industrial (B2/B8)	-	£14,033,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721
26 Industrial (B2/B8)	-	£701,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£328,906	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£493,359	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691
29 Hotel (city centre) 100 rooms	-	£657,813	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588
30 Community use/leisure	-	£463,100	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£1,610,000		PER HA						Residual land values	
Description	No of units	BLV	0% AH	5							

Table 6.3.10: Appraisal results – 80% Social Rent and 20% Shared ownership – sales values of £4,156 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £4,156 psm		AH tenure		Rented 80.0%		SO 20.0%		Frst Hms 0%											
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)																					
Description	No of units	BLV	£7,630,000 PER HA		Residual land values																
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH								
1 1 House	1	£189,380	57,505	52,167	46,836	41,512	36,197	30,888	25,588	20,295	15,010	9,732	4,462								
2 2 Houses	2	£378,760	115,010	104,333	93,672	83,024	72,393	61,777	51,176	40,590	30,020	19,465	8,925								
3 5 Houses	5	£946,901	287,525	260,832	234,178	207,561	180,983	154,443	127,940	101,476	75,049	48,682	22,311								
4 10 houses	10	£1,893,801	575,051	521,665	468,356	415,123	361,965	308,885	255,881	202,951	150,099	97,322	44,622								
5 30 flats - low density	30	£2,525,068	11,307	113,070	237,442	361,634	485,647	609,481	733,136	856,613	979,911	1,103,029	1,225,970								
6 30 flats - medium density	30	£2,272,562	169,408	289,593	409,606	529,446	649,114	768,608	887,930	1,007,079	1,126,055	1,244,858	1,363,489								
7 30 flats - high density	30	£1,624,256	267,661	383,483	499,138	614,626	729,948	845,102	960,090	1,074,912	1,189,567	1,304,055	1,418,376								
8 100 houses	260	£18,938,013	13,095,382	11,792,440	10,491,357	9,190,808	7,883,816	6,578,697	5,275,449	3,974,074	2,674,571	1,376,939	81,179								
9 100 flats - medium density	100	£7,575,205	760,340	1,142,511	1,524,132	1,905,205	2,285,727	2,665,700	3,045,123	3,423,997	3,802,320	4,180,096	4,557,320								
10 200 houses	200	£37,876,026	10,327,499	9,379,728	8,433,307	7,484,624	6,536,116	5,588,966	4,643,174	3,698,739	2,750,695	1,801,593	851,666								
11 200 flats - medium density	200	£15,150,410	2,486,687	3,159,285	3,842,005	4,524,627	5,206,265	5,886,916	6,566,582	7,245,262	7,922,957	8,599,666	9,275,390								
12 450 houses	450	£85,221,058	19,841,945	18,009,878	16,180,420	14,353,575	12,523,475	10,692,875	8,862,170	7,025,564	5,183,102	3,330,783	1,461,766								
13 450 flats - medium density	450	£34,088,423	5,684,782	7,060,770	8,445,358	9,838,882	11,246,918	12,652,919	14,056,883	15,458,810	16,858,701	18,256,557	19,652,375								
14 Student housing - studios 150 units	-	£1,430,625	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721								
15 Student housing - ensuite 150 units	-	£953,750	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961								
16 Student housing - studios 250 units	-	£2,384,375	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534								
17 Student housing - ensuite 250 units	-	£1,589,583	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,248	952,304	115,361								
18 Student housing - ensuite 300 units	-	£1,907,500	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433								
19 C2 care scheme - flats	60	£2,318,922	2,108,186	2,252,911	2,397,637	2,542,364	2,687,089	2,831,816	2,976,541	3,121,267	3,265,994	3,410,719	3,555,445								
20 Class E (light industrial) development	-	£3,179,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467								
21 Class E (retail - convenience) development	-	£3,815,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426								
22 Class E (retail - supermarket) development	-	£2,289,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378								
23 Class E (office) development	-	£681,250	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832								
24 Class E (office) development	-	£1,362,500	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728								
25 Industrial (B2/B8)	-	£25,433,333	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820								
26 Industrial (B2/B8)	-	£1,271,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636								
27 Hotel (city centre) 50 rooms	-	£596,094	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794								
28 Hotel (city centre) 75 rooms	-	£894,141	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691								
29 Hotel (city centre) 100 rooms	-	£1,192,188	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588								
30 Community use/leisure	-	£839,300	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305								

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)																					
Description	No of units	BLV	£4,210,000 PER HA		Residual land values																
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH								
1 1 House	1	£104,494	57,505	52,167	46,836	41,512	36,197	30,888	25,588	20,295	15,010	9,732	4,462								
2 2 Houses	2	£208,988	115,010	104,333	93,672	83,024	72,393	61,777	51,176	40,590	30,020	19,465	8,925								
3 5 Houses	5	£522,471	287,525	260,832	234,178	207,561	180,983	154,443	127,940	101,476	75,049	48,682	22,311								
4 10 houses	10	£1,044,941	575,051	521,665	468,356	415,123	361,965	308,885	255,881	202,951	150,099	97,322	44,622								
5 30 flats - low density	30	£1,393,255	11,307	113,070	237,442	361,634	485,647	609,481	733,136	856,613	979,911	1,103,029	1,225,970								
6 30 flats - medium density	30	£1,253,930	169,408	289,593	409,606	529,446	649,114	768,608	887,930	1,007,079	1,126,055	1,244,858	1,363,489								
7 30 flats - high density	30	£896,215	267,661	383,483	499,138	614,626	729,948	845,102	960,090	1,074,912	1,189,567	1,304,055	1,418,376								
8 100 houses	260	£10,449,415	13,095,382	11,792,440	10,491,357	9,190,808	7,883,816	6,578,697	5,275,449	3,974,074	2,674,571	1,376,939	81,179								
9 100 flats - medium density	100	£4,179,766	760,340	1,142,511	1,524,132	1,905,205	2,285,727	2,665,700	3,045,123	3,423,997	3,802,320	4,180,096	4,557,320								
10 200 houses	200	£20,898,829	10,327,499	9,379,728	8,433,307	7,484,624	6,536,116	5,588,966	4,643,174	3,698,739	2,750,695	1,801,593	851,666								
11 200 flats - medium density	200	£8,359,532	2,486,687	3,159,285	3,842,005	4,524,627	5,206,265	5,886,916	6,566,582	7,245,262	7,922,957	8,599,666	9,275,390								
12 450 houses	450	£47,022,366	19,841,945	18,009,878	16,180,420	14,353,575	12,523,475	10,692,875	8,862,170	7,025,564	5,183,102	3,330,783	1,461,766								
13 450 flats - medium density	450	£18,808,946	5,684,782	7,060,770	8,445,358	9,838,882	11,246,918	12,652,919	14,056,883	15,458,810	16,858,701	18,256,557	19,652,375								
14 Student housing - studios 150 units	-	£789,375	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721								
15 Student housing - ensuite 150 units	-	£526,250	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961								
16 Student housing - studios 250 units	-	£1,315,625	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534								
17 Student housing - ensuite 250 units	-	£877,083	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,248	952,304	115,361								
18 Student housing - ensuite 300 units	-	£1,052,500	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433								
19 C2 care scheme - flats	60	£1,279,510	2,108,186	2,252,911	2,397,637	2,542,364	2,687,089	2,831,816	2,976,541	3,121,267	3,265,994	3,410,719	3,555,445								
20 Class E (light industrial) development	-	£1,754,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467								
21 Class E (retail - convenience) development	-	£2,105,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426								
22 Class E (retail - supermarket) development	-	£673,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378								
23 Class E (office) development	-	£375,893	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832								
24 Class E (office) development	-	£751,786	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728								
25 Industrial (B2/B8)	-	£14,033,333	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820								
26 Industrial (B2/B8)	-	£701,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636								
27 Hotel (city centre) 50 rooms	-	£328,906	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794								
28 Hotel (city centre) 75 rooms	-	£493,359	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691								
29 Hotel (city centre) 100 rooms	-	£657,813	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588								
30 Community use/leisure	-	£463,100	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305								

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)																					
Description	No of units	BLV	£1,610,000 PER HA		Residual land values																
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH								
1 1 House	1	£39,961	57,505	52,167	46,836	41,512	36,197	30,888	25,588	20,295	15,010	9,732	4,462								
2 2 Houses	2	£79,922	115,010	1																	

Table 6.3.11 Appraisal results – 80% Social Rent and 20% Shared ownership – sales values of £4,770 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £4,770 psm		AH tenure		Rented 80.0%		SO 20.0%		Frst Hms 0%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)													
Description	No of units	BLV	£7,630,000 PER HA					Residual land values					
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£189,380	94,664	87,761	80,868	73,985	67,111	60,248	53,394	46,551	39,716	32,892	26,077
2 2 Houses	2	£378,760	189,327	175,522	161,736	147,970	134,223	120,495	106,769	93,100	79,433	65,783	52,155
3 5 Houses	5	£946,901	473,319	438,805	404,340	369,924	335,557	301,239	266,970	232,751	198,581	164,460	130,367
4 10 houses	10	£1,893,801	946,638	877,609	808,680	739,848	671,115	602,479	533,942	465,502	397,162	328,919	260,775
5 30 flats - low density	30	£2,525,068	922,522	761,668	601,042	440,647	280,482	120,546	39,756	-201,664	-363,339	-524,780	-685,987
6 30 flats - medium density	30	£2,272,582	717,554	562,120	406,908	251,920	97,153	-58,267	-214,943	-371,394	-527,618	-683,616	-839,389
7 30 flats - high density	30	£1,624,256	593,977	443,964	294,166	144,583	-4,858	-156,287	-307,498	-458,490	-609,264	-759,819	-910,158
8 100 houses	260	£18,938,013	22,170,269	20,490,703	18,807,722	17,127,139	15,448,958	13,773,171	12,099,784	10,428,796	8,760,205	7,094,014	5,430,222
9 100 flats - medium density	100	£7,575,205	2,082,550	1,593,474	1,105,098	617,423	130,447	-361,256	-860,645	-1,360,215	-1,859,062	-2,357,189	-2,854,594
10 200 houses	200	£37,876,026	16,860,385	15,640,405	14,422,159	13,205,649	11,990,874	10,774,280	9,558,939	8,345,339	7,133,480	5,923,362	4,714,986
11 200 flats - medium density	200	£15,150,410	2,839,034	1,967,335	1,096,883	221,539	-668,105	-1,559,844	-2,450,297	-3,346,535	-4,250,019	-5,152,194	-6,053,062
12 450 houses	450	£85,221,058	32,441,255	30,090,242	27,742,573	25,398,248	23,057,266	20,719,629	18,384,682	16,046,039	13,710,750	11,376,691	9,037,685
13 450 flats - medium density	450	£34,088,423	5,220,818	3,473,661	1,729,006	32,244	-1,822,285	-3,625,119	-5,437,667	-7,274,143	-9,130,225	-11,001,829	-12,870,721
14 Student housing - studios 150 units	-	£1,430,625	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	-215,721
15 Student housing - ensuite 150 units	-	£953,750	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	-189,961
16 Student housing - ensuite 250 units	-	£2,384,375	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	-359,534
17 Student housing - ensuite 300 units	-	£1,589,583	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,248	952,304	-115,361
18 Student housing - ensuite 300 units	-	£1,907,500	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	-138,433
19 C2 care scheme - flats	60	£2,318,922	918,781	-1,112,090	-1,305,401	-1,498,711	-1,692,022	-1,885,333	-2,078,642	-2,271,953	-2,465,263	-2,658,574	-2,851,884
20 Class E (light industrial) development	-	£3,179,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467
21 Class E (retail - convenience) development	-	£3,815,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426
22 Class E (retail - supermarket) development	-	£2,289,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£681,250	-1,325,832	-1,325,832	-1,325,832	-1,325,832	-1,325,832	-1,325,832	-1,325,832	-1,325,832	-1,325,832	-1,325,832	-1,325,832
24 Class E (office) development	-	£1,362,500	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728
25 Industrial (B2/B8)	-	£25,433,333	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820
26 Industrial (B2/B8)	-	£1,271,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£596,094	2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794
28 Hotel (city centre) 75 rooms	-	£894,141	3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691
29 Hotel (city centre) 100 rooms	-	£1,192,188	4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588
30 Community use/leisure	-	£839,300	1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)													
Description	No of units	BLV	£4,210,000 PER HA					Residual land values					
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£104,494	94,664	87,761	80,868	73,985	67,111	60,248	53,394	46,551	39,716	32,892	26,077
2 2 Houses	2	£208,988	189,327	175,522	161,736	147,970	134,223	120,495	106,769	93,100	79,433	65,783	52,155
3 5 Houses	5	£522,471	473,319	438,805	404,340	369,924	335,557	301,239	266,970	232,751	198,581	164,460	130,367
4 10 houses	10	£1,044,941	946,638	877,609	808,680	739,848	671,115	602,479	533,942	465,502	397,162	328,919	260,775
5 30 flats - low density	30	£1,393,255	922,522	761,668	601,042	440,647	280,482	120,546	39,756	-201,664	-363,339	-524,780	-685,987
6 30 flats - medium density	30	£1,253,930	717,554	562,120	406,908	251,920	97,153	-58,267	-214,943	-371,394	-527,618	-683,616	-839,389
7 30 flats - high density	30	£896,215	593,977	443,964	294,166	144,583	-4,858	-156,287	-307,498	-458,490	-609,264	-759,819	-910,158
8 100 houses	260	£10,449,415	22,170,269	20,490,703	18,807,722	17,127,139	15,448,958	13,773,171	12,099,784	10,428,796	8,760,205	7,094,014	5,430,222
9 100 flats - medium density	100	£4,179,766	2,082,550	1,593,474	1,105,098	617,423	130,447	-361,256	-860,645	-1,360,215	-1,859,062	-2,357,189	-2,854,594
10 200 houses	200	£20,898,829	16,860,385	15,640,405	14,422,159	13,205,649	11,990,874	10,774,280	9,558,939	8,345,339	7,133,480	5,923,362	4,714,986
11 200 flats - medium density	200	£8,359,532	2,839,034	1,967,335	1,096,883	221,539	-668,105	-1,559,844	-2,450,297	-3,346,535	-4,250,019	-5,152,194	-6,053,062
12 450 houses	450	£47,022,366	32,441,255	30,090,242	27,742,573	25,398,248	23,057,266	20,719,629	18,384,682	16,046,039	13,710,750	11,376,691	9,037,685
13 450 flats - medium density	450	£18,808,946	5,220,818	3,473,661	1,729,006	32,244	-1,822,285	-3,625,119	-5,437,667	-7,274,143	-9,130,225	-11,001,829	-12,870,721
14 Student housing - studios 150 units	-	£789,375	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	-215,721
15 Student housing - ensuite 150 units	-	£526,250	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	-189,961
16 Student housing - ensuite 250 units	-	£1,315,625	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	-359,534
17 Student housing - ensuite 300 units	-	£877,083	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,248	952,304	-115,361
18 Student housing - ensuite 300 units	-	£1,052,500	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	-138,433
19 C2 care scheme - flats	60	£1,279,510	918,781	-1,112,090	-1,305,401	-1,498,711	-1,692,022	-1,885,333	-2,078,642	-2,271,953	-2,465,263	-2,658,574	-2,851,884
20 Class E (light industrial) development	-	£1,754,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467
21 Class E (retail - convenience) development	-	£2,105,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426
22 Class E (retail - supermarket) development	-	£1,263,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£375,825	-1,325,832	-1,325,832	-1,325,832	-1,325,832	-1,325,832	-1,325,832	-1,325,832	-1,325,832	-1,325,832	-1,325,832	-1,325,832
24 Class E (office) development	-	£751,786	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728
25 Industrial (B2/B8)	-	£14,033,333	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820
26 Industrial (B2/B8)	-	£701,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£328,906	2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794
28 Hotel (city centre) 75 rooms	-	£493,359	3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691
29 Hotel (city centre) 100 rooms	-	£657,813	4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588
30 Community use/leisure	-	£463,100	1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)													
Description	No of units	BLV	£1,610,000 PER HA					Residual land values					
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£39,961	94,664	87,761	80,868	73,985	67,111	60,248	53,394	46,551	39,716	32,892	26,077
2 2 Houses	2	£79,922	189,327	175,5									

Table 6.3.12: Appraisal results – 80% Social Rent and 20% Shared ownership – sales values of £5,384 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £5,384 psm		AH tenure		Rented 80.0%		SO 20.0%		Frst Hms 0%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)													
Description	No of units	BLV	£7,630,000 PER HA					Residual land values					
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£189,380	131,823	123,356	114,901	106,458	98,026	89,607	81,201	72,805	64,423	56,051	47,692
2 2 Houses	2	£378,760	263,645	246,711	229,800	212,914	196,053	179,214	162,401	145,611	128,845	112,103	95,386
3 5 Houses	5	£946,901	659,113	616,777	574,502	532,287	490,131	448,037	406,002	364,027	322,112	280,258	238,463
4 10 houses	10	£1,893,801	1,318,225	1,233,554	1,149,003	1,064,573	980,263	896,072	812,003	728,053	644,225	560,516	476,927
5 30 flats - low density	30	£2,525,068	1,833,739	1,634,706	1,435,957	1,237,492	1,039,310	841,413	643,800	446,472	249,426	52,666	146,005
6 30 flats - medium density	30	£2,272,582	1,601,970	1,409,481	1,217,268	1,025,328	833,664	642,274	451,160	260,320	69,756	122,374	315,288
7 30 flats - high density	30	£1,624,266	1,451,592	1,265,648	1,079,968	894,555	709,408	524,526	339,910	155,559	28,961	215,585	401,939
8 100 houses	260	£18,938,013	31,166,775	29,108,599	27,053,347	25,001,019	22,951,617	20,905,141	18,861,590	16,820,962	14,783,261	12,748,484	10,710,859
9 100 flats - medium density	100	£7,575,205	4,901,022	4,299,071	3,693,816	3,088,391	2,483,831	1,880,139	1,277,315	675,357	74,267	534,283	1,151,868
10 200 houses	200	£37,876,026	23,361,036	21,866,657	20,374,400	18,884,267	17,396,256	15,910,369	14,426,604	12,944,963	11,465,443	9,988,048	8,512,775
11 200 flats - medium density	200	£15,150,410	8,052,724	6,973,916	5,896,849	4,814,608	3,729,855	2,646,658	1,565,019	484,935	614,341	1,722,685	2,830,736
12 450 houses	450	£85,221,058	44,913,349	42,044,391	39,179,508	36,318,702	33,457,634	30,600,516	27,747,481	24,896,526	22,053,654	19,212,864	16,370,469
13 450 flats - medium density	450	£34,088,423	15,700,497	13,557,947	11,418,458	9,270,694	7,115,924	4,964,247	2,793,192	622,159	1,598,058	3,842,799	6,115,082
14 Student housing - studios 150 units	-	£1,430,625	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721
15 Student housing - ensuite 150 units	-	£953,750	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961
16 Student housing - studios 250 units	-	£2,384,375	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534
17 Student housing - ensuite 250 units	-	£1,589,583	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,248	952,304	115,361
18 Student housing - ensuite 300 units	-	£1,907,500	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433
19 C2 care scheme - flats	60	£2,318,922	252,857	18,466	219,221	457,189	696,954	938,848	1,180,743	1,422,638	1,664,533	1,906,427	2,148,322
20 Class E (light industrial) development	-	£3,179,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467
21 Class E (retail - convenience) development	-	£3,815,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426
22 Class E (retail - supermarket) development	-	£2,289,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£681,250	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832
24 Class E (office) development	-	£1,362,500	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728
25 Industrial (B2/B8)	-	£25,433,333	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820
26 Industrial (B2/B8)	-	£1,271,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£596,094	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£894,141	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691
29 Hotel (city centre) 100 rooms	-	£1,192,188	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588
30 Community use/leisure	-	£839,300	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)													
Description	No of units	BLV	£4,210,000 PER HA					Residual land values					
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£104,494	131,823	123,356	114,901	106,458	98,026	89,607	81,201	72,805	64,423	56,051	47,692
2 2 Houses	2	£208,988	263,645	246,711	229,800	212,914	196,053	179,214	162,401	145,611	128,845	112,103	95,386
3 5 Houses	5	£522,471	659,113	616,777	574,502	532,287	490,131	448,037	406,002	364,027	322,112	280,258	238,463
4 10 houses	10	£1,044,941	1,318,225	1,233,554	1,149,003	1,064,573	980,263	896,072	812,003	728,053	644,225	560,516	476,927
5 30 flats - low density	30	£1,393,255	1,833,739	1,634,706	1,435,957	1,237,492	1,039,310	841,413	643,800	446,472	249,426	52,666	146,005
6 30 flats - medium density	30	£1,253,930	1,601,970	1,409,481	1,217,268	1,025,328	833,664	642,274	451,160	260,320	69,756	122,374	315,288
7 30 flats - high density	30	£896,215	1,451,592	1,265,648	1,079,968	894,555	709,408	524,526	339,910	155,559	28,961	215,585	401,939
8 100 houses	260	£10,449,415	31,166,775	29,108,599	27,053,347	25,001,019	22,951,617	20,905,141	18,861,590	16,820,962	14,783,261	12,748,484	10,710,859
9 100 flats - medium density	100	£4,179,766	4,901,022	4,299,071	3,693,816	3,088,391	2,483,831	1,880,139	1,277,315	675,357	74,267	534,283	1,151,868
10 200 houses	200	£20,898,829	23,361,036	21,866,657	20,374,400	18,884,267	17,396,256	15,910,369	14,426,604	12,944,963	11,465,443	9,988,048	8,512,775
11 200 flats - medium density	200	£8,359,532	8,052,724	6,973,916	5,896,849	4,814,608	3,729,855	2,646,658	1,565,019	484,935	614,341	1,722,685	2,830,736
12 450 houses	450	£47,022,366	44,913,349	42,044,391	39,179,508	36,318,702	33,457,634	30,600,516	27,747,481	24,896,526	22,053,654	19,212,864	16,370,469
13 450 flats - medium density	450	£18,808,946	15,700,497	13,557,947	11,418,458	9,270,694	7,115,924	4,964,247	2,793,192	622,159	1,598,058	3,842,799	6,115,082
14 Student housing - studios 150 units	-	£789,375	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721
15 Student housing - ensuite 150 units	-	£526,250	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961
16 Student housing - studios 250 units	-	£1,315,625	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534
17 Student housing - ensuite 250 units	-	£877,083	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,248	952,304	115,361
18 Student housing - ensuite 300 units	-	£1,052,500	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433
19 C2 care scheme - flats	60	£1,279,510	252,857	18,466	219,221	457,189	696,954	938,848	1,180,743	1,422,638	1,664,533	1,906,427	2,148,322
20 Class E (light industrial) development	-	£1,754,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467
21 Class E (retail - convenience) development	-	£2,105,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426
22 Class E (retail - supermarket) development	-	£1,263,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£375,893	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832
24 Class E (office) development	-	£751,786	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728
25 Industrial (B2/B8)	-	£14,033,333	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820
26 Industrial (B2/B8)	-	£701,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£328,906	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£493,359	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691
29 Hotel (city centre) 100 rooms	-	£657,813	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588
30 Community use/leisure	-	£463,100	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)													
Description	No of units	BLV	£1,610,000 PER HA					Residual land values					
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£39,961	131,823	123,356	114,901	106,458	98,026	89,607	81,201	72,805	64,423	56,051	47,692
2 2 Houses	2												

Table 6.3.13: Appraisal results – 80% Social Rent and 20% Shared ownership – sales values of £5,998 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £5,998 psm		AH tenure		Rented 80.0%		SO 20.0%		Frst Hms 0%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)													
Description	No of units	BLV	£7,630,000 PER HA					Residual land values					
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£189,380	168,981	158,803	148,630	138,489	128,353	118,232	108,125	98,033	87,956	77,892	67,843
2 2 Houses	2	£378,760	337,963	317,605	297,276	276,976	256,705	236,463	216,250	196,066	175,911	155,785	135,687
3 5 Houses	5	£946,901	844,906	794,013	743,191	692,442	641,764	591,159	540,626	490,166	439,777	389,461	339,217
4 10 houses	10	£1,893,801	1,689,813	1,588,025	1,486,382	1,384,882	1,283,528	1,182,317	1,081,252	980,331	879,554	778,923	678,435
5 30 flats - low density	30	£2,525,068	2,244,955	2,044,046	1,843,479	1,642,979	1,442,536	1,242,154	1,041,837	841,584	641,391	441,258	241,185
6 30 flats - medium density	30	£2,272,582	2,486,386	2,253,253	2,020,451	1,787,982	1,555,845	1,324,041	1,092,570	861,430	630,623	400,148	170,005
7 30 flats - high density	30	£1,624,256	2,309,208	2,083,849	1,858,813	1,634,098	1,409,705	1,185,633	961,883	738,453	515,346	292,559	70,095
8 100 houses	260	£18,938,013	40,163,282	37,690,401	35,221,031	32,755,174	30,292,828	27,833,994	25,378,671	22,926,861	20,478,563	18,033,776	15,592,501
9 100 flats - medium density	100	£7,575,205	7,690,987	6,960,910	6,231,876	5,503,882	4,776,929	4,051,017	3,326,146	2,596,222	1,866,744	1,138,315	410,938
10 200 houses	200	£37,876,026	29,827,005	28,036,597	26,248,732	24,463,407	22,680,625	20,900,383	19,122,684	17,347,527	15,574,911	13,804,837	12,034,072
11 200 flats - medium density	200	£15,150,410	13,221,231	11,908,502	10,594,784	9,282,943	7,972,979	6,664,889	5,358,677	4,052,530	2,746,585	1,442,494	110,320
12 450 houses	450	£85,221,058	57,336,083	53,896,864	50,459,653	47,026,920	43,599,074	40,176,114	36,758,043	33,344,857	29,936,559	26,533,149	23,134,625
13 450 flats - medium density	450	£34,088,423	25,962,267	23,382,850	20,791,833	18,204,517	15,620,903	13,028,928	10,429,989	7,832,388	5,233,565	2,587,877	56,615
14 Student housing - studios 150 units	-	£1,430,625	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721
15 Student housing - ensuite 150 units	-	£953,750	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961
16 Student housing - studios 250 units	-	£2,384,375	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534
17 Student housing - ensuite 250 units	-	£1,589,583	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,248	952,304	115,361
18 Student housing - ensuite 300 units	-	£1,907,500	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433
19 C2 care scheme - flats	60	£2,318,922	1,398,317	1,115,374	832,430	546,606	260,250	26,505	317,230	608,534	904,044	1,199,553	1,495,062
20 Class E (light industrial) development	-	£3,179,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467
21 Class E (retail - convenience) development	-	£3,815,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426
22 Class E (retail - supermarket) development	-	£2,289,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£681,250	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832
24 Class E (office) development	-	£1,362,500	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728
25 Industrial (B2/B8)	-	£25,433,333	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820
26 Industrial (B2/B8)	-	£1,271,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£596,094	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£894,141	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691
29 Hotel (city centre) 100 rooms	-	£1,192,188	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588
30 Community use/leisure	-	£839,300	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)													
Description	No of units	BLV	£4,210,000 PER HA					Residual land values					
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£104,494	168,981	158,803	148,630	138,489	128,353	118,232	108,125	98,033	87,956	77,892	67,843
2 2 Houses	2	£208,988	337,963	317,605	297,276	276,976	256,705	236,463	216,250	196,066	175,911	155,785	135,687
3 5 Houses	5	£522,471	844,906	794,013	743,191	692,442	641,764	591,159	540,626	490,166	439,777	389,461	339,217
4 10 houses	10	£1,044,941	1,689,813	1,588,025	1,486,382	1,384,882	1,283,528	1,182,317	1,081,252	980,331	879,554	778,923	678,435
5 30 flats - low density	30	£1,393,255	2,244,955	2,044,046	1,843,479	1,642,979	1,442,536	1,242,154	1,041,837	841,584	641,391	441,258	241,185
6 30 flats - medium density	30	£1,253,930	2,486,386	2,253,253	2,020,451	1,787,982	1,555,845	1,324,041	1,092,570	861,430	630,623	400,148	170,005
7 30 flats - high density	30	£896,215	2,309,208	2,083,849	1,858,813	1,634,098	1,409,705	1,185,633	961,883	738,453	515,346	292,559	70,095
8 100 houses	260	£10,449,415	40,163,282	37,690,401	35,221,031	32,755,174	30,292,828	27,833,994	25,378,671	22,926,861	20,478,563	18,033,776	15,592,501
9 100 flats - medium density	100	£4,179,766	7,690,987	6,960,910	6,231,876	5,503,882	4,776,929	4,051,017	3,326,146	2,596,222	1,866,744	1,138,315	410,938
10 200 houses	200	£20,898,829	29,827,005	28,036,597	26,248,732	24,463,407	22,680,625	20,900,383	19,122,684	17,347,527	15,574,911	13,804,837	12,034,072
11 200 flats - medium density	200	£8,359,532	13,221,231	11,908,502	10,594,784	9,282,943	7,972,979	6,664,889	5,358,677	4,052,530	2,746,585	1,442,494	110,320
12 450 houses	450	£47,022,366	57,336,083	53,896,864	50,459,653	47,026,920	43,599,074	40,176,114	36,758,043	33,344,857	29,936,559	26,533,149	23,134,625
13 450 flats - medium density	450	£18,808,946	25,962,267	23,382,850	20,791,833	18,204,517	15,620,903	13,028,928	10,429,989	7,832,388	5,233,565	2,587,877	56,615
14 Student housing - studios 150 units	-	£789,375	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721
15 Student housing - ensuite 150 units	-	£526,250	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961
16 Student housing - studios 250 units	-	£1,315,625	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534
17 Student housing - ensuite 250 units	-	£877,083	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,248	952,304	115,361
18 Student housing - ensuite 300 units	-	£1,052,500	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433
19 C2 care scheme - flats	60	£1,279,510	1,398,317	1,115,374	832,430	546,606	260,250	26,505	317,230	608,534	904,044	1,199,553	1,495,062
20 Class E (light industrial) development	-	£1,754,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467
21 Class E (retail - convenience) development	-	£2,105,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426
22 Class E (retail - supermarket) development	-	£1,263,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£375,893	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832
24 Class E (office) development	-	£751,786	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728
25 Industrial (B2/B8)	-	£14,033,333	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820
26 Industrial (B2/B8)	-	£701,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£328,906	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£493,359	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691
29 Hotel (city centre) 100 rooms	-	£657,813	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588
30 Community use/leisure	-	£463,100	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)												
Description	No of units	BLV	£1,610,000 PER HA					Residual land values				
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1 1 House	1	£39,961	168,981									

Table 6.3.14: Appraisal results – 80% Social Rent and 20% Shared ownership – sales values of £6,612 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £6,612 psm		AH tenure		Rented 80.0%		SO 20.0%		Frst Hms 0%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)													
Description	No of units	BLV	£7,630,000 PER HA					Residual land values					
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£189,380	206,140	194,078	182,033	170,005	157,995	146,001	134,024	122,065	110,122	98,197	86,289
2 2 Houses	2	£378,760	412,280	388,156	364,066	340,010	315,989	292,001	268,049	244,130	220,246	196,395	172,579
3 5 Houses	5	£946,901	1,030,701	970,390	910,165	850,026	789,973	730,004	670,121	610,325	550,614	490,988	431,447
4 10 houses	10	£1,893,801	2,061,401	1,940,780	1,820,330	1,700,052	1,579,944	1,460,008	1,340,243	1,220,649	1,101,226	981,975	862,895
5 30 flats - low density	30	£2,525,068	3,656,172	3,369,079	3,082,396	2,796,122	2,510,255	2,224,799	1,939,750	1,655,110	1,370,879	1,087,057	803,643
6 30 flats - medium density	30	£2,272,582	3,370,802	3,092,844	2,815,282	2,538,116	2,261,345	1,984,971	1,708,993	1,433,410	1,158,223	883,433	609,038
7 30 flats - high density	30	£1,624,256	3,166,823	2,897,999	2,629,559	2,361,501	2,093,827	1,826,535	1,559,627	1,293,101	1,026,959	761,199	495,823
8 100 houses	260	£18,938,013	49,119,776	46,196,877	43,278,128	40,363,529	37,453,078	34,546,778	31,644,626	28,745,194	25,845,454	22,949,874	20,058,450
9 100 flats - medium density	100	£7,575,205	10,480,951	9,609,475	8,739,238	7,870,243	7,002,490	6,135,978	5,270,706	4,406,677	3,543,888	2,681,870	1,813,155
10 200 houses	200	£37,876,026	36,291,223	34,173,195	32,058,172	29,946,154	27,837,144	25,731,139	23,628,139	21,528,147	19,431,159	17,337,178	15,246,203
11 200 flats - medium density	200	£15,150,410	18,334,934	16,769,093	15,205,483	13,644,103	12,084,955	10,528,037	8,963,040	7,398,837	5,836,880	4,277,172	2,711,093
12 450 houses	450	£85,221,058	69,715,646	65,649,003	61,588,130	57,533,029	53,483,700	49,440,142	45,402,356	41,370,340	37,344,097	33,323,513	29,303,221
13 450 flats - medium density	450	£34,088,423	35,995,359	32,942,445	29,886,094	26,825,038	23,764,766	20,692,114	17,610,828	14,523,096	11,435,013	8,327,197	5,207,595
14 Student housing - studios 150 units	-	£1,430,625	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721
15 Student housing - ensuite 150 units	-	£953,750	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961
16 Student housing - studios 250 units	-	£2,384,375	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534
17 Student housing - ensuite 250 units	-	£1,589,583	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	115,361
18 Student housing - ensuite 300 units	-	£1,907,500	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433
19 C2 care scheme - flats	60	£2,318,922	2,535,219	2,195,429	1,855,641	1,515,851	1,176,063	836,274	494,509	150,511	196,438	545,683	900,360
20 Class E (light industrial) development	-	£3,179,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467
21 Class E (retail - convenience) development	-	£3,815,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426
22 Class E (retail - supermarket) development	-	£2,289,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£681,250	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832
24 Class E (office) development	-	£1,362,500	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728
25 Industrial (B2/B8)	-	£25,433,333	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820
26 Industrial (B2/B8)	-	£1,271,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£596,094	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£894,141	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691
29 Hotel (city centre) 100 rooms	-	£1,192,188	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588
30 Community use/leisure	-	£839,300	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)													
Description	No of units	BLV	£4,210,000 PER HA					Residual land values					
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£104,494	206,140	194,078	182,033	170,005	157,995	146,001	134,024	122,065	110,122	98,197	86,289
2 2 Houses	2	£208,988	412,280	388,156	364,066	340,010	315,989	292,001	268,049	244,130	220,246	196,395	172,579
3 5 Houses	5	£522,471	1,030,701	970,390	910,165	850,026	789,973	730,004	670,121	610,325	550,614	490,988	431,447
4 10 houses	10	£1,044,941	2,061,401	1,940,780	1,820,330	1,700,052	1,579,944	1,460,008	1,340,243	1,220,649	1,101,226	981,975	862,895
5 30 flats - low density	30	£1,393,255	3,656,172	3,369,079	3,082,396	2,796,122	2,510,255	2,224,799	1,939,750	1,655,110	1,370,879	1,087,057	803,643
6 30 flats - medium density	30	£1,253,930	3,370,802	3,092,844	2,815,282	2,538,116	2,261,345	1,984,971	1,708,993	1,433,410	1,158,223	883,433	609,038
7 30 flats - high density	30	£896,215	3,166,823	2,897,999	2,629,559	2,361,501	2,093,827	1,826,535	1,559,627	1,293,101	1,026,959	761,199	495,823
8 100 houses	260	£10,449,415	49,119,776	46,196,877	43,278,128	40,363,529	37,453,078	34,546,778	31,644,626	28,745,194	25,845,454	22,949,874	20,058,450
9 100 flats - medium density	100	£4,179,766	10,480,951	9,609,475	8,739,238	7,870,243	7,002,490	6,135,978	5,270,706	4,406,677	3,543,888	2,681,870	1,813,155
10 200 houses	200	£20,898,829	36,291,223	34,173,195	32,058,172	29,946,154	27,837,144	25,731,139	23,628,139	21,528,147	19,431,159	17,337,178	15,246,203
11 200 flats - medium density	200	£8,359,532	18,334,934	16,769,093	15,205,483	13,644,103	12,084,955	10,528,037	8,963,040	7,398,837	5,836,880	4,277,172	2,711,093
12 450 houses	450	£47,022,366	69,715,646	65,649,003	61,588,130	57,533,029	53,483,700	49,440,142	45,402,356	41,370,340	37,344,097	33,323,513	29,303,221
13 450 flats - medium density	450	£18,808,946	35,995,359	32,942,445	29,886,094	26,825,038	23,764,766	20,692,114	17,610,828	14,523,096	11,435,013	8,327,197	5,207,595
14 Student housing - studios 150 units	-	£789,375	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721
15 Student housing - ensuite 150 units	-	£526,250	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961
16 Student housing - studios 250 units	-	£1,315,625	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534
17 Student housing - ensuite 250 units	-	£877,083	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	115,361
18 Student housing - ensuite 300 units	-	£1,052,500	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433
19 C2 care scheme - flats	60	£1,279,510	2,535,219	2,195,429	1,855,641	1,515,851	1,176,063	836,274	494,509	150,511	196,438	545,683	900,360
20 Class E (light industrial) development	-	£1,754,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467
21 Class E (retail - convenience) development	-	£2,105,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426
22 Class E (retail - supermarket) development	-	£1,263,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£375,893	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832
24 Class E (office) development	-	£751,786	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728
25 Industrial (B2/B8)	-	£14,033,333	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820
26 Industrial (B2/B8)	-	£701,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£328,906	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£493,359	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691
29 Hotel (city centre) 100 rooms	-	£657,813	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588
30 Community use/leisure	-	£463,100	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)												
Description	No of units	BLV	£1,610,000 PER HA					Residual land values				
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH
1 1 House												

Table 6.3.15: Appraisal results – 80% Social Rent and 20% Shared ownership – sales values of £7,226 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £7,226 psm		AH tenure		Rented 80.0%		SO 20.0%		Frst Hms 0%											
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)																					
Description	No of units	BLV	£7,630,000 PER HA					Residual land values													
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH								
1 1 House	1	£189,380	243,299	229,353	215,428	201,522	187,636	173,770	159,924	146,097	132,290	118,503	104,735								
2 2 Houses	2	£378,760	486,598	458,707	430,856	403,044	375,272	347,540	319,847	292,193	264,580	237,006	209,471								
3 5 Houses	5	£946,901	1,216,495	1,146,767	1,077,139	1,007,610	938,180	868,849	799,617	730,483	661,449	592,513	523,677								
4 10 houses	10	£1,893,801	2,432,989	2,293,535	2,154,279	2,015,221	1,876,360	1,737,698	1,599,234	1,460,967	1,322,898	1,185,027	1,047,355								
5 30 flats - low density	30	£2,525,068	4,561,066	4,229,476	3,898,357	3,567,709	3,237,135	2,906,757	2,576,853	2,246,424	1,916,468	1,586,966	1,257,979								
6 30 flats - medium density	30	£2,272,562	4,251,755	3,930,596	3,609,895	3,288,250	2,966,846	2,645,901	2,325,416	2,005,391	1,685,824	1,366,717	1,048,070								
7 30 flats - high density	30	£1,624,256	4,022,611	3,711,885	3,400,304	3,088,903	2,777,948	2,467,436	2,157,370	1,847,749	1,538,572	1,229,839	921,551								
8 100 houses	260	£18,938,013	58,060,580	54,684,542	51,313,295	47,946,839	44,585,175	41,228,302	37,876,222	34,528,932	31,186,434	27,848,727	24,515,812								
9 100 flats - medium density	100	£7,575,205	13,260,506	12,252,764	11,246,455	10,236,604	9,228,050	8,220,937	7,215,267	6,211,037	5,208,250	4,206,904	3,207,000								
10 200 houses	200	£37,876,026	42,751,282	40,307,676	37,867,536	35,428,903	32,993,663	30,561,894	28,133,595	25,708,766	23,287,408	20,869,519	18,455,101								
11 200 flats - medium density	200	£15,150,410	23,439,451	21,623,551	19,801,206	17,981,386	16,164,166	14,349,543	12,537,518	10,728,092	8,921,263	7,103,042	5,286,828								
12 450 houses	450	£85,221,058	82,089,621	77,398,666	72,713,734	68,032,988	63,358,902	58,691,475	54,030,710	49,376,605	44,729,161	40,088,377	35,454,254								
13 450 flats - medium density	450	£34,088,423	45,872,951	42,334,069	38,800,226	35,271,420	31,736,553	28,200,259	24,660,192	21,112,514	17,547,909	13,963,552	10,376,123								
14 Student housing - studios 150 units	-	£1,430,625	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721								
15 Student housing - ensuite 150 units	-	£953,750	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961								
16 Student housing - studios 250 units	-	£2,384,375	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534								
17 Student housing - ensuite 250 units	-	£1,589,583	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,248	952,304	115,361								
18 Student housing - ensuite 300 units	-	£1,907,500	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433								
19 C2 care scheme - flats	60	£2,318,922	3,663,116	3,269,931	2,876,747	2,482,218	2,088,584	1,688,950	1,292,316	895,682	498,205	96,567	309,726								
20 Class E (light industrial) development	-	£3,179,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467								
21 Class E (retail - convenience) development	-	£3,815,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426								
22 Class E (retail - supermarket) development	-	£2,289,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378								
23 Class E (office) development	-	£681,250	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832								
24 Class E (office) development	-	£1,362,500	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728								
25 Industrial (B2/B8)	-	£25,433,333	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820								
26 Industrial (B2/B8)	-	£1,271,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636								
27 Hotel (city centre) 50 rooms	-	£596,094	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794								
28 Hotel (city centre) 75 rooms	-	£894,141	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691								
29 Hotel (city centre) 100 rooms	-	£1,192,188	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588								
30 Community use/leisure	-	£839,300	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305								

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)																					
Description	No of units	BLV	£4,210,000 PER HA					Residual land values													
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH								
1 1 House	1	£104,494	243,299	229,353	215,428	201,522	187,636	173,770	159,924	146,097	132,290	118,503	104,735								
2 2 Houses	2	£208,988	486,598	458,707	430,856	403,044	375,272	347,540	319,847	292,193	264,580	237,006	209,471								
3 5 Houses	5	£522,471	1,216,495	1,146,767	1,077,139	1,007,610	938,180	868,849	799,617	730,483	661,449	592,513	523,677								
4 10 houses	10	£1,044,941	2,432,989	2,293,535	2,154,279	2,015,221	1,876,360	1,737,698	1,599,234	1,460,967	1,322,898	1,185,027	1,047,355								
5 30 flats - low density	30	£1,393,255	4,561,066	4,229,476	3,898,357	3,567,709	3,237,135	2,906,757	2,576,853	2,246,424	1,916,468	1,586,966	1,257,979								
6 30 flats - medium density	30	£1,253,930	4,251,755	3,930,596	3,609,895	3,288,250	2,966,846	2,645,901	2,325,416	2,005,391	1,685,824	1,366,717	1,048,070								
7 30 flats - high density	30	£896,215	4,022,611	3,711,885	3,400,304	3,088,903	2,777,948	2,467,436	2,157,370	1,847,749	1,538,572	1,229,839	921,551								
8 100 houses	260	£10,449,415	58,060,580	54,684,542	51,313,295	47,946,839	44,585,175	41,228,302	37,876,222	34,528,932	31,186,434	27,848,727	24,515,812								
9 100 flats - medium density	100	£4,179,766	13,260,506	12,252,764	11,246,455	10,236,604	9,228,050	8,220,937	7,215,267	6,211,037	5,208,250	4,206,904	3,207,000								
10 200 houses	200	£20,898,829	42,751,282	40,307,676	37,867,536	35,428,903	32,993,663	30,561,894	28,133,595	25,708,766	23,287,408	20,869,519	18,455,101								
11 200 flats - medium density	200	£8,359,532	23,439,451	21,623,551	19,801,206	17,981,386	16,164,166	14,349,543	12,537,518	10,728,092	8,921,263	7,103,042	5,286,828								
12 450 houses	450	£47,022,366	82,089,621	77,398,666	72,713,734	68,032,988	63,358,902	58,691,475	54,030,710	49,376,605	44,729,161	40,088,377	35,454,254								
13 450 flats - medium density	450	£18,808,946	45,872,951	42,334,069	38,800,226	35,271,420	31,736,553	28,200,259	24,660,192	21,112,514	17,547,909	13,963,552	10,376,123								
14 Student housing - studios 150 units	-	£789,375	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721								
15 Student housing - ensuite 150 units	-	£526,250	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961								
16 Student housing - studios 250 units	-	£1,315,625	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534								
17 Student housing - ensuite 250 units	-	£877,083	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,248	952,304	115,361								
18 Student housing - ensuite 300 units	-	£1,052,500	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433								
19 C2 care scheme - flats	60	£1,279,510	3,663,116	3,269,931	2,876,747	2,482,218	2,088,584	1,688,950	1,292,316	895,682	498,205	96,567	309,726								
20 Class E (light industrial) development	-	£1,754,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467								
21 Class E (retail - convenience) development	-	£2,105,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426								
22 Class E (retail - supermarket) development	-	£1,263,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378								
23 Class E (office) development	-	£375,893	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832	1,325,832								
24 Class E (office) development	-	£751,786	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728	2,461,728								
25 Industrial (B2/B8)	-	£14,033,333	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820	19,961,820								
26 Industrial (B2/B8)	-	£701,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636								
27 Hotel (city centre) 50 rooms	-	£328,906	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794								
28 Hotel (city centre) 75 rooms	-	£493,359	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691								
29 Hotel (city centre) 100 rooms	-	£657,813	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588								
30 Community use/leisure	-	£463,100	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305								

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)																					
Description	No of units	BLV	£1,610,000 PER HA					Residual land values													
			0% AH	5% AH	10% AH	15															

Table 6.3.16: Appraisal results – 80% Social Rent and 20% Shared ownership – sales values of £7,840 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £7,840 psm		AH tenure		Rented 80.0%		SO 20.0%		Frst Hms 0%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)													
Description	No of units	£7,630,000 PER HA		Residual land values									
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£189,380	255,804	239,993	224,205	208,438	192,695	176,974	161,275	145,599	129,945	114,314	98,704
2 2 Houses	2	£378,760	511,607	479,986	448,408	416,877	385,389	353,948	322,549	291,197	259,890	228,627	197,410
3 5 Houses	5	£946,901	1,279,020	1,199,965	1,121,022	1,042,191	963,474	884,868	806,375	727,994	649,724	571,568	493,524
4 10 houses	10	£1,893,801	2,558,039	2,399,929	2,242,044	2,084,384	1,926,947	1,769,736	1,612,749	1,455,986	1,299,448	1,143,135	987,047
5 30 flats - low density	30	£2,525,068	4,402,186	4,023,503	3,645,359	3,267,753	2,890,688	2,514,162	2,138,177	1,762,730	1,387,824	1,013,456	639,628
6 30 flats - medium density	30	£2,272,562	4,063,216	3,696,383	3,330,072	2,964,285	2,599,020	2,234,279	1,870,060	1,506,365	1,143,191	780,542	418,415
7 30 flats - high density	30	£1,624,256	3,805,637	3,450,654	3,096,178	2,742,207	2,388,744	2,035,786	1,683,335	1,331,390	979,950	629,018	278,593
8 100 houses	260	£18,938,013	60,273,709	56,449,362	52,630,448	48,816,969	45,008,922	41,206,309	37,409,130	33,610,677	29,812,944	26,020,661	22,233,828
9 100 flats - medium density	100	£7,575,205	12,644,629	11,492,801	10,342,616	9,194,073	8,047,171	6,901,912	5,758,294	4,616,319	3,473,574	2,323,017	1,174,118
10 200 houses	200	£37,876,026	45,001,334	42,231,093	39,464,785	36,702,413	33,943,974	31,189,469	28,438,900	25,692,265	22,949,564	20,210,797	17,475,966
11 200 flats - medium density	200	£15,150,410	22,164,087	20,084,492	18,007,864	15,934,200	13,863,502	11,786,141	9,703,874	7,624,598	5,548,312	3,468,883	1,385,005
12 450 houses	450	£85,221,058	86,438,713	81,122,992	75,814,821	70,514,199	65,211,127	59,935,605	54,657,631	49,387,208	44,124,334	38,869,010	33,611,795
13 450 flats - medium density	450	£34,088,423	43,561,979	39,510,644	35,457,033	31,390,942	27,313,407	23,219,434	19,104,588	14,988,103	10,843,540	6,674,813	2,471,603
14 Student housing - studios 150 units	-	£1,430,625	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	16,597	769,110	1,521,623
15 Student housing - ensuite 150 units	-	£953,750	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,426,055	931,920	437,784	57,212	558,887	1,060,563
16 Student housing - studios 250 units	-	£2,384,375	9,855,469	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	27,662	1,281,850	2,536,038
17 Student housing - ensuite 250 units	-	£1,589,583	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	377,606	466,345	1,316,058
18 Student housing - ensuite 300 units	-	£1,907,500	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	453,128	559,614	1,579,268
19 C2 care scheme - flats	60	£2,318,922	3,120,383	2,666,904	2,213,424	1,759,946	1,306,466	852,988	394,050	66,224	532,511	1,004,155	1,478,075
20 Class E (light industrial) development	-	£3,179,167	1,068,467	1,068,467	1,068,467	1,068,467	1,068,467	1,068,467	1,068,467	1,068,467	1,068,467	1,068,467	1,068,467
21 Class E (retail - convenience) development	-	£3,815,000	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591
22 Class E (retail - supermarket) development	-	£2,289,000	462,378	462,378	462,378	462,378	462,378	462,378	462,378	462,378	462,378	462,378	462,378
23 Class E (office) development	-	£681,250	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874
24 Class E (office) development	-	£1,362,500	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678
25 Industrial (B2/B8)	-	£25,433,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721
26 Industrial (B2/B8)	-	£1,271,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£596,094	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£894,141	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691
29 Hotel (city centre) 100 rooms	-	£1,192,188	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588
30 Community use/leisure	-	£839,300	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)													
Description	No of units	£4,210,000 PER HA		Residual land values									
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£104,494	255,804	239,993	224,205	208,438	192,695	176,974	161,275	145,599	129,945	114,314	98,704
2 2 Houses	2	£208,988	511,607	479,986	448,408	416,877	385,389	353,948	322,549	291,197	259,890	228,627	197,410
3 5 Houses	5	£522,471	1,279,020	1,199,965	1,121,022	1,042,191	963,474	884,868	806,375	727,994	649,724	571,568	493,524
4 10 houses	10	£1,044,941	2,558,039	2,399,929	2,242,044	2,084,384	1,926,947	1,769,736	1,612,749	1,455,986	1,299,448	1,143,135	987,047
5 30 flats - low density	30	£1,393,255	4,402,186	4,023,503	3,645,359	3,267,753	2,890,688	2,514,162	2,138,177	1,762,730	1,387,824	1,013,456	639,628
6 30 flats - medium density	30	£1,253,930	4,063,216	3,696,383	3,330,072	2,964,285	2,599,020	2,234,279	1,870,060	1,506,365	1,143,191	780,542	418,415
7 30 flats - high density	30	£896,215	3,805,637	3,450,654	3,096,178	2,742,207	2,388,744	2,035,786	1,683,335	1,331,390	979,950	629,018	278,593
8 100 houses	260	£10,449,415	60,273,709	56,449,362	52,630,448	48,816,969	45,008,922	41,206,309	37,409,130	33,610,677	29,812,944	26,020,661	22,233,828
9 100 flats - medium density	100	£4,179,766	12,644,629	11,492,801	10,342,616	9,194,073	8,047,171	6,901,912	5,758,294	4,616,319	3,473,574	2,323,017	1,174,118
10 200 houses	200	£20,898,829	45,001,334	42,231,093	39,464,785	36,702,413	33,943,974	31,189,469	28,438,900	25,692,265	22,949,564	20,210,797	17,475,966
11 200 flats - medium density	200	£8,359,532	22,164,087	20,084,492	18,007,864	15,934,200	13,863,502	11,786,141	9,703,874	7,624,598	5,548,312	3,468,883	1,385,005
12 450 houses	450	£47,022,366	86,438,713	81,122,992	75,814,821	70,514,199	65,211,127	59,935,605	54,657,631	49,387,208	44,124,334	38,869,010	33,611,795
13 450 flats - medium density	450	£18,808,946	43,561,979	39,510,644	35,457,033	31,390,942	27,313,407	23,219,434	19,104,588	14,988,103	10,843,540	6,674,813	2,471,603
14 Student housing - studios 150 units	-	£789,375	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	16,597	769,110	1,521,623
15 Student housing - ensuite 150 units	-	£526,250	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,426,055	931,920	437,784	57,212	558,887	1,060,563
16 Student housing - studios 250 units	-	£1,315,625	9,855,469	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	27,662	1,281,850	2,536,038
17 Student housing - ensuite 250 units	-	£877,083	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	377,606	466,345	1,316,058
18 Student housing - ensuite 300 units	-	£1,052,500	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	453,128	559,614	1,579,268
19 C2 care scheme - flats	60	£1,279,510	3,120,383	2,666,904	2,213,424	1,759,946	1,306,466	852,988	394,050	66,224	532,511	1,004,155	1,478,075
20 Class E (light industrial) development	-	£1,754,167	1,068,467	1,068,467	1,068,467	1,068,467	1,068,467	1,068,467	1,068,467	1,068,467	1,068,467	1,068,467	1,068,467
21 Class E (retail - convenience) development	-	£2,105,000	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591
22 Class E (retail - supermarket) development	-	£1,263,000	462,378	462,378	462,378	462,378	462,378	462,378	462,378	462,378	462,378	462,378	462,378
23 Class E (office) development	-	£375,893	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874
24 Class E (office) development	-	£751,786	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678
25 Industrial (B2/B8)	-	£14,033,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721
26 Industrial (B2/B8)	-	£701,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£328,906	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£493,359	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691
29 Hotel (city centre) 100 rooms	-	£657,813	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588
30 Community use/leisure	-	£463,100	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)													
Description	No of units	£1,610,000 PER HA		Residual land values									
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH

Table 6.3.17: Appraisal results – 80% Social Rent and 20% Shared ownership – sales values of £8,454 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £8,454 psm		AH tenure		Rented 80.0%		SO 20.0%		Frst Hms 0%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)													
Description	No of units	BLV	£7,630,000 PER HA					Residual land values					
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£189,380	292,963	275,268	257,599	239,956	222,336	204,743	187,174	169,631	152,112	134,619	117,151
2 2 Houses	2	£378,760	585,925	550,537	515,198	479,910	444,673	409,435	374,348	339,251	304,224	269,237	234,301
3 5 Houses	5	£946,901	1,464,813	1,376,342	1,287,996	1,199,777	1,111,682	1,023,712	935,870	848,153	760,560	673,094	585,754
4 10 houses	10	£1,893,801	2,929,626	2,752,684	2,575,993	2,399,552	2,223,363	2,047,426	1,871,739	1,696,304	1,521,120	1,346,187	1,171,506
5 30 flats - low density	30	£2,525,068	5,306,460	4,884,117	4,462,376	4,040,619	3,617,567	3,195,121	2,773,280	2,352,043	1,931,412	1,511,385	1,091,965
6 30 flats - medium density	30	£2,272,562	4,944,042	4,534,823	4,124,903	3,714,419	3,304,521	2,895,209	2,486,484	2,078,345	1,670,793	1,263,826	857,446
7 30 flats - high density	30	£1,624,256	4,461,791	4,264,803	3,866,923	3,469,610	3,072,865	2,676,688	2,281,078	1,886,037	1,491,563	1,097,658	704,320
8 100 houses	260	£18,938,013	69,214,513	64,937,026	60,665,614	56,400,279	52,141,019	47,887,835	43,640,728	39,399,692	35,164,735	30,935,854	26,699,778
9 100 flats - medium density	100	£7,575,205	15,423,792	14,138,283	12,849,978	11,560,434	10,272,731	8,986,872	7,702,855	6,420,680	5,140,347	3,861,858	2,576,335
10 200 houses	200	£37,876,026	51,445,729	48,352,330	45,263,322	42,178,706	39,098,483	36,020,225	32,944,356	29,872,884	26,805,812	23,743,139	20,684,864
11 200 flats - medium density	200	£15,150,410	27,269,383	24,939,022	22,603,586	20,271,484	17,942,713	15,617,275	13,295,169	10,969,092	8,633,310	6,300,889	3,965,778
12 450 houses	450	£85,221,058	98,786,881	92,850,354	86,922,256	81,002,587	75,091,347	69,186,938	63,285,987	57,393,472	51,509,398	45,633,762	39,766,564
13 450 flats - medium density	450	£34,088,423	53,430,379	48,901,555	44,379,185	39,853,551	35,318,057	30,773,118	26,214,122	21,626,486	17,008,977	12,376,577	7,714,840
14 Student housing - studios 150 units	-	£1,430,625	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	16,597	769,110	1,521,623
15 Student housing - ensuite 150 units	-	£953,750	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,426,055	931,920	437,784	57,212	558,887	1,080,563
16 Student housing - studios 250 units	-	£2,384,375	9,855,469	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	27,662	1,281,850	2,536,038
17 Student housing - ensuite 250 units	-	£1,589,583	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	377,606	466,345	1,316,058
18 Student housing - ensuite 300 units	-	£1,907,500	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	453,128	559,614	1,579,268
19 C2 care scheme - flats	60	£2,318,922	4,247,335	3,741,776	3,236,217	2,726,312	2,215,987	1,705,663	1,195,339	684,102	167,162	355,074	883,372
20 Class E (light industrial) development	-	£3,179,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467
21 Class E (retail - convenience) development	-	£3,815,000	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591
22 Class E (retail - supermarket) development	-	£2,289,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£681,250	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874
24 Class E (office) development	-	£1,362,500	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678
25 Industrial (B2/B8)	-	£25,433,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721
26 Industrial (B2/B8)	-	£1,271,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£596,094	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£894,141	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691
29 Hotel (city centre) 100 rooms	-	£1,192,188	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588
30 Community use/leisure	-	£839,300	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)													
Description	No of units	BLV	£4,210,000 PER HA					Residual land values					
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£104,494	292,963	275,268	257,599	239,956	222,336	204,743	187,174	169,631	152,112	134,619	117,151
2 2 Houses	2	£208,988	585,925	550,537	515,198	479,910	444,673	409,435	374,348	339,251	304,224	269,237	234,301
3 5 Houses	5	£522,471	1,464,813	1,376,342	1,287,996	1,199,777	1,111,682	1,023,712	935,870	848,153	760,560	673,094	585,754
4 10 houses	10	£1,044,941	2,929,626	2,752,684	2,575,993	2,399,552	2,223,363	2,047,426	1,871,739	1,696,304	1,521,120	1,346,187	1,171,506
5 30 flats - low density	30	£1,393,255	5,306,460	4,884,117	4,462,376	4,040,619	3,617,567	3,195,121	2,773,280	2,352,043	1,931,412	1,511,385	1,091,965
6 30 flats - medium density	30	£1,253,930	4,944,042	4,534,823	4,124,903	3,714,419	3,304,521	2,895,209	2,486,484	2,078,345	1,670,793	1,263,826	857,446
7 30 flats - high density	30	£896,215	4,461,791	4,264,803	3,866,923	3,469,610	3,072,865	2,676,688	2,281,078	1,886,037	1,491,563	1,097,658	704,320
8 100 houses	260	£10,449,415	69,214,513	64,937,026	60,665,614	56,400,279	52,141,019	47,887,835	43,640,728	39,399,692	35,164,735	30,935,854	26,699,778
9 100 flats - medium density	100	£4,179,766	15,423,792	14,138,283	12,849,978	11,560,434	10,272,731	8,986,872	7,702,855	6,420,680	5,140,347	3,861,858	2,576,335
10 200 houses	200	£20,898,829	51,445,729	48,352,330	45,263,322	42,178,706	39,098,483	36,020,225	32,944,356	29,872,884	26,805,812	23,743,139	20,684,864
11 200 flats - medium density	200	£8,359,532	27,269,383	24,939,022	22,603,586	20,271,484	17,942,713	15,617,275	13,295,169	10,969,092	8,633,310	6,300,889	3,965,778
12 450 houses	450	£47,022,366	98,786,881	92,850,354	86,922,256	81,002,587	75,091,347	69,186,938	63,285,987	57,393,472	51,509,398	45,633,762	39,766,564
13 450 flats - medium density	450	£18,808,946	53,430,379	48,901,555	44,379,185	39,853,551	35,318,057	30,773,118	26,214,122	21,626,486	17,008,977	12,376,577	7,714,840
14 Student housing - studios 150 units	-	£789,375	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	16,597	769,110	1,521,623
15 Student housing - ensuite 150 units	-	£526,250	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,426,055	931,920	437,784	57,212	558,887	1,080,563
16 Student housing - studios 250 units	-	£1,315,625	9,855,469	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	27,662	1,281,850	2,536,038
17 Student housing - ensuite 250 units	-	£877,083	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	377,606	466,345	1,316,058
18 Student housing - ensuite 300 units	-	£1,052,500	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	453,128	559,614	1,579,268
19 C2 care scheme - flats	60	£1,279,510	4,247,335	3,741,776	3,236,217	2,726,312	2,215,987	1,705,663	1,195,339	684,102	167,162	355,074	883,372
20 Class E (light industrial) development	-	£1,754,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467
21 Class E (retail - convenience) development	-	£2,105,000	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591
22 Class E (retail - supermarket) development	-	£1,263,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£375,893	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874
24 Class E (office) development	-	£751,786	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678
25 Industrial (B2/B8)	-	£14,033,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721
26 Industrial (B2/B8)	-	£701,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£328,906	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£493,359	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691
29 Hotel (city centre) 100 rooms	-	£657,813	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588
30 Community use/leisure	-	£463,100	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)												
Description	No of units	BLV	£1,610,000 PER HA					Residual land values				
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30%			

Table 6.3.18: Appraisal results – 80% Social Rent and 20% Shared ownership – sales values of £9,068 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN		Sales value £9,068 psm		AH tenure		Rented 80.0%		SO 20.0%		Frst Hms 0%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)													
Description	No of units	£7,630,000 PER HA		Residual land values									
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£189,380	330,122	310,544	290,994	271,472	251,978	232,512	213,073	193,662	174,279	154,924	135,597
2 Houses	2	£378,760	660,243	621,088	581,988	542,944	503,956	465,023	426,146	387,324	348,559	309,848	271,193
3 Houses	5	£946,901	1,650,607	1,552,719	1,454,970	1,357,361	1,259,890	1,162,558	1,065,366	968,311	871,396	774,620	677,983
4 Houses	10	£1,893,801	3,301,215	3,105,439	2,909,942	2,714,721	2,519,779	2,325,116	2,130,730	1,936,622	1,742,792	1,549,240	1,355,966
5 30 flats - low density	30	£2,525,068	6,209,278	5,741,178	5,273,744	4,806,976	4,340,875	3,875,441	3,408,383	2,943,357	2,478,001	2,012,316	1,546,301
6 30 flats - medium density	30	£2,272,562	5,820,305	5,366,676	4,913,691	4,461,354	4,009,661	3,558,139	3,107,908	2,657,326	2,206,393	1,755,111	1,303,979
7 30 flats - high density	30	£1,624,256	5,511,501	5,072,341	4,633,807	4,195,898	3,758,986	3,321,590	2,878,823	2,440,685	2,003,176	1,566,298	1,130,048
8 100 houses	260	£18,938,013	78,155,318	73,424,691	68,700,782	63,983,589	59,273,116	54,569,360	49,872,321	45,182,000	40,498,397	35,821,512	31,151,345
9 100 flats - medium density	100	£7,575,205	18,187,890	16,762,291	15,338,722	13,917,183	12,497,675	11,071,832	9,647,415	8,225,041	6,804,709	5,386,420	3,970,175
10 200 houses	200	£37,876,026	97,885,844	94,466,045	91,051,101	87,641,010	84,235,775	80,835,395	77,439,869	74,049,199	70,662,060	67,275,480	63,893,761
11 200 flats - medium density	200	£15,150,410	32,335,397	29,753,752	27,175,783	24,601,492	22,021,924	19,438,781	16,859,338	14,283,594	11,711,551	9,126,761	6,538,947
12 450 houses	450	£85,221,058	111,131,561	104,569,377	98,016,510	91,472,957	84,938,721	78,413,800	71,898,195	65,391,906	58,894,462	52,398,514	45,911,893
13 450 flats - medium density	450	£34,088,423	63,209,184	58,205,976	53,209,893	48,219,615	43,219,939	38,213,422	33,192,463	28,160,643	23,102,107	18,000,720	12,876,924
14 Student housing - studios 150 units	-	£1,430,625	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	16,597	769,110	1,521,623
15 Student housing - ensuite 150 units	-	£953,750	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,426,055	931,920	437,784	57,212	558,887	1,060,583
16 Student housing - studios 250 units	-	£2,384,375	9,855,469	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	27,662	1,281,850	2,536,038
17 Student housing - ensuite 250 units	-	£1,589,583	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	377,606	466,345	1,316,058
18 Student housing - ensuite 300 units	-	£1,907,500	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	453,128	559,614	1,579,268
19 C2 care scheme - flats	60	£2,318,922	5,371,074	4,809,328	4,247,583	3,685,836	3,124,091	2,558,340	1,991,170	1,424,001	856,832	284,312	294,677
20 Class E (light industrial) development	-	£3,179,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467
21 Class E (retail - convenience) development	-	£3,815,000	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591
22 Class E (retail - supermarket) development	-	£2,289,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£681,250	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874
24 Class E (office) development	-	£1,362,500	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678
25 Industrial (B2/B8)	-	£25,433,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721
26 Industrial (B2/B8)	-	£1,271,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£596,094	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£894,141	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691
29 Hotel (city centre) 100 rooms	-	£1,192,188	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588
30 Community use/leisure	-	£39,300	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)													
Description	No of units	£4,210,000 PER HA		Residual land values									
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£104,494	330,122	310,544	290,994	271,472	251,978	232,512	213,073	193,662	174,279	154,924	135,597
2 Houses	2	£208,988	660,243	621,088	581,988	542,944	503,956	465,023	426,146	387,324	348,559	309,848	271,193
3 Houses	5	£522,471	1,650,607	1,552,719	1,454,970	1,357,361	1,259,890	1,162,558	1,065,366	968,311	871,396	774,620	677,983
4 Houses	10	£1,044,941	3,301,215	3,105,439	2,909,942	2,714,721	2,519,779	2,325,116	2,130,730	1,936,622	1,742,792	1,549,240	1,355,966
5 30 flats - low density	30	£1,393,255	6,209,278	5,741,178	5,273,744	4,806,976	4,340,875	3,875,441	3,408,383	2,943,357	2,478,001	2,012,316	1,546,301
6 30 flats - medium density	30	£1,253,930	5,820,305	5,366,676	4,913,691	4,461,354	4,009,661	3,558,139	3,107,908	2,657,326	2,206,393	1,755,111	1,303,979
7 30 flats - high density	30	£896,215	5,511,501	5,072,341	4,633,807	4,195,898	3,758,986	3,321,590	2,878,823	2,440,685	2,003,176	1,566,298	1,130,048
8 100 houses	260	£10,449,415	78,155,318	73,424,691	68,700,782	63,983,589	59,273,116	54,569,360	49,872,321	45,182,000	40,498,397	35,821,512	31,151,345
9 100 flats - medium density	100	£4,179,766	18,187,890	16,762,291	15,338,722	13,917,183	12,497,675	11,071,832	9,647,415	8,225,041	6,804,709	5,386,420	3,970,175
10 200 houses	200	£20,898,829	57,885,844	54,466,045	51,051,101	47,641,010	44,235,775	40,835,395	37,439,869	34,049,199	30,662,060	27,275,480	23,893,761
11 200 flats - medium density	200	£8,359,532	32,335,397	29,753,752	27,175,783	24,601,492	22,021,924	19,438,781	16,859,338	14,283,594	11,711,551	9,126,761	6,538,947
12 450 houses	450	£47,022,366	111,131,561	104,569,377	98,016,510	91,472,957	84,938,721	78,413,800	71,898,195	65,391,906	58,894,462	52,398,514	45,911,893
13 450 flats - medium density	450	£18,808,946	63,209,184	58,205,976	53,209,893	48,219,615	43,219,939	38,213,422	33,192,463	28,160,643	23,102,107	18,000,720	12,876,924
14 Student housing - studios 150 units	-	£789,375	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	16,597	769,110	1,521,623
15 Student housing - ensuite 150 units	-	£526,250	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,426,055	931,920	437,784	57,212	558,887	1,060,583
16 Student housing - studios 250 units	-	£1,315,625	9,855,469	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	27,662	1,281,850	2,536,038
17 Student housing - ensuite 250 units	-	£877,083	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	377,606	466,345	1,316,058
18 Student housing - ensuite 300 units	-	£1,052,500	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	453,128	559,614	1,579,268
19 C2 care scheme - flats	60	£1,279,510	5,371,074	4,809,328	4,247,583	3,685,836	3,124,091	2,558,340	1,991,170	1,424,001	856,832	284,312	294,677
20 Class E (light industrial) development	-	£1,754,167	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467	1,088,467
21 Class E (retail - convenience) development	-	£2,105,000	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591
22 Class E (retail - supermarket) development	-	£1,263,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£375,893	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874	3,983,874
24 Class E (office) development	-	£751,786	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678	8,362,678
25 Industrial (B2/B8)	-	£14,033,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721
26 Industrial (B2/B8)	-	£701,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£328,906	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£493,359	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691
29 Hotel (city centre) 100 rooms	-	£657,813	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588
30 Community use/leisure	-	£463,100	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)													
Description	No of units	£1,610,000 PER HA		Residual land values									
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30				

- 6.9 Emerging policy S4 ('Viability Considerations') provides sufficient flexibility for schemes that are unable to meet the full 40% affordable housing requirement to provide alternative tenure mixes and (as a last resort) a reduced percentage upon submission and interrogation of a scheme-specific viability assessment. Taking the two policies (H2 and S4) together will help the Council to secure the maximum amount of affordable housing while also ensuring that sites are not prevented from coming forward.
- 6.10 As noted above, we have tested two affordable housing tenure mixes (70% social rent, 5% shared ownership and 25% First Homes; and 80% shared ownership and 20% shared ownership, reflecting the emerging policy requirement). While the impact of this change in tenure mix varies between individual schemes, the average change in residual land value across all 13 residential development scenarios is 5%. This is sufficiently small in scale to conclude that the impact will not be material.

Policy H5 (employer-linked housing developments)

- 6.11 Emerging policy H5 indicates that the Council intends to adopt an approach which allows employers to develop land within their ownership (and identified in the Plan) for use as staff accommodation, let at discounted rents or sold on shared ownership terms, secured through a legal agreement. The emerging policy indicates that it is likely that this approach will be applied selectively and be applied to developments that would not otherwise have come forward for residential development (e.g. land within operational campuses).
- 6.12 The emerging policy is not prescriptive on rent levels for employer-linked housing. The Council is keen to understand the capacity of such sites to provide an element of social rented housing, in addition to housing for staff. Clearly this will be heavily dependent upon the rent levels/shared ownership costs that the developing employer considers will be required by the staff they are seeking to house. These rent levels could, in some cases be set at levels equivalent to social rents, if employers are seeking to house very low paid workers (e.g. student nurses, porters etc).
- 6.13 We have re-run the appraisals assuming that they are delivered as 100% shared ownership schemes, as a proxy for the approach that employers might take. The total housing costs (combined mortgage and rent) are likely to be equivalent to an intermediate rent that employers might charge.
- 6.14 As employers will be developing the housing on their own land, the schemes would not be brought forward as a speculative development, but as a business tool to aid recruitment and retention of key staff. Consequently, we would not expect developments to generate a residual land value. The appraisals do, however, include a developer's profit of 6%, which is equivalent to the rate of profit applied to affordable housing in our other appraisals.
- 6.15 The value of shared ownership housing is linked to private housing values to a degree, but this link becomes weaker when house prices increase towards the top end of the City range. This is because employers will wish to house lower income households who are the most difficult to recruit workers and maintaining a direct link between rents/housing costs and market values will render the housing unaffordable.
- 6.16 Table 6.16.1 summarises the residual land values generated by medium density flatted schemes (30, 100 and 200 units) assuming 100% shared ownership housing. We have then converted a percentage of the units from shared ownership to social rented until the residual land value reduces to zero. As can be noted, schemes would in principle be able to provide between 16.5% and 39.4% of units as social rent. In the higher end of the market price range, the percentage of viable social rent decreases as the appraisals assume higher build costs to reflect the additional requirements of schemes in the City centre.

Table 6.16.1: Potential social rented housing in employer-linked housing developments

Scheme description	Market value per square metre / residual land values (£m)								
	£4,156	£4,770	£5,384	£5,998	£6,612	£7,226	£7,840	£8,454	£9,068
30 flats (all SO)	-£0.188	£0.486	£1.149	£1.505	£1.505	£1.505	£0.639	£0.639	£0.639
30 flats (incl SR)	-£0.188	£0.000	£0.000	£0.000	£0.000	£0.000	£0.000	£0.000	£0.000

Scheme description	Market value per square metre / residual land values (£m)								
		17.30%	33.10%	39.40%	39.40%	39.40%	16.70%	16.70%	16.70%
% of social rent to deliver zero residual land value	n/a	17.30%	33.10%	39.40%	39.40%	39.40%	16.70%	16.70%	16.70%
100 flats (all SO)	-£0.634	£1.559	£3.698	£4.849	£4.849	£4.849	£2.053	£2.053	£2.053
100 flats (incl SR)	-£0.634	£0.000	£0.000	£0.000	£0.000	£0.000	£0.000	£0.000	£0.000
% of social rent to deliver zero residual land value	n/a	17.10%	33.00%	39.30%	39.30%	39.30%	16.60%	16.60%	16.60%
200 flats (all SO)	-£1.253	£2.923	£6.934	£9.092	£9.092	£9.092	£3.850	£3.850	£3.850
200 flats (incl SR)	-£1.253	£0.000	£0.000	£0.000	£0.000	£0.000	£0.000	£0.000	£0.000
% of social rent to deliver zero residual land value	n/a	17%	32.90%	39.20%	39.20%	39.20%	16.50%	16.50%	16.50%

- 6.17 Table 6.16.1 summarises the residual land values generated by medium density flatted schemes (30, 100 and 200 units) assuming 100% shared ownership housing. We have then converted a percentage of the units from shared ownership to social rented until the residual land value reduces to zero. As can be noted, schemes would in principle be able to provide between 16.5% and 39.4% of units as social rent. In the higher end of the market price range, the percentage of viable social rent decreases as the appraisals assume higher build costs to reflect the additional requirements of schemes in the City centre.
- 6.18 If the City wishes to seek a fixed percentage of social rented housing from all employer-led staff accommodation schemes, this would need to be set at the lowest viable level (i.e. 16.5%). For reasons of ease of management, it would be impractical for the social rented housing to be occupied by non-staff members. These units could therefore be occupied by staff on the lowest salaries, while other units with higher rents (or housing costs) occupied by those on intermediate salaries, but still unable to access market housing without some form of subsidy.

Financial contributions from student housing

- 6.19 Emerging Policy H3 seeks financial contributions or on-site provision of affordable housing from student housing developments. On-site affordable housing could be in the form of affordable student accommodation, or 'traditional' affordable housing, although the latter gives rise to significant practical issues. In particular, this would result in two very different and potentially incompatible types of tenant being accommodated in the same developments and also result in college campuses accommodating people who have no functional link to the University. Furthermore, provision on traditional affordable housing on student development site would reduce the amount of floorspace available to meet the needs of students. Financial contributions in lieu of affordable housing or provision of affordable student housing are therefore likely to be the most practical policy options.
- 6.20 We have therefore tested the provision of varying percentages of affordable student accommodation, assumed to be let at rents that do not exceed 50% of the annual maintenance loan available to undergraduates studying in Oxford (£9,706 for the academic year 2022/23).
- 6.21 The results summarised in tables 6.21.1 and 6.21.2 (see also Appendix 8) indicate that student housing developments would be able to incorporate an element of affordable rooms (up to 50% in most cases). Alternatively, student housing developments could fund payments in lieu towards 'traditional' affordable housing ranging from £20,795 to £44,547 per room, outside the City Centre and £15,078 to £38,629 in the City Centre. The potential range of payments in lieu is lower in the City Centre due to the higher build costs assumed in the appraisals.
- 6.22 Clearly the amount of 'surplus' residual land value (in excess of Benchmark Land Values) will vary between sites and depend on the precise rental amounts charged for each scheme (which will also vary). It is therefore unlikely that a fixed amount per unit would both (a) maximise potential receipts while also (b) be viable in all circumstances. There are several options for securing payments in lieu, which will achieve these objectives to varying degrees.

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

OXFORD CITY COUNCIL - LOCAL PLAN

Outside City Centre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
14 Student housing - studios 150 units	150	£2,452,500	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	-	215,721
15 Student housing - ensuite 150 units	150	£1,635,000	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	-	189,961
16 Student housing - studios 250 units	250	£4,087,500	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	-	359,534
17 Student housing - ensuite 250 units	250	£2,725,000	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	-	115,361
18 Student housing - ensuite 300 units	300	£3,270,000	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	-	138,433

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
14 Student housing - studios 150 units	150	£1,353,214	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	-	215,721
15 Student housing - ensuite 150 units	150	£902,143	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	-	189,961
16 Student housing - studios 250 units	250	£2,255,357	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	-	359,534
17 Student housing - ensuite 250 units	250	£1,503,571	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	-	115,361
18 Student housing - ensuite 300 units	300	£1,804,286	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	-	138,433

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
14 Student housing - studios 150 units	150	£517,500	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	-	215,721
15 Student housing - ensuite 150 units	150	£345,000	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	-	189,961
16 Student housing - studios 250 units	250	£862,500	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	-	359,534
17 Student housing - ensuite 250 units	250	£575,000	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	-	115,361
18 Student housing - ensuite 300 units	300	£690,000	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	-	138,433

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
14 Student housing - studios 150 units	150	£118,929	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	-	215,721
15 Student housing - ensuite 150 units	150	£79,286	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	-	189,961
16 Student housing - studios 250 units	250	£198,214	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	-	359,534
17 Student housing - ensuite 250 units	250	£132,143	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	-	115,361
18 Student housing - ensuite 300 units	300	£158,571	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	-	138,433

Potential payments in lieu

Outside City Centre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Description	PIL per unit
14 Student housing - studios 150 units	31,647
15 Student housing - ensuite 150 units	20,795
16 Student housing - studios 250 units	31,647
17 Student housing - ensuite 250 units	23,039
18 Student housing - ensuite 300 units	23,039

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	PIL per unit
14 Student housing - studios 150 units	38,976
15 Student housing - ensuite 150 units	25,681
16 Student housing - studios 250 units	38,976
17 Student housing - ensuite 250 units	27,925
18 Student housing - ensuite 300 units	27,925

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Description	PIL per unit
14 Student housing - studios 150 units	44,547
15 Student housing - ensuite 150 units	29,395
16 Student housing - studios 250 units	44,547
17 Student housing - ensuite 250 units	31,639
18 Student housing - ensuite 300 units	31,639

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Description	PIL per unit
14 Student housing - studios 150 units	47,204
15 Student housing - ensuite 150 units	31,166
16 Student housing - studios 250 units	47,204
17 Student housing - ensuite 250 units	33,411
18 Student housing - ensuite 300 units	33,411

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

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

City Centre

Description	No of units	BLV	Residual land values													
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
14 Student housing - studios 150 units	150	£2,452,500	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	-	16,597	-	769,110	-	1,521,623
15 Student housing - ensuite 150 units	150	£1,635,000	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,426,055	931,920	437,784	-	57,212	-	558,887	-	1,060,563
16 Student housing - studios 250 units	250	£4,087,500	9,855,489	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	-	27,662	-	1,281,850	-	2,536,038
17 Student housing - ensuite 250 units	250	£2,725,000	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	-	377,606	-	466,345	-	1,316,058
18 Student housing - ensuite 300 units	300	£3,270,000	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	-	453,128	-	559,614	-	1,579,266

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£4,210,000 PER HA

Description	No of units	BLV	Residual land values													
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
14 Student housing - studios 150 units	150	£1,353,214	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	-	16,597	-	769,110	-	1,521,623
15 Student housing - ensuite 150 units	150	£902,143	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,426,055	931,920	437,784	-	57,212	-	558,887	-	1,060,563
16 Student housing - studios 250 units	250	£2,255,357	9,855,489	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	-	27,662	-	1,281,850	-	2,536,038
17 Student housing - ensuite 250 units	250	£1,503,571	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	-	377,606	-	466,345	-	1,316,058
18 Student housing - ensuite 300 units	300	£1,804,286	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	-	453,128	-	559,614	-	1,579,266

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

£1,610,000

Description	No of units	BLV	Residual land values													
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
14 Student housing - studios 150 units	150	£517,500	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	-	16,597	-	769,110	-	1,521,623
15 Student housing - ensuite 150 units	150	£345,000	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,426,055	931,920	437,784	-	57,212	-	558,887	-	1,060,563
16 Student housing - studios 250 units	250	£862,500	9,855,489	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	-	27,662	-	1,281,850	-	2,536,038
17 Student housing - ensuite 250 units	250	£575,000	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	-	377,606	-	466,345	-	1,316,058
18 Student housing - ensuite 300 units	300	£690,000	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	-	453,128	-	559,614	-	1,579,266

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

£370,000

Description	No of units	BLV	Residual land values													
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
14 Student housing - studios 150 units	150	£118,929	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	-	16,597	-	769,110	-	1,521,623
15 Student housing - ensuite 150 units	150	£79,286	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,426,055	931,920	437,784	-	57,212	-	558,887	-	1,060,563
16 Student housing - studios 250 units	250	£198,214	9,855,489	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	-	27,662	-	1,281,850	-	2,536,038
17 Student housing - ensuite 250 units	250	£132,143	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	-	377,606	-	466,345	-	1,316,058
18 Student housing - ensuite 300 units	300	£158,571	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	-	453,128	-	559,614	-	1,579,266

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

City Centre

Description	PIL per unit
14 Student housing - studios 150 units	23,072
15 Student housing - ensuite 150 units	15,078
16 Student housing - studios 250 units	23,072
17 Student housing - ensuite 250 units	17,393
18 Student housing - ensuite 300 units	17,393

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	PIL per unit
14 Student housing - studios 150 units	30,400
15 Student housing - ensuite 150 units	19,964
16 Student housing - studios 250 units	30,400
17 Student housing - ensuite 250 units	22,278
18 Student housing - ensuite 300 units	22,278

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Description	PIL per unit
14 Student housing - studios 150 units	35,972
15 Student housing - ensuite 150 units	23,678
16 Student housing - studios 250 units	35,972
17 Student housing - ensuite 250 units	25,993
18 Student housing - ensuite 300 units	25,993

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Description	PIL per unit
14 Student housing - studios 150 units	38,629
15 Student housing - ensuite 150 units	25,450
16 Student housing - studios 250 units	38,629
17 Student housing - ensuite 250 units	27,764
18 Student housing - ensuite 300 units	27,764

- 6.23 There are three main approaches to calculating payments in lieu⁸. The first is to run a hypothetical appraisal of the scheme incorporating the required level of affordable housing as on-site units, which is then compared to an appraisal of the same scheme, but with all units provided as private housing. The difference between the two residual land values would equate to the payment in lieu, leaving the Applicant no better and no worse off in comparison to on-site delivery. This approach is applied by many authorities, some of whom⁹ provide a simple residual valuation tool which applicants can complete to determine both the viable affordable housing percentage and the equivalent payment in lieu.
- 6.24 The second approach is to adopt a formulaic approach to calculating a payment in lieu which does not require any appraisals of the development proposal. The formula determines the uplift in value arising from the affordable housing not being physically provided on-site, in the same way as the first approach, but the calculations are more high level. The formula would be structured broadly as follows:

Formula for calculating payments in lieu

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

X = the Payment in lieu

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

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

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

D = Additional developer costs (the difference between the profit applied to market housing and affordable housing; and marketing costs on the affordable units converted to private housing¹⁰)

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

Contributions towards affordable housing from extra care schemes

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

⁸ In principle, these approaches can be used for affordable housing contributions on student housing or general housing developments, subject to deploying appropriate inputs or assumptions.

⁹ See for example Richmond Upon Thames – small sites calculator
https://www.richmond.gov.uk/media/11603/annex_e_step_by_step_guide.pdf

¹⁰ Developer's profit is typically applied at between 17-20% of GDV on private housing and 6% on the affordable housing, so the increased profit arising from converting a unit from private to affordable housing would be 11% to 14% (i.e. 17% or 20% less 6%).

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

- 6.28 The results summarised in Table 6.28.1 (see also Appendix 9) indicate that older person's housing developments would be able to absorb payments in lieu towards 'traditional' affordable housing ranging from £1,980 to £87,644 per unit, depending on existing use value and sales values (within the City-wide range of £4,156 to £9,068 per square metre).
- 6.29 Clearly the amount of 'surplus' residual land value (in excess of Benchmark Land Values) will vary between sites and depend on the precise rental amounts charged for each scheme (which will also vary). It is therefore unlikely that a fixed amount per unit would both (a) maximise potential receipts while also (b) be viable in all circumstances. The same options considered above in relation to securing payments in lieu on student housing developments would apply equally to older person's housing schemes.

Affordable Workspace floorspace

- 6.30 Emerging Policy E3 indicates that the Council will support the provision of affordable workspace within major developments as part of Community Employment Plans. However, this will not be a mandatory requirement. We have tested the viability of affordable workspace across all the Class E office/R&D and light industrial floorspace typologies. The Policy does not provide any indication of the amount of floorspace to be discounted; the percentage discount to be sought; nor the length of time over which the discount will run, as these will presumably be determined through discussion on individual applications. We have therefore tested provision of 10% of floorspace as affordable (in line with affordable workspace policies adopted by other authorities) at a 25% and 50% discount to market rent in perpetuity.
- 6.31 Our appraisals incorporating the affordable floorspace requirement are summarised in Table 6.31 (see also Appendix 10). This compares the residual land values with no affordable workspace (the 'base' appraisal) to two potential levels of discount (25% and 50% of market rent).
- 6.32 Outside the City Centre, light industrial developments generate higher residual land values than secondary industrial and undeveloped land benchmark land values. After the introduction of a 25% or 50% discount on 10% of the floorspace, the residual land values would fall by 10% to 19%, but would remain higher than the two lowest benchmark land values. In contrast, office/R&D developments would generate negative residual land values and are therefore unlikely to come forward.
- 6.33 In the City Centre, the results for light industrial developments would be similar to those outside the City Centre and they would be viable with a discount of up to 50% on 10% of the floorspace when brought forward on the two lower value benchmark land values.
- 6.34 The residual land values generated by office/R&D developments in the City Centre would exceed all four benchmark land values. Although the introduction of an affordable workspace requirement of a 50% discount to market rents applied to 10% of floorspace would reduce the residual land values by 8% to 15%, they would remain well above the benchmark land values.
- 6.35 Where scheme viability is marginal, affordable floorspace requirements *may* have a much more significant impact on residual land values than those shown above and the policy may need to be applied flexibly in these circumstances. Any policy adopted should therefore provide clarity on the flexible nature of the policy and that lower discounts (or quanta of floorspace to which a discount is applied) may be accepted on the basis of a proven viability case. The policy may also need to make provision for a late stage review of viability of the workspace to test whether a payment in lieu is possible after construction and sale of the Affordable workspace element.

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

OXFORD CITY COUNCIL - LOCAL PLAN

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Value psm	Description	No of units	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
£9,068	C2 care scheme - flats	60	£2,318,922	5,371,074	4,839,635	4,308,195	3,776,756	3,245,317	2,709,237	2,172,248	1,635,258	1,098,269	557,060	12,804
£8,454	C2 care scheme - flats	60	£2,318,922	4,247,335	3,772,083	3,296,830	2,816,851	2,336,707	1,856,562	1,376,418	896,239	409,624	78,165	572,204
£7,840	C2 care scheme - flats	60	£2,318,922	3,120,383	2,697,084	2,273,785	1,850,485	1,427,186	1,003,886	575,882	146,907	286,370	723,754	1,166,518
£7,226	C2 care scheme - flats	60	£2,318,922	3,663,116	3,300,238	2,937,359	2,572,757	2,206,302	1,839,848	1,473,393	1,106,939	740,485	369,314	2,049
£6,612	C2 care scheme - flats	60	£2,318,922	2,535,219	2,218,995	1,902,772	1,586,549	1,270,325	954,102	636,137	315,744	4,720	330,001	657,869
£5,998	C2 care scheme - flats	60	£2,318,922	1,398,317	1,128,329	858,340	585,171	311,669	38,168	238,925	516,599	798,690	1,081,031	1,363,371
£5,384	C2 care scheme - flats	60	£2,318,922	252,857	24,828	206,302	437,810	671,030	906,444	1,141,857	1,377,270	1,612,684	1,848,098	2,083,511
£4,770	C2 care scheme - flats	60	£2,318,922	918,781	1,108,525	1,298,269	1,488,014	1,677,759	1,867,504	2,057,248	2,246,993	2,436,738	2,626,483	2,816,227
£4,156	C2 care scheme - flats	60	£2,318,922	2,108,186	2,252,262	2,396,337	2,540,413	2,684,489	2,828,565	2,972,640	3,116,716	3,260,792	3,404,868	3,548,943

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Value psm	Description	No of units	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
£9,068	C2 care scheme - flats	60	£1,279,510	5,371,074	4,839,635	4,308,195	3,776,756	3,245,317	2,709,237	2,172,248	1,635,258	1,098,269	557,060	12,804
£8,454	C2 care scheme - flats	60	£1,279,510	4,247,335	3,772,083	3,296,830	2,816,851	2,336,707	1,856,562	1,376,418	896,239	409,624	78,165	572,204
£7,840	C2 care scheme - flats	60	£1,279,510	3,120,383	2,697,084	2,273,785	1,850,485	1,427,186	1,003,886	575,882	146,907	286,370	723,754	1,166,518
£7,226	C2 care scheme - flats	60	£1,279,510	3,663,116	3,300,238	2,937,359	2,572,757	2,206,302	1,839,848	1,473,393	1,106,939	740,485	369,314	2,049
£6,612	C2 care scheme - flats	60	£1,279,510	2,535,219	2,218,995	1,902,772	1,586,549	1,270,325	954,102	636,137	315,744	4,720	330,001	657,869
£5,998	C2 care scheme - flats	60	£1,279,510	1,398,317	1,128,329	858,340	585,171	311,669	38,168	238,925	516,599	798,690	1,081,031	1,363,371
£5,384	C2 care scheme - flats	60	£1,279,510	252,857	24,828	206,302	437,810	671,030	906,444	1,141,857	1,377,270	1,612,684	1,848,098	2,083,511
£4,770	C2 care scheme - flats	60	£1,279,510	918,781	1,108,525	1,298,269	1,488,014	1,677,759	1,867,504	2,057,248	2,246,993	2,436,738	2,626,483	2,816,227
£4,156	C2 care scheme - flats	60	£1,279,510	2,108,186	2,252,262	2,396,337	2,540,413	2,684,489	2,828,565	2,972,640	3,116,716	3,260,792	3,404,868	3,548,943

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Value psm	Description	No of units	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
£9,068	C2 care scheme - flats	60	£486,314	5,371,074	4,839,635	4,308,195	3,776,756	3,245,317	2,709,237	2,172,248	1,635,258	1,098,269	557,060	12,804
£8,454	C2 care scheme - flats	60	£486,314	4,247,335	3,772,083	3,296,830	2,816,851	2,336,707	1,856,562	1,376,418	896,239	409,624	78,165	572,204
£7,840	C2 care scheme - flats	60	£486,314	3,120,383	2,697,084	2,273,785	1,850,485	1,427,186	1,003,886	575,882	146,907	286,370	723,754	1,166,518
£7,226	C2 care scheme - flats	60	£486,314	3,663,116	3,300,238	2,937,359	2,572,757	2,206,302	1,839,848	1,473,393	1,106,939	740,485	369,314	2,049
£6,612	C2 care scheme - flats	60	£486,314	2,535,219	2,218,995	1,902,772	1,586,549	1,270,325	954,102	636,137	315,744	4,720	330,001	657,869
£5,998	C2 care scheme - flats	60	£486,314	1,398,317	1,128,329	858,340	585,171	311,669	38,168	238,925	516,599	798,690	1,081,031	1,363,371
£5,384	C2 care scheme - flats	60	£486,314	252,857	24,828	206,302	437,810	671,030	906,444	1,141,857	1,377,270	1,612,684	1,848,098	2,083,511
£4,770	C2 care scheme - flats	60	£486,314	918,781	1,108,525	1,298,269	1,488,014	1,677,759	1,867,504	2,057,248	2,246,993	2,436,738	2,626,483	2,816,227
£4,156	C2 care scheme - flats	60	£486,314	2,108,186	2,252,262	2,396,337	2,540,413	2,684,489	2,828,565	2,972,640	3,116,716	3,260,792	3,404,868	3,548,943

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Value psm	Description	No of units	BLV	Residual land values										
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
£9,068	C2 care scheme - flats	60	£112,451	5,371,074	4,839,635	4,308,195	3,776,756	3,245,317	2,709,237	2,172,248	1,635,258	1,098,269	557,060	12,804
£8,454	C2 care scheme - flats	60	£112,451	4,247,335	3,772,083	3,296,830	2,816,851	2,336,707	1,856,562	1,376,418	896,239	409,624	78,165	572,204
£7,840	C2 care scheme - flats	60	£112,451	3,120,383	2,697,084	2,273,785	1,850,485	1,427,186	1,003,886	575,882	146,907	286,370	723,754	1,166,518
£7,226	C2 care scheme - flats	60	£112,451	3,663,116	3,300,238	2,937,359	2,572,757	2,206,302	1,839,848	1,473,393	1,106,939	740,485	369,314	2,049
£6,612	C2 care scheme - flats	60	£112,451	2,535,219	2,218,995	1,902,772	1,586,549	1,270,325	954,102	636,137	315,744	4,720	330,001	657,869
£5,998	C2 care scheme - flats	60	£112,451	1,398,317	1,128,329	858,340	585,171	311,669	38,168	238,925	516,599	798,690	1,081,031	1,363,371
£5,384	C2 care scheme - flats	60	£112,451	252,857	24,828	206,302	437,810	671,030	906,444	1,141,857	1,377,270	1,612,684	1,848,098	2,083,511
£4,770	C2 care scheme - flats	60	£112,451	918,781	1,108,525	1,298,269	1,488,014	1,677,759	1,867,504	2,057,248	2,246,993	2,436,738	2,626,483	2,816,227
£4,156	C2 care scheme - flats	60	£112,451	2,108,186	2,252,262	2,396,337	2,540,413	2,684,489	2,828,565	2,972,640	3,116,716	3,260,792	3,404,868	3,548,943

Potential payments in lieu

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Value psm	Description	PIL per unit
£9,068	C2 care scheme - flats	50,869
£8,454	C2 care scheme - flats	32,140
£7,840	C2 care scheme - flats	13,358
£7,226	C2 care scheme - flats	22,403
£6,612	C2 care scheme - flats	3,605
£5,998	C2 care scheme - flats	-
£5,384	C2 care scheme - flats	-
£4,770	C2 care scheme - flats	-
£4,156	C2 care scheme - flats	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Value psm	Description	PIL per unit
£9,068	C2 care scheme - flats	68,193
£8,454	C2 care scheme - flats	49,464
£7,840	C2 care scheme - flats	30,681
£7,226	C2 care scheme - flats	39,727
£6,612	C2 care scheme - flats	20,928
£5,998	C2 care scheme - flats	1,980
£5,384	C2 care scheme - flats	-
£4,770	C2 care scheme - flats	-
£4,156	C2 care scheme - flats	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Value psm	Description	PIL per unit
£9,068	C2 care scheme - flats	81,413
£8,454	C2 care scheme - flats	62,684
£7,840	C2 care scheme - flats	43,901
£7,226	C2 care scheme - flats	52,947
£6,612	C2 care scheme - flats	34,148
£5,998	C2 care scheme - flats	15,200
£5,384	C2 care scheme - flats	-
£4,770	C2 care scheme - flats	-
£4,156	C2 care scheme - flats	-

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Value psm	Description	PIL per unit
£9,068	C2 care scheme - flats	87,644
£8,454	C2 care scheme - flats	68,915
£7,840	C2 care scheme - flats	50,132
£7,226	C2 care scheme - flats	59,178
£6,612	C2 care scheme - flats	40,379
£5,998	C2 care scheme - flats	21,431
£5,384	C2 care scheme - flats	2,340
£4,770	C2 care scheme - flats	-
£4,156	C2 care scheme - flats	-

Table 6.31.1: Affordable workspace results
OXFORD CITY COUNCIL - LOCAL PLAN
10% of space let as affordable
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)
Outside City Centre

		£7,630,000			
Description	BLV	Base	25% discount	50% discount	
20 Class E (light industrial) development	£3,179,167	1,168,748	1,056,950	945,151	
23 Class E (office) development	£681,250	1,244,325	1,426,026	1,607,727	
24 Class E (office) development	£1,362,500	2,296,128	2,671,071	3,046,013	

% change from base	
25% discount	50% discount
-10%	-19%
-15%	-29%
-16%	-33%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)
Outside City Centre

		£4,210,000			
Description	BLV	Base	25% discount	50% discount	
20 Class E (light industrial) development	£1,754,167	1,168,748	1,056,950	945,151	
23 Class E (office) development	£375,893	1,244,325	1,426,026	1,607,727	
24 Class E (office) development	£751,786	2,296,128	2,671,071	3,046,013	

% change from base	
25% discount	50% discount
-10%	-19%
-15%	-29%
-16%	-33%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)
Outside City Centre

		£1,610,000			
Description	BLV	Base	25% discount	50% discount	
20 Class E (light industrial) development	£670,833	1,168,748	1,056,950	945,151	
23 Class E (office) development	£143,750	1,244,325	1,426,026	1,607,727	
24 Class E (office) development	£287,500	2,296,128	2,671,071	3,046,013	

% change from base	
25% discount	50% discount
-10%	-19%
-15%	-29%
-16%	-33%

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)
Outside City Centre

		£370,000			
Description	BLV	Base	25% discount	50% discount	
20 Class E (light industrial) development	£154,167	1,168,748	1,056,950	945,151	
23 Class E (office) development	£33,036	1,244,325	1,426,026	1,607,727	
24 Class E (office) development	£66,071	2,296,128	2,671,071	3,046,013	

% change from base	
25% discount	50% discount
-10%	-19%
-15%	-29%
-16%	-33%

10% of space let as affordable
City Centre

Base	25% discount	50% discount		
1,168,748	1,056,950	945,151		
4,064,156	3,752,941	3,441,727		
8,523,341	7,890,798	7,258,254		

% change from base	
25% discount	50% discount
-10%	-19%
-8%	-15%
-7%	-15%

City Centre

Base	25% discount	50% discount		
1,168,748	1,056,950	945,151		
4,064,156	3,752,941	3,441,727		
8,523,341	7,890,798	7,258,254		

% change from base	
25% discount	50% discount
-10%	-19%
-8%	-15%
-7%	-15%

City Centre

Base	25% discount	50% discount		
1,168,748	1,056,950	945,151		
4,064,156	3,752,941	3,441,727		
8,523,341	7,890,798	7,258,254		

% change from base	
25% discount	50% discount
-10%	-19%
-8%	-15%
-7%	-15%

City Centre

Base	25% discount	50% discount		
1,168,748	1,056,950	945,151		
4,064,156	3,752,941	3,441,727		
8,523,341	7,890,798	7,258,254		

% change from base	
25% discount	50% discount
-10%	-19%
-8%	-15%
-7%	-15%

Impact of emerging Local Plan policies

- 6.36 We have assessed the viability of other emerging Local Plan policies individually so that the Council can delineate between the impacts of each policy (see tables 6.36.1 to 6.36.4 and Appendix 11). These appraisals all assume provision of 40% affordable housing (80% rented and 20% shared ownership). Clearly, as noted above, there may be scenarios where this target is unachievable and these are shown in the results of our assessments by either (a) a negative residual land value or (b) a residual land value that is positive, but nevertheless lower than the benchmark land value applied. In practice, if such situations emerged on live applications, there are several potential solutions, including applying CIL exceptional circumstances relief; CIL in Kind; provision of grant funding; variations to the affordable housing tenure or overall percentage; to achieve a viable position.
- 6.37 It is therefore important to focus not necessarily on whether schemes are 'viable' (shown with green shading) or 'unviable' (shown with red shading) in the tables, but on the *degree of change* in residual land value after the policy is applied. Where the starting 'pre-policy' residual land value is already low, the impact of a draft policy may be disproportionately large. This situation is prevalent in the areas with lower value price points. In these situations, it is also important to note that small changes to CIL (e.g. greater offsets for existing floorspace) or reductions in affordable housing will have an equally disproportionate *positive* impact on residual land values to offset policy costs, if these cannot be absorbed through a reduction to land value.
- 6.38 The tables show a 'baseline' residual land value for each typology, tested at each of the nine price points, ranging from A (£4,156 per square metre) to I (£9,068 per square metre). For each policy, we have provided the residual land value resulting from factoring in the additional costs associated with the necessary measures to comply.

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

Biodiversity Net Gain and Urban Greening			Sales value (£ psm)																		
Description	No of units	Site area	BLV (£ m)	£4,156 psm		£4,770 psm		£5,384 psm		£5,998 psm		£6,612 psm		£7,226 psm		£7,840 psm		£8,454 psm		£9,068 psm	
				Baseline	BNG/UGF																
BLV: SECONDARY OFFICES																					
1 House	1	0.02	£0.19	£0.0307	£0.0287	£0.0554	£0.0534	£0.0801	£0.0781	£0.1036	£0.1016	£0.1258	£0.1238	£0.1480	£0.1459	£0.1478	£0.1454	£0.1699	£0.1678	£0.1921	£0.1898
2 Houses	2	0.05	£0.38	£0.0614	£0.0573	£0.1108	£0.1067	£0.1602	£0.1561	£0.2073	£0.2032	£0.2516	£0.2475	£0.2959	£0.2919	£0.2955	£0.2909	£0.3399	£0.3352	£0.3842	£0.3795
5 Houses	5	0.12	£0.95	£0.1535	£0.1433	£0.2770	£0.2668	£0.4005	£0.3903	£0.5182	£0.5080	£0.6290	£0.6188	£0.7399	£0.7297	£0.7388	£0.7272	£0.8496	£0.8380	£0.9605	£0.9489
4 10 houses	10	0.25	£1.89	£0.3069	£0.2866	£0.5540	£0.5336	£0.8011	£0.7807	£1.0364	£1.0160	£1.2581	£1.2377	£1.4797	£1.4594	£1.4776	£1.4544	£1.6993	£1.6760	£1.9209	£1.8977
5 30 flats - low density	30	0.33	£2.53	£0.5490	£0.6160	£0.0866	£0.0006	£0.6739	£0.6079	£1.2517	£1.1857	£1.7953	£1.7293	£2.3389	£2.2729	£1.8878	£1.8091	£2.4314	£2.3527	£2.9750	£2.8963
6 30 flats - medium density	30	0.30	£2.27	£0.6984	£0.7854	£0.1000	£0.1670	£0.4910	£0.4250	£1.0518	£0.9858	£1.5794	£1.5134	£2.1070	£2.0410	£1.6399	£1.5613	£2.1675	£2.0889	£2.6951	£2.6165
7 30 flats - high density	30	0.21	£1.62	£0.7284	£0.8033	£0.1481	£0.2230	£0.4257	£0.3520	£0.9696	£0.8956	£1.4812	£1.4075	£1.9928	£1.9191	£1.5097	£1.4233	£2.0213	£1.9349	£2.5329	£2.4465
8 100 houses	100	2.48	£18.94	£2.8892	£2.6983	£5.2042	£5.0157	£7.5032	£7.3147	£9.6887	£9.5024	£11.7401	£11.5538	£13.7915	£13.6052	£13.7971	£13.5848	£15.8485	£15.6362	£17.8999	£17.6876
9 100 flats - medium density	100	0.99	£7.58	£2.3927	£2.6118	£0.4496	£0.8686	£1.4419	£1.2292	£3.2268	£3.0171	£4.8909	£4.6815	£6.5553	£6.3459	£5.0627	£4.8131	£6.7271	£6.4775	£8.3915	£8.1419
10 200 houses	200	4.96	£37.88	£5.5190	£5.1635	£9.8569	£9.5051	£14.1686	£13.8199	£18.2584	£17.9097	£22.1146	£21.7660	£25.9623	£25.6137	£25.9977	£25.6003	£29.8461	£29.4518	£33.6880	£33.2936
11 200 flats - medium density	200	1.99	£15.15	£5.2017	£5.6247	£1.5469	£1.9637	£2.0069	£1.6026	£5.3132	£4.9150	£8.3935	£8.0000	£11.4441	£11.0519	£8.5655	£8.0909	£11.6328	£11.1653	£14.6834	£14.2159
12 450 houses	450	11.17	£85.22	£10.5754	£9.8848	£18.9476	£18.2701	£27.2201	£26.5517	£35.0711	£34.4069	£42.4562	£41.7920	£49.8325	£49.1719	£49.9311	£49.1740	£57.3056	£56.5527	£64.6899	£63.9370
13 450 flats - medium density	450	4.47	£34.09	£11.1377	£12.0271	£3.5046	£4.3675	£3.7519	£2.9335	£10.3889	£9.5889	£16.4927	£15.7166	£22.4748	£21.7201	£16.8628	£15.9237	£22.9282	£22.0102	£28.8854	£27.9661
14 Student housing - studios 150 units	-	0.32	£2.44	£2.0268	£1.8665	£2.0268	£1.8665	£2.0268	£1.8665	£2.0268	£1.8665	£2.0268	£1.8665	£2.0268	£1.8665	£0.8171	£0.6414	£0.8171	£0.6414	£0.8171	£0.6414
15 Student housing - ensuite 150 units	-	0.21	£1.60	£1.3057	£1.1988	£1.3057	£1.1988	£1.3057	£1.1988	£1.3057	£1.1988	£1.3057	£1.1988	£1.3057	£1.1988	£0.4993	£0.3822	£0.4993	£0.3822	£0.4993	£0.3822
16 Student housing - studios 250 units	-	0.54	£4.12	£3.3779	£3.1108	£3.3779	£3.1108	£3.3779	£3.1108	£3.3779	£3.1108	£3.3779	£3.1108	£3.3779	£3.1108	£1.3619	£1.0690	£1.3619	£1.0690	£1.3619	£1.0690
17 Student housing - ensuite 250 units	-	0.36	£2.74	£2.6198	£2.4439	£2.6198	£2.4439	£2.6198	£2.4439	£2.6198	£2.4439	£2.6198	£2.4439	£2.6198	£2.4439	£1.2923	£1.0995	£1.2923	£1.0995	£1.2923	£1.0995
18 Student housing - ensuite 300 units	-	0.43	£3.27	£3.1438	£2.9327	£3.1438	£2.9327	£3.1438	£2.9327	£3.1438	£2.9327	£3.1438	£2.9327	£3.1438	£2.9327	£1.5508	£1.3194	£1.5508	£1.3194	£1.5508	£1.3194
19 C2 care scheme - flats	60	0.30	£2.32	£2.5628	£2.6718	£1.7621	£1.8710	£0.9613	£1.0703	£0.2061	£0.3134	£0.4887	£0.3830	£1.1710	£1.0669	£0.2787	£0.1527	£0.9658	£0.8417	£1.6480	£1.5239
20 Class E (light industrial) development	-	0.42	£3.18	£1.0576	£1.0175	£1.0576	£1.0175	£1.0576	£1.0175	£1.0576	£1.0175	£1.0576	£1.0175	£1.0576	£1.0175	£1.0576	£1.0175	£1.0576	£1.0175	£1.0576	£1.0175
21 Class E (retail - convenience) development	-	0.50	£3.62	£4.0283	£3.9678	£4.0283	£3.9678	£4.0283	£3.9678	£4.0283	£3.9678	£4.0283	£3.9678	£4.0283	£3.9678	£12.4784	£12.4180	£12.4784	£12.4180	£12.4784	£12.4180
22 Class E (retail - supermarket) development	-	0.30	£2.29	£0.7002	£0.6537	£0.7002	£0.6537	£0.7002	£0.6537	£0.7002	£0.6537	£0.7002	£0.6537	£0.7002	£0.6537	£0.7002	£0.6537	£0.7002	£0.6537	£0.7002	£0.6537
23 Class E (office) development	-	0.09	£0.68	£0.3824	£0.3012	£0.3824	£0.3012	£0.3824	£0.3012	£0.3824	£0.3012	£0.3824	£0.3012	£0.3824	£0.3012	£3.8570	£3.7560	£3.8570	£3.7560	£3.8570	£3.7560
24 Class E (office) development	-	0.18	£1.36	£0.9927	£0.8162	£0.9927	£0.8162	£0.9927	£0.8162	£0.9927	£0.8162	£0.9927	£0.8162	£0.9927	£0.8162	£8.2183	£7.8872	£8.2183	£7.8872	£8.2183	£7.8872
25 Industrial (B2/B8)	-	3.33	£25.43	£21.2162	£20.6052	£21.2162	£20.6052	£21.2162	£20.6052	£21.2162	£20.6052	£21.2162	£20.6052	£21.2162	£20.6052	£21.2162	£20.6052	£21.2162	£20.6052	£21.2162	£20.6052
26 Industrial (B2/B8)	-	0.17	£1.27	£1.0608	£1.0303	£1.0608	£1.0303	£1.0608	£1.0303	£1.0608	£1.0303	£1.0608	£1.0303	£1.0608	£1.0303	£1.0608	£1.0303	£1.0608	£1.0303	£1.0608	£1.0303
27 Hotel (city centre) 50 rooms	-	0.08	£0.60	£1.7589	£1.8191	£1.7589	£1.8191	£1.7589	£1.8191	£1.7589	£1.8191	£1.7589	£1.8191	£1.7589	£1.8191	£1.7589	£1.8191	£1.7589	£1.8191	£1.7589	£1.8191
28 Hotel (city centre) 75 rooms	-	0.12	£0.89	£2.6383	£2.7287	£2.6383	£2.7287	£2.6383	£2.7287	£2.6383	£2.7287	£2.6383	£2.7287	£2.6383	£2.7287	£2.6383	£2.7287	£2.6383	£2.7287	£2.6383	£2.7287
29 Hotel (city centre) 100 rooms	-	0.16	£1.19	£3.5177	£3.6382	£3.5177	£3.6382	£3.5177	£3.6382	£3.5177	£3.6382	£3.5177	£3.6382	£3.5177	£3.6382	£3.5177	£3.6382	£3.5177	£3.6382	£3.5177	£3.6382
30 Community use/leisure	-	0.11	£0.84	£0.8591	£0.8997	£0.8591	£0.8997	£0.8591	£0.8997	£0.8591	£0.8997	£0.8591	£0.8997	£0.8591	£0.8997	£0.8591	£0.8997	£0.8591	£0.8997	£0.8591	£0.8997
BLV: SECONDARY RETAIL																					
1 House	1	0.02	£0.10	£0.0307	£0.0287	£0.0554	£0.0534	£0.0801	£0.0781	£0.1036	£0.1016	£0.1258	£0.1238	£0.1480	£0.1459	£0.1478	£0.1454	£0.1699	£0.1678	£0.1921	£0.1898
2 Houses	2	0.05	£0.21	£0.0614	£0.0573	£0.1108	£0.1067	£0.1602	£0.1561	£0.2073	£0.2032	£0.2516	£0.2475	£0.2959	£0.2919	£0.2955	£0.2909	£0.3399	£0.3352	£0.3842	£0.3795
5 Houses	5	0.12	£0.52	£0.1535	£0.1433	£0.2770	£0.2668	£0.4005	£0.3903	£0.5182	£0.5080	£0.6290	£0.6188	£0.7399	£0.7297	£0.7388	£0.7272	£0.8496	£0.8380	£0.9605	£0.9489
4 10 houses	10	0.25	£1.04	£0.3069	£0.2866	£0.5540	£0.5336	£0.8011	£0.7807	£1.0364	£1.0160	£1.2581	£1.2377	£1.4797	£1.4594	£1.4776	£1.4544	£1.6993	£1.6760	£1.9209	£1.8977
5 30 flats - low density	30	0.33	£1.39	£0.5490	£0.6160	£0.0866	£0.0006	£0.6739	£0.6079	£1.2517	£1.1857	£1.7953	£1.7293	£2.3389	£2.2729	£1.8878	£1.8091	£2.4314	£2.3527	£2.9750	£2.8963
6 30 flats - medium density	30	0.30	£1.25	£0.6984	£0.7854	£0.1000	£0.1670	£0.4910	£0.4250	£1.0518	£0.9858	£1.5794	£1.5134	£2.1070	£2.0410	£1.6399	£1.5613	£2.1675	£2.0889	£2.6951	£2.6165
7 30 flats - high density	30	0.21	£0.90	£0.7284	£0.8033	£0.1481	£0.2230	£0.4257	£0.3520	£0.9696	£0.8956	£1.4812	£1.4075	£1.9928	£1.9191	£1.5097	£1.4233	£2.0213	£1.9349	£2.5329	£2.4465
8 100 houses	100	2.48	£10.45	£2.8892	£2.6983	£5.2042	£5.0157	£7.5032	£7.3147	£9.6887	£9.5024	£11.7401	£11.5538	£13.7915	£13.6052	£13.7971	£13.5848	£15.8485	£15.6362	£17.8999	£17.6876
9 100 flats - medium density	100	0.99	£4.18	£2.3927	£2.6118	£0.4496	£0.8686	£1.4419	£1.2292	£3.2268	£3.0171	£4.8909	£4.6815	£6.5553	£6.3459	£5.0627	£4.8131	£6.7271	£6.4775	£8.3915	£8.1419
10 200 houses	200	4.96	£20.90	£5.5190	£5.1635	£9.8569	£9.5051	£14.1686	£13.8199	£18.2584	£17.9097	£22.1146	£21.7660	£25.9623	£25.6137	£25.9977	£25.6003	£29.8461	£29.4518	£33.6880	£33.2936
11 200 flats - medium density	200	1.99	£8.36	£5.2017	£5.6247	£1.5469	£1.9637	£2.0069	£1.6026	£5.3132	£4.9150	£8.3935	£8.0000	£11.4441	£11.0519	£8.5655	£8.0909	£11.6328	£11.1653	£14.6834	£14.2159
12 450 houses	450	11.17	£47.02	£1																	

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

Accessibility			Sales value (£ ps/m)																							
Description	No of units	Site area	BLV (£/m)	£4,156 ps/m		£4,770 ps/m		£5,384 ps/m		£5,998 ps/m		£6,612 ps/m		£7,226 ps/m		£7,840 ps/m		£8,454 ps/m		£9,068 ps/m						
				Baseline	Access	Baseline	Access																			
BLV: SECONDARY OFFICES																										
1 House	1	0.02	£0.19	£0.0307	£0.0258	£0.0554	£0.0505	£0.0801	£0.0752	£0.1036	£0.0988	£0.1258	£0.1209	£0.1480	£0.1431	£0.1478	£0.1422	£0.1699	£0.1644	£0.1921	£0.1866					
2 Houses	2	0.05	£0.38	£0.0614	£0.0517	£0.1108	£0.1011	£0.1602	£0.1505	£0.2073	£0.1976	£0.2516	£0.2419	£0.2959	£0.2862	£0.2955	£0.2844	£0.3399	£0.3288	£0.3842	£0.3731					
3 Houses	5	0.12	£0.95	£0.1535	£0.1292	£0.2770	£0.2527	£0.4005	£0.3762	£0.5182	£0.4939	£0.6290	£0.6047	£0.7399	£0.7156	£0.7388	£0.7111	£0.8496	£0.8220	£0.9605	£0.9328					
4 Houses	10	0.25	£1.89	£0.3069	£0.2584	£0.5540	£0.5054	£0.8011	£0.7525	£1.0364	£0.9878	£1.2581	£1.2095	£1.4797	£1.4312	£1.4778	£1.4222	£1.6993	£1.6439	£1.9209	£1.8656					
5 30 flats - low density	30	0.33	£2.53	£0.5490	£0.6355	£0.0666	£0.0189	£0.6739	£0.5887	£1.2517	£1.1666	£1.7953	£1.7101	£2.3389	£2.2537	£1.8878	£1.7907	£2.4314	£2.3343	£2.9750	£2.8779					
6 30 flats - medium density	30	0.30	£2.27	£0.6984	£0.7849	£0.1000	£0.1865	£0.4910	£0.4058	£1.0518	£0.9666	£1.5794	£1.4942	£2.1070	£2.0218	£1.6399	£1.5428	£2.1675	£2.0704	£2.6951	£2.5980					
7 30 flats - high density	30	0.21	£1.62	£0.7284	£0.8149	£0.1481	£0.2346	£0.4257	£0.3405	£0.9696	£0.8844	£1.4812	£1.3960	£1.9928	£1.9076	£1.5097	£1.4126	£2.0213	£1.9242	£2.5329	£2.4358					
8 100 houses	100	2.48	£18.94	£2.8892	£2.4342	£5.2042	£4.7551	£7.5032	£7.0541	£9.8887	£9.2446	£11.7401	£11.2962	£13.7915	£13.3476	£13.7971	£13.2911	£15.8485	£15.3425	£17.8999	£17.3939					
9 100 flats - medium density	100	0.99	£7.58	£2.3927	£2.6756	£0.4496	£0.7323	£1.4419	£1.1674	£3.2266	£2.9562	£4.8909	£4.6206	£6.5553	£6.2850	£5.0627	£4.7546	£6.7271	£6.4190	£8.3915	£8.0834					
10 200 houses	200	4.96	£37.88	£5.5190	£4.6663	£9.8569	£9.0185	£14.1686	£13.3348	£18.2584	£17.4274	£22.1146	£21.2837	£25.9623	£25.1377	£25.9977	£25.0505	£29.8461	£28.9063	£33.6880	£32.7482					
11 200 flats - medium density	200	1.99	£15.15	£5.2017	£5.7478	£1.5469	£2.0849	£2.0069	£1.4850	£5.3132	£4.7992	£8.3935	£7.8842	£11.4441	£10.9378	£8.5655	£7.9796	£11.6328	£11.0557	£14.6834	£14.1063					
12 450 houses	450	11.17	£85.22	£10.5754	£8.9249	£18.9476	£17.3316	£27.2201	£25.6272	£35.0711	£33.4879	£42.4562	£40.8732	£49.8325	£48.2582	£49.9311	£48.1268	£57.3056	£55.5112	£64.6699	£62.8755					
13 450 flats - medium density	450	4.47	£34.09	£11.1377	£12.2858	£3.5046	£4.8184	£3.7519	£2.8937	£10.3889	£9.3563	£16.4927	£15.4909	£22.4746	£21.5007	£16.8628	£15.7035	£22.9282	£21.7934	£28.8854	£27.7753					
14 Student housing - studios 150 units	-	0.32	£2.44	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268					
15 Student housing - ensuite 150 units	-	0.21	£1.60	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057					
16 Student housing - studios 250 units	-	0.54	£4.12	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779					
17 Student housing - ensuite 250 units	-	0.36	£2.74	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198					
18 Student housing - ensuite 300 units	-	0.43	£3.27	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438					
19 C2 care scheme - flats	60	0.30	£2.32	£2.5628	£2.7034	£1.7621	£1.9027	£0.9613	£1.1020	£0.2061	£0.3446	£0.4887	£0.3523	£1.1710	£1.0366	£0.2787	£0.1232	£0.9658	£0.8126	£1.6480	£1.4948					
20 Class E (light industrial) development	-	0.42	£3.18	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576					
21 Class E (retail - convenience) development	-	0.50	£3.82	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283					
22 Class E (retail - supermarket) development	-	0.30	£2.29	£0.7002	£0.7002	£0.7002	£0.7002	£0.7002	£0.7002	£0.7002	£0.7002	£0.7002	£0.7002	£0.7002	£0.7002	£0.7002	£0.7002	£0.7002	£0.7002	£0.7002	£0.7002					
23 Class E (office) development	-	0.09	£0.68	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824					
24 Class E (office) development	-	0.18	£1.36	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927					
25 Industrial (B2/B8)	-	3.33	£25.43	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162					
26 Industrial (B2/B8)	-	0.17	£1.27	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608					
27 Hotel (city centre) 50 rooms	-	0.08	£0.60	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589					
28 Hotel (city centre) 75 rooms	-	0.12	£0.89	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383					
29 Hotel (city centre) 100 rooms	-	0.16	£1.19	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177					
30 Community use/leisure	-	0.11	£0.84	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591					
BLV: SECONDARY RETAIL																										
1 House	1	0.02	£0.10	£0.0307	£0.0258	£0.0554	£0.0505	£0.0801	£0.0752	£0.1036	£0.0988	£0.1258	£0.1209	£0.1480	£0.1431	£0.1478	£0.1422	£0.1699	£0.1644	£0.1921	£0.1866					
2 Houses	2	0.05	£0.21	£0.0614	£0.0517	£0.1108	£0.1011	£0.1602	£0.1505	£0.2073	£0.1976	£0.2516	£0.2419	£0.2959	£0.2862	£0.2955	£0.2844	£0.3399	£0.3288	£0.3842	£0.3731					
3 Houses	5	0.12	£0.52	£0.1535	£0.1292	£0.2770	£0.2527	£0.4005	£0.3762	£0.5182	£0.4939	£0.6290	£0.6047	£0.7399	£0.7156	£0.7388	£0.7111	£0.8496	£0.8220	£0.9605	£0.9328					
4 Houses	10	0.25	£1.04	£0.3069	£0.2584	£0.5540	£0.5054	£0.8011	£0.7525	£1.0364	£0.9878	£1.2581	£1.2095	£1.4797	£1.4312	£1.4778	£1.4222	£1.6993	£1.6439	£1.9209	£1.8656					
5 30 flats - low density	30	0.33	£1.39	£0.5490	£0.6355	£0.0666	£0.0189	£0.6739	£0.5887	£1.2517	£1.1666	£1.7953	£1.7101	£2.3389	£2.2537	£1.8878	£1.7907	£2.4314	£2.3343	£2.9750	£2.8779					
6 30 flats - medium density	30	0.30	£1.25	£0.6984	£0.7849	£0.1000	£0.1865	£0.4910	£0.4058	£1.0518	£0.9666	£1.5794	£1.4942	£2.1070	£2.0218	£1.6399	£1.5428	£2.1675	£2.0704	£2.6951	£2.5980					
7 30 flats - high density	30	0.21	£0.90	£0.7284	£0.8149	£0.1481	£0.2346	£0.4257	£0.3405	£0.9696	£0.8844	£1.4812	£1.3960	£1.9928	£1.9076	£1.5097	£1.4126	£2.0213	£1.9242	£2.5329	£2.4358					
8 100 houses	100	2.48	£10.45	£2.8892	£2.4342	£5.2042	£4.7551	£7.5032	£7.0541	£9.8887	£9.2446	£11.7401	£11.2962	£13.7915	£13.3476	£13.7971	£13.2911	£15.8485	£15.3425	£17.8999	£17.3939					
9 100 flats - medium density	100	0.99	£4.18	£2.3927	£2.6756	£0.4496	£0.7323	£1.4419	£1.1674	£3.2266	£2.9562	£4.8909	£4.6206	£6.5553	£6.2850	£5.0627	£4.7546	£6.7271	£6.4190	£8.3915	£8.0834					
10 200 houses	200	4.96	£20.90	£5.5190	£4.6663	£9.8569	£9.0185	£14.1686	£13.3348	£18.2584	£17.4274	£22.1146	£21.2837	£25.9623	£25.1377	£25.9977	£25.0505	£29.8461	£28.9063	£33.6880	£32.7482					
11 200 flats - medium density	200	1.99	£8.36	£5.2017	£5.7478	£1.5469	£2.0849	£2.0069	£1.4850	£5.3132	£4.7992	£8.3935	£7.8842	£11.4441	£10.9378	£8.5655	£7.9796	£11.6328	£11.0557	£14.6834	£14.1063					
12 450 houses	450	11.17	£47.02	£10.5754	£8.9249	£18.9476	£17.3316	£27																		

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

Net zero carbon B / Y			Sales value (£ psm):		£4,156 psm		£4,770 psm		£5,384 psm		£5,998 psm		£6,612 psm		£7,226 psm		£7,840 psm		£8,454 psm		£9,068 psm		
Description	No of units	Site area	BLV (£ m)	Baseline	NZC A/X	Baseline	NZC A/X																
BLV: SECONDARY OFFICES																							
1 House	1	0.02	£0.19	£0.0307	£0.0067	£0.0554	£0.0314	£0.0601	£0.0561	£0.1036	£0.0796	£0.1258	£0.1018	£0.1480	£0.1240	£0.1478	£0.1204	£0.1699	£0.1426	£0.1921	£0.1647	£0.1921	£0.1647
2 Houses	2	0.05	£0.38	£0.0614	£0.0134	£0.1108	£0.0628	£0.1602	£0.1122	£0.2073	£0.1592	£0.2516	£0.2036	£0.2959	£0.2479	£0.2955	£0.2408	£0.3399	£0.2851	£0.3842	£0.3294	£0.3842	£0.3294
3 Houses	5	0.12	£0.95	£0.1535	£0.0334	£0.2770	£0.1569	£0.4005	£0.2805	£0.5182	£0.3981	£0.6290	£0.5090	£0.7399	£0.6198	£0.7388	£0.6019	£0.8496	£0.7128	£0.9605	£0.8236	£0.9605	£0.8236
4 Houses	10	0.25	£1.89	£0.3069	£0.0668	£0.5540	£0.3138	£0.8011	£0.5609	£1.0364	£0.7962	£1.2581	£1.0179	£1.4797	£1.2396	£1.4776	£1.2039	£1.6993	£1.4255	£1.9209	£1.6472	£1.9209	£1.6472
5 30 flats - low density	30	0.33	£2.53	£0.5490	£1.3386	£0.0666	£0.7220	£0.6739	£0.1054	£1.2517	£0.4740	£1.7953	£1.0176	£2.3389	£1.5612	£1.8876	£0.9609	£2.4314	£1.5045	£2.9750	£2.0480	£2.9750	£2.0480
6 30 flats - medium density	30	0.30	£2.27	£0.6984	£1.4880	£0.1000	£0.8996	£0.4910	£0.2911	£1.0518	£0.2741	£1.5794	£0.8017	£2.1070	£1.3293	£1.6399	£0.7130	£2.1675	£1.2406	£2.6951	£1.7682	£2.6951	£1.7682
7 30 flats - high density	30	0.21	£1.62	£0.7284	£1.6038	£0.1481	£1.0235	£0.4257	£0.4432	£0.9696	£0.1074	£1.4812	£0.6190	£1.9928	£1.1306	£1.5097	£0.4983	£2.0213	£1.0699	£2.5328	£1.5215	£2.5328	£1.5215
8 100 houses	100	2.48	£18.94	£2.8992	£0.6136	£5.2042	£2.9605	£7.5032	£5.2821	£9.6887	£7.4731	£11.7401	£9.5372	£13.7915	£11.5963	£13.7911	£11.2857	£15.8485	£13.3464	£17.8999	£15.3978	£17.8999	£15.3978
9 100 flats - medium density	100	0.99	£7.58	£2.3927	£4.9756	£0.4496	£3.0324	£1.4419	£1.0891	£3.2266	£0.7284	£4.8909	£2.4135	£6.5553	£4.0870	£5.0627	£2.0979	£6.7271	£3.7830	£8.3915	£5.4497	£8.3915	£5.4497
10 200 houses	200	4.96	£37.88	£5.5190	£1.2584	£9.8599	£5.6779	£14.1686	£10.0269	£18.2584	£14.1406	£22.1146	£18.0055	£25.9623	£21.8618	£25.9977	£21.3141	£29.8461	£25.1704	£33.6880	£29.0266	£33.6880	£29.0266
11 200 flats - medium density	200	1.99	£15.15	£5.2017	£10.1880	£1.5469	£6.5151	£2.0069	£2.8454	£5.3132	£0.5721	£8.3935	£3.6975	£11.4441	£6.7899	£8.5655	£2.9399	£11.6328	£6.0568	£14.6834	£9.1418	£14.6834	£9.1418
12 450 houses	450	11.17	£85.22	£10.5754	£2.2230	£18.9476	£10.8944	£27.2201	£19.2891	£35.0711	£27.2006	£42.4562	£34.6166	£49.8325	£42.0133	£49.9311	£41.0002	£57.3056	£48.3938	£64.6699	£55.7789	£64.6699	£55.7789
13 450 flats - medium density	450	4.47	£34.09	£11.1377	£21.6206	£3.5046	£13.8921	£3.7519	£6.2053	£10.3889	£0.8203	£16.4927	£7.1388	£22.4746	£13.3376	£16.8628	£5.8081	£22.9262	£11.8591	£28.8854	£18.0270	£28.8854	£18.0270
14 Student housing - studios 150 units	-	0.32	£2.44	£2.0268	£0.2597	£2.0268	£0.2597	£2.0268	£0.2597	£2.0268	£0.2597	£2.0268	£0.2597	£2.0268	£0.2597	£0.8171	£1.1487	£0.8171	£1.1487	£0.8171	£1.1487	£0.8171	£1.1487
15 Student housing - ensuite 150 units	-	0.21	£1.60	£1.3057	£0.1277	£1.3057	£0.1277	£1.3057	£0.1277	£1.3057	£0.1277	£1.3057	£0.1277	£1.3057	£0.1277	£0.4993	£0.8119	£0.4993	£0.8119	£0.4993	£0.8119	£0.4993	£0.8119
16 Student housing - ensuite 250 units	-	0.54	£4.12	£3.3779	£0.4328	£3.3779	£0.4328	£3.3779	£0.4328	£3.3779	£0.4328	£3.3779	£0.4328	£3.3779	£0.4328	£1.3619	£1.9144	£1.3619	£1.9144	£1.3619	£1.9144	£1.3619	£1.9144
17 Student housing - ensuite 300 units	-	0.36	£2.74	£2.1988	£0.6805	£2.1988	£0.6805	£2.1988	£0.6805	£2.1988	£0.6805	£2.1988	£0.6805	£2.1988	£0.6805	£1.2923	£0.8590	£1.2923	£0.8590	£1.2923	£0.8590	£1.2923	£0.8590
18 Student housing - ensuite 250 units	-	0.43	£3.27	£3.1438	£0.8166	£3.1438	£0.8166	£3.1438	£0.8166	£3.1438	£0.8166	£3.1438	£0.8166	£3.1438	£0.8166	£1.5508	£1.5508	£1.5508	£1.5508	£1.5508	£1.5508	£1.5508	£1.5508
19 C2 care scheme - flats	60	0.30	£2.32	£2.5628	£3.8469	£1.7621	£3.0462	£0.9613	£2.2455	£0.2061	£1.4850	£0.4887	£0.7713	£1.1710	£0.0684	£0.2787	£1.2328	£0.9658	£0.5223	£1.6480	£0.1772	£1.6480	£0.1772
20 Class E (light industrial) development	-	0.42	£3.18	£1.0576	£0.6056	£1.0576	£0.6056	£1.0576	£0.6056	£1.0576	£0.6056	£1.0576	£0.6056	£1.0576	£0.6056	£0.6056	£1.0576	£0.6056	£1.0576	£0.6056	£1.0576	£0.6056	£1.0576
21 Class E (retail - convenience) development	-	0.50	£3.82	£4.0283	£3.3844	£4.0283	£3.3844	£4.0283	£3.3844	£4.0283	£3.3844	£4.0283	£3.3844	£4.0283	£3.3844	£12.4784	£11.8345	£12.4784	£11.8345	£12.4784	£11.8345	£12.4784	£11.8345
22 Class E (retail - supermarket) development	-	0.30	£2.29	£0.7002	£0.1928	£0.7002	£0.1928	£0.7002	£0.1928	£0.7002	£0.1928	£0.7002	£0.1928	£0.7002	£0.1928	£0.7002	£0.1928	£0.7002	£0.1928	£0.7002	£0.1928	£0.7002	£0.1928
23 Class E (office) development	-	0.09	£0.68	£0.3824	£0.5822	£0.3824	£0.5822	£0.3824	£0.5822	£0.3824	£0.5822	£0.3824	£0.5822	£0.3824	£0.5822	£3.8570	£2.6862	£3.8570	£2.6862	£3.8570	£2.6862	£3.8570	£2.6862
24 Class E (office) development	-	0.18	£1.36	£0.9927	£0.9255	£0.9927	£0.9255	£0.9927	£0.9255	£0.9927	£0.9255	£0.9927	£0.9255	£0.9927	£0.9255	£8.2183	£5.8408	£8.2183	£5.8408	£8.2183	£5.8408	£8.2183	£5.8408
25 Industrial (B2/B8)	-	3.33	£25.43	£21.2162	£18.1077	£21.2162	£18.1077	£21.2162	£18.1077	£21.2162	£18.1077	£21.2162	£18.1077	£21.2162	£18.1077	£21.2162	£18.1077	£21.2162	£18.1077	£21.2162	£18.1077	£21.2162	£18.1077
26 Industrial (B2/B8)	-	0.17	£1.27	£1.0608	£0.9054	£1.0608	£0.9054	£1.0608	£0.9054	£1.0608	£0.9054	£1.0608	£0.9054	£1.0608	£0.9054	£1.0608	£0.9054	£1.0608	£0.9054	£1.0608	£0.9054	£1.0608	£0.9054
27 Hotel (city centre) 50 rooms	-	0.08	£0.60	£1.7589	£2.4480	£1.7589	£2.4480	£1.7589	£2.4480	£1.7589	£2.4480	£1.7589	£2.4480	£1.7589	£2.4480	£1.7589	£2.4480	£1.7589	£2.4480	£1.7589	£2.4480	£1.7589	£2.4480
28 Hotel (city centre) 75 rooms	-	0.12	£0.89	£2.6383	£3.6719	£2.6383	£3.6719	£2.6383	£3.6719	£2.6383	£3.6719	£2.6383	£3.6719	£2.6383	£3.6719	£2.6383	£3.6719	£2.6383	£3.6719	£2.6383	£3.6719	£2.6383	£3.6719
29 Hotel (city centre) 100 rooms	-	0.16	£1.19	£3.5177	£4.8959	£3.5177	£4.8959	£3.5177	£4.8959	£3.5177	£4.8959	£3.5177	£4.8959	£3.5177	£4.8959	£3.5177	£4.8959	£3.5177	£4.8959	£3.5177	£4.8959	£3.5177	£4.8959
30 Community use/leisure	-	0.11	£0.84	£0.8591	£1.3288	£0.8591	£1.3288	£0.8591	£1.3288	£0.8591	£1.3288	£0.8591	£1.3288	£0.8591	£1.3288	£0.8591	£1.3288	£0.8591	£1.3288	£0.8591	£1.3288	£0.8591	£1.3288
BLV: SECONDARY RETAIL																							
1 House	1	0.02	£0.19	£0.0307	£0.0067	£0.0554	£0.0314	£0.0601	£0.0561	£0.1036	£0.0796	£0.1258	£0.1018	£0.1480	£0.1240	£0.1478	£0.1204	£0.1699	£0.1426	£0.1921	£0.1647	£0.1921	£0.1647
2 Houses	2	0.05	£0.38	£0.0614	£0.0134	£0.1108	£0.0628	£0.1602	£0.1122	£0.2073	£0.1592	£0.2516	£0.2036	£0.2959	£0.2479	£0.2955	£0.2408	£0.3399	£0.2851	£0.3842	£0.3294	£0.3842	£0.3294
3 Houses	5	0.12	£0.95	£0.1535	£0.0334	£0.2770	£0.1569	£0.4005	£0.2805	£0.5182	£0.3981	£0.6290	£0.5090	£0.7399	£0.6198	£0.7388	£0.6019	£0.8496	£0.7128	£0.9605	£0.8236	£0.9605	£0.8236
4 Houses	10	0.25	£1.89	£0.3069	£0.0668	£0.5540	£0.3138	£0.8011	£0.5609	£1.0364	£0.7962	£1.2581	£1.0179	£1.4797	£1.2396	£1.4776	£1.2039	£1.6993	£1.4255	£1.9209	£1.6472	£1.9209	£1.6472
5 30 flats - low density	30	0.33	£2.53	£0.5490	£1.3386	£0.0666	£0.7220	£0.6739	£0.1054	£1.2517	£0.4740	£1.7953	£1.0176	£2.3389	£1.5612	£1.8876	£0.9609	£2.4314	£1.5045	£2.9750	£2.0480	£2.9750	£2.0480
6 30 flats - medium density	30	0.30	£2.27	£0.6984	£1.4880	£0.1000	£0.8996	£0.4910	£0.2911	£1.0518	£0.2741	£1.5794	£0.8017	£2.1070	£1.3293	£1.6399	£0.7130	£2.1675	£1.2406	£2.6951	£1.7682	£2.6951	£1.7682
7 30 flats - high density	30	0.21	£1.62	£0.7284	£1.6038	£0.1481	£1.0235	£0.4257	£0.4432	£0.9696	£0.1074	£1.4812	£0.6190	£1.9928	£1.1306	£1.5097	£0.4983	£2.0213	£1.0699	£2.5328	£1.5215	£2.5328	£1.5215
8 100 houses	100	2.48	£18.94	£2.8992	£0.6136	£5.2042	£2.9605	£7.5032	£5.2821	£9.6887	£7.4731	£11.7401	£9.5372	£13.7915	£11.5963	£13.7911	£11.2857	£15.8485	£13.3464	£17.8999	£15.397		

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

Net zero carbon A / X		Sales value (£ pcm)		£4,156 pcm		£4,770 pcm		£5,384 pcm		£5,998 pcm		£6,612 pcm		£7,226 pcm		£7,840 pcm		£8,454 pcm		£9,068 pcm	
Description	No of units	Site area	BLV (£/m)	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X
				BLV: SECONDARY OFFICES																	
1 House	1	0.02	£0.19	£0.0307	£0.0227	£0.0554	£0.0474	£0.0801	£0.0721	£0.1038	£0.0958	£0.1258	£0.1178	£0.1480	£0.1400	£0.1478	£0.1386	£0.1699	£0.1608	£0.1921	£0.1830
2 Houses	2	0.05	£0.38	£0.0614	£0.0454	£0.1108	£0.0948	£0.1602	£0.1442	£0.2073	£0.1913	£0.2516	£0.2356	£0.2959	£0.2799	£0.2955	£0.2773	£0.3399	£0.3216	£0.3842	£0.3659
3 Houses	5	0.12	£0.95	£0.1535	£0.1134	£0.2770	£0.2370	£0.4005	£0.3605	£0.5182	£0.4782	£0.6290	£0.5890	£0.7399	£0.6998	£0.7388	£0.6932	£0.8496	£0.8040	£0.9605	£0.9149
4 10 houses	10	0.25	£1.89	£0.3069	£0.2269	£0.5540	£0.4739	£0.8011	£0.7210	£1.0364	£0.9563	£1.2581	£1.1780	£1.4797	£1.3997	£1.4776	£1.3864	£1.6993	£1.6080	£1.9209	£1.8297
5 30 flats - low density	30	0.33	£2.53	£0.5490	£0.4122	£0.8666	£0.7506	£1.2517	£1.1357	£1.6518	£1.5358	£1.9531	£1.8371	£2.3388	£2.2228	£2.0797	£1.8876	£2.4314	£2.1224	£2.9750	£2.6660
6 30 flats - medium density	30	0.30	£2.27	£0.6984	£0.5616	£1.0000	£0.8840	£1.3151	£1.1991	£1.7594	£1.6434	£2.1022	£1.9865	£2.5478	£2.4319	£2.1878	£1.9957	£2.6385	£2.3295	£2.9821	£2.6731
7 30 flats - high density	30	0.21	£1.62	£0.7284	£0.6122	£1.0481	£0.9321	£1.2632	£1.1472	£1.5883	£1.4723	£1.8134	£1.6974	£2.1325	£2.0165	£1.7724	£1.5803	£2.2232	£1.9142	£2.5258	£2.2168
8 100 houses	100	2.48	£18.94	£2.8892	£2.1368	£5.2042	£4.4508	£7.5032	£6.7508	£9.6887	£8.9363	£11.7401	£11.0084	£13.7915	£13.0598	£13.7971	£12.9630	£15.8485	£15.0144	£17.8999	£17.0658
9 100 flats - medium density	100	0.99	£7.58	£2.3927	£2.2537	£4.4496	£4.3104	£6.6066	£6.4674	£9.2266	£9.0874	£11.7401	£11.6009	£14.2531	£14.1139	£12.7627	£12.6235	£15.2760	£15.1368	£17.7895	£17.6503
10 200 houses	200	4.96	£37.88	£5.5190	£4.1108	£9.8599	£8.4729	£14.1686	£12.7816	£18.2584	£16.8687	£22.1146	£20.7449	£25.9623	£24.6012	£25.9977	£24.4365	£29.8461	£28.2927	£33.6880	£32.1338
11 200 flats - medium density	200	1.99	£15.15	£5.2017	£4.0638	£8.5469	£7.4089	£12.0069	£10.8689	£15.3132	£14.1747	£18.3935	£17.2550	£21.4441	£20.3056	£19.9032	£18.5655	£22.7000	£21.5615	£24.6834	£23.5449
12 450 houses	450	11.17	£85.22	£10.5754	£7.8465	£18.9476	£16.2832	£27.2201	£24.5561	£35.0711	£32.4071	£42.4562	£39.8469	£49.8325	£47.2319	£49.9311	£46.9570	£57.3056	£54.3420	£64.6899	£61.7121
13 450 flats - medium density	450	4.47	£34.09	£11.1377	£14.6320	£3.5046	£6.9197	£3.7519	£0.5186	£10.3889	£7.2461	£16.4927	£13.4125	£22.4746	£19.4850	£16.8628	£13.1590	£22.9202	£19.2897	£28.8854	£25.3309
14 Student housing - studios 150 units	-	0.32	£2.44	£2.0268	£1.4377	£2.0268	£1.4377	£2.0268	£1.4377	£2.0268	£1.4377	£2.0268	£1.4377	£2.0268	£1.4377	£2.0268	£1.4377	£2.0268	£1.4377	£2.0268	£1.4377
15 Student housing - ensuite 150 units	-	0.21	£1.60	£1.3057	£0.9130	£1.3057	£0.9130	£1.3057	£0.9130	£1.3057	£0.9130	£1.3057	£0.9130	£1.3057	£0.9130	£1.3057	£0.9130	£1.3057	£0.9130	£1.3057	£0.9130
16 Student housing - studios 250 units	-	0.54	£4.12	£3.3779	£2.3962	£3.3779	£2.3962	£3.3779	£2.3962	£3.3779	£2.3962	£3.3779	£2.3962	£3.3779	£2.3962	£3.3779	£2.3962	£3.3779	£2.3962	£3.3779	£2.3962
17 Student housing - ensuite 250 units	-	0.36	£2.74	£2.6198	£1.9734	£2.6198	£1.9734	£2.6198	£1.9734	£2.6198	£1.9734	£2.6198	£1.9734	£2.6198	£1.9734	£2.6198	£1.9734	£2.6198	£1.9734	£2.6198	£1.9734
18 Student housing - ensuite 300 units	-	0.43	£3.27	£3.1438	£2.3681	£3.1438	£2.3681	£3.1438	£2.3681	£3.1438	£2.3681	£3.1438	£2.3681	£3.1438	£2.3681	£3.1438	£2.3681	£3.1438	£2.3681	£3.1438	£2.3681
19 C2 care scheme - flats	60	0.30	£2.32	£2.5628	£2.9908	£1.7621	£2.1901	£0.9613	£1.3894	£0.2061	£0.6289	£0.4887	£0.0735	£1.1710	£0.7620	£0.2787	£0.2195	£0.9658	£0.4754	£1.6480	£1.1605
20 Class E (light industrial) development	-	0.42	£3.18	£1.0576	£0.9070	£1.0576	£0.9070	£1.0576	£0.9070	£1.0576	£0.9070	£1.0576	£0.9070	£1.0576	£0.9070	£1.0576	£0.9070	£1.0576	£0.9070	£1.0576	£0.9070
21 Class E (retail - convenience) development	-	0.50	£3.82	£4.0283	£3.8136	£4.0283	£3.8136	£4.0283	£3.8136	£4.0283	£3.8136	£4.0283	£3.8136	£4.0283	£3.8136	£4.0283	£3.8136	£4.0283	£3.8136	£4.0283	£3.8136
22 Class E (retail - supermarket) development	-	0.30	£2.29	£0.7002	£0.5311	£0.7002	£0.5311	£0.7002	£0.5311	£0.7002	£0.5311	£0.7002	£0.5311	£0.7002	£0.5311	£0.7002	£0.5311	£0.7002	£0.5311	£0.7002	£0.5311
23 Class E (office) development	-	0.09	£0.68	£0.3824	£0.0704	£0.3824	£0.0704	£0.3824	£0.0704	£0.3824	£0.0704	£0.3824	£0.0704	£0.3824	£0.0704	£0.3824	£0.0704	£0.3824	£0.0704	£0.3824	£0.0704
24 Class E (office) development	-	0.18	£1.36	£0.9927	£0.3579	£0.9927	£0.3579	£0.9927	£0.3579	£0.9927	£0.3579	£0.9927	£0.3579	£0.9927	£0.3579	£0.9927	£0.3579	£0.9927	£0.3579	£0.9927	£0.3579
25 Industrial (B2/B8)	-	3.33	£25.43	£21.2162	£20.1800	£21.2162	£20.1800	£21.2162	£20.1800	£21.2162	£20.1800	£21.2162	£20.1800	£21.2162	£20.1800	£21.2162	£20.1800	£21.2162	£20.1800	£21.2162	£20.1800
26 Industrial (B2/B8)	-	0.17	£1.27	£1.0608	£1.0090	£1.0608	£1.0090	£1.0608	£1.0090	£1.0608	£1.0090	£1.0608	£1.0090	£1.0608	£1.0090	£1.0608	£1.0090	£1.0608	£1.0090	£1.0608	£1.0090
27 Hotel (city centre) 50 rooms	-	0.08	£0.60	£1.7589	£1.9886	£1.7589	£1.9886	£1.7589	£1.9886	£1.7589	£1.9886	£1.7589	£1.9886	£1.7589	£1.9886	£1.7589	£1.9886	£1.7589	£1.9886	£1.7589	£1.9886
28 Hotel (city centre) 75 rooms	-	0.12	£0.89	£2.6383	£2.9828	£2.6383	£2.9828	£2.6383	£2.9828	£2.6383	£2.9828	£2.6383	£2.9828	£2.6383	£2.9828	£2.6383	£2.9828	£2.6383	£2.9828	£2.6383	£2.9828
29 Hotel (city centre) 100 rooms	-	0.16	£1.19	£3.5177	£3.9771	£3.5177	£3.9771	£3.5177	£3.9771	£3.5177	£3.9771	£3.5177	£3.9771	£3.5177	£3.9771	£3.5177	£3.9771	£3.5177	£3.9771	£3.5177	£3.9771
30 Community use/leisure	-	0.11	£0.84	£0.8591	£1.0156	£0.8591	£1.0156	£0.8591	£1.0156	£0.8591	£1.0156	£0.8591	£1.0156	£0.8591	£1.0156	£0.8591	£1.0156	£0.8591	£1.0156	£0.8591	£1.0156
BLV: SECONDARY RETAIL																					
[This section contains identical data to the BLV: SECONDARY OFFICES section above]																					
BLV: SECONDARY INDUSTRIAL																					
[This section contains identical data to the BLV: SECONDARY OFFICES section above]																					
BLV: UNDEVELOPED LAND/GREENFIELD																					
[This section contains identical data to the BLV: SECONDARY OFFICES section above]																					

Climate change policy

- 6.39 Emerging policy R1 seeks zero carbon buildings in operation and emerging policy R2 seeks net zero embodied carbon. As noted in Section 4, studies by specialists elsewhere indicate that costs of achieving these standards are circa 5% of base construction costs for operational net zero carbon and between 0% and 10% for embodied carbon.

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

- 6.40 Net Zero Carbon scenarios A and X assume a cost uplift of 5% of build costs for residential and 5% for non-residential, as noted in Section 4. Emerging work from other authorities (as noted in paragraphs 4.19 to 4.22) confirms that the solutions underlying these costs are capable of achieving net zero carbon standard. Table 6.40.1 provides a summary of the change in residual land values for schemes assuming a price point of £6,612 per square metre (the middle of the City-wide average), which indicates that the reduction in residual land values is typically circa 5% to 8%, but with higher reductions on larger residential schemes, student housing and retail/office/R&D developments.

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

	Description	No of units	Site area ha	Baseline residual value	Residual reflecting NZC A+X	% change
1	1 House	1	0.01	£0.126	£0.118	6.36%
2	2 Houses	2	0.02	£0.252	£0.236	6.36%
3	5 Houses	5	0.05	£0.629	£0.589	6.36%
4	10 houses	10	0.10	£1.258	£1.178	6.36%
5	30 flats - low density	30	0.21	£1.795	£1.536	14.44%
6	30 flats - medium density	30	0.14	£1.579	£1.320	16.41%
7	30 flats - high density	30	0.11	£1.481	£1.194	19.40%
8	100 houses	100	1.11	£11.740	£11.008	6.23%
9	100 flats - medium density	100	0.46	£4.891	£4.068	16.82%
10	200 houses	200	2.37	£22.115	£20.745	6.19%
11	200 flats- medium density	200	0.93	£8.394	£6.834	18.58%
12	450 houses	450	5.34	£42.456	£39.847	6.15%
13	450 flats - medium density	450	2.09	£16.493	£13.412	18.68%
14	Student housing - studios 150 units	-	0.32	£2.027	£1.438	29.06%
15	Student housing - ensuite 150 units	-	0.21	£1.306	£0.913	30.07%
16	Student housing - studios 250 units	-	0.54	£3.378	£2.396	29.06%
17	Student housing - ensuite 250 units	-	0.36	£2.620	£1.973	24.67%
18	Student housing - ensuite 300 units	-	0.43	£3.144	£2.368	24.67%
19	C2 care scheme - flats	60	0.30	£0.489	£0.073	84.97%
20	Class E (light industrial) development	-	0.42	£1.058	£0.907	14.25%
21	Class E (retail - convenience) development	-	0.50	£4.028	£3.814	5.33%
22	Class E (retail - supermarket) development	-	0.30	£0.700	£0.531	24.15%
23	Class E (office)/R&D development	-	0.09	£0.382	£0.070	81.60%
24	Class E (office)/R&D development	-	0.18	£0.993	£0.358	63.94%
25	Industrial (B2/B8)	-	3.33	£21.216	£20.180	4.88%
26	Industrial (B2/B8)	-	0.17	£1.061	£1.009	4.88%
27	Hotel (city centre) 50 rooms	-	0.03	-£1.759	-£1.989	13.06%

	Description	No of units	Site area ha	Baseline residual value	Residual reflecting NZC A+X	% change
28	Hotel (city centre) 75 rooms	-	0.05	-£2.638	-£2.983	13.06%
29	Hotel (city centre) 100 rooms	-	0.06	-£3.518	-£3.977	13.06%
30	Community use/leisure	-	0.11	-£0.859	-£1.016	18.23%

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

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

6.42 Net Zero Carbon scenarios B and Y seek assume a cost uplift of 15% of build costs for both residential and non-residential to address both operational and embodied carbon, as noted in paragraphs 4.19 to 4.22. As also noted in those paragraph, there is still a degree of debate between the specialists on the extent of cost uplift required to achieve net zero embodied carbon, with estimates ranging from zero to 10%. We have adopted the top end of this range for testing purposes and therefore note that these results are a 'worst case scenario'. Table 6.42.1 provides a summary of the change in residual land values for schemes assuming a price point of £6,612 per square metre (the middle of the City-wide average).

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

	Description	No of units	Site area ha	Baseline residual value	Residual reflecting NZC B+Y	% change
1	1 House	1	0.01	£0.126	£0.102	19.09%
2	2 Houses	2	0.02	£0.252	£0.204	19.09%
3	5 Houses	5	0.05	£0.629	£0.509	19.09%
4	10 houses	10	0.10	£1.258	£1.018	19.09%
5	30 flats - low density	30	0.21	£1.795	£1.018	43.32%
6	30 flats - medium density	30	0.14	£1.579	£0.802	49.24%
7	30 flats - high density	30	0.11	£1.481	£0.619	58.21%
8	100 houses	100	1.11	£11.740	£9.537	18.76%
9	100 flats - medium density	100	0.46	£4.891	£2.414	50.65%
10	200 houses	200	2.37	£22.115	£18.006	18.58%
11	200 flats- medium density	200	0.93	£8.394	£3.698	55.95%
12	450 houses	450	5.34	£42.456	£34.617	18.47%
13	450 flats - medium density	450	2.09	£16.493	£7.139	56.72%
14	Student housing - studios 150 units	-	0.32	£2.027	£0.260	87.19%
15	Student housing - ensuite 150 units	-	0.21	£1.306	£0.128	90.22%
16	Student housing - studios 250 units	-	0.54	£3.378	£0.433	87.19%
17	Student housing - ensuite 250 units	-	0.36	£2.620	£0.681	74.02%
18	Student housing - ensuite 300 units	-	0.43	£3.144	£0.817	74.02%
19	C2 care scheme - flats	60	0.30	£0.489	-£0.771	257.83%
20	Class E (light industrial) development	-	0.42	£1.058	£0.606	42.74%
21	Class E (retail - convenience) development	-	0.50	£4.028	£3.384	15.98%

	Description	No of units	Site area ha	Baseline residual value	Residual reflecting NZC B+Y	% change
22	Class E (retail - supermarket) development	-	0.30	£0.700	£0.193	72.46%
23	Class E (office/R&D) development	-	0.09	£0.382	-£0.562	247.01%
24	Class E (office/R&D) development	-	0.18	£0.993	-£0.926	193.23%
25	Industrial (B2/B8)	-	3.33	£21.216	£18.108	14.65%
26	Industrial (B2/B8)	-	0.17	£1.061	£0.905	14.65%
27	Hotel (city centre) 50 rooms	-	0.03	-£1.759	-£2.448	39.18%
28	Hotel (city centre) 75 rooms	-	0.05	-£2.638	-£3.672	39.18%
29	Hotel (city centre) 100 rooms	-	0.06	-£3.518	-£4.896	39.18%
30	Community use/leisure	-	0.11	-£0.859	-£1.329	54.68%

- 6.43 The impact of this scenario on the residual land values is higher, with a typical reduction of between circa 23% and 40% from the baseline residuals. In some cases, the percentage change is much higher, but this is typically where the starting residual land values are relatively low and the introduction of any cost increase will have a disproportionate impact on the residual land value. However, it should be noted that many schemes remain viable after the requirement has been applied (where they were viable at the baseline), depending on the benchmark land value selected. Some flexible application of policies may be required in cases where the policy costs result in a significant reduction in residual land value.

Biodiversity Net Gain and urban greening

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

Accessibility standards

- 6.45 Emerging Policy HD14 requires that 15% of affordable units meet Part M4 (3) of the Building Regulations (wheelchair accessible) and all other affordable housing and 5% of private housing is to meet Part M4 (2) (accessible and adaptable).
- 6.46 Although the costs per unit for meeting M4 (3) can be relatively high on a per unit basis, these standards apply to a small percentage of units. The cost of meeting M4 (2) is relatively modest, so the combined cost taken across a whole scheme is low on a per unit basis.
- 6.47 Consequently, the results of our appraisals indicate that the impact of the requirement is modest. For example, on a 100 house development (typology number 8) with a price point of £6,612 per square metre (the middle of the City-wide range) and 40% affordable housing, the baseline residual land value is £11.74 million. When the costs of meeting the accessibility policy are incorporated, the residual land value falls to £11.30 million, a reduction of 3.78%.

Car free development

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

properties (which have access to car parking) and many potential purchasers would be unlikely to consider a car free new build house when existing properties would better meet their requirements.

- 6.49 It is difficult to definitively quantify the impact on value of restricting car parking on sales values but there would also undoubtedly be a slower sales rate on car free developments. We have tested the impact of a slower rate of sale on Typology 12 (development of 450 houses) from 3.75 units per month to 2 units per month. At a sales value of £5,384 per square metre, the residual land value assuming 3.75 sales per month would equate to £15.95 million. However, if the sales rate is reduced to 2 units per month, the residual land value would fall to £10.01 million. In order to mitigate this reduction, the level of affordable housing would need to reduce from 50% to 37%. If sales values fell by 5% as a result of there be no car parking, then the residual land value would fall further and the affordable housing percentage would need to reduce from 37% to 29%. Policy S4 explicitly recognises that reduced car parking may be a factor in scheme viability and this should be assessed as part of any open book appraisal submitted with planning applications.

Cumulative impact of emerging policies

- 6.50 In addition to testing the emerging policies individually, we have also tested their cumulative impact on the residual land values generated by the development typologies. This introduces the policies individually so their cumulative impact can be seen, in the following order: BNG/UGF; Accessibility; NZC scenarios A and X (operational carbon only); and NZC scenarios B and Y (both operational and embodied carbon). The results are summarised in a similar format to the other tables, showing the impact of policies at each price point (£4,156 to £9,068 per square metre) and also comparing the residual land values to each of the four benchmark land values. The results are summarised in tables 6.50.1 to 6.50.9 (see also Appendix 12).
- 6.51 In these tables, the column headed “baseline” shows the residual land value assuming 40% affordable housing and other adopted Plan policies. The columns to the right then apply the emerging policies which are identified as having a cost impact on a cumulative basis. Where cells are green, the residual land value is higher than the relevant benchmark land value (all four benchmarks are tested). Conversely, where the cells are shaded red, the residual land value is lower than the benchmark land value.
- 6.52 The results present a mixed outcome, with high levels of viability against benchmark land values 3 and 4 (secondary industrial and greenfield/undeveloped land respectively) in most areas, although flatted schemes are less viable in the lower value areas due to their higher build costs in comparison to flats. The introduction of additional policy costs, while in themselves relatively modest, may have a disproportionate impact on residual land values where they are low before the policy requirement is applied. In these situations, some flexibility in terms of affordable housing tenures or overall percentages may be required for schemes to come forward.
- 6.53 There are a number of cases where viable schemes become unviable when the costs of embodied carbon are factored into the appraisals. This is unsurprising, given that the additional cost equates to 15% of base constructions costs, compared to a 5% cost uplift for operational carbon only. The costs of addressing embodied carbon are likely to reduce over time as developers invest more in technical solutions. Furthermore, as noted earlier, some specialists in this area are already indicating that the costs of addressing embodied carbon may be cost neutral.
- 6.54 Given that the appraisals factoring in the cumulative impact of policy demonstrate that there are many development scenarios where the full suite of policies is viable, there is no reason to depart from the main policies. Clearly, there are some circumstances where the full extent of emerging policies are not viable, but plan policy S4 make explicit provision for scheme-specific viability to be taken into account at the development management stage.

Table 6.50.1: Cumulative impact of policies - sales values of £4,156 psm per square metre

OXFORD CITY COUNCIL - LOCAL PLAN
 Aff Hsg: 40%
 Mkt value: £4,156 per square metre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	189,654	30,694	28,216	23,360	15,010	-1,716
2	2 Houses	2	379,308	61,366	56,433	46,719	30,020	-3,432
3	5 Houses	5	948,271	153,467	141,081	116,799	75,049	-8,578
4	10 houses	10	1,896,541	306,933	282,162	233,597	150,099	-17,156
5	30 flats - low density	30	2,528,721	-548,997	-622,566	-709,043	-979,911	-1,521,648
6	30 flats - medium density	30	2,275,849	-898,429	-788,710	-855,187	-1,126,055	-1,667,792
7	30 flats - high density	30	1,626,405	-728,415	-603,267	-689,745	-1,189,567	-1,789,211
8	100 houses	100	18,965,410	2,889,237	2,657,115	2,200,682	1,406,301	-185,243
9	100 flats - medium density	100	7,586,164	-2,392,667	-2,633,332	-2,916,226	-3,802,320	-5,574,510
10	200 houses	200	37,930,820	5,518,991	5,086,157	4,229,150	2,750,695	-267,367
11	200 flats - medium density	200	15,172,328	-5,201,654	-5,686,252	-6,212,372	-7,922,957	-11,344,126
12	450 houses	450	85,344,346	10,575,402	9,735,629	8,076,512	5,183,102	-880,545
13	450 flats - medium density	450	34,137,738	-11,137,673	-12,114,404	-13,262,518	-16,858,701	-24,051,067
14	Student housing - studios 150 units	-	2,442,541	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	1,600,716	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	4,120,369	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	2,741,158	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	3,274,886	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	2,318,922	-2,562,802	-2,684,829	-2,825,470	-3,265,994	-4,147,040
20	Class E (light industrial) development	-	3,179,167	1,057,644	1,017,470	1,017,470	864,670	559,671
21	Class E (retail - convenience) development	-	3,815,000	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	2,289,000	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	681,250	382,443	301,189	301,189	-15,078	-658,809
24	Class E (office) development	-	1,362,500	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	25,433,333	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	1,271,667	1,060,812	1,030,258	1,030,258	976,636	875,392
27	Hotel (city centre) 50 rooms	-	596,094	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	894,141	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	1,192,188	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	839,300	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	£104,645	30,694	28,216	23,360	15,010	-1,716
2	2 Houses	2	£209,291	61,366	56,433	46,719	30,020	-3,432
3	5 Houses	5	£523,227	153,467	141,081	116,799	75,049	-8,578
4	10 houses	10	£1,046,453	306,933	282,162	233,597	150,099	-17,156
5	30 flats - low density	30	£1,395,271	-548,997	-622,566	-709,043	-979,911	-1,521,648
6	30 flats - medium density	30	£1,255,744	-898,429	-788,710	-855,187	-1,126,055	-1,667,792
7	30 flats - high density	30	£897,400	-728,415	-603,267	-689,745	-1,189,567	-1,789,211
8	100 houses	100	£10,464,532	2,889,237	2,657,115	2,200,682	1,406,301	-185,243
9	100 flats - medium density	100	£4,185,813	-2,392,667	-2,633,332	-2,916,226	-3,802,320	-5,574,510
10	200 houses	200	£20,929,063	5,518,991	5,086,157	4,229,150	2,750,695	-267,367
11	200 flats - medium density	200	£8,371,625	-5,201,654	-5,686,252	-6,212,372	-7,922,957	-11,344,126
12	450 houses	450	£47,090,393	10,575,402	9,735,629	8,076,512	5,183,102	-880,545
13	450 flats - medium density	450	£18,836,157	-11,137,673	-12,114,404	-13,262,518	-16,858,701	-24,051,067
14	Student housing - studios 150 units	-	£1,347,719	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	£883,226	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	£2,273,493	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	£1,512,487	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	£1,806,981	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	£1,279,510	-2,562,802	-2,684,829	-2,825,470	-3,265,994	-4,147,040
20	Class E (light industrial) development	-	£1,754,167	1,057,644	1,017,470	1,017,470	864,670	559,671
21	Class E (retail - convenience) development	-	£2,105,000	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	£1,263,000	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	£375,893	382,443	301,189	301,189	-15,078	-658,809
24	Class E (office) development	-	£751,786	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	£14,033,333	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	£701,667	1,060,812	1,030,258	1,030,258	976,636	875,392
27	Hotel (city centre) 50 rooms	-	£328,906	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	£493,359	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	£657,813	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	£463,100	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	40,019	30,694	28,216	23,360	15,010	-1,716
2	2 Houses	2	80,038	61,366	56,433	46,719	30,020	-3,432
3	5 Houses	5	200,094	153,467	141,081	116,799	75,049	-8,578
4	10 houses	10	400,188	306,933	282,162	233,597	150,099	-17,156
5	30 flats - low density	30	533,583	-548,997	-622,566	-709,043	-979,911	-1,521,648
6	30 flats - medium density	30	480,225	-898,429	-788,710	-855,187	-1,126,055	-1,667,792
7	30 flats - high density	30	343,186	-728,415	-603,267	-689,745	-1,189,567	-1,789,211
8	100 houses	100	4,001,876	2,889,237	2,657,115	2,200,682	1,406,301	-185,243
9	100 flats - medium density	100	1,600,750	-2,392,667	-2,633,332	-2,916,226	-3,802,320	-5,574,510
10	200 houses	200	8,003,751	5,518,991	5,086,157	4,229,150	2,750,695	-267,367
11	200 flats - medium density	200	3,201,500	-5,201,654	-5,686,252	-6,212,372	-7,922,957	-11,344,126
12	450 houses	450	18,008,440	10,575,402	9,735,629	8,076,512	5,183,102	-880,545
13	450 flats - medium density	450	7,203,376	-11,137,673	-12,114,404	-13,262,518	-16,858,701	-24,051,067
14	Student housing - studios 150 units	-	515,398	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	337,766	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	869,436	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	578,409	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	691,031	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	489,314	-2,562,802	-2,684,829	-2,825,470	-3,265,994	-4,147,040
20	Class E (light industrial) development	-	670,833	1,057,644	1,017,470	1,017,470	864,670	559,671
21	Class E (retail - convenience) development	-	805,000	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	483,000	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	143,750	382,443	301,189	301,189	-15,078	-658,809
24	Class E (office) development	-	287,500	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	5,366,667	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	268,333	1,060,812	1,030,258	1,030,258	976,636	875,392
27	Hotel (city centre) 50 rooms	-	125,781	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	188,672	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	251,563	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	177,100	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	30,694	28,216	23,360	15,010	-1,716
2	2 Houses	2	9,197	61,366	56,433	46,719	30,020	-3,432
3	5 Houses	5	18,394	153,467	141,081	116,799	75,049	-8,578
4	10 houses	10	45,984	306,933	282,162	233,597	150,099	-17,156
5	30 flats - low density	30	91,969	-548,997	-622,566	-709,043	-979,911	-1,521,648
6	30 flats - medium density	30	122,625	-898,429	-788,710	-855,187	-1,126,055	-1,667,792
7	30 flats - high density	30	110,362	-728,415	-603,267	-689,745	-1,189,567	-1,789,211
8	100 houses	100	78,869	2,889,237	2,657,115	2,200,682	1,406,301	-185,243
9	100 flats - medium density	100	919,686	-2,392,667	-2,633,332	-2,916,226	-3,802,320	-5,574,510
10	200 houses	200	367,874	5,518,991	5,086,157	4,229,150	2,750,695	-267,367
11	200 flats - medium density	200	1,839,371	-5,201,654	-5,686,252	-6,212,372	-7,922,957	-11,344,126
12	450 houses	450	735,749	10,575,402	9,735,629	8,076,512	5,183,102	-880,545
13	450 flats - medium density	450	4,138,586	-11,137,673	-12,114,404	-13,262,518	-16,858,701	-24,051,067
14	Student housing - studios 150 units	-	1,655,434	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	118,446	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	77,623	3,377,918	3,110,754	3,110,754		

Table 6.50.2: Cumulative impact of policies - sales values of £4,770 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN Aff Hsg: 40%
Mkt value: £4,770 per square metre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	189,854	55,400	54,960	52,923	48,066	39,718	23,017
2	2 Houses	2	379,308	110,799	109,920	105,844	96,132	79,433	46,033
3	5 Houses	5	948,271	276,968	274,800	264,613	240,330	198,581	115,082
4	10 houses	10	1,896,541	553,966	549,601	529,224	480,660	397,162	230,165
5	30 flats - low density	30	2,528,721	66,559	60,084	-5,994	-82,471	-363,339	-905,075
6	30 flats - medium density	30	2,275,849	-99,992	-103,278	-170,273	-256,750	-527,618	-1,069,354
7	30 flats - high density	30	1,626,405	-148,113	-148,113	-222,965	-309,442	-609,264	-1,208,907
8	100 houses	100	18,965,410	5,204,158	5,163,526	4,975,111	4,523,697	3,741,255	2,169,013
9	100 flats - medium density	100	7,586,164	-449,606	-470,913	-690,074	-972,968	-1,859,062	-3,631,252
10	200 houses	200	37,930,820	9,856,939	9,781,071	9,429,256	8,590,048	7,133,480	4,201,262
11	200 flats - medium density	200	15,172,328	-1,546,944	-1,587,833	-2,004,561	-2,542,472	-4,250,019	-7,671,188
12	450 houses	450	85,344,346	18,947,632	18,802,202	18,123,766	16,506,836	13,710,750	8,027,968
13	450 flats - medium density	450	34,137,738	-3,504,557	-3,589,224	-4,452,150	-5,570,831	-9,130,225	-16,322,591
14	Student housing - studios 150 units	-	2,442,541	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	1,600,716	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	4,120,369	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	2,741,158	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	3,274,886	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	2,318,922	-1,762,072	-1,775,142	-1,884,099	-2,024,740	-2,465,263	-3,346,310
20	Class E (light industrial) development	-	3,179,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	3,815,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	2,289,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	681,250	382,443	382,443	301,189	301,189	-15,078	-656,803
24	Class E (office) development	-	1,362,500	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	25,433,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	1,271,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	596,094	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	894,141	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	1,192,188	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	839,300	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	£104,645	55,400	54,960	52,923	48,066	39,718	23,017
2	2 Houses	2	£209,291	110,799	109,920	105,844	96,132	79,433	46,033
3	5 Houses	5	£523,227	276,968	274,800	264,613	240,330	198,581	115,082
4	10 houses	10	£1,046,453	553,966	549,601	529,224	480,660	397,162	230,165
5	30 flats - low density	30	£1,395,271	66,559	60,084	-5,994	-82,471	-363,339	-905,075
6	30 flats - medium density	30	£1,255,744	-99,992	-103,278	-170,273	-256,750	-527,618	-1,069,354
7	30 flats - high density	30	£897,400	-148,113	-148,113	-222,965	-309,442	-609,264	-1,208,907
8	100 houses	100	£10,464,532	5,204,158	5,163,526	4,975,111	4,523,697	3,741,255	2,169,013
9	100 flats - medium density	100	£4,185,813	-449,606	-470,913	-690,074	-972,968	-1,859,062	-3,631,252
10	200 houses	200	£20,929,063	9,856,939	9,781,071	9,429,256	8,590,048	7,133,480	4,201,262
11	200 flats - medium density	200	£8,371,625	-1,546,944	-1,587,833	-2,004,561	-2,542,472	-4,250,019	-7,671,188
12	450 houses	450	£47,090,393	18,947,632	18,802,202	18,123,766	16,506,836	13,710,750	8,027,968
13	450 flats - medium density	450	£18,836,157	-3,504,557	-3,589,224	-4,452,150	-5,570,831	-9,130,225	-16,322,591
14	Student housing - studios 150 units	-	£1,347,719	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	£883,226	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	£2,273,493	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	£1,512,487	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	£1,806,981	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	£1,279,510	-1,762,072	-1,775,142	-1,884,099	-2,024,740	-2,465,263	-3,346,310
20	Class E (light industrial) development	-	£1,754,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	£2,105,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	£1,263,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	£375,893	382,443	382,443	301,189	301,189	-15,078	-656,803
24	Class E (office) development	-	£751,786	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	£14,033,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	£701,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	£328,906	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	£493,359	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	£657,813	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	£463,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	40,019	55,400	54,960	52,923	48,066	39,718	23,017
2	2 Houses	2	80,038	110,799	109,920	105,844	96,132	79,433	46,033
3	5 Houses	5	200,094	276,968	274,800	264,613	240,330	198,581	115,082
4	10 houses	10	400,188	553,966	549,601	529,224	480,660	397,162	230,165
5	30 flats - low density	30	533,583	66,559	60,084	-5,994	-82,471	-363,339	-905,075
6	30 flats - medium density	30	480,225	-99,992	-103,278	-170,273	-256,750	-527,618	-1,069,354
7	30 flats - high density	30	343,186	-148,113	-148,113	-222,965	-309,442	-609,264	-1,208,907
8	100 houses	100	4,001,876	5,204,158	5,163,526	4,975,111	4,523,697	3,741,255	2,169,013
9	100 flats - medium density	100	1,600,750	-449,606	-470,913	-690,074	-972,968	-1,859,062	-3,631,252
10	200 houses	200	8,003,751	9,856,939	9,781,071	9,429,256	8,590,048	7,133,480	4,201,262
11	200 flats - medium density	200	3,201,500	-1,546,944	-1,587,833	-2,004,561	-2,542,472	-4,250,019	-7,671,188
12	450 houses	450	18,008,440	18,947,632	18,802,202	18,123,766	16,506,836	13,710,750	8,027,968
13	450 flats - medium density	450	7,203,376	-3,504,557	-3,589,224	-4,452,150	-5,570,831	-9,130,225	-16,322,591
14	Student housing - studios 150 units	-	£15,398	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	£37,766	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	£69,436	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	£78,409	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	£91,031	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	£49,314	-1,762,072	-1,775,142	-1,884,099	-2,024,740	-2,465,263	-3,346,310
20	Class E (light industrial) development	-	£70,833	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	£805,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	£483,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	£143,750	382,443	382,443	301,189	301,189	-15,078	-656,803
24	Class E (office) development	-	£287,500	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	£5,366,667	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	£268,333	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	£125,781	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	£188,672	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	£251,563	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	£177,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	55,400	54,960	52,923	48,066	39,718	23,017
2	2 Houses	2	9,197	110,799	109,920	105,844	96,132	79,433	46,033
3	5 Houses	5	18,394	276,968	274,800	264,613	240,330	198,581	115,082
4	10 houses	10	45,984	553,966	549,601	529,224	480,660	397,162	230,165
5	30 flats - low density	30							

Table 6.50.3: Cumulative impact of policies – sales values of £5,384 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN
 Aff Hsg: 40%
 Mkt value: £5,384 per square metre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	189,854	80,105	79,666	77,629	72,772	64,423	47,723
2	2 Houses	2	379,308	160,212	159,333	155,257	145,545	126,845	95,445
3	5 Houses	5	948,271	400,529	398,332	388,144	363,861	322,112	238,613
4	10 houses	10	1,896,541	801,059	796,664	776,287	727,723	644,225	477,227
5	30 flats - low density	30	2,528,721	673,864	667,389	601,402	516,225	249,426	-288,503
6	30 flats - medium density	30	2,275,849	490,955	487,717	421,730	336,553	69,758	-470,917
7	30 flats - high density	30	1,626,405	425,695	425,695	351,967	266,790	-28,961	-628,605
8	100 houses	100	18,965,410	7,503,160	7,462,528	7,274,113	6,825,059	6,052,984	4,498,036
9	100 flats - medium density	100	7,586,164	1,441,867	1,421,005	1,208,382	933,927	74,267	-1,687,994
10	200 houses	200	37,930,820	14,168,595	14,093,408	13,744,755	12,907,087	11,465,443	8,570,679
11	200 flats - medium density	200	15,172,328	2,006,852	1,967,184	1,562,888	1,041,023	-614,341	-3,998,250
12	450 houses	450	85,344,346	27,220,119	27,075,982	26,407,602	24,811,939	22,053,654	16,496,704
13	450 flats - medium density	450	34,137,738	3,751,910	3,672,217	2,852,600	1,788,206	-1,598,058	-8,599,256
14	Student housing - studios 150 units	-	2,442,541	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	1,600,716	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	4,120,369	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	2,741,158	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	3,274,886	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	2,318,922	-961,342	-974,413	-1,083,369	-1,224,010	-1,664,533	-2,545,580
20	Class E (light industrial) development	-	3,179,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	3,815,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	2,289,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	681,250	382,443	382,443	301,189	301,189	-15,078	-656,803
24	Class E (office) development	-	1,362,500	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	25,433,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	1,271,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	596,094	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	894,141	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	1,192,188	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	839,300	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	£104,645	80,105	79,666	77,629	72,772	64,423	47,723
2	2 Houses	2	£209,291	160,212	159,333	155,257	145,545	126,845	95,445
3	5 Houses	5	£523,227	400,529	398,332	388,144	363,861	322,112	238,613
4	10 houses	10	£1,046,453	801,059	796,664	776,287	727,723	644,225	477,227
5	30 flats - low density	30	£1,395,271	673,864	667,389	601,402	516,225	249,426	-288,503
6	30 flats - medium density	30	£1,255,744	490,955	487,717	421,730	336,553	69,758	-470,917
7	30 flats - high density	30	£897,400	425,695	425,695	351,967	266,790	-28,961	-628,605
8	100 houses	100	£10,464,532	7,503,160	7,462,528	7,274,113	6,825,059	6,052,984	4,498,036
9	100 flats - medium density	100	£4,185,813	1,441,867	1,421,005	1,208,382	933,927	74,267	-1,687,994
10	200 houses	200	£20,929,063	14,168,595	14,093,408	13,744,755	12,907,087	11,465,443	8,570,679
11	200 flats - medium density	200	£8,371,625	2,006,852	1,967,184	1,562,888	1,041,023	-614,341	-3,998,250
12	450 houses	450	£47,090,393	27,220,119	27,075,982	26,407,602	24,811,939	22,053,654	16,496,704
13	450 flats - medium density	450	£18,836,157	3,751,910	3,672,217	2,852,600	1,788,206	-1,598,058	-8,599,256
14	Student housing - studios 150 units	-	£1,347,719	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	£883,226	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	£2,273,493	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	£1,512,487	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	£1,806,981	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	£1,279,510	-961,342	-974,413	-1,083,369	-1,224,010	-1,664,533	-2,545,580
20	Class E (light industrial) development	-	£1,754,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	£2,105,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	£1,263,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	£375,893	382,443	382,443	301,189	301,189	-15,078	-656,803
24	Class E (office) development	-	£751,786	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	£14,033,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	£701,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	£328,906	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	£493,359	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	£657,813	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	£463,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	40,019	80,105	79,666	77,629	72,772	64,423	47,723
2	2 Houses	2	80,038	160,212	159,333	155,257	145,545	126,845	95,445
3	5 Houses	5	200,094	400,529	398,332	388,144	363,861	322,112	238,613
4	10 houses	10	400,188	801,059	796,664	776,287	727,723	644,225	477,227
5	30 flats - low density	30	533,583	673,864	667,389	601,402	516,225	249,426	-288,503
6	30 flats - medium density	30	480,225	490,955	487,717	421,730	336,553	69,758	-470,917
7	30 flats - high density	30	343,186	425,695	425,695	351,967	266,790	-28,961	-628,605
8	100 houses	100	4,001,876	7,503,160	7,462,528	7,274,113	6,825,059	6,052,984	4,498,036
9	100 flats - medium density	100	1,600,750	1,441,867	1,421,005	1,208,382	933,927	74,267	-1,687,994
10	200 houses	200	8,003,751	14,168,595	14,093,408	13,744,755	12,907,087	11,465,443	8,570,679
11	200 flats - medium density	200	3,201,500	2,006,852	1,967,184	1,562,888	1,041,023	-614,341	-3,998,250
12	450 houses	450	18,008,440	27,220,119	27,075,982	26,407,602	24,811,939	22,053,654	16,496,704
13	450 flats - medium density	450	7,203,376	3,751,910	3,672,217	2,852,600	1,788,206	-1,598,058	-8,599,256
14	Student housing - studios 150 units	-	£515,398	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	£337,766	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	£869,436	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	£578,409	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	£691,031	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	£489,314	-961,342	-974,413	-1,083,369	-1,224,010	-1,664,533	-2,545,580
20	Class E (light industrial) development	-	£70,833	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	£805,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	£483,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	£143,750	382,443	382,443	301,189	301,189	-15,078	-656,803
24	Class E (office) development	-	£287,500	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	£5,366,667	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	£268,333	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	£125,781	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	£188,672	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	£251,563	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	£177,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	80,105	79,666	77,629	72,772	64,423	47,723
2	2 Houses	2	9,197	160,212	159,333	155,257	145,545	126,845	95,445
3	5 Houses	5	18,394	400,529	398,332	388,144	363,861	322,112	238,613
4	10 houses	10	45,984	801,059	796,664	776,287	727,723	644,225	477,227

Table 6.50.4: Cumulative impact of policies – sales values of £5,998 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN Aff Hsg: 40%
Mkt value: £5,998 per square metre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	189,654	103,638	103,199	101,162	96,305	87,956	71,256
2	2 Houses	2	379,308	207,278	206,399	202,323	192,611	175,911	142,511
3	5 Houses	5	948,271	518,194	515,997	505,809	481,526	439,777	356,278
4	10 houses	10	1,896,541	1,036,389	1,031,994	1,011,617	963,053	879,554	712,558
5	30 flats - low density	30	2,526,721	1,251,728	1,245,254	1,179,285	1,094,088	827,291	293,686
6	30 flats - medium density	30	2,275,849	1,051,823	1,048,586	982,597	897,420	630,623	97,028
7	30 flats - high density	30	1,626,405	969,567	969,567	895,839	810,662	515,346	-76,435
8	100 houses	100	18,965,410	9,688,695	9,648,526	9,462,283	9,015,560	8,243,485	6,699,333
9	100 flats - medium density	100	7,586,164	3,226,574	3,206,025	2,996,597	2,726,268	1,866,744	147,422
10	200 houses	200	37,930,820	18,258,384	18,183,198	17,834,545	17,003,596	15,574,911	12,695,930
11	200 flats - medium density	200	15,172,328	5,313,244	5,274,172	4,875,952	4,361,931	2,736,565	-552,490
12	450 houses	450	85,344,346	35,071,144	34,927,910	34,263,715	32,675,403	29,936,559	24,436,440
13	450 flats - medium density	450	34,137,738	10,388,937	10,310,443	9,510,442	8,477,801	5,213,565	-1,483,575
14	Student housing - studios 150 units	-	2,442,541	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	1,600,716	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	4,120,369	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	2,741,158	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	3,274,886	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	2,318,922	-206,060	-218,933	-326,252	-464,779	-904,044	-1,785,090
20	Class E (light industrial) development	-	3,179,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	3,815,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	2,289,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	681,250	382,443	382,443	301,189	301,189	-15,078	-656,803
24	Class E (office) development	-	1,362,500	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	25,433,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	1,271,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	596,094	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	894,141	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	1,192,188	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	639,300	-659,075	-659,075	-699,742	-699,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	£104,645	103,638	103,199	101,162	96,305	87,956	71,256
2	2 Houses	2	£209,291	207,278	206,399	202,323	192,611	175,911	142,511
3	5 Houses	5	£523,227	518,194	515,997	505,809	481,526	439,777	356,278
4	10 houses	10	£1,046,453	1,036,389	1,031,994	1,011,617	963,053	879,554	712,558
5	30 flats - low density	30	£1,395,271	1,251,728	1,245,254	1,179,285	1,094,088	827,291	293,686
6	30 flats - medium density	30	£1,255,744	1,051,823	1,048,586	982,597	897,420	630,623	97,028
7	30 flats - high density	30	£897,400	969,567	969,567	895,839	810,662	515,346	-76,435
8	100 houses	100	£10,464,532	9,688,695	9,648,526	9,462,283	9,015,560	8,243,485	6,699,333
9	100 flats - medium density	100	£4,185,813	3,226,574	3,206,025	2,996,597	2,726,268	1,866,744	147,422
10	200 houses	200	£20,929,063	18,258,384	18,183,198	17,834,545	17,003,596	15,574,911	12,695,930
11	200 flats - medium density	200	£8,371,625	5,313,244	5,274,172	4,875,952	4,361,931	2,736,565	-552,490
12	450 houses	450	£47,090,393	35,071,144	34,927,910	34,263,715	32,675,403	29,936,559	24,436,440
13	450 flats - medium density	450	£18,836,157	10,388,937	10,310,443	9,510,442	8,477,801	5,213,565	-1,483,575
14	Student housing - studios 150 units	-	£1,347,719	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	£883,226	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	£2,273,493	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	£1,512,487	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	£1,806,981	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	£1,279,510	-206,060	-218,933	-326,252	-464,779	-904,044	-1,785,090
20	Class E (light industrial) development	-	£1,754,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	£2,105,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	£1,263,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	£375,893	382,443	382,443	301,189	301,189	-15,078	-656,803
24	Class E (office) development	-	£751,786	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	£14,033,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	£701,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	£328,906	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	£493,359	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	£657,813	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	£463,100	-659,075	-659,075	-699,742	-699,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	40,019	103,638	103,199	101,162	96,305	87,956	71,256
2	2 Houses	2	80,038	207,278	206,399	202,323	192,611	175,911	142,511
3	5 Houses	5	200,094	518,194	515,997	505,809	481,526	439,777	356,278
4	10 houses	10	400,188	1,036,389	1,031,994	1,011,617	963,053	879,554	712,558
5	30 flats - low density	30	533,583	1,251,728	1,245,254	1,179,285	1,094,088	827,291	293,686
6	30 flats - medium density	30	480,225	1,051,823	1,048,586	982,597	897,420	630,623	97,028
7	30 flats - high density	30	343,186	969,567	969,567	895,839	810,662	515,346	-76,435
8	100 houses	100	4,001,876	9,688,695	9,648,526	9,462,283	9,015,560	8,243,485	6,699,333
9	100 flats - medium density	100	1,600,750	3,226,574	3,206,025	2,996,597	2,726,268	1,866,744	147,422
10	200 houses	200	8,003,751	18,258,384	18,183,198	17,834,545	17,003,596	15,574,911	12,695,930
11	200 flats - medium density	200	3,201,500	5,313,244	5,274,172	4,875,952	4,361,931	2,736,565	-552,490
12	450 houses	450	18,008,440	35,071,144	34,927,910	34,263,715	32,675,403	29,936,559	24,436,440
13	450 flats - medium density	450	7,203,376	10,388,937	10,310,443	9,510,442	8,477,801	5,213,565	-1,483,575
14	Student housing - studios 150 units	-	515,398	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	337,766	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	869,436	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	578,409	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	691,031	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	489,314	-206,060	-218,933	-326,252	-464,779	-904,044	-1,785,090
20	Class E (light industrial) development	-	670,833	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	805,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	483,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	143,750	382,443	382,443	301,189	301,189	-15,078	-656,803
24	Class E (office) development	-	287,500	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	5,366,667	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	268,333	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	125,781	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	188,672	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	251,563	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	177,100	-659,075	-659,075	-699,742	-699,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	103,638	103,199	101,162	96,305	87,956	71,256
2	2 Houses	2	9,197	207,278	206,399	202,323	192,611	175,911	142,511
3	5 Houses	5	18,394	518,194	515,997	505,809	481,526	439,777	356,278
4	10 houses	10	45,984	1,036,389	1,031,994</				

Table 6.50.5: Cumulative impact of policies – sales values of £6,612 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN
 Aff Hsg: 40%
 Mkt value: £6,612 per square metre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	189,654	125,806	125,367	123,329	118,472	110,122	93,423
2	2 Houses	2	379,308	251,612	250,733	246,658	236,945	220,246	186,845
3	5 Houses	5	948,271	629,030	626,833	616,645	592,362	550,614	467,115
4	10 houses	10	1,896,541	1,258,060	1,253,666	1,233,290	1,184,725	1,101,226	934,229
5	30 flats - low density	30	2,526,721	1,795,316	1,788,842	1,722,854	1,637,676	1,370,879	837,285
6	30 flats - medium density	30	2,275,849	1,579,423	1,576,186	1,510,198	1,425,021	1,158,223	624,629
7	30 flats - high density	30	1,626,405	1,481,179	1,481,179	1,407,452	1,322,274	1,026,959	436,327
8	100 houses	100	18,965,410	11,740,103	11,699,936	11,513,672	11,069,747	10,306,488	8,763,522
9	100 flats - medium density	100	7,586,164	4,890,936	4,870,387	4,660,959	4,390,630	3,543,888	1,832,517
10	200 houses	200	37,930,820	22,114,633	22,039,446	21,690,794	20,859,844	19,431,159	16,573,790
11	200 flats - medium density	200	15,172,328	8,393,535	8,355,050	7,960,949	7,446,927	5,836,880	2,592,780
12	450 houses	450	85,344,346	42,456,208	42,312,973	41,648,779	40,065,792	37,344,097	31,871,898
13	450 flats - medium density	450	34,137,738	16,492,696	16,416,544	15,640,409	14,625,685	11,435,013	4,919,364
14	Student housing - studios 150 units	-	2,442,541	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,683
15	Student housing - ensuite 150 units	-	1,600,716	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	4,120,369	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	2,741,158	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	3,274,886	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	2,318,922	488,728	476,048	370,341	233,897	-196,438	-1,071,447
20	Class E (light industrial) development	-	3,179,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	3,815,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	2,289,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	681,250	382,443	382,443	301,189	301,189	-15,078	-656,603
24	Class E (office) development	-	1,362,500	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	25,433,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	1,271,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	596,094	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	894,141	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	1,192,188	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,288
30	Community use/leisure	-	839,300	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	£104,645	125,806	125,367	123,329	118,472	110,122	93,423
2	2 Houses	2	£209,291	251,612	250,733	246,658	236,945	220,246	186,845
3	5 Houses	5	£523,227	629,030	626,833	616,645	592,362	550,614	467,115
4	10 houses	10	£1,046,453	1,258,060	1,253,666	1,233,290	1,184,725	1,101,226	934,229
5	30 flats - low density	30	£1,395,271	1,795,316	1,788,842	1,722,854	1,637,676	1,370,879	837,285
6	30 flats - medium density	30	£1,255,744	1,579,423	1,576,186	1,510,198	1,425,021	1,158,223	624,629
7	30 flats - high density	30	£897,400	1,481,179	1,481,179	1,407,452	1,322,274	1,026,959	436,327
8	100 houses	100	£10,464,532	11,740,103	11,699,936	11,513,672	11,069,747	10,306,488	8,763,522
9	100 flats - medium density	100	£4,185,813	4,890,936	4,870,387	4,660,959	4,390,630	3,543,888	1,832,517
10	200 houses	200	£20,929,063	22,114,633	22,039,446	21,690,794	20,859,844	19,431,159	16,573,790
11	200 flats - medium density	200	£8,371,625	8,393,535	8,355,050	7,960,949	7,446,927	5,836,880	2,592,780
12	450 houses	450	£47,090,393	42,456,208	42,312,973	41,648,779	40,065,792	37,344,097	31,871,898
13	450 flats - medium density	450	£18,836,157	16,492,696	16,416,544	15,640,409	14,625,685	11,435,013	4,919,364
14	Student housing - studios 150 units	-	£1,347,719	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,683
15	Student housing - ensuite 150 units	-	£883,226	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	£2,273,493	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	£1,512,487	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	£1,806,981	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	£1,279,510	488,728	476,048	370,341	233,897	-196,438	-1,071,447
20	Class E (light industrial) development	-	£1,754,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	£2,105,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	£1,263,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	£375,893	382,443	382,443	301,189	301,189	-15,078	-656,603
24	Class E (office) development	-	£751,786	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	£14,033,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	£701,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	£328,906	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	£493,359	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	£657,813	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,288
30	Community use/leisure	-	£463,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	40,019	125,806	125,367	123,329	118,472	110,122	93,423
2	2 Houses	2	80,038	251,612	250,733	246,658	236,945	220,246	186,845
3	5 Houses	5	200,094	629,030	626,833	616,645	592,362	550,614	467,115
4	10 houses	10	400,188	1,258,060	1,253,666	1,233,290	1,184,725	1,101,226	934,229
5	30 flats - low density	30	533,583	1,795,316	1,788,842	1,722,854	1,637,676	1,370,879	837,285
6	30 flats - medium density	30	480,225	1,579,423	1,576,186	1,510,198	1,425,021	1,158,223	624,629
7	30 flats - high density	30	343,186	1,481,179	1,481,179	1,407,452	1,322,274	1,026,959	436,327
8	100 houses	100	4,001,876	11,740,103	11,699,936	11,513,672	11,069,747	10,306,488	8,763,522
9	100 flats - medium density	100	1,600,750	4,890,936	4,870,387	4,660,959	4,390,630	3,543,888	1,832,517
10	200 houses	200	8,003,751	22,114,633	22,039,446	21,690,794	20,859,844	19,431,159	16,573,790
11	200 flats - medium density	200	3,201,500	8,393,535	8,355,050	7,960,949	7,446,927	5,836,880	2,592,780
12	450 houses	450	18,008,440	42,456,208	42,312,973	41,648,779	40,065,792	37,344,097	31,871,898
13	450 flats - medium density	450	7,203,376	16,492,696	16,416,544	15,640,409	14,625,685	11,435,013	4,919,364
14	Student housing - studios 150 units	-	515,398	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,683
15	Student housing - ensuite 150 units	-	337,766	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	869,436	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	578,409	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	691,031	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	489,314	488,728	476,048	370,341	233,897	-196,438	-1,071,447
20	Class E (light industrial) development	-	670,833	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	805,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	483,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	143,750	382,443	382,443	301,189	301,189	-15,078	-656,603
24	Class E (office) development	-	287,500	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	5,366,667	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	268,333	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	125,761	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	188,672	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	251,563	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,288
30	Community use/leisure	-	177,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	125,806	125,367	123,329	118,472	110,122	93,423
2	2 Houses	2	9,197	251,612	250,733	246,658	236,945	220,246	186,845
3	5 Houses	5	18,394	629,030	6				

Table 6.50.6: Cumulative impact of policies – sales values of £7,226 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN
 Aff Hsg: 40%
 Mkt value: £7,226 per square metre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	189,654	147,974	147,534	145,496	140,640	132,290	115,590
2	2 Houses	2	379,308	295,946	295,067	290,992	281,279	264,580	231,180
3	5 Houses	5	948,271	739,866	737,669	727,480	703,199	661,449	577,950
4	10 houses	10	1,896,541	1,479,732	1,475,337	1,454,961	1,406,396	1,322,898	1,155,901
5	30 flats - low density	30	2,528,721	2,338,905	2,332,431	2,266,442	2,181,265	1,914,468	1,380,874
6	30 flats - medium density	30	2,275,849	2,107,025	2,103,787	2,037,799	1,952,621	1,685,824	1,152,230
7	30 flats - high density	30	1,626,405	1,592,792	1,592,792	1,919,064	1,833,887	1,538,572	947,940
8	100 houses	100	18,965,410	13,791,511	13,751,344	13,565,080	13,121,155	12,357,897	10,827,711
9	100 flats - medium density	100	7,586,164	6,555,298	6,534,749	6,325,321	6,054,992	5,208,250	3,514,769
10	200 houses	200	37,930,820	25,962,280	25,887,674	25,541,712	24,716,093	23,287,408	20,430,037
11	200 flats - medium density	200	15,172,328	11,444,130	11,405,644	11,013,409	10,507,113	8,921,263	5,701,783
12	450 houses	450	85,344,346	49,832,496	49,690,045	49,029,484	47,450,855	44,729,161	39,284,921
13	450 flats - medium density	450	34,137,738	22,474,618	22,400,590	21,646,106	20,862,803	17,547,909	11,157,732
14	Student housing - studios 150 units	-	2,442,541	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	1,600,716	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	4,120,369	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	2,741,158	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	3,274,886	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	2,318,922	1,171,009	1,158,519	1,054,401	920,006	498,205	-361,999
20	Class E (light industrial) development	-	3,179,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	3,815,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	2,289,000	700,221	700,221	653,657	653,657	482,376	139,820
23	Class E (office) development	-	681,250	382,443	382,443	301,189	301,189	-15,076	-656,803
24	Class E (office) development	-	1,362,500	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	25,433,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	1,271,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	596,094	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	894,141	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	1,192,188	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	839,300	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	£104,645	147,974	147,534	145,496	140,640	132,290	115,590
2	2 Houses	2	£209,291	295,946	295,067	290,992	281,279	264,580	231,180
3	5 Houses	5	£523,227	739,866	737,669	727,480	703,199	661,449	577,950
4	10 houses	10	£1,046,453	1,479,732	1,475,337	1,454,961	1,406,396	1,322,898	1,155,901
5	30 flats - low density	30	£1,395,271	2,338,905	2,332,431	2,266,442	2,181,265	1,914,468	1,380,874
6	30 flats - medium density	30	£1,255,744	2,107,025	2,103,787	2,037,799	1,952,621	1,685,824	1,152,230
7	30 flats - high density	30	£897,400	1,592,792	1,592,792	1,919,064	1,833,887	1,538,572	947,940
8	100 houses	100	£10,464,532	13,791,511	13,751,344	13,565,080	13,121,155	12,357,897	10,827,711
9	100 flats - medium density	100	£4,185,813	6,555,298	6,534,749	6,325,321	6,054,992	5,208,250	3,514,769
10	200 houses	200	£20,929,063	25,962,280	25,887,674	25,541,712	24,716,093	23,287,408	20,430,037
11	200 flats - medium density	200	£8,371,625	11,444,130	11,405,644	11,013,409	10,507,113	8,921,263	5,701,783
12	450 houses	450	£47,090,393	49,832,496	49,690,045	49,029,484	47,450,855	44,729,161	39,284,921
13	450 flats - medium density	450	£18,836,157	22,474,618	22,400,590	21,646,106	20,862,803	17,547,909	11,157,732
14	Student housing - studios 150 units	-	£1,347,719	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	£883,226	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	£2,273,493	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	£1,512,487	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	£1,806,981	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	£1,279,510	1,171,009	1,158,519	1,054,401	920,006	498,205	-361,999
20	Class E (light industrial) development	-	£1,754,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	£2,100,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	£1,263,000	700,221	700,221	653,657	653,657	482,376	139,820
23	Class E (office) development	-	£375,893	382,443	382,443	301,189	301,189	-15,076	-656,803
24	Class E (office) development	-	£751,786	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	£14,033,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	£701,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	£328,906	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	£493,359	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	£657,813	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	£463,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	40,019	147,974	147,534	145,496	140,640	132,290	115,590
2	2 Houses	2	80,038	295,946	295,067	290,992	281,279	264,580	231,180
3	5 Houses	5	200,094	739,866	737,669	727,480	703,199	661,449	577,950
4	10 houses	10	400,188	1,479,732	1,475,337	1,454,961	1,406,396	1,322,898	1,155,901
5	30 flats - low density	30	533,583	2,338,905	2,332,431	2,266,442	2,181,265	1,914,468	1,380,874
6	30 flats - medium density	30	480,225	2,107,025	2,103,787	2,037,799	1,952,621	1,685,824	1,152,230
7	30 flats - high density	30	343,186	1,592,792	1,592,792	1,919,064	1,833,887	1,538,572	947,940
8	100 houses	100	4,001,876	13,791,511	13,751,344	13,565,080	13,121,155	12,357,897	10,827,711
9	100 flats - medium density	100	1,600,750	6,555,298	6,534,749	6,325,321	6,054,992	5,208,250	3,514,769
10	200 houses	200	8,003,751	25,962,280	25,887,674	25,541,712	24,716,093	23,287,408	20,430,037
11	200 flats - medium density	200	3,201,500	11,444,130	11,405,644	11,013,409	10,507,113	8,921,263	5,701,783
12	450 houses	450	18,008,440	49,832,496	49,690,045	49,029,484	47,450,855	44,729,161	39,284,921
13	450 flats - medium density	450	7,203,376	22,474,618	22,400,590	21,646,106	20,862,803	17,547,909	11,157,732
14	Student housing - studios 150 units	-	£15,398	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	£37,766	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	£69,436	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	£78,409	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	£91,031	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	£89,314	1,171,009	1,158,519	1,054,401	920,006	498,205	-361,999
20	Class E (light industrial) development	-	£70,833	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	£805,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	£483,000	700,221	700,221	653,657	653,657	482,376	139,820
23	Class E (office) development	-	£143,750	382,443	382,443	301,189	301,189	-15,076	-656,803
24	Class E (office) development	-	£287,500	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	£5,966,667	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	£268,333	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	£25,781	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	£88,872	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	£251,563	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	£177,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	147,974	147,534	145,496	140,640	132,290	115,590
2	2 Houses	2	9,197	295,946	295,067	290,992	281,279	264,580	

Table 6.50.7: Cumulative impact of policies – sales values of £7,840 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN
 Aff Hsg: 40%
 Mkt value: £7,840 per square metre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	189,854	147,759	147,319	144,997	139,462	129,945	110,911
2	2 Houses	2	379,308	295,519	294,640	289,995	278,924	259,890	221,822
3	5 Houses	5	948,271	738,796	738,599	724,986	697,310	649,724	554,553
4	10 houses	10	1,896,541	1,477,593	1,473,198	1,449,973	1,394,620	1,299,448	1,109,107
5	30 flats - low density	30	2,528,721	1,887,791	1,881,317	1,802,669	1,705,584	1,387,824	752,301
6	30 flats - medium density	30	2,275,849	1,639,922	1,636,685	1,558,036	1,460,952	1,143,191	507,670
7	30 flats - high density	30	1,626,405	1,509,702	1,509,702	1,423,315	1,326,230	979,950	287,392
8	100 houses	100	18,965,410	13,797,068	13,756,900	13,544,598	13,038,617	12,168,660	10,409,512
9	100 flats - medium density	100	7,586,164	5,062,748	5,042,197	4,792,590	4,484,471	3,473,574	1,425,830
10	200 houses	200	37,930,820	25,997,655	25,922,468	25,525,077	24,577,968	22,949,564	19,692,756
11	200 flats - medium density	200	15,172,328	8,565,480	8,526,408	8,051,788	7,465,911	5,548,312	1,662,073
12	450 houses	450	85,344,346	49,931,054	49,787,819	49,030,776	47,226,500	44,124,334	37,891,976
13	450 flats - medium density	450	34,137,738	18,862,848	18,785,531	18,486,379	14,687,072	10,843,540	3,004,967
14	Student housing - studios 150 units	-	2,442,541	817,121	817,121	641,428	641,428	-16,597	-1,352,219
15	Student housing - ensuite 150 units	-	1,600,716	499,294	499,294	382,165	382,165	-57,212	-947,627
16	Student housing - studios 250 units	-	4,120,369	1,361,868	1,361,868	1,069,045	1,069,045	-27,662	-2,253,698
17	Student housing - ensuite 250 units	-	2,741,158	1,292,307	1,292,307	1,099,489	1,099,489	377,606	-1,082,426
18	Student housing - ensuite 300 units	-	3,274,886	1,550,768	1,550,768	1,319,387	1,319,387	453,128	-1,298,912
19	C2 care scheme - flats	60	2,318,922	278,697	266,017	140,031	-15,725	-532,511	-1,579,579
20	Class E (light industrial) development	-	3,179,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	3,815,000	12,478,445	12,478,445	12,417,955	12,417,955	12,200,591	11,765,862
22	Class E (retail - supermarket) development	-	2,289,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	681,250	3,856,999	3,856,999	3,756,008	3,756,008	3,361,445	2,572,318
24	Class E (office) development	-	1,362,500	8,218,253	8,218,253	7,887,214	7,887,214	7,097,590	5,518,342
25	Industrial (B2/B8)	-	25,433,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	1,271,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	596,094	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	894,141	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	1,192,188	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	839,300	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	£104,645	147,759	147,319	144,997	139,462	129,945	110,911
2	2 Houses	2	£209,291	295,519	294,640	289,995	278,924	259,890	221,822
3	5 Houses	5	£523,227	738,796	738,599	724,986	697,310	649,724	554,553
4	10 houses	10	£1,046,453	1,477,593	1,473,198	1,449,973	1,394,620	1,299,448	1,109,107
5	30 flats - low density	30	£1,395,271	1,887,791	1,881,317	1,802,669	1,705,584	1,387,824	752,301
6	30 flats - medium density	30	£1,255,744	1,639,922	1,636,685	1,558,036	1,460,952	1,143,191	507,670
7	30 flats - high density	30	£897,400	1,509,702	1,509,702	1,423,315	1,326,230	979,950	287,392
8	100 houses	100	£10,464,532	13,797,068	13,756,900	13,544,598	13,038,617	12,168,660	10,409,512
9	100 flats - medium density	100	£4,185,813	5,062,748	5,042,197	4,792,590	4,484,471	3,473,574	1,425,830
10	200 houses	200	£20,929,063	25,997,655	25,922,468	25,525,077	24,577,968	22,949,564	19,692,756
11	200 flats - medium density	200	£8,371,625	8,565,480	8,526,408	8,051,788	7,465,911	5,548,312	1,662,073
12	450 houses	450	£47,090,393	49,931,054	49,787,819	49,030,776	47,226,500	44,124,334	37,891,976
13	450 flats - medium density	450	£18,836,157	18,862,848	18,785,531	18,486,379	14,687,072	10,843,540	3,004,967
14	Student housing - studios 150 units	-	£1,347,719	817,121	817,121	641,428	641,428	-16,597	-1,352,219
15	Student housing - ensuite 150 units	-	£883,226	499,294	499,294	382,165	382,165	-57,212	-947,627
16	Student housing - studios 250 units	-	£2,273,493	1,361,868	1,361,868	1,069,045	1,069,045	-27,662	-2,253,698
17	Student housing - ensuite 250 units	-	£1,512,487	1,292,307	1,292,307	1,099,489	1,099,489	377,606	-1,082,426
18	Student housing - ensuite 300 units	-	£1,806,981	1,550,768	1,550,768	1,319,387	1,319,387	453,128	-1,298,912
19	C2 care scheme - flats	60	£1,279,510	278,697	266,017	140,031	-15,725	-532,511	-1,579,579
20	Class E (light industrial) development	-	£1,754,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	£2,105,000	12,478,445	12,478,445	12,417,955	12,417,955	12,200,591	11,765,862
22	Class E (retail - supermarket) development	-	£1,263,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	£375,893	3,856,999	3,856,999	3,756,008	3,756,008	3,361,445	2,572,318
24	Class E (office) development	-	£751,786	8,218,253	8,218,253	7,887,214	7,887,214	7,097,590	5,518,342
25	Industrial (B2/B8)	-	£14,033,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	£701,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	£328,906	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	£493,359	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	£657,813	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	£463,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	40,019	147,759	147,319	144,997	139,462	129,945	110,911
2	2 Houses	2	80,038	295,519	294,640	289,995	278,924	259,890	221,822
3	5 Houses	5	200,094	738,796	738,599	724,986	697,310	649,724	554,553
4	10 houses	10	400,188	1,477,593	1,473,198	1,449,973	1,394,620	1,299,448	1,109,107
5	30 flats - low density	30	533,583	1,887,791	1,881,317	1,802,669	1,705,584	1,387,824	752,301
6	30 flats - medium density	30	480,225	1,639,922	1,636,685	1,558,036	1,460,952	1,143,191	507,670
7	30 flats - high density	30	343,186	1,509,702	1,509,702	1,423,315	1,326,230	979,950	287,392
8	100 houses	100	4,001,876	13,797,068	13,756,900	13,544,598	13,038,617	12,168,660	10,409,512
9	100 flats - medium density	100	1,600,750	5,062,748	5,042,197	4,792,590	4,484,471	3,473,574	1,425,830
10	200 houses	200	8,003,751	25,997,655	25,922,468	25,525,077	24,577,968	22,949,564	19,692,756
11	200 flats - medium density	200	3,201,500	8,565,480	8,526,408	8,051,788	7,465,911	5,548,312	1,662,073
12	450 houses	450	18,008,440	49,931,054	49,787,819	49,030,776	47,226,500	44,124,334	37,891,976
13	450 flats - medium density	450	7,203,376	18,862,848	18,785,531	18,486,379	14,687,072	10,843,540	3,004,967
14	Student housing - studios 150 units	-	£515,398	817,121	817,121	641,428	641,428	-16,597	-1,352,219
15	Student housing - ensuite 150 units	-	£337,766	499,294	499,294	382,165	382,165	-57,212	-947,627
16	Student housing - studios 250 units	-	£869,436	1,361,868	1,361,868	1,069,045	1,069,045	-27,662	-2,253,698
17	Student housing - ensuite 250 units	-	£578,409	1,292,307	1,292,307	1,099,489	1,099,489	377,606	-1,082,426
18	Student housing - ensuite 300 units	-	£691,031	1,550,768	1,550,768	1,319,387	1,319,387	453,128	-1,298,912
19	C2 care scheme - flats	60	£489,314	278,697	266,017	140,031	-15,725	-532,511	-1,579,579
20	Class E (light industrial) development	-	£70,833	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	£805,000	12,478,445	12,478,445	12,417,955	12,417,955	12,200,591	11,765,862
22	Class E (retail - supermarket) development	-	£483,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	£143,750	3,856,999	3,856,999	3,756,008	3,756,008	3,361,445	2,572,318
24	Class E (office) development	-	£287,500	8,218,253	8,218,253	7,887,214	7,887,214	7,097,590	5,518,342
25	Industrial (B2/B8)	-	£5,366,667	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	£268,333	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	£125,781	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	£188,672	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	£251,563	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	£177,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	147,759	147,319	144,997	139,462	129,945	110,911
2	2 Houses	2	9,197	295,519	294,640	289,995	278,924		

Table 6.50.8: Cumulative impact of policies – sales values of £8,454 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN Aff Hsg: 40%
Mkt value: £8,454 per square metre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	189,854	169,926	169,487	167,164	161,629	152,112	133,077
2	2 Houses	2	379,308	339,853	338,974	334,329	323,259	304,224	266,156
3	5 Houses	5	948,271	849,632	847,435	835,822	808,146	760,560	665,389
4	10 houses	10	1,896,541	1,699,264	1,694,870	1,671,645	1,616,291	1,521,120	1,330,779
5	30 flats - low density	30	2,528,721	2,431,379	2,424,905	2,346,257	2,249,172	1,931,412	1,295,890
6	30 flats - medium density	30	2,275,849	2,167,523	2,164,286	2,085,638	1,988,553	1,670,793	1,035,271
7	30 flats - high density	30	1,626,405	2,021,315	2,021,315	1,934,928	1,837,843	1,491,563	799,005
8	100 houses	100	18,965,410	15,848,476	15,808,309	15,596,007	15,090,025	14,220,069	12,473,702
9	100 flats - medium density	100	7,586,164	6,727,108	6,706,559	6,456,952	6,148,833	5,140,347	3,110,924
10	200 houses	200	37,930,820	29,846,088	29,771,482	29,377,156	28,434,216	26,805,812	23,549,005
11	200 flats - medium density	200	15,172,328	11,632,779	11,594,293	11,126,808	10,549,735	8,633,310	4,787,515
12	450 houses	450	85,344,346	57,305,631	57,163,181	56,410,279	54,611,564	51,509,398	45,305,000
13	450 flats - medium density	450	34,137,738	22,928,193	22,853,137	21,934,075	20,792,190	17,008,977	9,312,425
14	Student housing - studios 150 units	-	2,442,541	817,121	817,121	641,428	641,428	-16,597	-1,352,219
15	Student housing - ensuite 150 units	-	1,600,716	499,294	499,294	382,165	382,165	-57,212	-947,627
16	Student housing - studios 250 units	-	4,120,369	1,361,868	1,361,868	1,069,045	1,069,045	-27,662	-2,253,698
17	Student housing - ensuite 250 units	-	2,741,158	1,292,307	1,292,307	1,099,489	1,099,489	377,606	-1,082,426
18	Student housing - ensuite 300 units	-	3,274,886	1,550,768	1,550,768	1,319,387	1,319,387	453,128	-1,298,912
19	C2 care scheme - flats	60	2,318,922	965,825	953,336	829,243	676,062	167,162	-865,935
20	Class E (light industrial) development	-	3,179,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	3,815,000	12,478,445	12,478,445	12,417,955	12,417,955	12,200,591	11,765,862
22	Class E (retail - supermarket) development	-	2,289,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	681,250	3,856,999	3,856,999	3,756,008	3,756,008	3,361,445	2,572,318
24	Class E (office) development	-	1,362,500	8,218,253	8,218,253	7,887,214	7,887,214	7,097,590	5,518,342
25	Industrial (B2/B8)	-	25,433,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	1,271,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	596,094	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	894,141	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	1,192,188	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	839,300	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	£104,645	169,926	169,487	167,164	161,629	152,112	133,077
2	2 Houses	2	£209,291	339,853	338,974	334,329	323,259	304,224	266,156
3	5 Houses	5	£523,227	849,632	847,435	835,822	808,146	760,560	665,389
4	10 houses	10	£1,046,453	1,699,264	1,694,870	1,671,645	1,616,291	1,521,120	1,330,779
5	30 flats - low density	30	£1,395,271	2,431,379	2,424,905	2,346,257	2,249,172	1,931,412	1,295,890
6	30 flats - medium density	30	£1,255,744	2,167,523	2,164,286	2,085,638	1,988,553	1,670,793	1,035,271
7	30 flats - high density	30	£897,400	2,021,315	2,021,315	1,934,928	1,837,843	1,491,563	799,005
8	100 houses	100	£10,464,532	15,848,476	15,808,309	15,596,007	15,090,025	14,220,069	12,473,702
9	100 flats - medium density	100	£4,185,813	6,727,108	6,706,559	6,456,952	6,148,833	5,140,347	3,110,924
10	200 houses	200	£20,929,063	29,846,088	29,771,482	29,377,156	28,434,216	26,805,812	23,549,005
11	200 flats - medium density	200	£8,371,625	11,632,779	11,594,293	11,126,808	10,549,735	8,633,310	4,787,515
12	450 houses	450	£47,090,393	57,305,631	57,163,181	56,410,279	54,611,564	51,509,398	45,305,000
13	450 flats - medium density	450	£18,836,157	22,928,193	22,853,137	21,934,075	20,792,190	17,008,977	9,312,425
14	Student housing - studios 150 units	-	£1,347,719	817,121	817,121	641,428	641,428	-16,597	-1,352,219
15	Student housing - ensuite 150 units	-	£883,226	499,294	499,294	382,165	382,165	-57,212	-947,627
16	Student housing - studios 250 units	-	£2,273,493	1,361,868	1,361,868	1,069,045	1,069,045	-27,662	-2,253,698
17	Student housing - ensuite 250 units	-	£1,512,487	1,292,307	1,292,307	1,099,489	1,099,489	377,606	-1,082,426
18	Student housing - ensuite 300 units	-	£1,806,981	1,550,768	1,550,768	1,319,387	1,319,387	453,128	-1,298,912
19	C2 care scheme - flats	60	£1,279,510	965,825	953,336	829,243	676,062	167,162	-865,935
20	Class E (light industrial) development	-	£1,754,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	£2,105,000	12,478,445	12,478,445	12,417,955	12,417,955	12,200,591	11,765,862
22	Class E (retail - supermarket) development	-	£1,263,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	£375,893	3,856,999	3,856,999	3,756,008	3,756,008	3,361,445	2,572,318
24	Class E (office) development	-	£751,786	8,218,253	8,218,253	7,887,214	7,887,214	7,097,590	5,518,342
25	Industrial (B2/B8)	-	£14,033,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	£701,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	£328,906	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	£493,359	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	£657,813	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	£463,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	40,019	169,926	169,487	167,164	161,629	152,112	133,077
2	2 Houses	2	80,038	339,853	338,974	334,329	323,259	304,224	266,156
3	5 Houses	5	200,094	849,632	847,435	835,822	808,146	760,560	665,389
4	10 houses	10	400,188	1,699,264	1,694,870	1,671,645	1,616,291	1,521,120	1,330,779
5	30 flats - low density	30	533,583	2,431,379	2,424,905	2,346,257	2,249,172	1,931,412	1,295,890
6	30 flats - medium density	30	480,225	2,167,523	2,164,286	2,085,638	1,988,553	1,670,793	1,035,271
7	30 flats - high density	30	343,186	2,021,315	2,021,315	1,934,928	1,837,843	1,491,563	799,005
8	100 houses	100	4,001,876	15,848,476	15,808,309	15,596,007	15,090,025	14,220,069	12,473,702
9	100 flats - medium density	100	1,600,750	6,727,108	6,706,559	6,456,952	6,148,833	5,140,347	3,110,924
10	200 houses	200	8,003,751	29,846,088	29,771,482	29,377,156	28,434,216	26,805,812	23,549,005
11	200 flats - medium density	200	3,201,500	11,632,779	11,594,293	11,126,808	10,549,735	8,633,310	4,787,515
12	450 houses	450	18,008,440	57,305,631	57,163,181	56,410,279	54,611,564	51,509,398	45,305,000
13	450 flats - medium density	450	7,203,376	22,928,193	22,853,137	21,934,075	20,792,190	17,008,977	9,312,425
14	Student housing - studios 150 units	-	£1,347,719	817,121	817,121	641,428	641,428	-16,597	-1,352,219
15	Student housing - ensuite 150 units	-	£883,226	499,294	499,294	382,165	382,165	-57,212	-947,627
16	Student housing - studios 250 units	-	£2,273,493	1,361,868	1,361,868	1,069,045	1,069,045	-27,662	-2,253,698
17	Student housing - ensuite 250 units	-	£1,512,487	1,292,307	1,292,307	1,099,489	1,099,489	377,606	-1,082,426
18	Student housing - ensuite 300 units	-	£1,806,981	1,550,768	1,550,768	1,319,387	1,319,387	453,128	-1,298,912
19	C2 care scheme - flats	60	£1,279,510	965,825	953,336	829,243	676,062	167,162	-865,935
20	Class E (light industrial) development	-	£70,833	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	£805,000	12,478,445	12,478,445	12,417,955	12,417,955	12,200,591	11,765,862
22	Class E (retail - supermarket) development	-	£483,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	£143,750	3,856,999	3,856,999	3,756,008	3,756,008	3,361,445	2,572,318
24	Class E (office) development	-	£287,500	8,218,253	8,218,253	7,887,214	7,887,214	7,097,590	5,518,342
25	Industrial (B2/B8)	-	£5,366,667	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	£268,333	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	£125,781	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	£188,672	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	£251,563	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	£177,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	169,926	169,487	167,164	161,629	152,112	133,077
2	2 Houses	2	9,197	339,853					

Table 6.50.9: Cumulative impact of policies – sales values of £9,068 per square metre

OXFORD CITY COUNCIL - LOCAL PLAN
 Aff Hsg: 40%
 Mkt value: £9,068 per square metre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	189,654	192,094	191,855	189,332	183,796	174,279	155,245
2	2 Houses	2	379,308	384,187	383,308	378,663	367,593	348,559	310,490
3	5 Houses	5	948,271	960,468	958,271	946,659	918,982	871,396	776,226
4	10 houses	10	1,896,541	1,920,936	1,916,541	1,893,316	1,837,963	1,742,792	1,552,450
5	30 flats - low density	30	2,526,721	2,974,968	2,968,494	2,889,846	2,792,761	2,475,001	1,839,479
6	30 flats - medium density	30	2,275,849	2,695,124	2,691,886	2,613,239	2,516,154	2,198,393	1,562,872
7	30 flats - high density	30	1,626,405	2,532,928	2,532,928	2,446,541	2,349,456	2,003,176	1,310,619
8	100 houses	100	18,965,410	17,899,885	17,859,717	17,647,415	17,141,433	16,271,478	14,531,566
9	100 flats - medium density	100	7,586,164	8,391,470	8,370,921	8,121,314	7,813,195	6,804,709	4,787,739
10	200 houses	200	37,930,820	33,687,957	33,613,351	33,219,025	32,279,224	30,662,060	27,405,253
11	200 flats - medium density	200	15,172,328	14,683,373	14,644,888	14,177,402	13,600,329	11,711,551	7,883,111
12	450 houses	450	85,344,346	64,669,885	64,527,435	63,774,533	61,980,127	58,894,462	52,690,130
13	450 flats - medium density	450	34,137,738	28,885,373	28,811,346	27,912,114	26,800,504	23,102,107	15,522,261
14	Student housing - studios 150 units	-	2,442,541	817,121	817,121	641,428	641,428	-16,597	-1,352,219
15	Student housing - ensuite 150 units	-	1,600,716	499,294	499,294	382,165	382,165	-57,212	-847,627
16	Student housing - studios 250 units	-	4,120,369	1,361,868	1,361,868	1,069,045	1,069,045	-27,662	-2,253,698
17	Student housing - ensuite 250 units	-	2,741,158	1,292,307	1,292,307	1,099,489	1,099,489	377,606	-1,082,426
18	Student housing - ensuite 300 units	-	3,274,886	1,550,768	1,550,768	1,319,387	1,319,387	453,128	-1,296,912
19	C2 care scheme - flats	60	2,318,922	1,647,966	1,635,476	1,511,384	1,358,202	856,832	-161,596
20	Class E (light industrial) development	-	3,179,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	3,815,000	12,478,445	12,478,445	12,417,955	12,417,955	12,200,591	11,765,862
22	Class E (retail - supermarket) development	-	2,289,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	681,250	3,856,999	3,856,999	3,756,008	3,756,008	3,361,445	2,572,318
24	Class E (office) development	-	1,362,500	8,218,253	8,218,253	7,887,214	7,887,214	7,097,590	5,518,342
25	Industrial (B2/B8)	-	25,433,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	1,271,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	596,094	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	894,141	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	1,192,188	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	839,300	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	£104,645	192,094	191,855	189,332	183,796	174,279	155,245
2	2 Houses	2	£209,291	384,187	383,308	378,663	367,593	348,559	310,490
3	5 Houses	5	£523,227	960,468	958,271	946,659	918,982	871,396	776,226
4	10 houses	10	£1,046,453	1,920,936	1,916,541	1,893,316	1,837,963	1,742,792	1,552,450
5	30 flats - low density	30	£1,395,271	2,974,968	2,968,494	2,889,846	2,792,761	2,475,001	1,839,479
6	30 flats - medium density	30	£1,255,744	2,695,124	2,691,886	2,613,239	2,516,154	2,198,393	1,562,872
7	30 flats - high density	30	£897,400	2,532,928	2,532,928	2,446,541	2,349,456	2,003,176	1,310,619
8	100 houses	100	£10,464,532	17,899,885	17,859,717	17,647,415	17,141,433	16,271,478	14,531,566
9	100 flats - medium density	100	£4,185,813	8,391,470	8,370,921	8,121,314	7,813,195	6,804,709	4,787,739
10	200 houses	200	£20,929,063	33,687,957	33,613,351	33,219,025	32,279,224	30,662,060	27,405,253
11	200 flats - medium density	200	£8,371,625	14,683,373	14,644,888	14,177,402	13,600,329	11,711,551	7,883,111
12	450 houses	450	£47,090,393	64,669,885	64,527,435	63,774,533	61,980,127	58,894,462	52,690,130
13	450 flats - medium density	450	£18,836,157	28,885,373	28,811,346	27,912,114	26,800,504	23,102,107	15,522,261
14	Student housing - studios 150 units	-	£1,347,719	817,121	817,121	641,428	641,428	-16,597	-1,352,219
15	Student housing - ensuite 150 units	-	£883,226	499,294	499,294	382,165	382,165	-57,212	-847,627
16	Student housing - studios 250 units	-	£2,273,493	1,361,868	1,361,868	1,069,045	1,069,045	-27,662	-2,253,698
17	Student housing - ensuite 250 units	-	£1,512,487	1,292,307	1,292,307	1,099,489	1,099,489	377,606	-1,082,426
18	Student housing - ensuite 300 units	-	£1,806,981	1,550,768	1,550,768	1,319,387	1,319,387	453,128	-1,296,912
19	C2 care scheme - flats	60	£1,279,510	1,647,966	1,635,476	1,511,384	1,358,202	856,832	-161,596
20	Class E (light industrial) development	-	£1,754,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	£2,105,000	12,478,445	12,478,445	12,417,955	12,417,955	12,200,591	11,765,862
22	Class E (retail - supermarket) development	-	£1,263,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	£375,893	3,856,999	3,856,999	3,756,008	3,756,008	3,361,445	2,572,318
24	Class E (office) development	-	£751,786	8,218,253	8,218,253	7,887,214	7,887,214	7,097,590	5,518,342
25	Industrial (B2/B8)	-	£14,033,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	£701,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	£328,906	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	£493,359	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	£657,813	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	£463,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	40,019	192,094	191,855	189,332	183,796	174,279	155,245
2	2 Houses	2	80,038	384,187	383,308	378,663	367,593	348,559	310,490
3	5 Houses	5	200,094	960,468	958,271	946,659	918,982	871,396	776,226
4	10 houses	10	400,188	1,920,936	1,916,541	1,893,316	1,837,963	1,742,792	1,552,450
5	30 flats - low density	30	533,583	2,974,968	2,968,494	2,889,846	2,792,761	2,475,001	1,839,479
6	30 flats - medium density	30	480,225	2,695,124	2,691,886	2,613,239	2,516,154	2,198,393	1,562,872
7	30 flats - high density	30	343,186	2,532,928	2,532,928	2,446,541	2,349,456	2,003,176	1,310,619
8	100 houses	100	4,001,876	17,899,885	17,859,717	17,647,415	17,141,433	16,271,478	14,531,566
9	100 flats - medium density	100	1,600,751	8,391,470	8,370,921	8,121,314	7,813,195	6,804,709	4,787,739
10	200 houses	200	8,003,751	33,687,957	33,613,351	33,219,025	32,279,224	30,662,060	27,405,253
11	200 flats - medium density	200	3,201,500	14,683,373	14,644,888	14,177,402	13,600,329	11,711,551	7,883,111
12	450 houses	450	18,008,440	64,669,885	64,527,435	63,774,533	61,980,127	58,894,462	52,690,130
13	450 flats - medium density	450	7,203,376	28,885,373	28,811,346	27,912,114	26,800,504	23,102,107	15,522,261
14	Student housing - studios 150 units	-	515,398	817,121	817,121	641,428	641,428	-16,597	-1,352,219
15	Student housing - ensuite 150 units	-	337,766	499,294	499,294	382,165	382,165	-57,212	-847,627
16	Student housing - studios 250 units	-	869,436	1,361,868	1,361,868	1,069,045	1,069,045	-27,662	-2,253,698
17	Student housing - ensuite 250 units	-	578,409	1,292,307	1,292,307	1,099,489	1,099,489	377,606	-1,082,426
18	Student housing - ensuite 300 units	-	691,031	1,550,768	1,550,768	1,319,387	1,319,387	453,128	-1,296,912
19	C2 care scheme - flats	60	489,314	1,647,966	1,635,476	1,511,384	1,358,202	856,832	-161,596
20	Class E (light industrial) development	-	670,833	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	805,000	12,478,445	12,478,445	12,417,955	12,417,955	12,200,591	11,765,862
22	Class E (retail - supermarket) development	-	483,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	143,750	3,856,999	3,856,999	3,756,008	3,756,008	3,361,445	2,572,318
24	Class E (office) development	-	287,500	8,218,253	8,218,253	7,887,214	7,887,214	7,097,590	5,518,342
25	Industrial (B2/B8)	-	5,366,667	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	268,333	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	125,761	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	188,672	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	251,563	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	177,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	192,094	191,855	189,332	183,796	174,279	155,245
2	2 Houses	2	9,197</						

CIL rates

- 6.55 In addition to considering the viability of emerging plan policies, we have tested the capacity of development typologies in the City to absorb alternative CIL rates to those in the adopted Charging Schedule. The Council's brief indicates that there is a need to identify appropriate CIL rates that balance the desirability of funding infrastructure with the need to ensure deliverable developments taking into consideration the requirements of the emerging Plan.
- 6.56 Before considering this proposition, it is important to note that significant cost inflation resulted in an increase in CIL rates by default in 2023, as rates are indexed by reference to the BCIS Tender Price Index. The BCIS CIL index for 2023 is 6.9%, based on the change in the index between November 2022 and November 2021. In 2021 and 2022, the BCIS CIL index fell by 0.3% in both years.
- 6.57 We have run a set of appraisals which reflect the emerging policy requirements and which do not include CIL as an input cost, so that the potential 'surplus' above benchmark land values can be identified. We have then divided any surpluses by the gross floor area to identify maximum potential CIL rates on a per square metre basis.
- 6.58 The outputs of our appraisals are summarised in Table 6.56.1 (with the full results at Appendix 13). In these tables, for each typology, we have deducted the benchmark land value from the residual land value to identify the maximum potential CIL and have divided this amount by the gross floorspace. These results indicate that the viability of developments is highly variable and there will be significant pressure on some schemes arising from both adopted and emerging policies. In this context, increasing rates above those in the adopted Charging Schedule may result in additional compromises being required in relation to Local Plan requirements.
- 6.59 The immediate economic outlook is relatively uncertain, with upwards pressure on build costs arising from labour shortages, increasing materials pricing caused by supply chain issues, and increased energy prices arising from geo-political issues. At the same time, the outlook for residential markets is less certain due to rising interest rates following the government's 'fiscal event' at the end of September. Revised forecasts published by the major agents now forecast lower cumulative growth over the next five years than was previously the case. In this context, it would appear premature to increase the rates in the adopted charging schedule at the current time, but this could be revisited after the longer term impact of the 'fiscal event' becomes clearer.
- 6.60 With regards to uses that currently attract the 'all other uses' rate of £20 per square metre (£31.77 per square metre after indexation), industrial development and office/research & development schemes have seen significant appreciation in capital values since the Charging Schedule was adopted. The outputs of our appraisals indicate that these uses could be brought into line with the rate for residential, student housing, and retail. However, the extent to which this will generate additional income will clearly depend on the volume of planned R&D and industrial and logistics floorspace in the near future. The Council has advised that there is expected to be a significant volume of new industrial, logistics and R&D development coming forward in the near future, to the additional CIL income is likely to justify the resources required to undertake a partial review/consultation on the Charging Schedule.

Table 6.56.1: Maximum CIL rates, assuming 40% affordable housing (where relevant)

Where the maximum rates are shown in blue, they exceed the adopted rate (after indexation). Where the maximum rates are shown in red, they are lower than the adopted rate (after indexation).

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)		£4,156	£4,770	£5,384	£5,998	£6,612	£7,226	£7,840	£8,454	£9,068	Adopted rate (indexed)
Description											
1	1 House	-	-	-	-	-	-	-	-	-	158.00
2	2 Houses	-	-	-	-	-	-	-	-	-	158.00
3	5 Houses	-	-	-	-	-	-	-	-	-	158.00
4	10 houses	-	-	-	-	-	-	-	-	-	158.00
5	30 flats - low density	-	-	-	-	-	-	-	-	66.84	158.00
6	30 flats - medium density	-	-	-	-	-	-	-	-	57.82	158.00
7	30 flats - high density	-	-	-	-	-	62.66	-	46.57	221.69	158.00
8	100 houses	-	-	-	-	-	-	-	-	-	158.00
9	100 flats - medium density	-	-	-	-	-	-	-	-	-	158.00
10	200 houses	-	-	-	-	-	-	-	-	-	158.00
11	200 flats - medium density	-	-	-	-	-	-	-	-	-	158.00
12	450 houses	-	-	-	-	-	-	-	-	-	158.00
13	450 flats - medium density	-	-	-	-	-	-	-	-	-	158.00
14	Student housing - studios 150 units	-	-	-	-	-	-	-	-	-	158.00
15	Student housing - ensuite 150 units	-	-	-	-	-	-	-	-	-	158.00
16	Student housing - studios 250 units	-	-	-	-	-	-	-	-	-	158.00
17	Student housing - ensuite 250 units	-	-	-	-	-	-	-	-	-	158.00
18	Student housing - ensuite 300 units	-	-	-	-	-	-	-	-	-	158.00
19	C2 care scheme - flats	-	-	-	-	-	-	-	-	-	158.00
20	Class E (light industrial) development	-	-	-	-	-	-	-	-	-	31.59
21	Class E (retail - comparison) development	134.78	134.78	134.78	134.78	134.78	134.78	3,514.84	3,514.84	3,514.84	158.00
22	Class E (retail - supermarket) development	-	-	-	-	-	-	-	-	-	158.00
23	Class E (office) development	-	-	-	-	-	-	1,104.19	1,104.19	1,104.19	31.59
24	Class E (office) development	-	-	-	-	-	-	1,179.15	1,179.15	1,179.15	31.59
25	Industrial (B2/B8)	-	-	-	-	-	-	-	-	-	31.59
26	Industrial (B2/B8)	-	-	-	-	-	-	-	-	-	31.59
27	Hotel (city centre) 50 rooms	-	-	-	-	-	-	-	-	-	31.59
28	Hotel (city centre) 75 rooms	-	-	-	-	-	-	-	-	-	31.59
29	Hotel (city centre) 100 rooms	-	-	-	-	-	-	-	-	-	31.59
30	Community use/leisure	-	-	-	-	-	-	-	-	-	31.59

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)		£4,156	£4,770	£5,384	£5,998	£6,612	£7,226	£7,840	£8,454	£9,068	Adopted rate (indexed)
Description											
1	1 House	-	-	-	-	149.04	397.97	371.64	620.58	869.52	158.00
2	2 Houses	-	-	-	-	149.04	397.98	371.64	620.58	869.52	158.00
3	5 Houses	-	-	-	-	149.04	397.98	371.64	620.58	869.52	158.00
4	10 houses	-	-	-	-	149.04	397.98	371.64	620.58	869.52	158.00
5	30 flats - low density	-	-	-	-	77.20	280.69	83.55	287.03	490.51	158.00
6	30 flats - medium density	-	-	-	-	49.75	247.25	44.13	241.63	439.12	158.00
7	30 flats - high density	-	-	-	-	136.74	311.87	120.65	295.77	470.90	158.00
8	100 houses	-	-	-	-	64.34	294.72	273.46	503.84	734.21	158.00
9	100 flats - medium density	-	-	-	-	11.29	198.20	3.67	190.58	377.48	158.00
10	200 houses	-	-	-	-	-	210.17	191.67	407.93	623.65	158.00
11	200 flats - medium density	-	-	-	-	-	111.31	-	96.36	267.98	158.00
12	450 houses	-	-	-	-	-	8.38	-	177.64	361.42	158.00
13	450 flats - medium density	-	-	-	-	-	42.31	-	30.56	180.74	158.00
14	Student housing - studios 150 units	140.64	140.64	140.64	140.64	140.64	140.64	-	-	-	158.00
15	Student housing - ensuite 150 units	130.57	130.57	130.57	130.57	130.57	130.57	-	-	-	158.00
16	Student housing - studios 250 units	137.00	137.00	137.00	137.00	137.00	137.00	-	-	-	158.00
17	Student housing - ensuite 250 units	211.34	211.34	211.34	211.34	211.34	211.34	-	-	-	158.00
18	Student housing - ensuite 300 units	212.67	212.67	212.67	212.67	212.67	212.67	-	-	-	158.00
19	C2 care scheme - flats	-	-	-	-	-	-	-	-	-	158.00
20	Class E (light industrial) development	-	-	-	-	-	-	-	-	-	31.59
21	Class E (retail - comparison) development	818.78	818.78	818.78	818.78	818.78	818.78	4,198.84	4,198.84	4,198.84	158.00
22	Class E (retail - supermarket) development	-	-	-	-	-	-	-	-	-	158.00
23	Class E (office) development	-	-	-	-	-	-	1,226.33	1,226.33	1,226.33	31.59
24	Class E (office) development	-	-	-	-	-	-	1,301.29	1,301.29	1,301.29	31.59
25	Industrial (B2/B8)	309.10	309.10	309.10	309.10	309.10	309.10	309.10	309.10	309.10	31.59
26	Industrial (B2/B8)	309.10	309.10	309.10	309.10	309.10	309.10	309.10	309.10	309.10	31.59
27	Hotel (city centre) 50 rooms	-	-	-	-	-	-	-	-	-	31.59
28	Hotel (city centre) 75 rooms	-	-	-	-	-	-	-	-	-	31.59
29	Hotel (city centre) 100 rooms	-	-	-	-	-	-	-	-	-	31.59
30	Community use/leisure	-	-	-	-	-	-	-	-	-	31.59

Table 6.56.1 (continued): Maximum CIL rates, assuming 40% affordable housing (where relevant)

Where the maximum rates are shown in blue, they exceed the adopted rate (after indexation). Where the maximum rates are shown in red, they are lower than the adopted rate (after indexation).

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)										Adopted rate (indexed)
Description	£4,156	£4,770	£5,384	£5,998	£6,612	£7,226	£7,840	£8,454	£9,068	
1 1 House	-	83.09	360.53	624.81	873.75	1,122.68	1,096.35	1,345.29	1,594.23	158.00
2 2 Houses	-	83.08	360.53	624.81	873.75	1,122.69	1,096.35	1,345.29	1,594.23	158.00
3 5 Houses	-	83.08	360.53	624.81	873.75	1,122.69	1,096.35	1,345.29	1,594.23	158.00
4 10 houses	-	83.08	360.53	624.81	873.75	1,122.69	1,096.35	1,345.29	1,594.23	158.00
5 30 flats - low density	-	-	-	195.81	399.30	602.78	405.64	609.12	812.61	158.00
6 30 flats - medium density	-	-	-	142.14	339.64	537.14	334.01	531.51	729.01	158.00
7 30 flats - high density	-	-	-	151.07	326.20	501.32	310.11	485.23	660.36	158.00
8 100 houses	-	54.25	312.61	558.60	789.05	1,019.42	998.17	1,228.55	1,458.92	158.00
9 100 flats - medium density	-	-	-	114.10	301.18	488.09	293.55	480.46	667.37	158.00
10 200 houses	-	30.35	272.65	502.29	718.82	934.88	916.38	1,132.64	1,348.36	158.00
11 200 flats - medium density	-	-	-	56.00	229.22	401.19	213.02	386.24	557.87	158.00
12 450 houses	-	-	169.29	365.01	549.31	733.09	718.51	902.35	1,086.13	158.00
13 450 flats - medium density	-	-	-	27.98	181.47	332.20	167.74	320.45	470.62	158.00
14 Student housing - studios 150 units	325.60	325.60	325.60	325.60	325.60	325.60	39.76	39.76	39.76	158.00
15 Student housing - ensuite 150 units	312.39	312.39	312.39	312.39	312.39	312.39	26.55	26.55	26.55	158.00
16 Student housing - studios 250 units	324.21	324.21	324.21	324.21	324.21	324.21	38.37	38.37	38.37	158.00
17 Student housing - ensuite 250 units	398.15	398.15	398.15	398.15	398.15	398.15	115.83	115.83	115.83	158.00
18 Student housing - ensuite 300 units	398.66	398.66	398.66	398.66	398.66	398.66	116.34	116.34	116.34	158.00
19 C2 care scheme - flats	-	-	-	-	-	84.65	-	10.08	166.40	158.00
20 Class E (light industrial) development	109.73	109.73	109.73	109.73	109.73	109.73	109.73	109.73	109.73	31.59
21 Class E (retail - comparison) development	1,338.78	1,338.78	1,338.78	1,338.78	1,338.78	1,338.78	4,718.84	4,718.84	4,718.84	158.00
22 Class E (retail - supermarket) development	160.19	160.19	160.19	160.19	160.19	160.19	160.19	160.19	160.19	158.00
23 Class E (office) development	-	-	-	-	-	-	1,319.19	1,319.19	1,319.19	31.59
24 Class E (office) development	11.38	11.38	11.38	11.38	11.38	11.38	1,394.15	1,394.15	1,394.15	31.59
25 Industrial (B2/B8)	742.44	742.44	742.44	742.44	742.44	742.44	742.44	742.44	742.44	31.59
26 Industrial (B2/B8)	742.44	742.44	742.44	742.44	742.44	742.44	742.44	742.44	742.44	31.59
27 Hotel (city centre) 50 rooms	-	-	-	-	-	-	-	-	-	31.59
28 Hotel (city centre) 75 rooms	-	-	-	-	-	-	-	-	-	31.59
29 Hotel (city centre) 100 rooms	-	-	-	-	-	-	-	-	-	31.59
30 Community use/leisure	-	-	-	-	-	-	-	-	-	31.59

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)										Adopted rate (indexed)
Description	£4,156	£4,770	£5,384	£5,998	£6,612	£7,226	£7,840	£8,454	£9,068	
1 1 House	151.26	428.72	706.16	970.44	1,219.38	1,468.31	1,441.98	1,690.92	1,939.86	158.00
2 2 Houses	151.26	428.71	706.16	970.44	1,219.38	1,468.32	1,441.98	1,690.92	1,939.86	158.00
3 5 Houses	151.26	428.71	706.16	970.44	1,219.38	1,468.32	1,441.98	1,690.92	1,939.86	158.00
4 10 houses	151.26	428.71	706.16	970.44	1,219.38	1,468.32	1,441.98	1,690.92	1,939.86	158.00
5 30 flats - low density	-	-	133.11	349.43	552.91	756.39	559.25	762.74	966.22	158.00
6 30 flats - medium density	-	-	70.44	280.39	477.89	675.39	472.26	669.76	867.26	158.00
7 30 flats - high density	-	-	55.26	241.43	416.55	591.68	400.46	575.59	750.71	158.00
8 100 houses	138.93	399.88	658.24	904.23	1,134.68	1,365.06	1,343.80	1,574.18	1,804.55	158.00
9 100 flats - medium density	-	-	51.05	252.35	439.43	626.34	431.80	618.71	805.62	158.00
10 200 houses	131.68	375.98	618.26	847.92	1,064.45	1,280.51	1,262.01	1,478.27	1,693.99	158.00
11 200 flats - medium density	-	-	7.64	194.25	367.47	539.44	351.27	524.49	696.12	158.00
12 450 houses	99.42	308.58	514.92	710.64	894.94	1,078.72	1,064.14	1,247.98	1,431.76	158.00
13 450 flats - medium density	-	-	-	166.23	319.72	470.45	305.99	458.70	608.87	158.00
14 Student housing - studios 150 units	413.81	413.81	413.81	413.81	413.81	413.81	127.97	127.97	127.97	158.00
15 Student housing - ensuite 150 units	399.11	399.11	399.11	399.11	399.11	399.11	113.27	113.27	113.27	158.00
16 Student housing - studios 250 units	413.49	413.49	413.49	413.49	413.49	413.49	127.65	127.65	127.65	158.00
17 Student housing - ensuite 250 units	487.25	487.25	487.25	487.25	487.25	487.25	204.92	204.92	204.92	158.00
18 Student housing - ensuite 300 units	487.37	487.37	487.37	487.37	487.37	487.37	205.04	205.04	205.04	158.00
19 C2 care scheme - flats	-	-	-	-	13.78	170.76	-	96.19	252.51	158.00
20 Class E (light industrial) development	316.39	316.39	316.39	316.39	316.39	316.39	316.39	316.39	316.39	31.59
21 Class E (retail - comparison) development	1,586.78	1,586.78	1,586.78	1,586.78	1,586.78	1,586.78	4,966.84	4,966.84	4,966.84	158.00
22 Class E (retail - supermarket) development	408.19	408.19	408.19	408.19	408.19	408.19	408.19	408.19	408.19	158.00
23 Class E (office) development	12.96	12.96	12.96	12.96	12.96	12.96	1,363.48	1,363.48	1,363.48	31.59
24 Class E (office) development	55.67	55.67	55.67	55.67	55.67	55.67	1,438.44	1,438.44	1,438.44	31.59
25 Industrial (B2/B8)	949.10	949.10	949.10	949.10	949.10	949.10	949.10	949.10	949.10	31.59
26 Industrial (B2/B8)	949.10	949.10	949.10	949.10	949.10	949.10	949.10	949.10	949.10	31.59
27 Hotel (city centre) 50 rooms	-	-	-	-	-	-	-	-	-	31.59
28 Hotel (city centre) 75 rooms	-	-	-	-	-	-	-	-	-	31.59
29 Hotel (city centre) 100 rooms	-	-	-	-	-	-	-	-	-	31.59
30 Community use/leisure	-	-	-	-	-	-	-	-	-	31.59

7 Conclusions and recommendations

- 7.1 The NPPF states that “Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan”. This report and its supporting appendices test the ability of development typologies in Oxford to support emerging Local Plan policies while making contributions to infrastructure that will support growth through CIL.
- 7.2 We have tested the impact of the main emerging policies which may have an impact on viability:
- **Affordable housing (Policy H2):** We have appraised residential schemes with a range of affordable housing from 0% to 50% in line with emerging Policy H2. The tenure mix of the affordable housing also has a bearing on viability and we have tested two tenure options (Option 1 - 70% social rent; 5% shared ownership and 25% First Homes; and Option 2 – 80% social rent and 20% shared ownership, the latter reflecting the emerging policy requirement). There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition (i.e. flats or houses) and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver and we therefore recommend that a 40% target be adopted, and applied on a ‘maximum reasonable proportion’ basis taking site-specific circumstances into account. This reflects the Council’s current practice and also the approach outlined in emerging policy S4.
 - Setting a lower proportion of affordable housing (either in part or the whole of the City) is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more than the revised target would no longer do so. Affordable housing delivery can therefore be maximised by retaining the existing target and accepting that this will not be universally achieved on all developments. Clearly it will be important for this to be understood by stakeholders to manage expectations.
 - **Financial contributions from student housing developments:** Policy H3 seeks affordable housing contributions from student housing developments. This could be in the form of a financial contribution (for use on general purpose residential developments) or on-site affordable student housing. Our appraisals indicate that student housing developments should be able to accommodate close to 50% affordable student housing, or financial contributions ranging from £20,795 to £44,547 per unit on sites outside the City Centre; and £15,078 to £38,629 per unit on sites within the City Centre (the latter being lower due to higher construction costs).
 - **Employer linked housing developments (Policy H5):** this policy would permit employers to develop affordable housing for their staff on land that would not otherwise come forward for residential development (e.g. on operational sites and business campuses). Employer linked housing developments would be able to support an element of social rented housing ranging from 17% to 39%. For ease of delivery, these units could be occupied by the lowest paid staff of the employer to ensure that the housing is only occupied by those with a functional link to the employer. This would ensure that employer linked housing schemes meet a range of needs, include among households that might otherwise need to join the Council’s waiting list for social rented housing.
 - **Older person’s housing:** schemes developed for exclusive occupation by older people tend to have different economics to general purpose housing developments, which limit their ability to make contributions towards affordable housing and other planning policy requirements. Our appraisals indicate that these schemes would be able to contribute payments in lieu ranging from £1,980 to £87,644 per unit, depending on the precise location of sites within the City.
 - **Affordable workspace strategy:** Emerging policy E3 encourages the provision of an affordable workspace strategy to deliver affordable workspace on certain named commercial sites across the City. The strategy would set out the size, marketing and operation of these workspaces. We have tested the provision of 10% of floorspace discounted by between 25% and 50% of market rent.

Our appraisals indicate that provision of 10% of floorspace at a 25% discount to market rent (in perpetuity) would reduce residual land values by circa 8%, while a 50% discount to market rent (in perpetuity) would reduce residual values by circa 15%. The impact may be more significant when applied to developments that are only marginally viable and a flexible approach may be required in these cases.

- **Climate change:** emerging policies R1 and R2 seek developments that are net zero carbon in operational terms and also embodied carbon. The costs of achieving operational net zero carbon are typically 5% of construction costs. The costs of achieving net zero embodied carbon are still a matter of debate, with a range advised by specialists between 0% and 10% (in addition to the 5% for operational net zero carbon). The reduction in residual land values are typically 5% to 8% for operational NZC, while achieving both embodied and operational NZC would reduce residual land values by circa 23% to 40%. As more developers build schemes to NZC standards, research and development is likely to lead to reduced costs over time.
- **Accessibility requirements:** emerging Policy HD14 seeks provision of 15% of affordable units to achieve Part M4(3) (wheelchair accessible) of the Building Regulations, while the remaining affordable units and 5% of private units should meet Part M4(2) (accessible and adaptable). The impact of these requirements is typically a modest reduction in residual land values of around 5%.
- **Biodiversity Net Gain and urban greening:** The cost of achieving a 10% increase in bio diversity net gain is relatively modest and results in a reduction in residual land values of 2 to 4%. This reduction is unlikely to have a material impact on landowners' and developers' decision making.
- **CIL rates:** although there is limited scope to increase rates of CIL on most uses, our appraisals indicate that the residual land values generated by industrial, logistics and R&D development have increased significantly, providing scope for an increase in the rate for this use. An industrial, logistics and R&D rate could be brought into line with the prevailing rate for residential, retail and student housing.
- **Car free development:** emerging policy C8 requires that new developments in defined locations will provide a reduced number of car parking spaces, subject to meeting minimum requirements for blue badge holders. This may not adversely impact City centre schemes which provide smaller units, but our testing indicates that there could be significant impacts on schemes incorporating family housing. The impact may be so significant in some cases that the capacity for provision of affordable housing could fall from 50% to less than 30%. The Council may therefore wish to carefully consider the type of schemes that restrictions on car parking are applied to.
- **Cumulative impact of policies:** In addition to the specific policies above, our appraisals have regard to the cumulative impact of other plan policies which may have cost implications. In this regard, our appraisals therefore comply with the requirement in national guidance for a comprehensive assessment of all relevant plan policies in the viability assessment. The cumulative impact on viability is hugely variable and it is likely that some trade-offs between policy objectives will be required at the development management stage. It would be difficult to set a suite of policies that are viable for all potential developments coming forward without reducing them to a 'lowest common denominator', which would reduce overall delivery of policy objectives below capacity on many schemes. A policy approach that sets ambitious targets which may not be fully achieved in all cases is better placed to optimise delivery of policy objectives, although this inevitably comes with the downside of a higher volume of site-specific viability testing at the development management stage.

Additional observations

- 7.3 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes in policy can often be absorbed by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the land owner at the bid stage without adversely impacting on the supply of land for development.

- 7.4 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements.
- 7.5 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing and to meet other planning policy requirements. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required on the basis of robust site-specific viability evidence.

Appendix 1 - Policy review

Policy Ref:	Summary of policy requirement	Cost implications for development
S1	Directing new development to the right locations – overarching strategy setting out where different types of development should be located.	Land use issue only.
S2	Design Code and Guidance – sets out the Council's aim of conserving and enhancing heritage assets; protect and promote the City's archaeological remains; support conservation of the townscape and landscape; and adopt strategies for assets at risk.	Land use issue only.
S3	Infrastructure considerations in new development – seeks to secure contributions towards infrastructure from developments.	To be secured through planning obligations and CIL, as well as other funding sources. Tested in the viability study.
S4	Plan Viability– recognises that there may be a requirement for some policies to be applied flexibly to take account of site-specific viability. This is to be assessed through open book appraisals at the application stage, specifically in reference to Policy R1 (Net Zero Buildings), reduced car parking, and affordable housing. The policy approach on affordable housing is to reduce intermediate element first; then test a change in overall balance between social and intermediate housing; and finally, reduce the overall affordable housing percentage.	Viability of development tested in the viability study.
H1	Housing requirement for the plan period of 10,668 new homes. Housing capacity to be maximised by making site allocations; promoting efficient use of land with highest appropriate densities; ensuring all new developments contribute towards mixed and balanced communities; and allowing an element of housing on all employment sites if suitable.	Land use issue only.
H2	Affordable housing - all schemes of 10 or more units (or exceed 0.5 ha) to provide at least 40% affordable housing; 80% of which should be social rented and 20% intermediate. The affordable housing should include a mix of unit sizes in line with Policy H6.	Percentages and tenure mixes of affordable housing tested in the Viability Study.
H3	Affordable housing: financial contributions for new student accommodation sites/campus and other non-self-contained or specialist housing –schemes of 25 or more rooms (or 10 or more self-contained units) to make financial contributions towards affordable housing. Student housing developments within existing university campuses or proposals which redevelop existing student housing (which is still required by the University to meet its needs) will not be required to make financial contributions.	Affordable housing requirements tested in the Viability Study.
H4	Affordable housing contributions to be sought from self-contained older persons accommodation of 10 or more units, equivalent to 40% on site affordable housing. Provision of units on alternative sites may also be acceptable.	Tested in the Viability Study.
H5	Employer-linked affordable housing – policy which would permit employers to deliver housing on identified sites to their employees at rent levels/purchase terms that would be agreed with the Council and secured through a legal agreement.	Land use issue only – employers would bring forward these types of development for wider operational purposes and not as speculative developments. Dynamics of development will therefore be specific to individual employers and therefore not possible to test.

Policy Ref:	Summary of policy requirement	Cost implications for development
H6	<p>Mix of housing sizes (no. bedrooms) –proposals of 25 units or more (or sites of 0.5ha or larger) will be expected to provide a mix of housing for the affordable housing element:</p> <p>Rented affordable element: 1 bed: 30% - 35% 2 bed: 25% - 35% 3 bed: 20% - 35% 4 bed: 6% - 15%</p> <p>Intermediate element: 1 bed: 20% - 35% 2 bed: 30% - 40% 3 bed: 20% - 35% 4 bed: 6% - 15%</p>	Viability study reflects this mix.
H7	Loss of dwellings – seeks to prevent loss of self-contained dwellings other than for specific reasons (where essential modernisation is required and it can be shown that the loss of a dwelling is essential for operational reasons or to secure space standards; or a change of a C3 dwelling to a non-self contained C2 extra care scheme or similar type of housing; or as a result of conversion to a primary health facility, community hall or meeting place, or nursery)	Land use issue only. Large houses will not become available for redevelopment other than for the specific uses identified.
H8	House of Multiple Occupation (HMOs) – seeks to prevent concentrations of HMOs in areas where there are already high numbers of HMOs.	Not generally relevant to development of new housing. Development schemes in certain areas will need to be brought forward as C3 build for sale or rent and not C4.
H9	Location of new student accommodation – seeks to restrict new student accommodation to existing campuses, existing student accommodation sites, district centres and city centre.	Land use issue only.
H10	Ensuring there is enough student accommodation to meet needs generated by new academic facilities – seeks to restrict expansion of academic facilities if this will result in thresholds of students living outside university-provided accommodation being breached.	Land use issue only.
H11	Gypsy and traveller accommodation – sets out criteria to be satisfied prior to granting permission for proposals for G&T pitches	Land use issue only.
H12	Homes for Boat Dwellers – sets out criteria to be met for proposals for new residential moorings	Not relevant to developments.
H13	Elderly persons' accommodation and other specialist housing needs sets out criteria to be met by proposals for this type of housing, including close proximity to local amenities; appropriate scale, form and design; and meeting requirements of policies H2/H4 on affordable housing.	Viability of housing for older people tested in the Study.
H14	Self-build and custom house building – requires that on developments of over 100 dwellings, a proportion should be made available for self-build/custom build.	Cost neutral as the plot value would be equivalent to the residual land value that the developer would have secured through a directly developed housing unit.

Policy Ref:	Summary of policy requirement	Cost implications for development
H15	Hostels – sets out criteria for granting planning permission for new hostels relating to location; avoidance of concentrations of hostels; has management regime in place to be agreed with the Council; design avoids disturbance to neighbouring properties; and requires provision of adequate garden/amenity space.	Land use issue only.
H16	Boarding School Accommodation – sets out criteria to be met by proposals for new or extended boarding school accommodation; to be on or adjacent to teaching campus; must provide a safe and supervised environment; must not harm the amenity of neighbouring properties; will not cause traffic impacts that cannot be mitigated; and a management regime to be agreed with the Council.	Land use issue only.
E1	Employment strategy – outlines strategy for meeting need for employment land, balanced against other needs. Makes provision for allowing residential development on 'category 3' employment sites where desirable and suitable, subject to not harming the continued operation of employment uses.	Land use issue only.
E2	Warehousing and storage uses -. Seeks to limit new or expanded warehousing and storage where this is essential for supporting a category 1 employment site. Losses of B8 space will be accepted where this is no longer required to support a category 1 employment site.	Land use issue only.
E3	Community Employment Plans – requires that developments of 50+ residential units or 1,000sqm+ of non-residential floorspace provide a Community Employment Plan, identifying opportunities for supporting an exclusive economy and social value delivered. This will include securing construction job opportunities and apprenticeships for local people and forming links to local schools and colleges. Includes optional policy of delivery of affordable workspace.	Cost of producing the plan is de-minimis. Other measures including providing apprenticeships and securing local employment are normal best practice for construction companies so in principle there is not an additional cost. Affordable workspace tested as an option.
E4	Tourism and short stay accommodation – identifies locations in which the Council will grant permission for new hotels and other visitor accommodation. Also outlines criteria for applications, including access, parking, highway safety; avoiding losses of existing residential dwellings; and does not result in unacceptable levels of noise and disturbance.	Land use issue only.
G1	Protection of GI network and green features – seeks to protect a network of green and blue infrastructure, as well as other types of open space, including outdoor sports, biodiversity sites, allotments and greenbelt. Sets out requirements for developments of new dwellings on garden land. Seeks to restrict development that would result in the loss of trees and sets out mitigation required when tree loss is unavoidable.	Land use issue only.
G2	Provision of new GI features – seeks to secure green and blue infrastructure features on all new developments, including urban greening factor (UGF)	UGF tested in the appraisals. New open space on larger sites allowed for within assumptions of net developable site areas.

Policy Ref:	Summary of policy requirement	Cost implications for development
G3	Provision of new GI features – Urban Greening Factor – proposals to demonstrate a betterment in score (above a minimum) as part of design development. Residential developments to secure a minimum score of 0.4 and non-residential developments are to score a minimum of 0.3.	UGF tested in the appraisals.
G4	Delivering mandatory net gains in biodiversity in Oxford – developments to achieve a minimum of 10% net gain in biodiversity	10% net biodiversity gain tested in the study.
G5	Protecting and enhancing onsite biodiversity in Oxford - Requirement to deliver ecological enhancements to be selected from a points list (including shelter and movement features for wildlife and supporting landscape features for wildlife	Can be designed into soft landscaping with little or no additional costs.
G6	Protecting Oxford's biodiversity including the ecological network – seeks to protect national and locally designated sites from development. No development to be allowed in nationally designated sites. The need for any development within locally designated sites must outweigh the harm and mitigation measures will be required.	Land use issue only.
G7	Flood risk and Flood Risk Assessments (FRAs) – seeks to reiterate national policy and set out requirements for when FRAs will be required.	Land issue only. Where development is permitted on sites where mitigation is required, this would be reflected in benchmark land value in accordance with the requirements of the PPG.
G8	Sustainable Drainage Systems (SuDS) – require SuDS on all new developments.	SuDS is now a standard requirement and reflected in base build costs.
G9	Resilient design and construction – requires that developments address the risks from climate change on occupants. Developments are required to demonstrate (through DAS) that resilience requirements are built into development proposals. Developments required to seek to limit use of water	Costs reflected in relation to other policies. This can be achieved through selection of reduced-flow taps and showers, and reduced-flush cisterns. These fittings to not increase construction costs.
R1	Net zero buildings in operation (including change of use, conversion and extension where appropriate) – seek to ensure developments achieve net zero carbon standard. Offsetting to be accepted in exceptional circumstances only.	Tested in the study.
R2	Embodied carbon – developments to demonstrate consideration of embodied carbon in construction process and take actions to limit this as much as possible. Sets out principles to be applied and tested through an Energy and Carbon Statement.	Tested in the study.
R3	Retrofitting existing buildings including heritage assets – indicates the Council's support fro retrofitting existing buildings to secure energy efficiency and climate adaptation improvements. Sets out specific principles that will need to be followed on schemes involving designated heritage assets.	Policy is permissive not prescriptive and not relevant to new development.

Policy Ref:	Summary of policy requirement	Cost implications for development
R4	Air Quality Assessments and standards – requirement for all major developments to provide Air Quality Assessment. Where developments are exposed to poor air quality, mitigation measures required.	De-Minimis cost incorporated into overall allowance for professional fees. Mitigation will be required to ensure marketability of the units so are not a specific cost arising from the policy.
R5	Land contamination– requires developers to submit details of site investigations of sites suspected of being contaminated and details of remedial measures	Standard requirement which developers would need to undertake in order to sell units and achieve signoff for warranties.
R6	Soil quality – applicants to demonstrate how the impact of the development on soils has been mitigated and opportunities for conserving and enhancing the capacity and quality of soil maximised. To be included in DAS. Developments to avoid removing or dewatering 10 cubic metres or more of peat. Developments within 200m of known peat reserves should submit an assessment to enable the Council to determine the potential impact on reserves.	De-minimis cost associated with assessment and mitigation. De-minimis additional cost of survey work
R7	Amenity and environmental health impacts of development – require that developments do not result in unacceptable impacts on amenity as a result of light, dust, fumes etc.	No additional cost.
HD1	Conservation areas – requires that developments respond to the character of CAs. Applications involving listed buildings to be supported by heritage assessments. To CAs caused by developments should be weighed against the public benefits and this should be justified in heritage assessments.	Reflective of national requirements and does not introduce additional policy requirements.
HD2	Listed buildings – sets out requirements for heritage assessments that must accompany developments involving listed buildings.	Reflective of national requirements and does not introduce additional policy requirements.
HD3	Registered parks and gardens – planning permission will only be granted for development that does not result in unacceptable harm to registered parks and gardens. Where there is less than substantial harm, this is to be weighed against public benefits.	Reflective of national requirements and does not introduce additional policy requirements.
HD4	Scheduled monuments - planning permission will only be granted for development that does not result in unacceptable harm to scheduled monuments. Where there is less than substantial harm, this is to be weighed against public benefits.	Reflective of national requirements and does not introduce additional policy requirements.
HD5	Archaeology – in the City Centre Archaeological Area, development proposals are to be accompanied by a Heritage Assessment. Developments to be designed to enhance or better reveal the significance of the asset.	Cost of archaeological works are a recognised abnormal cost that PPG requires should be reflected in benchmark land value.
HD6	Non-designated heritage assets – in determining any application affecting such assets, the Council will assess the significance of the asset, the extent of impact and the public benefits.	Reflective of national requirements and does not introduce additional policy requirements.
HD7	Principles of high-quality design – development proposals to be of high quality design, responding to context and creating or enhancing local distinctiveness.	No direct costs – additional fees for design work reflected in overall professional fees allowance in appraisals.

Policy Ref:	Summary of policy requirement	Cost implications for development
HD8	Using context to determine appropriate density – schemes to make efficient use of land, appropriate for context and surroundings. Higher densities expected around transport hubs (indicatively at 100 dwellings per hectare).	No costs to development.
HD9	Views and building heights – developments must be of appropriate height and massing. Sets out criteria for schemes which are above the prevailing heights in the area in which they are located. Seeks to limit heights of buildings within 1.2 kilometre radius of Carfax Tower to the heights of existing buildings.	Land use issue only.
HD10	Health Impact Assessment – assessments to be submitted for developments comprising 10 or more dwellings or 1,000 sqm of floorspace.	Cost of HIA is de-minimis and incorporated within overall fees allowance.
HD11	Privacy, daylight and sunlight – development proposals to provide reasonable privacy, daylight and sunlight for occupants of both existing and new homes and sensitive workplaces such as schools.	No additional development costs – can be achieved through best practice design.
HD12	Internal space standards for residential developments – seeks to apply Nationally Described Space Standards in developments (already applied through adopted Local Plan).	Nationally Described Space Standards applied in the Viability Study. Already required by adopted Local Plan, so no additional implications.
HD13	Outdoor amenity space – sets out minimum requirements for amenity space in developments.	Typologies incorporate adequate site area to accommodate amenity space.
HD14	Accessible and adaptable homes – all affordable units and 15% of market units are to comply with Part M4(2) of the building regulations. 5% of affordable dwellings on sites of 20 or more dwellings should comply with M4(3) wheelchair standard. Low density flatted schemes of fewer than 50 units may be exempted from the requirement if there are strong design reasons and that alternative means of meeting the standards have been considered (e.g. by locating units on the ground floor).	Tested in the study.
HD15	Bin and bike stores, and external servicing features – bike and bin stores to be an integral part of design process from the outset. External servicing features to be integrated to minimise their visual impact. Materials used for stores or rainwater goods to be high quality so they enhance the overall design.	Objectives can be achieved with little or no additional cost.
C1	Focusing town centre uses in District Centres – seeks to define district centres and suitable locations for new Class E floorspace, residential accommodation (including student housing), visitor attractions and hotels. Seeks to protect vitality of town centres by use of a sequential approach to new out of town retail and leisure floorspace.	Land use issue only.
C2	Maintaining vibrant centres - active frontages – seeks to designate frontages in city and district centres and require a high proportion (between 75% and 90%) of Class E floorspace on ground floor.	Land use issue only.

Policy Ref:	Summary of policy requirement	Cost implications for development
C3	Protection and alteration of existing local community assets (including swimming pools and outdoor sports – loss of such uses to be prevented unless lack of need provided, or a replacement facility in a suitable location is provided. Permission will be granted for new facilities in locations easily accessible by sustainable modes of transport and if the proposal will not result in unacceptable environmental impacts.	Land use issue only.
C4	Protection and alteration of existing learning and non-residential institutions (including schools, libraries and places of worship) – seeks to prevent losses of such facilities unless there is no longer a demonstrable need or where reprovided	Land use issue only. Any re-provision would need to be factored into bid for land. EUV would also be low or nil.
C5	Protecting cultural, social and visitor attractions – seeks to protect such facilities and requirements upon landowners to secure permission for their release. Sets out Council's requirements for proposals of new cultural social and visitor attractions.	Land use issue only.
C6	Transport assessments, travel plans and servicing and delivery plans – developments which impact on transport to submit travel assessment and travel plans with clear objectives, targets and monitoring and review procedures.	De-Minimis additional cost of travel plan – incorporated within wider professional fees allowance.
C7	Bicycle parking design standards – developments to meet or exceed minimum standards for secure cycle parking.	Minimal cost and reflective of existing requirements and best practice.
C8	<p>Motor vehicle parking design standards – reduced car parking (with a limited number of shared spaces) required in new developments that meet certain criteria in relation to proximity to services and are located in Controlled Parking Zones.</p> <p>All developments to meet minimum requirements for blue badge holders.</p>	Likely to be reflective of purchaser's requirements in most circumstances.
C9	Electric Vehicle charging – charging points to be provided to all dwellings with a dedicated parking space.	Cost of charging points incorporated into appraisals.

Appendix 2 - Typology details and appraisal inputs

OXFORD CITY COUNCIL - LOCAL PLAN VIABILITY																							
Site ref	Typology description	Gross Site area	Net site area	Site coverage	Heights	No of		Resi costs Houses	Resi costs Flats	GIA Houses	GIA flats	Floor areas - proposed (sqm)							Total resi units	Total resi FS			
						Houses	Flats					Retail A1-A4	Retail S/Mark	Offices/R&D	Light Ind	B2/B8	C1 Hotel	C2 resi ins			D1	D2	
1	1 House	0.02	0.02	21%	2	1		1,538	1,767	89	-	-	-	-	-	-	-	-	-	-	1	89	
2	2 Houses	0.05	0.05	21%	2	2		1,538	1,767	178	-	-	-	-	-	-	-	-	-	-	2	178	
3	5 Houses	0.12	0.12	21%	2	5		1,538	1,767	445	-	-	-	-	-	-	-	-	-	-	5	445	
4	10 houses	0.25	0.25	21%	2	10		1,538	1,767	890	-	-	-	-	-	-	-	-	-	-	10	890	
5	30 flats - low density	0.33	0.33	32%	3		30	1,538	1,767	-	2,671	-	-	-	-	-	-	-	-	-	30	2,671	
6	30 flats - medium density	0.30	0.30	28%	4		30	1,538	1,767	-	2,671	-	-	-	-	-	-	-	-	-	30	2,671	
7	30 flats - high density	0.21	0.21	37%	5		30	1,538	1,767	-	2,671	-	250	-	-	-	-	-	-	-	30	2,671	
8	100 houses	2.48	2.48	22%	2	100		1,538	1,767	8,905	-	-	-	-	-	-	-	-	-	-	100	8,905	
9	100 flats - medium density	0.99	0.99	28%	4		100	1,538	1,767	-	8,905	-	-	-	-	-	-	-	-	-	100	8,905	
10	200 houses	4.96	4.96	24%	2	200		1,538	1,767	17,809	-	-	-	-	-	-	-	-	-	-	200	17,809	
11	200 flats- medium density	1.99	1.99	28%	4		200	1,538	1,767	-	17,809	-	-	-	-	-	-	-	-	-	200	17,809	
12	450 houses	11.17	11.17	24%	2	450		1,538	1,767	40,071	-	-	-	-	-	-	-	-	-	-	450	40,071	
13	450 flats - medium density	4.47	4.47	28%	4		450	1,538	1,767	-	40,071	-	-	-	-	-	-	-	-	-	450	40,071	
14	Student housing - studios 150 units	0.32	0.32	35%	5	-	-	1,538	1,767	-	-	-	-	-	-	-	-	-	4,500	-	-	-	
15	Student housing - ensuite 150 units	0.21	0.21	36%	5	-	-	1,538	1,767	-	-	-	-	-	-	-	-	-	3,000	-	-	-	
16	Student housing - studios 250 units	0.54	0.54	35%	5	-	-	1,538	1,767	-	-	-	-	-	-	-	-	-	7,500	-	-	-	
17	Student housing - ensuite 250 units	0.36	0.36	35%	5	-	-	1,538	1,767	-	-	-	-	-	-	-	-	-	5,000	-	-	-	
18	Student housing - ensuite 300 units	0.43	0.43	35%	5	-	-	1,538	1,767	-	-	-	-	-	-	-	-	-	6,000	-	-	-	
19	C2 care scheme - flats	0.30	0.30	60%	3	-	60	1,538	1,767	-	4,376	-	-	-	-	-	-	-	-	-	60	4,376	
20	Class E (light industrial) development	0.42	0.42	60%	1	-	-	1,538	1,767	-	-	-	-	2,500	-	-	-	-	-	-	-	-	
21	Class E (retail - copmarison) development	0.50	0.50	50%	1	-	-	1,538	1,767	-	-	-	2,500	-	-	-	-	-	-	-	-	-	
22	Class E (retail - supermarket) development	0.30	0.30	50%	1	-	-	1,538	1,767	-	-	-	1,500	-	-	-	-	-	-	-	-	-	
23	Class E (office) development	0.09	0.09	70%	4	-	-	1,538	1,767	-	-	-	-	2,500	-	-	-	-	-	-	-	-	
24	Class E (office) development	0.18	0.18	70%	4	-	-	1,538	1,767	-	-	-	-	5,000	-	-	-	-	-	-	-	-	
25	Industrial (B2/B8)	3.33	3.33	60%	1	-	-	1,538	1,767	-	-	-	-	-	20,000	-	-	-	-	-	-	-	
26	Industrial (B2/B8)	0.17	0.17	60%	1	-	-	1,538	1,767	-	-	-	-	-	1,000	-	-	-	-	-	-	-	
27	Hotel (city centre) 50 rooms	0.08	0.08	40%	5	-	-	1,538	1,767	-	-	-	-	-	-	-	1,250	-	-	-	-	-	
28	Hotel (city centre) 75 rooms	0.12	0.12	40%	5	-	-	1,538	1,767	-	-	-	-	-	-	-	1,875	-	-	-	-	-	
29	Hotel (city centre) 100 rooms	0.16	0.16	40%	5	-	-	1,538	1,767	-	-	-	-	-	-	-	2,500	-	-	-	-	-	
30	Community use/leisure	0.11	0.11	50%	2	-	-	1,538	1,767	-	-	-	-	-	-	-	-	-	1,100	-	-	-	

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OXFORD cit Rents		Cap val Yields																		n/a	
Site ref	Retail A1-A	Retail S/M	Offices/R&	Light Ind	B2/B8	C1 Hotel	C2 resi ins	D1	D2	Resi	Retail A1-A	Retail S/M	Offices/R&	Light Ind	B2/B8	C1 Hotel	C2 resi ins	D1	D2	Resi	
1	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
2	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
3	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
4	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
5	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
6	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
7	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
8	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
9	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
10	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
11	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
12	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
13	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
14	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
15	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
16	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
17	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
18	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
19	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
20	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
21	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
22	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
23	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
24	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
25	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
26	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
27	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
28	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
29	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		
30	475	250	340	175	175	226	268	250	250	4,156	6.75%	4.50%	6.00%	5.00%	5.00%	5.00%	4.50%	6.00%	6.00%		

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OXFORD CIT Build costs

Net to gross

Site ref	Retail A1-A5	Retail S/M	Offices/R&D	Light Ind	B2/B8	C1 Hotel	C2 resi ins	D1	D2	GF infra	% costs	Retail A1-A5	Retail S/M	Offices/R&	Light Ind	B2/B8	C1 Hotel	C2 resi ins	D1	D2	Resi	Total new floorspace	Highways/S278
1	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	89	1,000
2	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	178	2,000
3	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	445	5,000
4	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	890	10,000
5	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	2,671	30,000
6	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	82.5%	2,671	30,000
7	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	80.0%	2,921	33,750
8	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	8,905	100,000
9	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	82.5%	8,905	100,000
10	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	17,809	200,000
11	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	82.5%	17,809	200,000
12	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	40,071	450,000
13	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	82.5%	40,071	450,000
14	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	80.0%	4,500	217,500
15	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	80.0%	3,000	195,000
16	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	80.0%	7,500	362,500
17	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	80.0%	5,000	325,000
18	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	80.0%	6,000	390,000
19	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	70.0%	4,376	60,000
20	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	2,500	37,500
21	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	2,500	37,500
22	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	1,500	22,500
23	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	2,500	37,500
24	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	5,000	75,000
25	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	20,000	300,000
26	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	1,000	15,000
27	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	1,250	18,750
28	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	1,875	28,125
29	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	2,500	37,500
30	1,642	2,157	2,388	1,153	974	3,518	2,546	2,682	2,682	-	-	85%	85%	85%	85%	100%	85%	85%	85%	85%	85.0%	1,100	16,500

1	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	168	173	174		
OXFORD CIT Investment sale (QUARTERS)											Resi sales period (qtrs)		Sales period start	Area	On-site AH		% AH rented		Roof area	BNG cost	Car parking spaces
Site ref	Retail A1-/Retail S/M	Offices/R&	Light Ind	B2/B8	C1 Hotel	C2 resi ins	D1	D2	Resi	Resi	Resi	units	% of PRS	On-site AH	% AH rented	Roof area	BNG cost	Car parking spaces			
1	6	6	6	6	6	6	6	6	6		1	6	0.00%	50%	80%	44.52	1.4%	100%			
2	6	6	6	6	6	6	6	6	6		1	6	0.00%	50%	80%	89.05	1.4%	100%			
3	6	6	6	6	6	6	6	6	6		1	6	0.00%	50%	80%	222.62	1.4%	100%			
4	6	6	6	6	6	6	6	6	6		1	6	0.00%	50%	80%	445.24	1.4%	100%			
5	8	8	8	8	8	8	8	8	8		2	8	0.00%	50%	80%	890.47	1.4%	50%			
6	8	8	8	8	8	8	8	8	8		2	8	0.00%	50%	80%	667.85	1.4%	25%			
7	8	8	8	8	8	8	8	8	8		2	8	0.00%	50%	80%	584.28	1.4%	0%			
8	8	8	8	8	8	8	8	8	8		6	6	0.00%	50%	80%	4,452.35	1.4%	100%			
9	8	8	8	8	8	8	8	8	8		6	8	0.00%	50%	80%	2,226.18	1.4%	50%			
10	10	10	10	10	10	10	10	10	10		10	6	0.00%	50%	80%	8,904.71	1.4%	100%			
11	10	10	10	10	10	10	10	10	10		10	10	0.00%	50%	80%	4,452.35	1.4%	50%			
12	10	10	10	10	10	10	10	10	10		20	6	0.00%	50%	80%	20,035.59	1.4%	100%			
13	10	10	10	10	10	10	10	10	10		20	10	0.00%	50%	80%	10,017.79	1.4%	50%			
14	10	10	10	10	10	10	10	10	10		1	1	0.00%	0%	80%	900.00	1.4%	0%			
15	10	10	10	10	10	10	10	10	10		1	1	0.00%	0%	80%	600.00	1.4%	0%			
16	10	10	10	10	10	10	10	10	10		1	1	0.00%	0%	80%	1,500.00	1.4%	0%			
17	8	8	8	8	8	8	10	8	8		1	1	0.00%	0%	80%	1,000.00	1.4%	0%			
18	8	8	8	8	8	8	10	8	8		1	1	0.00%	0%	80%	1,200.00	1.4%	0%			
19	8	8	8	8	8	8	8	8	8		8	8	0.00%	50%	80%	1,458.82	1.4%	50%			
20	8	8	8	8	8	8	8	8	8		1	8	0.00%	0%	80%	2,500.00	1.4%	100%			
21	8	8	8	8	8	8	8	8	8		1	8	0.00%	0%	80%	2,500.00	1.4%	100%			
22	8	8	8	8	8	8	8	8	8		1	8	0.00%	0%	80%	1,500.00	1.4%	100%			
23	8	8	8	8	8	10	8	8	8		1	8	0.00%	0%	80%	625.00	1.4%	100%			
24	6	6	6	6	6	10	6	6	6		1	8	0.00%	0%	80%	1,250.00	1.4%	100%			
25	6	6	6	6	6	6	6	6	6		1	8	0.00%	0%	80%	20,000.00	1.4%	100%			
26	6	6	6	6	6	6	6	6	6		1	8	0.00%	0%	80%	1,000.00	1.4%	100%			
27	8	8	8	8	8	10	8	8	8		1	8	0.00%	0%	80%	250.00	1.4%	100%			
28	8	8	8	8	8	10	8	8	8		1	8	0.00%	0%	80%	375.00	1.4%	100%			
29	8	8	8	8	8	10	8	8	8		1	8	0.00%	0%	80%	500.00	1.4%	100%			
30	8	8	8	8	8	8	8	8	8		1	8	0.00%	0%	80%	550.00	1.4%	100%			

Appendix 3 - Commercial rents

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/ Yr	Rent Type	Service	Rent PA	Use	Lease Type	Term	Break Date	Review Date	Expiry Date
15/12/2021	01/01/2022	Ferry Hinksey Rd	Oxford	1st	2,775	17.84	Achieved	FRI	49,506.00	Industrial	Direct	5 yrs			01/01/2027
16/08/2021	16/08/2021	Ferry Hinksey Rd	Oxford	GRND	2,472	16.18	Achieved	FRI	39,996.96	Light industrial	Direct	3 yrs			16/08/2024
10/12/2021	01/02/2022	Harrow Rd	Oxford	GRND	3,003	16.15	Achieved	FRI	48,498.45	Industrial	Direct	5 yrs			31/01/2027
16/09/2021	01/10/2021	Pony Rd	Oxford	GRND	4,849	16.09	Achieved	FRI	78,020.41	Industrial	Direct	10 yrs			01/10/2031
07/08/2020	07/08/2020	7 Bobby Fryer Close	Oxford	GRND,1	2,357	15.56	Achieved	FRI	36,674.92	Industrial	Direct	3 yrs			07/08/2023
28/01/2020	28/01/2020	Garsington	Oxford	GRND	450	15.15	Effective	FRI	6,816.49	Industrial	Direct	5 yrs	28/01/2023		27/01/2025
15/04/2021	15/04/2021	Garsington Rd	Oxford	GRND	958	13.75	Achieved	FRI	13,172.50	Industrial	Direct	5 yrs			15/04/2026
19/12/2019	19/12/2019	Garsington Rd	Oxford	Unkwn	895	13.75	Achieved	FRI	12,306.25	Industrial	Direct	5 yrs	19/12/2022		18/12/2024
04/05/2021	04/05/2021	Garsington	Oxford	GRND	915	13.00	Achieved	FRI	11,895.00	Industrial	Direct	5 yrs			04/05/2026
08/04/2021	08/04/2021	Sandy Ln W	Oxford	GRND	6,141	12.33	Achieved	FRI	75,718.53	Industrial	Direct	10 yrs			08/04/2031
10/03/2021	10/03/2021	Pony Rd	Oxford	GRND,1	4,934	12.06	Effective	FRI	59,502.39	Industrial	Direct	3 yrs	10/03/2022		09/03/2024
31/12/2020	31/12/2020	Oxford Rd	Cowley	GRND	6,917	11.49	Achieved	FRI	79,476.33	Industrial	Direct	10 yrs			31/12/2030
08/07/2020	08/07/2020	17 Pony Rd	Oxford	GRND	1,685	11.28	Achieved	FRI	19,006.80	Industrial	Direct	5 yrs			08/07/2025
22/11/2019	22/11/2019	Sandy Ln W	Oxford	GRND,1	6,178	11.25	Achieved	FRI	69,502.50	Industrial	Direct	5 yrs	22/11/2022		22/11/2024
28/05/2021	28/05/2021	Ledgers Close	Oxford	GRND	2,914	10.50	Effective		30,596.72	Industrial	Direct	5 yrs			27/05/2026
29/09/2020	29/09/2020	14 Pony Rd	Oxford	GRND,MEZZ,1	3,257	10.44	Effective	FRI	34,003.02	Industrial	Direct	15 yrs		28/09/2023	28/09/2035
01/12/2020	01/12/2020	22 Peterley Rd	Oxford	GRND,1	4,335	10.38	Achieved	FRI	44,997.30	Industrial	Direct	10 yrs	01/12/2025	01/12/2025	01/12/2030
28/10/2020	17/12/2020	13 Ledgers Close	Oxford	GRND	6,694	9.50	Achieved		63,593.00	Industrial	Direct	15 yrs			17/12/2035
17/03/2020	17/03/2020	Unit A Peterley Rd	Oxford	GRND	6,630	9.22	Effective		61,112.84	Industrial	Direct	10 yrs	17/03/2025	17/03/2025	16/03/2030
23/04/2020	23/04/2020	37 Pony Rd	Oxford	GRND,1	5,721	8.74	Achieved	FRI	50,001.54	Industrial	Direct	5 yrs	23/04/2023		23/04/2025
25/11/2019	25/11/2019	Unit 5-16a Pony Rd	Oxford	GRND	2,691	8.73	Effective	FRI	23,492.12	Industrial	Assignment	5 yrs 1 mo		25/12/2019	24/12/2024
19/03/2021	20/03/2021	Pony Rd	Oxford	GRND,1	9,843	8.13	Achieved	FRI	80,023.59	Light industrial	Direct	10 yrs			20/03/2031
29/10/2021	29/10/2021	79-81 Magdalen Rd	Oxford	GRND,1	3,728	6.42	Effective	FRI	23,952.00	Light industrial	Direct	3 yrs			28/10/2026
07/04/2020	01/08/2020	Ledgers Close	Oxford	GRND,MEZZ,1	4,821	5.62	Effective		27,092.74	Industrial	Direct	10 yrs		01/08/2025	31/07/2030

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/ Yr	Rent Type	Service	Rent PA	Use	Lease Type	Term	Break Date	Review Date	Expiry Date
10/05/2022	10/05/2022	220-222 Cowley Rd	Oxford	GRND	456	98.68	Effective		44,997.85	Office	Direct	10 yrs			09/05/2032
11/07/2022	11/07/2022	287-291 Banbury Rd	Oxford	1st	140	60.00	Effective	FRI	8,399.38	Office	Direct	1 yr			10/07/2023
09/04/2021	09/04/2021	75d Botley Rd	Oxford	GRND	122	59.02	Achieved	FRI	7,200.44	Office	Coworking	3 yrs			09/04/2024
16/02/2022	16/02/2022	Golden Cross Walk	Oxford	GRND	195	48.71	Achieved		9,498.45	Office	Direct				
29/07/2020	27/10/2020	27-30 Park End St	Oxford	GRND,1-3	12,056	46.75	Achieved	FRI	563,618.00	Office	Direct				
15/10/2021	01/11/2021	Robert Robinson Ave	Oxford	GRND,1	10,625	45.18	Achieved	FRI	480,037.50	Office	Direct				
28/09/2021	12/10/2021	7600 Alec Issigonis Way	Oxford	1st	5,792	39.50	Achieved	FRI	228,784.00	Office	Direct				
17/10/2022	16/11/2022	52 St Giles	Oxford	1-3	764	38.52	Effective		29,428.84	Office	Direct	8 yrs			15/11/2030
10/06/2021	10/07/2021	7200 Alec Issigonis Way	Oxford	GRND	8,500	36.50	Achieved	FRI	310,250.00	Office	Direct	3 yrs			10/07/2024
04/04/2022	05/04/2022	16 Beaumont St	Oxford	BSMT,GRND,1-3	2,409	35.10	Achieved	FRI	84,555.90	Office	Direct				
18/08/2022	18/08/2022	16C Worcester Pl	Oxford	GRND	799	35.07	Effective		28,020.93	Office	Sublease	3 yrs	20/09/2023		01/09/2025
15/08/2021	15/08/2021	Edmund Halley Rd	Oxford	GRND	8,411	35.00	Achieved	FRI	294,385.00	Office	Direct	10 yrs			15/08/2031
15/01/2021	15/03/2021	3140 John Smith Dr	Oxford	GRND,1-2	25,274	33.50	Effective		846,670.27	Office	Direct	10 yrs			15/03/2031
21/09/2020	21/09/2020	16C Worcester Pl	Oxford	GRND,1	1,782	33.12	Achieved	FRI	59,019.84	Office	Direct	5 yrs	21/09/2023		21/09/2025
20/08/2020	19/11/2020	Heatley Rd	Oxford	3rd	12,716	32.00	Effective	FRI	406,908.72	Office	Assignment				19/04/2033
15/01/2020	15/01/2020	130 High St	Oxford	3rd	335	31.34	Achieved		10,498.90	Office	Direct	3 yrs			15/01/2023
21/05/2021	21/05/2021	8 South Parade	Oxford	GRND,1	1,774	30.93	Effective	FRI	54,864.99	Office	Direct	3 yrs			20/05/2026
02/03/2020	02/03/2020	4630-4640 Cascade Way	Oxford	1st	4,109	30.00	Achieved	FRI	123,270.00	Office	Direct	5 yrs	02/03/2022		02/03/2025
01/11/2019	01/11/2019	134 Cowley Rd	Oxford	3rd	3,748	28.00	Achieved		104,944.00	Office	Sublease	10 yrs	01/11/2024		01/11/2029
12/11/2021	01/12/2021	134 Cowley Rd	Oxford	2nd	4,825	27.89	Achieved	FRI	134,569.25	Office	Sublease	7 yrs	11/11/2026	11/11/2026	01/12/2028
25/05/2022	26/05/2022	25 Beaumont St	Oxford	BSMT,GRND,1-3	2,036	27.50	Achieved	FRI	55,990.00	Office	Direct				
27/10/2021	01/11/2021	81 St Clements St	Oxford	GRND	1,444	27.00	Achieved	FRI	38,988.00	Office	Direct	10 yrs	27/10/2026	27/10/2026	01/11/2031
15/01/2022	01/02/2022	28-38 George St	Oxford	1st	1,630	25.23	Achieved	FRI	41,124.90	Office	Direct	15 yrs			31/01/2037
15/11/2021	01/12/2021	1-1 Oxpens Rd	Oxford	1st	12,973	25.00	Achieved	FRI	324,325.00	Office	Direct	5 yrs			01/12/2026
01/11/2019	01/11/2019	4610-4620 Cascade Way	Oxford	1st	8,133	24.41	Effective	FRI	395,165.84	Office	Direct	10 yrs	01/11/2022	01/11/2024	31/10/2029
29/04/2020	29/04/2020	28-31 St Ebbes St	Oxford	BSMT,GRND	6,938	23.58	Effective		163,599.13	Office	Direct	10 yrs		29/04/2025	28/04/2030
20/01/2020	15/02/2021	274 Banbury Rd	Oxford	1,3	5,875	21.80	Effective	FRI	128,049.33	Office	Direct	10 yrs	20/01/2026		14/02/2031
13/01/2020	13/01/2020	1-6 Cambridge Ter	Oxford	1st	4,166	20.84	Effective	FRI	86,799.27	Office	Direct	8 yrs 2 mos	24/03/2023	23/03/2023	23/03/2028
29/06/2020	29/06/2020	5700 John Smith Dr	Oxford	2nd	11,774	20.05	Effective	FRI	235,951.14	Office	Direct	10 yrs	21/07/2025	29/06/2025	28/06/2030
15/01/2022	15/02/2022	112 Magdalen	Oxford	GRND,1	2,390	19.44	Effective	FRI	46,471.83	Office	Direct	1 yr 6 mos			14/08/2023
15/02/2022	15/03/2022	263-265 Banbury Rd	Oxford	1st	1,478	16.91	Effective	FRI	24,992.48	Office	Direct	5 yrs			14/03/2027
16/09/2021	01/10/2021	Pony Rd	Oxford	GRND	4,849	16.00	Achieved	FRI	77,584.00	Office	Direct	10 yrs	16/09/2026	16/09/2026	01/10/2031
09/08/2022	09/08/2022	Pony Rd	Oxford	GRND,1	3,177	15.58	Effective		49,496.91	Office	Direct	5 yrs			08/08/2027
18/11/2019	18/11/2019	Ferry Hinksey Rd	Oxford	Unkwn	1,929	14.96	Effective	IRI	28,849.03	Office	Direct	5 yrs	18/11/2022		17/11/2024
31/01/2020	31/01/2020	Botley Rd	Oxford	GRND,1	10,539	13.28	Effective	FRI	139,956.98	Office	Direct	15 yrs	31/01/2031	31/01/2025	31/01/2035
14/01/2022	01/02/2022	Peterley Rd	Oxford	GRND	1,236	12.23	Achieved	FRI	15,116.28	Office	Direct	9 yrs	14/01/2025	14/01/2025	31/01/2031

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Lease Type	Term	Break Date	Review Date	Expiry Date
15/11/2019	15/11/2019	51 Cornmarket St	Oxford	GRND	588	187.07	Achieved	FRI	110,000.00	Retail	Direct	10 yrs	15/11/2025		15/11/2029
09/11/2021	11/01/2022	26 Little Clarendon St	Oxford	GRND	820	97.56	Effective	FRI	79,999.96	Retail	Direct	10 yrs			10/01/2032
27/06/2022	27/06/2022	194 Banbury Rd	Oxford	GRND	450	83.14	Effective	FRI	37,412.03	Retail	Direct	10 yrs	27/06/2027	27/06/2027	26/06/2032
02/06/2021	02/06/2021	5 Market St	Oxford	GRND	364	82.42	Achieved	FRI	30,000.00	Retail	Direct	5 yrs			01/06/2026
03/03/2022	11/04/2022	6-7 Cornmarket	Oxford	GRND	3,249	70.79	Achieved		230,000.00	Retail	Direct				
27/06/2022	26/10/2022	36-37 Queen St	Oxford	GRND	2,667	59.85	Effective		159,624.67	Retail	Direct	10 yrs			25/10/2032
23/05/2022	23/05/2022	220 Cowley Rd	Oxford	GRND	757	59.31	Effective	FRI	44,894.44	Retail	Direct	10 yrs			22/05/2032
02/09/2022	12/09/2022	240 Banbury Rd	Oxford	GRND	1,556	57.84	Achieved	FRI	90,000.00	Retail	Assignment				
04/02/2020	11/02/2020	2 Woodstock Rd	Oxford	BSMT,GRND	541	57.38	Effective	FRI	20,999.62	Retail	Assignment				04/02/2024
01/05/2022	02/05/2022	90 High St	Oxford	GRND	841	56.48	Achieved	FRI	47,500.00	Retail	Direct				
29/11/2019	29/11/2019	13 Turl St	Oxford	GRND	449	51.70	Effective	FRI	23,214.24	Retail	Direct	10 yrs		29/11/2024	29/11/2029
04/12/2019	04/12/2019	135 High	Oxford	BSMT,GRND	1,166	51.03	Effective	FRI	59,499.18	Retail	Direct	10 yrs	04/12/2022	04/12/2024	03/12/2029
13/05/2022	13/05/2022	116 Cowley Rd	Oxford	GRND	251	49.80	Effective		12,500.00	Retail	Direct	5 yrs			12/05/2027
13/05/2022	13/05/2022	116 Cowley Rd	Oxford	GRND	251	49.80	Effective		12,500.00	Retail	Direct	5 yrs			12/05/2027
15/02/2022	15/03/2022	263-265 Banbury Rd	Oxford	GRND	1,011	49.34	Effective	FRI	49,882.71	Retail	Direct	5 yrs			14/03/2027
15/01/2022	01/02/2022	267 Banbury Rd	Oxford	GRND	628	47.77	Achieved	FRI	30,000.00	Retail	Direct	10 yrs			31/01/2032
14/04/2021	14/04/2021	85-87 St Aldate's	Oxford	GRND	1,082	46.21	Effective	FRI	49,999.49	Retail	Direct	10 yrs		01/04/2026	13/04/2031
16/09/2020	16/09/2020	29 Little Clarendon St	Oxford	GRND	588	45.92	Achieved	FRI	27,000.00	Retail	Direct	5 yrs			15/09/2025
28/10/2020	27/11/2020	Cornmarket	Oxford	GRND	440	45.45	Achieved	FRI	20,000.00	Retail	Direct	3 yrs			27/11/2023
30/10/2020	30/10/2020	28 Cornmarket St	Oxford	BSMT,GRND,1-2	927	45.32	Effective		42,009.23	Retail	Direct	10 yrs	30/10/2026	30/10/2025	29/10/2030
07/05/2021	07/05/2021	74 Botley Rd	Oxford	GRND	407	44.23	Effective	FRI	17,999.88	Retail	Direct	10 yrs	06/05/2026	07/05/2026	06/05/2031
01/05/2021	31/05/2021	9-10 Queen St	Oxford	GRND	3,898	40.95	Effective	FRI	159,624.67	Retail	Direct	10 yrs	01/06/2026	01/06/2026	30/05/2022
01/06/2020	01/06/2020	49 St. Clements St	Oxford	GRND	618	39.58	Effective	FRI	24,463.21	Retail	Direct	10 yrs	01/06/2023	01/06/2025	31/05/2030
15/08/2021	15/08/2021	171 Cowley Rd	Oxford	GRND	584	39.38	Achieved	FRI	23,000.00	Retail	Assignment				
17/10/2022	16/11/2022	207 Cowley Rd	Oxford	GRND	764	39.17	Effective		29,929.63	Retail	Direct	10 yrs			15/11/2032
09/12/2019	09/12/2019	59-61 Cornmarket St	Oxford	BSMT,GRND,1-3	4,362	38.58	Effective		168,296.39	Retail	Direct	10 yrs	09/12/2026	09/12/2024	08/12/2029
14/10/2020	24/10/2020	Cornmarket St	Oxford	GRND	661	37.82	Achieved	FRI	25,000.00	Retail	Direct	5 yrs			24/10/2025
15/03/2022	01/04/2022	231 Banbury Rd	Oxford	GRND	1,679	35.74	Achieved	FRI	60,000.00	Retail	Direct	10 yrs			31/03/2032
19/12/2019	19/12/2019	189 Cowley Rd	Oxford	GRND	1,600	34.49	Effective	FRI	55,178.53	Retail	Direct	10 yrs		19/12/2024	18/12/2029
04/06/2021	04/06/2021	9B North Parade	Oxford	GRND	523	34.42	Effective	FRI	17,999.93	Retail	Direct	10 yrs	04/06/2026	04/06/2022	03/06/2031
17/11/2020	17/11/2021	274 Banbury	Oxford	GRND	993	34.24	Achieved	FRI	34,000.00	Retail	Direct	1 yr 6 mos			17/05/2023
29/11/2019	29/11/2019	2 Windmill	Oxford	GRND	653	31.81	Effective		20,769.67	Retail	Direct	10 yrs	29/11/2024	29/11/2024	28/11/2029
28/02/2021	01/03/2021	116-120 London Rd	Oxford	GRND	1,577	29.65	Effective		46,751.05	Retail	Direct	10 yrs	01/03/2027	01/03/2026	28/02/2031
11/05/2021	11/05/2021	9-10 Queen St	Oxford	GRND,1-2	4,617	28.91	Effective		133,729.71	Retail	Direct	10 yrs	11/05/2026	11/05/2026	10/05/2031
15/07/2021	15/07/2021	3 Woodstock	Oxford	GRND	1,567	28.72	Achieved	IRI	45,000.00	Retail	Direct	10 yrs			15/07/2031
15/07/2021	15/07/2021	27-33 New Inn Hall St	Oxford	GRND,1	1,365	28.34	Effective	FRI	38,690.20	Retail	Direct	10 yrs	14/07/2026	15/07/2026	14/07/2031
06/11/2020	06/11/2020	23 High St	Oxford	BSMT,GRND	1,108	28.13	Effective		31,168.70	Retail	Direct	10 yrs	06/11/2023	06/11/2025	05/11/2030
15/11/2021	01/01/2022	108-110 London Rd	Oxford	GRND	931	26.85	Achieved	FRI	25,000.00	Retail	Direct	10 yrs			01/01/2032
15/05/2020	17/05/2020	165-167 Botley Rd	Oxford	GRND	1,786	24.37	Effective		43,526.47	Retail	Direct	10 yrs	16/05/2025	17/05/2025	16/05/2030
10/03/2020	10/03/2020	17 Park End St	Oxford	GRND	633	23.70	Achieved	FRI	15,000.00	Retail	Direct	13 yrs	10/03/2027	10/03/2025	10/03/2033
15/07/2020	16/07/2020	92-94 London Rd	Oxford	GRND	3,197	23.46	Achieved		75,000.00	Retail	Direct	10 yrs			16/07/2030
11/04/2021	11/04/2021	92-94 London Rd	Oxford	GRND	1,233	22.95	Effective	FRI	28,299.49	Retail	Direct	5 yrs	10/04/2023		10/04/2026
30/09/2021	30/10/2021	12 St Giles	Oxford	GRND	2,660	22.56	Achieved	FRI	60,000.00	Retail	Direct				
14/07/2021	16/07/2021	156 Cowley	Oxford	GRND	1,150	21.74	Achieved	FRI	25,000.00	Retail	Direct	5 yrs			15/07/2026
01/10/2020	01/10/2020	7 Little Clarendon	Oxford	GRND,1	1,877	20.42	Effective		38,334.09	Retail	Direct	10 yrs	30/09/2025	01/10/2025	30/09/2030
06/01/2020	03/03/2020	11-12 Queen	Oxford	1st	3,668	19.56	Effective	FRI	71,733.18	Retail	Direct	10 yrs	02/03/2025	03/03/2025	02/03/2030
14/05/2020	15/05/2020	328-330 Abingdon	Oxford	GRND	1,453	15.98	Effective		23,214.12	Retail	Direct	10 yrs	15/05/2025	15/05/2024	14/05/2030
19/01/2021	19/01/2021	Pony Rd	Oxford	GRND,1	3,840	10.05	Effective		38,583.54	Retail	Direct	10 yrs		19/01/2026	18/01/2031

Appendix 4 - BCIS cost data

£/m² study

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

Last updated: 05-Nov-2022 05:40

› Rebased to Oxford (111; sample 49)

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
282. Factories							
Generally (20)	1,332	304	733	1,098	1,571	5,062	90
Up to 500m ² GFA (20)	1,695	1,082	1,216	1,433	2,121	2,924	13
500 to 2000m ² GFA (20)	1,424	304	788	1,270	1,569	5,062	39
Over 2000m ² GFA (20)	1,114	551	659	912	1,230	2,905	38
282.1 Advance factories							
Generally (15)	1,172	541	996	1,111	1,418	1,891	20
Up to 500m ² GFA (15)	1,288	1,082	1,093	1,215	1,404	1,696	6
500 to 2000m ² GFA (15)	1,254	541	1,048	1,352	1,443	1,891	9
Over 2000m ² GFA (15)	886	651	731	917	1,022	1,110	5
282.12 Advance factories/offices - mixed facilities (class B1)							
Generally (20)	1,595	584	988	1,618	1,919	2,924	18
Up to 500m ² GFA (20)	2,589	2,121	-	2,722	-	2,924	3
500 to 2000m ² GFA (20)	1,468	584	1,312	1,618	1,776	1,949	6
Over 2000m ² GFA (20)	1,349	683	911	1,053	1,796	2,905	9
282.2 Purpose built factories							
Generally (30)	1,448	304	767	1,245	1,827	5,062	79
Up to 500m ² GFA (30)	1,679	901	1,159	1,426	2,261	2,588	7
500 to 2000m ² GFA (30)	1,565	304	813	1,171	1,756	5,062	28
Over 2000m ² GFA (30)	1,336	406	725	1,241	1,806	2,678	44
282.22 Purpose built factories/Offices - mixed facilities (15)	1,135	561	918	1,118	1,235	2,473	23
284. Warehouses/stores							
Generally (15)	1,159	458	700	928	1,340	5,276	46
Up to 500m ² GFA (15)	2,124	761	1,175	1,505	2,542	5,276	8
500 to 2000m ² GFA (15)	1,065	539	777	965	1,208	1,858	17
Over 2000m ² GFA (15)	868	458	643	703	1,000	1,831	21
284.1 Advance warehouses/stores (15)	934	469	699	948	1,175	1,540	10

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
284.2 Purpose built warehouses/stores							
Generally (15)	1,226	458	716	928	1,391	5,276	34
Up to 500m ² GFA (15)	2,449	761	1,459	1,928	3,105	5,276	6
500 to 2000m ² GFA (15)	1,020	539	749	928	1,165	1,858	14
Over 2000m ² GFA (15)	908	458	682	800	1,078	1,831	14
284.5 Cold stores/refrigerated stores (25)	1,486	1,110	-	1,176	-	2,172	3
320. Offices							
Generally (15)	2,429	1,210	1,755	2,274	2,862	5,907	65
Air-conditioned							
Generally (15)	2,475	1,429	2,020	2,411	2,839	4,193	19
1-2 storey (15)	2,437	1,429	2,063	2,279	2,530	4,193	8
3-5 storey (15)	2,363	1,652	1,878	2,279	2,831	3,292	8
6 storey or above (20)	3,033	2,097	2,452	2,703	3,076	5,424	9
Not air-conditioned							
Generally (15)	2,386	1,210	1,681	2,239	2,973	4,128	30
1-2 storey (15)	2,477	1,383	1,738	2,313	3,044	3,852	16
3-5 storey (15)	2,252	1,210	1,631	1,806	2,717	4,128	12
6 storey or above (25)	2,863	2,215	-	2,967	-	3,304	4
342. Shopping centres (30)	1,749	1,330	-	1,738	-	2,178	3
344. Hypermarkets, supermarkets							
Generally (35)	2,024	325	1,447	2,054	2,616	3,390	50
Up to 1000m ² (35)	2,023	1,353	-	1,754	-	3,231	4
1000 to 7000m ² GFA (35)	2,055	325	1,447	2,200	2,630	3,390	42
7000 to 15000m ² (35)	1,629	-	-	-	-	-	1
Over 15000m ² GFA (35)	2,134	-	-	-	-	-	1
345. Shops							
Generally (30)	1,931	733	1,055	1,564	2,489	5,040	20
1-2 storey (30)	1,947	733	1,053	1,519	2,509	5,040	19
3-5 storey (30)	1,610	-	-	-	-	-	1
532. Community Centres							
Generally (25)	2,692	1,090	2,150	2,554	3,078	8,095	113
Up to 500m² GFA							
Generally (25)	2,820	1,090	1,898	2,544	3,321	8,095	49
Steel framed (25)	3,128	1,503	1,987	2,664	3,659	8,095	23
Concrete framed (50)	1,682	-	-	-	-	-	1
Brick construction (25)	2,000	1,090	1,598	1,933	2,250	3,321	16

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Timber framed (25)	3,425	2,530	3,055	3,307	3,883	4,553	9
500 to 2000m2 GFA							
Generally (25)	2,603	1,386	2,246	2,571	2,878	4,179	60
Steel framed (25)	2,620	1,587	2,263	2,594	2,984	4,161	38
Concrete framed (30)	2,554	-	-	-	-	-	1
Brick construction (25)	2,405	1,386	2,182	2,326	2,704	4,179	14
Timber framed (25)	2,916	2,230	2,658	2,740	3,253	3,624	7
Over 2000m2 GFA							
Generally (25)	2,446	2,026	-	2,533	-	2,692	4
Steel framed (30)	2,392	1,758	-	2,533	-	2,743	4
Concrete framed (50)	1,788	-	-	-	-	-	1
Brick construction (50)	1,334	-	-	-	-	-	1
Timber framed (15)	2,692	-	-	-	-	-	1
562.2 Gymnasia, fitness centres, etc (25)	2,706	1,059	1,717	2,938	3,608	4,156	6
810. Housing, mixed developments (15)	1,594	872	1,396	1,552	1,741	3,584	1230
810.1 Estate housing							
Generally (15)	1,599	770	1,363	1,538	1,753	5,559	1420
Single storey (15)	1,808	1,085	1,543	1,748	2,008	5,559	231
2-storey (15)	1,542	770	1,337	1,497	1,687	3,347	1102
3-storey (15)	1,673	995	1,375	1,592	1,908	3,280	82
4-storey or above (15)	3,369	1,631	2,698	3,013	4,485	5,017	5
810.11 Estate housing detached (15)	2,064	1,186	1,628	1,798	2,155	5,559	23
810.12 Estate housing semi detached							
Generally (15)	1,600	940	1,366	1,570	1,755	2,929	341
Single storey (15)	1,778	1,163	1,534	1,744	1,962	2,929	73
2-storey (15)	1,552	940	1,363	1,513	1,693	2,761	257
3-storey (15)	1,548	1,176	1,239	1,520	1,757	2,282	11
810.13 Estate housing terraced							
Generally (15)	1,646	958	1,338	1,539	1,808	5,017	245
Single storey (15)	1,884	1,206	1,562	1,930	2,181	2,659	20
2-storey (15)	1,574	958	1,323	1,502	1,730	3,347	186
3-storey (15)	1,707	995	1,366	1,566	1,952	3,280	37
4-storey or above (10)	4,751	4,485	-	-	-	5,017	2
816. Flats (apartments)							
Generally (15)	1,882	926	1,562	1,777	2,126	6,451	853
1-2 storey (15)	1,795	1,100	1,511	1,688	2,023	3,836	186

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
3-5 storey (15)	1,852	926	1,557	1,767	2,106	3,931	568
6 storey or above (15)	2,230	1,372	1,816	2,096	2,399	6,451	96
852. Hotels (15)	2,724	1,469	2,159	2,611	3,350	3,854	15
856.2 Students' residences, halls of residence, etc (15)	2,411	1,375	2,159	2,425	2,674	3,901	55

Appendix 5 - Accessibility standards

Accessibility standards

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

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

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

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

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

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

Appendix 6 - Appraisal results (affordable housing – 70% SR, 5% SO, 25% FHs)

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

Sales value £4,770 psm

AH tenure

Rented 70.0%

SO 5.0% Frst Hms 25%

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£187,577	94,664	87,512	80,391	73,300	66,241	59,212	52,214	45,247	38,310	31,405	24,530
2 2 Houses	2	£375,154	189,327	175,024	160,781	146,601	132,481	118,424	104,428	90,493	76,621	62,809	49,060
3 5 Houses	5	£937,885	473,939	437,559	401,953	366,502	331,204	296,060	261,070	226,234	191,551	157,023	122,649
4 10 houses	10	£1,875,771	946,638	875,118	803,907	733,003	662,407	592,119	522,139	452,467	383,103	314,047	245,299
5 30 flats - low density	30	£2,501,028	922,522	765,189	608,589	452,726	297,596	143,202	10,617	165,876	320,387	474,152	627,171
6 30 flats - medium density	30	£2,250,925	717,554	566,748	416,439	266,627	117,315	31,982	182,562	332,637	482,207	631,273	779,831
7 30 flats - high density	30	£1,610,116	593,977	448,623	303,750	159,358	15,447	129,937	275,068	419,710	563,866	707,532	850,710
8 100 houses	100	£18,757,709	8,896,571	8,228,671	7,563,070	6,897,107	6,234,035	5,573,856	4,916,568	4,262,172	3,610,668	2,962,054	2,310,557
9 100 flats - medium density	100	£7,503,084	2,082,550	1,606,143	1,131,307	658,046	186,358	288,087	770,749	1,252,184	1,731,996	2,210,186	2,686,754
10 200 houses	200	£37,515,418	16,860,385	15,601,815	14,348,654	13,100,021	11,851,869	10,609,155	9,371,879	8,140,040	6,913,639	5,685,446	4,461,273
11 200 flats - medium density	200	£15,006,167	2,839,034	1,981,413	1,126,630	266,943	603,369	1,474,832	2,343,374	3,215,458	4,093,553	4,968,673	5,840,821
12 450 houses	450	£84,409,690	32,441,255	30,016,354	27,601,878	25,197,829	22,804,206	20,414,918	18,031,931	15,659,419	13,284,910	10,916,892	8,547,456
13 450 flats - medium density	450	£33,763,876	5,220,818	3,495,963	1,776,814	41,494	1,716,519	3,487,235	5,262,137	7,056,960	8,862,847	10,685,365	12,501,689
14 Student housing - studios 150 units	-	£2,442,541	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721
15 Student housing - ensuite 150 units	-	£1,600,716	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961
16 Student housing - studios 250 units	-	£4,120,369	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534
17 Student housing - ensuite 250 units	-	£2,741,158	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	115,361
18 Student housing - ensuite 300 units	-	£3,274,886	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433
19 C2 care scheme - flats	60	£2,318,922	918,781	1,108,525	1,298,269	1,488,014	1,677,759	1,867,504	2,057,248	2,246,993	2,436,738	2,626,483	2,816,227
20 Class E (light industrial) development	-	£3,179,167	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870
21 Class E (retail - convenience) development	-	£3,815,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426
22 Class E (retail - supermarket) development	-	£2,289,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£681,250	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234
24 Class E (office) development	-	£1,362,500	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612
25 Industrial (B2/B8)	-	£25,433,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721
26 Industrial (B2/B8)	-	£1,271,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£596,094	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£894,141	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691
29 Hotel (city centre) 100 rooms	-	£1,192,188	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588
30 Community use/leisure	-	£839,300	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305

**OXFORD CITY COUNCIL - LOCAL PLAN
BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)**

Sales value £4,770 psm

AH tenure

Rented 70.0%

SO 5.0% Frst Hms 25%

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£103,499	94,664	87,512	80,391	73,300	66,241	59,212	52,214	45,247	38,310	31,405	24,530
2 2 Houses	2	£206,999	189,327	175,024	160,781	146,601	132,481	118,424	104,428	90,493	76,621	62,809	49,060
3 5 Houses	5	£517,496	473,939	437,559	401,953	366,502	331,204	296,060	261,070	226,234	191,551	157,023	122,649
4 10 houses	10	£1,034,993	946,638	875,118	803,907	733,003	662,407	592,119	522,139	452,467	383,103	314,047	245,299
5 30 flats - low density	30	£1,379,990	922,522	765,189	608,589	452,726	297,596	143,202	10,617	165,876	320,387	474,152	627,171
6 30 flats - medium density	30	£1,241,991	717,554	566,748	416,439	266,627	117,315	31,982	182,562	332,637	482,207	631,273	779,831
7 30 flats - high density	30	£888,412	593,977	448,623	303,750	159,358	15,447	129,937	275,068	419,710	563,866	707,532	850,710
8 100 houses	100	£10,349,928	8,896,571	8,228,671	7,563,070	6,897,107	6,234,035	5,573,856	4,916,568	4,262,172	3,610,668	2,962,054	2,310,557
9 100 flats - medium density	100	£4,139,917	2,082,550	1,606,143	1,131,307	658,046	186,358	288,087	770,749	1,252,184	1,731,996	2,210,186	2,686,754
10 200 houses	200	£20,699,857	16,860,385	15,601,815	14,348,654	13,100,021	11,851,869	10,609,155	9,371,879	8,140,040	6,913,639	5,685,446	4,461,273
11 200 flats - medium density	200	£8,279,943	2,839,034	1,981,413	1,126,630	266,943	603,369	1,474,832	2,343,374	3,215,458	4,093,553	4,968,673	5,840,821
12 450 houses	450	£46,574,678	32,441,255	30,016,354	27,601,878	25,197,829	22,804,206	20,414,918	18,031,931	15,659,419	13,284,910	10,916,892	8,547,456
13 450 flats - medium density	450	£18,629,817	5,220,818	3,495,963	1,776,814	41,494	1,716,519	3,487,235	5,262,137	7,056,960	8,862,847	10,685,365	12,501,689
14 Student housing - studios 150 units	-	£1,347,719	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721
15 Student housing - ensuite 150 units	-	£883,226	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961
16 Student housing - studios 250 units	-	£2,273,493	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534
17 Student housing - ensuite 250 units	-	£1,512,487	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	115,361
18 Student housing - ensuite 300 units	-	£1,806,981	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433
19 C2 care scheme - flats	60	£1,279,510	918,781	1,108,525	1,298,269	1,488,014	1,677,759	1,867,504	2,057,248	2,246,993	2,436,738	2,626,483	2,816,227
20 Class E (light industrial) development	-	£2,154,167	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870
21 Class E (retail - convenience) development	-	£2,105,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426
22 Class E (retail - supermarket) development	-	£1,263,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£375,893	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234
24 Class E (office) development	-	£751,786	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612
25 Industrial (B2/B8)	-	£14,033,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721
26 Industrial (B2/B8)	-	£701,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£328,906	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£493,359											

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

Sales value £5,998 psm

AH tenure

Rented 70.0%

SO 5.0% Frst Hms 25%

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£187,577	168,981	158,118	147,299	136,521	125,786	115,096	104,446	93,839	83,276	72,756	62,277
2 2 Houses	2	£375,154	337,963	316,237	294,597	273,042	251,574	230,190	208,892	187,680	166,552	145,511	124,555
3 5 Houses	5	£937,885	844,906	790,593	736,493	682,607	628,934	575,476	522,230	469,199	416,381	363,777	311,388
4 10 houses	10	£1,875,771	1,689,813	1,581,186	1,472,986	1,365,213	1,257,868	1,150,951	1,044,461	938,398	832,762	727,555	622,775
5 30 flats - low density	30	£2,501,028	2,744,955	2,496,695	2,249,462	2,003,257	1,758,079	1,513,930	1,270,808	1,028,715	787,649	547,611	308,601
6 30 flats - medium density	30	£2,250,925	2,486,386	2,248,196	2,011,001	1,774,802	1,539,599	1,305,391	1,072,179	839,963	608,743	378,519	149,290
7 30 flats - high density	30	£1,610,116	2,309,208	2,081,087	1,853,931	1,627,738	1,402,508	1,178,243	954,941	732,602	511,228	290,817	71,370
8 100 houses	100	£18,757,709	15,816,961	14,803,437	13,793,900	12,788,349	11,786,785	10,789,207	9,795,615	8,806,009	7,820,389	6,838,755	5,861,108
9 100 flats - medium density	100	£7,503,084	7,690,987	6,943,465	6,199,072	5,457,808	4,719,672	3,984,665	3,247,002	2,510,573	1,777,307	1,047,204	320,262
10 200 houses	200	£37,515,418	29,827,005	27,925,352	26,031,173	24,144,466	22,265,232	20,393,471	18,526,040	16,663,019	14,807,499	12,959,479	11,118,960
11 200 flats - medium density	200	£15,006,167	13,221,231	11,865,176	10,511,969	9,164,477	7,822,699	6,486,635	5,156,285	3,816,582	2,482,451	1,154,101	181,819
12 450 houses	450	£84,409,690	57,336,083	53,685,665	50,045,908	46,420,511	42,809,474	39,212,797	35,630,479	32,061,425	28,497,482	24,947,945	21,411,368
13 450 flats - medium density	450	£33,763,876	25,962,267	23,295,612	20,624,940	17,965,552	15,310,681	12,646,949	9,994,622	7,325,086	4,660,732	1,977,259	731,528
14 Student housing - studios 150 units	-	£2,442,541	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721
15 Student housing - ensuite 150 units	-	£1,600,716	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961
16 Student housing - studios 250 units	-	£4,120,369	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534
17 Student housing - ensuite 250 units	-	£2,741,158	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	115,361
18 Student housing - ensuite 300 units	-	£3,274,886	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433
19 C2 care scheme - flats	60	£2,318,922	1,398,317	1,128,329	858,340	585,171	311,669	38,168	238,925	516,599	798,690	1,081,031	1,363,371
20 Class E (light industrial) development	-	£3,179,167	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870
21 Class E (retail - convenience) development	-	£3,815,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426
22 Class E (retail - supermarket) development	-	£2,289,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£681,250	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234
24 Class E (office) development	-	£1,362,500	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612
25 Industrial (B2/B8)	-	£25,433,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721
26 Industrial (B2/B8)	-	£1,271,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£596,094	- 2,051,794	- 2,051,794	- 2,051,794	- 2,051,794	- 2,051,794	- 2,051,794	- 2,051,794	- 2,051,794	- 2,051,794	- 2,051,794	- 2,051,794
28 Hotel (city centre) 75 rooms	-	£894,141	- 3,077,691	- 3,077,691	- 3,077,691	- 3,077,691	- 3,077,691	- 3,077,691	- 3,077,691	- 3,077,691	- 3,077,691	- 3,077,691	- 3,077,691
29 Hotel (city centre) 100 rooms	-	£1,192,188	- 4,103,588	- 4,103,588	- 4,103,588	- 4,103,588	- 4,103,588	- 4,103,588	- 4,103,588	- 4,103,588	- 4,103,588	- 4,103,588	- 4,103,588
30 Community use/leisure	-	£839,300	- 1,058,305	- 1,058,305	- 1,058,305	- 1,058,305	- 1,058,305	- 1,058,305	- 1,058,305	- 1,058,305	- 1,058,305	- 1,058,305	- 1,058,305

**OXFORD CITY COUNCIL - LOCAL PLAN
BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)**

Sales value £5,998 psm

AH tenure

Rented 70.0%

SO 5.0% Frst Hms 25%

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£103,499	168,981	158,118	147,299	136,521	125,786	115,096	104,446	93,839	83,276	72,756	62,277
2 2 Houses	2	£206,999	337,963	316,237	294,597	273,042	251,574	230,190	208,892	187,680	166,552	145,511	124,555
3 5 Houses	5	£517,496	844,906	790,593	736,493	682,607	628,934	575,476	522,230	469,199	416,381	363,777	311,388
4 10 houses	10	£1,034,993	1,689,813	1,581,186	1,472,986	1,365,213	1,257,868	1,150,951	1,044,461	938,398	832,762	727,555	622,775
5 30 flats - low density	30	£1,379,990	2,744,955	2,496,695	2,249,462	2,003,257	1,758,079	1,513,930	1,270,808	1,028,715	787,649	547,611	308,601
6 30 flats - medium density	30	£1,241,991	2,486,386	2,248,196	2,011,001	1,774,802	1,539,599	1,305,391	1,072,179	839,963	608,743	378,519	149,290
7 30 flats - high density	30	£888,412	2,309,208	2,081,087	1,853,931	1,627,738	1,402,508	1,178,243	954,941	732,602	511,228	290,817	71,370
8 100 houses	100	£10,349,928	15,816,961	14,803,437	13,793,900	12,788,349	11,786,785	10,789,207	9,795,615	8,806,009	7,820,389	6,838,755	5,861,108
9 100 flats - medium density	100	£4,139,971	7,690,987	6,943,465	6,199,072	5,457,808	4,719,672	3,984,665	3,247,002	2,510,573	1,777,307	1,047,204	320,262
10 200 houses	200	£20,699,857	29,827,005	27,925,352	26,031,173	24,144,466	22,265,232	20,393,471	18,526,040	16,663,019	14,807,499	12,959,479	11,118,960
11 200 flats - medium density	200	£8,279,943	13,221,231	11,865,176	10,511,969	9,164,477	7,822,699	6,486,635	5,156,285	3,816,582	2,482,451	1,154,101	181,819
12 450 houses	450	£46,574,678	57,336,083	53,685,665	50,045,908	46,420,511	42,809,474	39,212,797	35,630,479	32,061,425	28,497,482	24,947,945	21,411,368
13 450 flats - medium density	450	£18,629,871	25,962,267	23,295,612	20,624,940	17,965,552	15,310,681	12,646,949	9,994,622	7,325,086	4,660,732	1,977,259	731,528
14 Student housing - studios 150 units	-	£1,347,719	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721
15 Student housing - ensuite 150 units	-	£883,226	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961
16 Student housing - studios 250 units	-	£2,273,493	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534
17 Student housing - ensuite 250 units	-	£1,512,487	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	115,361
18 Student housing - ensuite 300 units	-	£1,806,981	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433
19 C2 care scheme - flats	60	£1,279,510	1,398,317	1,128,329	858,340	585,171	311,669	38,168	238,925	516,599	798,690	1,081,031	1,363,371
20 Class E (light industrial) development	-	£1,754,167	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870
21 Class E (retail - convenience) development	-	£2,105,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426
22 Class E (retail - supermarket) development	-	£1,263,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£375,893	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234
24 Class E (office) development	-	£751,786	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612
25 Industrial (B2/B8)	-	£14,033,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721
26 Industrial (B2/B8)	-	£701,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£328,											

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

Sales value £7,840 psm

AH tenure

Rented 70.0%

SO 5.0% Frst Hms 25%

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£187,577	255,804	239,232	222,722	206,273	189,885	173,558	157,293	141,089	124,947	108,865	92,845
2 2 Houses	2	£375,154	511,607	478,465	445,444	412,545	379,769	347,117	314,586	282,178	249,892	217,730	185,690
3 5 Houses	5	£937,885	1,279,020	1,196,161	1,113,609	1,031,363	949,424	867,792	786,465	705,445	624,732	544,324	464,225
4 10 houses	10	£1,875,771	2,558,039	2,392,322	2,227,218	2,062,727	1,898,848	1,735,583	1,572,930	1,410,891	1,249,463	1,088,650	928,448
5 30 flats - low density	30	£2,501,028	4,402,186	4,014,714	3,628,724	3,244,216	2,861,192	2,479,649	2,099,590	1,721,013	1,343,918	968,306	594,177
6 30 flats - medium density	30	£2,250,925	4,063,216	3,689,961	3,318,143	2,947,762	2,578,818	2,211,312	1,845,242	1,480,609	1,117,414	755,655	395,334
7 30 flats - high density	30	£1,610,116	3,805,637	3,446,598	3,088,952	2,732,698	2,377,835	2,024,364	1,672,284	1,321,596	972,300	624,394	277,881
8 100 houses	100	£18,757,709	23,881,687	22,342,907	20,809,813	19,282,408	17,760,691	16,244,660	14,732,628	13,221,742	11,716,567	10,217,107	8,723,359
9 100 flats - medium density	100	£7,503,084	12,644,629	11,471,069	10,302,030	9,137,512	7,977,514	6,822,038	5,671,082	4,524,647	3,371,917	2,221,760	1,076,177
10 200 houses	200	£37,515,418	45,001,334	42,106,421	39,222,206	36,348,690	33,485,873	30,633,754	27,792,335	24,961,613	22,141,592	19,332,113	16,521,955
11 200 flats - medium density	200	£15,006,167	22,164,087	20,035,991	17,916,109	15,804,443	13,698,752	11,583,594	9,476,732	7,378,163	5,280,231	3,173,054	1,074,273
12 450 houses	450	£84,409,690	86,438,713	80,889,059	75,359,912	69,851,271	64,363,137	58,895,509	53,448,386	48,019,386	42,599,771	37,200,718	31,820,866
13 450 flats - medium density	450	£33,763,876	43,561,979	39,422,953	35,282,072	31,142,809	26,985,182	22,810,794	18,645,690	14,459,448	10,269,519	6,057,556	1,808,438
14 Student housing - studios 150 units	-	£2,442,541	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	-	16,597	-
15 Student housing - ensuite 150 units	-	£1,600,716	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,426,055	931,920	437,784	-	57,212	-
16 Student housing - studios 250 units	-	£4,120,369	9,855,469	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	-	27,662	-
17 Student housing - ensuite 250 units	-	£2,741,158	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	-	377,606	-
18 Student housing - ensuite 300 units	-	£3,274,886	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	-	453,128	-
19 C2 care scheme - flats	60	£2,318,922	3,120,383	2,697,084	2,273,785	1,850,485	1,427,186	1,003,886	575,882	146,907	-	286,370	-
20 Class E (light industrial) development	-	£3,179,167	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	-	864,870	-
21 Class E (retail - convenience) development	-	£3,815,000	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	-	12,200,591	-
22 Class E (retail - supermarket) development	-	£2,289,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	-	482,378	-
23 Class E (office) development	-	£681,250	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	-	3,361,445	-
24 Class E (office) development	-	£1,362,500	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	-	7,097,590	-
25 Industrial (B2/B8)	-	£25,433,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	-	19,572,721	-
26 Industrial (B2/B8)	-	£1,271,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	-	978,636	-
27 Hotel (city centre) 50 rooms	-	£596,094	-	-	-	-	-	-	-	-	-	-	-
28 Hotel (city centre) 75 rooms	-	£894,141	-	-	-	-	-	-	-	-	-	-	-
29 Hotel (city centre) 100 rooms	-	£1,192,188	-	-	-	-	-	-	-	-	-	-	-
30 Community use/leisure	-	£839,300	-	-	-	-	-	-	-	-	-	-	-

**OXFORD CITY COUNCIL - LOCAL PLAN
BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)**

Sales value £7,840 psm

AH tenure

Rented 70.0%

SO 5.0% Frst Hms 25%

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£103,499	255,804	239,232	222,722	206,273	189,885	173,558	157,293	141,089	124,947	108,865	92,845
2 2 Houses	2	£206,999	511,607	478,465	445,444	412,545	379,769	347,117	314,586	282,178	249,892	217,730	185,690
3 5 Houses	5	£517,496	1,279,020	1,196,161	1,113,609	1,031,363	949,424	867,792	786,465	705,445	624,732	544,324	464,225
4 10 houses	10	£1,034,993	2,558,039	2,392,322	2,227,218	2,062,727	1,898,848	1,735,583	1,572,930	1,410,891	1,249,463	1,088,650	928,448
5 30 flats - low density	30	£1,379,990	4,402,186	4,014,714	3,628,724	3,244,216	2,861,192	2,479,649	2,099,590	1,721,013	1,343,918	968,306	594,177
6 30 flats - medium density	30	£1,241,991	4,063,216	3,689,961	3,318,143	2,947,762	2,578,818	2,211,312	1,845,242	1,480,609	1,117,414	755,655	395,334
7 30 flats - high density	30	£888,412	3,805,637	3,446,598	3,088,952	2,732,698	2,377,835	2,024,364	1,672,284	1,321,596	972,300	624,394	277,881
8 100 houses	100	£10,349,928	23,881,687	22,342,907	20,809,813	19,282,408	17,760,691	16,244,660	14,732,628	13,221,742	11,716,567	10,217,107	8,723,359
9 100 flats - medium density	100	£4,139,971	12,644,629	11,471,069	10,302,030	9,137,512	7,977,514	6,822,038	5,671,082	4,524,647	3,371,917	2,221,760	1,076,177
10 200 houses	200	£20,699,857	45,001,334	42,106,421	39,222,206	36,348,690	33,485,873	30,633,754	27,792,335	24,961,613	22,141,592	19,332,113	16,521,955
11 200 flats - medium density	200	£8,279,943	22,164,087	20,035,991	17,916,109	15,804,443	13,698,752	11,583,594	9,476,732	7,378,163	5,280,231	3,173,054	1,074,273
12 450 houses	450	£46,574,678	86,438,713	80,889,059	75,359,912	69,851,271	64,363,137	58,895,509	53,448,386	48,019,386	42,599,771	37,200,718	31,820,866
13 450 flats - medium density	450	£18,629,871	43,561,979	39,422,953	35,282,072	31,142,809	26,985,182	22,810,794	18,645,690	14,459,448	10,269,519	6,057,556	1,808,438
14 Student housing - studios 150 units	-	£1,347,719	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	-	16,597	-
15 Student housing - ensuite 150 units	-	£883,226	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,426,055	931,920	437,784	-	57,212	-
16 Student housing - studios 250 units	-	£2,273,493	9,855,469	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	-	27,662	-
17 Student housing - ensuite 250 units	-	£1,512,487	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	-	377,606	-
18 Student housing - ensuite 300 units	-	£1,806,981	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	-	453,128	-
19 C2 care scheme - flats	60	£1,279,510	3,120,383	2,697,084	2,273,785	1,850,485	1,427,186	1,003,886	575,882	146,907	-	286,370	-
20 Class E (light industrial) development	-	£1,754,167	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	-	864,870	-
21 Class E (retail - convenience) development	-	£2,105,911	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	-	12,200,591	-
22 Class E (retail - supermarket) development	-	£1,263,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	-	482,378	-
23 Class E (office) development	-	£375,893	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	-	3,361,445	-
24 Class E (office) development	-	£751,786	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	-	7,097,590	-
25 Industrial (B2/B8)	-	£14,033,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	-	19,572,721	-
26 Industrial (B2/B8)	-	£701,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	-	978,636	-
27 Hotel (city centre) 50 rooms	-	£328,906	-	-	-	-	-	-	-	-	-	-	-
28 Hotel (city centre) 75 rooms	-	£493,359	-	-	-	-	-	-	-	-	-	-	-
29 Hotel (city centre) 100 rooms	-	£657,813	-	-	-	-	-	-	-	-	-	-	-
30 Community use/leisure	-	£463,100	-	-	-	-	-	-	-	-	-	-	-

**OXFORD CITY COUNCIL - LOCAL PLAN
BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)**

Sales value £7,840 psm

AH tenure

Rented 70.0%

SO 5.0% Frst Hms 25%

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

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

Sales value £8,454 psm

AH tenure

Rented 70.0%

SO 5.0% Frst Hms 25%

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£187,577	292,963	274,474	256,053	237,700	219,414	201,195	183,045	164,961	146,945	128,996	111,115
2 2 Houses	2	£375,154	585,925	548,949	512,107	475,400	438,829	402,391	366,089	329,922	293,889	257,993	222,231
3 5 Houses	5	£937,885	1,464,813	1,372,372	1,280,267	1,188,500	1,097,070	1,005,977	915,223	824,805	734,724	644,981	555,575
4 10 houses	10	£1,875,771	2,929,626	2,744,743	2,560,534	2,377,000	2,194,141	2,011,956	1,830,445	1,649,610	1,469,449	1,289,963	1,111,152
5 30 flats - low density	30	£2,501,028	5,306,460	4,875,068	4,445,297	4,014,885	3,585,315	3,157,378	2,731,075	2,306,407	1,883,373	1,461,972	1,042,206
6 30 flats - medium density	30	£2,250,925	4,944,042	4,528,129	4,111,470	3,695,764	3,281,643	2,869,106	2,458,154	2,048,786	1,641,001	1,234,802	830,186
7 30 flats - high density	30	£1,610,116	4,661,791	4,259,978	3,858,239	3,458,033	3,059,362	2,662,225	2,266,623	1,872,555	1,480,022	1,089,021	699,556
8 100 houses	100	£18,757,709	27,320,459	25,604,305	23,894,411	22,190,777	20,493,403	18,802,289	17,117,434	15,438,839	13,765,058	12,091,723	10,424,677
9 100 flats - medium density	100	£7,503,084	15,423,792	14,115,701	12,804,645	11,497,147	10,194,635	8,897,108	7,604,566	6,317,008	5,034,437	3,752,099	2,465,043
10 200 houses	200	£37,515,418	51,445,729	48,224,411	45,014,838	41,815,857	38,622,840	35,441,596	32,272,127	29,114,432	25,968,511	22,834,363	19,711,990
11 200 flats - medium density	200	£15,006,167	27,269,383	24,885,929	22,503,132	20,129,400	17,764,734	15,409,133	13,060,563	10,700,416	8,349,423	6,007,585	3,650,284
12 450 houses	450	£84,409,690	98,786,881	92,608,639	86,452,921	80,319,730	74,200,893	68,102,960	62,027,595	55,974,793	49,944,557	43,932,939	37,932,092
13 450 flats - medium density	450	£33,763,876	53,430,379	48,809,872	44,206,864	39,597,104	34,993,997	30,377,263	25,743,819	21,083,724	16,426,427	11,743,829	7,033,037
14 Student housing - studios 150 units	-	£2,442,541	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	-	16,597	-
15 Student housing - ensuite 150 units	-	£1,600,716	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,426,055	931,920	437,784	-	57,212	-
16 Student housing - studios 250 units	-	£4,120,369	9,855,469	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	-	27,662	-
17 Student housing - ensuite 250 units	-	£2,741,158	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	-	377,606	-
18 Student housing - ensuite 300 units	-	£3,274,886	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	-	453,128	-
19 C2 care scheme - flats	60	£2,318,922	4,247,335	3,772,083	3,296,830	2,816,851	2,336,707	1,856,562	1,376,418	896,239	-	409,624	-
20 Class E (light industrial) development	-	£3,179,167	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	-	864,870	-
21 Class E (retail - convenience) development	-	£3,815,000	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	-	12,200,591	-
22 Class E (retail - supermarket) development	-	£2,289,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	-	482,378	-
23 Class E (office) development	-	£681,250	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	-	3,361,445	-
24 Class E (office) development	-	£1,362,500	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	-	7,097,590	-
25 Industrial (B2/B8)	-	£25,433,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	-	19,572,721	-
26 Industrial (B2/B8)	-	£1,271,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	-	978,636	-
27 Hotel (city centre) 50 rooms	-	£596,094	-	-	-	-	-	-	-	-	-	-	-
28 Hotel (city centre) 75 rooms	-	£894,141	-	-	-	-	-	-	-	-	-	-	-
29 Hotel (city centre) 100 rooms	-	£1,192,188	-	-	-	-	-	-	-	-	-	-	-
30 Community use/leisure	-	£839,300	-	-	-	-	-	-	-	-	-	-	-

**OXFORD CITY COUNCIL - LOCAL PLAN
BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)**

Sales value £8,454 psm

AH tenure

Rented 70.0%

SO 5.0% Frst Hms 25%

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£103,499	292,963	274,474	256,053	237,700	219,414	201,195	183,045	164,961	146,945	128,996	111,115
2 2 Houses	2	£206,999	585,925	548,949	512,107	475,400	438,829	402,391	366,089	329,922	293,889	257,993	222,231
3 5 Houses	5	£517,496	1,464,813	1,372,372	1,280,267	1,188,500	1,097,070	1,005,977	915,223	824,805	734,724	644,981	555,575
4 10 houses	10	£1,034,993	2,929,626	2,744,743	2,560,534	2,377,000	2,194,141	2,011,956	1,830,445	1,649,610	1,469,449	1,289,963	1,111,152
5 30 flats - low density	30	£1,379,990	5,306,460	4,875,068	4,445,297	4,014,885	3,585,315	3,157,378	2,731,075	2,306,407	1,883,373	1,461,972	1,042,206
6 30 flats - medium density	30	£1,241,991	4,944,042	4,528,129	4,111,470	3,695,764	3,281,643	2,869,106	2,458,154	2,048,786	1,641,001	1,234,802	830,186
7 30 flats - high density	30	£888,412	4,661,791	4,259,978	3,858,239	3,458,033	3,059,362	2,662,225	2,266,623	1,872,555	1,480,022	1,089,021	699,556
8 100 houses	100	£10,349,928	27,320,459	25,604,305	23,894,411	22,190,777	20,493,403	18,802,289	17,117,434	15,438,839	13,765,058	12,091,723	10,424,677
9 100 flats - medium density	100	£4,139,971	15,423,792	14,115,701	12,804,645	11,497,147	10,194,635	8,897,108	7,604,566	6,317,008	5,034,437	3,752,099	2,465,043
10 200 houses	200	£20,699,857	51,445,729	48,224,411	45,014,838	41,815,857	38,622,840	35,441,596	32,272,127	29,114,432	25,968,511	22,834,363	19,711,990
11 200 flats - medium density	200	£8,279,943	27,269,383	24,885,929	22,503,132	20,129,400	17,764,734	15,409,133	13,060,563	10,700,416	8,349,423	6,007,585	3,650,284
12 450 houses	450	£46,574,678	98,786,881	92,608,639	86,452,921	80,319,730	74,200,893	68,102,960	62,027,595	55,974,793	49,944,557	43,932,939	37,932,092
13 450 flats - medium density	450	£18,629,871	53,430,379	48,809,872	44,206,864	39,597,104	34,993,997	30,377,263	25,743,819	21,083,724	16,426,427	11,743,829	7,033,037
14 Student housing - studios 150 units	-	£1,347,719	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	-	16,597	-
15 Student housing - ensuite 150 units	-	£883,226	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,426,055	931,920	437,784	-	57,212	-
16 Student housing - studios 250 units	-	£2,273,493	9,855,469	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	-	27,662	-
17 Student housing - ensuite 250 units	-	£1,512,487	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	-	377,606	-
18 Student housing - ensuite 300 units	-	£1,806,981	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	-	453,128	-
19 C2 care scheme - flats	60	£1,279,510	4,247,335	3,772,083	3,296,830	2,816,851	2,336,707	1,856,562	1,376,418	896,239	-	409,624	-
20 Class E (light industrial) development	-	£1,754,167	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	-	864,870	-
21 Class E (retail - convenience) development	-	£2,100,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	-	12,200,591	-
22 Class E (retail - supermarket) development	-	£1,263,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	-	482,378	-
23 Class E (office) development	-	£375,893	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	-	3,361,445	-
24 Class E (office) development	-	£751,786	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	-	7,097,590	-
25 Industrial (B2/B8)	-	£14,033,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	-	19,572,721	-
26 Industrial (B2/B8)	-	£701,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	-	978,636	-
27 Hotel (city centre) 50 rooms	-	£328,906	-	-	-	-	-	-	-	-	-	-	-
28 Hotel (city centre) 75 rooms	-	£493,359	-	-	-	-	-	-	-	-	-	-	-
29 Hotel (city centre) 100 rooms	-	£657,813	-	-	-	-	-	-	-	-	-	-	-
30 Community use/leisure	-	£463,100	-	-	-	-	-	-	-	-	-	-	-

**OXFORD CITY COUNCIL - LOCAL PLAN
BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)**

Sales value £8,454 psm

AH tenure

Rented 70.0%

SO 5.0% Frst Hms 25%

Description

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

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

Sales value £4,156 ps/m AH tenure Rented 80.0% SO 20.0% Frst Hms 0%

Description	No of units	BLV	£7,630,000 PER HA			Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 1 House	1	£189,380	57,505	52,167	46,836	41,512	36,197	30,888	25,588	20,295	15,010	9,732	4,462		
2 2 Houses	2	£378,760	115,010	104,333	93,672	83,024	72,393	61,777	51,176	40,590	30,020	19,465	8,925		
3 5 Houses	5	£946,901	287,525	260,832	234,178	207,561	180,983	154,443	127,940	101,476	75,049	48,662	22,311		
4 10 houses	10	£1,893,801	575,051	521,665	468,356	415,123	361,965	308,885	255,881	202,951	150,099	97,322	44,622		
5 30 flats - low density	30	£2,525,068	11,307	113,070	237,442	361,634	485,647	609,481	733,136	856,613	979,911	1,103,029	1,225,970		
6 30 flats - medium density	30	£2,272,562	169,408	289,593	409,606	529,446	649,114	768,608	887,930	1,007,079	1,126,055	1,244,858	1,363,489		
7 30 flats - high density	30	£1,624,256	267,661	383,483	499,138	614,626	729,948	845,102	960,090	1,074,912	1,189,567	1,304,055	1,418,376		
8 100 houses	100	£18,938,013	5,411,093	4,909,654	4,408,929	3,908,920	3,409,625	2,908,826	2,407,265	1,906,423	1,406,301	906,900	408,219		
9 100 flats - medium density	100	£7,575,205	760,340	1,142,511	1,524,132	1,905,205	2,285,727	2,665,700	3,045,123	3,423,997	3,802,320	4,180,096	4,557,320		
10 200 houses	200	£37,876,026	10,327,499	9,379,728	8,433,307	7,484,624	6,536,116	5,588,966	4,643,174	3,698,739	2,750,695	1,801,593	851,666		
11 200 flats - medium density	200	£15,150,410	2,486,687	3,159,285	3,842,005	4,524,627	5,206,265	5,888,916	6,566,582	7,245,262	7,922,957	8,599,666	9,275,390		
12 450 houses	450	£85,221,058	19,841,945	18,009,878	16,180,420	14,353,575	12,523,475	10,692,875	8,862,170	7,025,564	5,183,102	3,330,783	1,461,766		
13 450 flats - medium density	450	£34,088,423	5,684,782	7,060,770	8,445,358	9,838,882	11,246,918	12,652,919	14,056,883	15,458,810	16,858,701	18,256,557	19,652,375		
14 Student housing - studios 150 units	-	£2,442,541	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721		
15 Student housing - ensuite 150 units	-	£1,600,716	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961		
16 Student housing - studios 250 units	-	£4,120,369	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534		
17 Student housing - ensuite 250 units	-	£2,741,158	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	115,361		
18 Student housing - ensuite 300 units	-	£3,274,886	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433		
19 C2 care scheme - flats	60	£3,128,922	2,108,186	2,252,911	2,397,637	2,542,364	2,687,089	2,831,816	2,976,541	3,121,267	3,265,994	3,410,719	3,555,445		
20 Class E (light industrial) development	-	£3,179,167	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870		
21 Class E (retail - convenience) development	-	£3,815,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426		
22 Class E (retail - supermarket) development	-	£2,289,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378		
23 Class E (office) development	-	£681,250	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234		
24 Class E (office) development	-	£1,362,500	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612		
25 Industrial (B2/B8)	-	£25,433,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721		
26 Industrial (B2/B8)	-	£1,271,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636		
27 Hotel (city centre) 50 rooms	-	£596,094	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794		
28 Hotel (city centre) 75 rooms	-	£894,141	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691		
29 Hotel (city centre) 100 rooms	-	£1,192,188	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588		
30 Community use/leisure	-	£839,300	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305		

**OXFORD CITY COUNCIL - LOCAL PLAN
BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)**

Sales value £4,156 ps/m AH tenure Rented 80.0% SO 20.0% Frst Hms 0%

Description	No of units	BLV	£4,210,000 PER HA			Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 1 House	1	£104,494	57,505	52,167	46,836	41,512	36,197	30,888	25,588	20,295	15,010	9,732	4,462		
2 2 Houses	2	£208,988	115,010	104,333	93,672	83,024	72,393	61,777	51,176	40,590	30,020	19,465	8,925		
3 5 Houses	5	£522,471	287,525	260,832	234,178	207,561	180,983	154,443	127,940	101,476	75,049	48,662	22,311		
4 10 houses	10	£1,044,941	575,051	521,665	468,356	415,123	361,965	308,885	255,881	202,951	150,099	97,322	44,622		
5 30 flats - low density	30	£1,393,255	11,307	113,070	237,442	361,634	485,647	609,481	733,136	856,613	979,911	1,103,029	1,225,970		
6 30 flats - medium density	30	£1,253,930	169,408	289,593	409,606	529,446	649,114	768,608	887,930	1,007,079	1,126,055	1,244,858	1,363,489		
7 30 flats - high density	30	£896,215	267,661	383,483	499,138	614,626	729,948	845,102	960,090	1,074,912	1,189,567	1,304,055	1,418,376		
8 100 houses	100	£10,449,415	5,411,093	4,909,654	4,408,929	3,908,920	3,409,625	2,908,826	2,407,265	1,906,423	1,406,301	906,900	408,219		
9 100 flats - medium density	100	£4,179,766	760,340	1,142,511	1,524,132	1,905,205	2,285,727	2,665,700	3,045,123	3,423,997	3,802,320	4,180,096	4,557,320		
10 200 houses	200	£20,898,829	10,327,499	9,379,728	8,433,307	7,484,624	6,536,116	5,588,966	4,643,174	3,698,739	2,750,695	1,801,593	851,666		
11 200 flats - medium density	200	£8,359,532	2,486,687	3,159,285	3,842,005	4,524,627	5,206,265	5,888,916	6,566,582	7,245,262	7,922,957	8,599,666	9,275,390		
12 450 houses	450	£47,022,366	19,841,945	18,009,878	16,180,420	14,353,575	12,523,475	10,692,875	8,862,170	7,025,564	5,183,102	3,330,783	1,461,766		
13 450 flats - medium density	450	£18,808,946	5,684,782	7,060,770	8,445,358	9,838,882	11,246,918	12,652,919	14,056,883	15,458,810	16,858,701	18,256,557	19,652,375		
14 Student housing - studios 150 units	-	£1,347,719	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721		
15 Student housing - ensuite 150 units	-	£883,226	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961		
16 Student housing - studios 250 units	-	£2,273,493	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534		
17 Student housing - ensuite 250 units	-	£1,512,487	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	115,361		
18 Student housing - ensuite 300 units	-	£1,806,981	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433		
19 C2 care scheme - flats	60	£1,279,510	2,108,186	2,252,911	2,397,637	2,542,364	2,687,089	2,831,816	2,976,541	3,121,267	3,265,994	3,410,719	3,555,445		
20 Class E (light industrial) development	-	£1,754,167	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870		
21 Class E (retail - convenience) development	-	£2,105,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426		
22 Class E (retail - supermarket) development	-	£1,263,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378		
23 Class E (office) development	-	£375,893	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234		
24 Class E (office) development	-	£751,786	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612		
25 Industrial (B2/B8)	-	£14,033,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721		
26 Industrial (B2/B8)	-	£701,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636		
27 Hotel (city centre) 50 rooms	-	£328,906	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794		
28 Hotel (city centre) 75 rooms	-	£493,359	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691		
29 Hotel (city centre) 100 rooms	-	£657,813	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588		
30 Community use/leisure	-	£463,100	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305		

**OXFORD CITY COUNCIL - LOCAL PLAN
BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)**

Sales value £4,156 ps/m AH tenure Rented 80.0% SO 20.0% Frst Hms 0%

Description	No of units	BLV	£1,610,000 PER HA			Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 1 House	1	£39,961	57,505	52,167	46,836	41,512	36,197	30,888	25,588	20,295	15,010				

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

Sales value £4,770 ps/m

AH tenure Rented 80.0% SO 20.0% Frst Hms 0%

Description	No of units	£7,630,000 PER HA										Residual land values				
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 1 House	1	£189,380	94,664	87,761	80,868	73,985	67,111	60,248	53,394	46,551	39,716	32,892	26,077			
2 2 Houses	2	£378,760	189,327	175,522	161,736	147,970	134,223	120,495	106,789	93,100	79,433	65,783	52,155			
3 5 Houses	5	£946,901	473,319	438,805	404,340	369,924	335,557	301,239	266,970	232,751	198,581	164,460	130,387			
4 10 houses	10	£1,893,801	946,638	877,609	808,680	739,848	671,115	602,479	533,942	465,502	397,162	328,919	260,775			
5 30 flats - low density	30	£2,525,068	922,522	761,668	601,042	440,647	280,482	120,546	39,756	201,664	363,339	524,780	685,987			
6 30 flats - medium density	30	£2,272,562	717,554	562,120	406,908	251,920	97,153	58,267	214,943	371,394	527,618	683,616	839,389			
7 30 flats - high density	30	£1,624,256	593,977	443,964	294,166	144,583	4,858	156,287	307,498	458,490	609,264	759,819	910,158			
8 100 houses	100	£18,938,013	8,896,571	8,250,531	7,605,410	6,960,846	6,315,083	5,670,242	5,026,324	4,383,328	3,741,255	3,100,105	2,459,876			
9 100 flats - medium density	100	£7,575,205	2,082,550	1,593,474	1,105,098	617,423	130,447	361,256	860,645	1,360,215	1,859,062	2,357,189	2,854,594			
10 200 houses	200	£37,876,026	16,860,385	15,640,405	14,422,159	13,205,649	11,990,874	10,774,280	9,558,939	8,345,339	7,133,480	5,923,362	4,714,986			
11 200 flats - medium density	200	£15,150,410	2,839,034	1,967,335	1,096,883	221,539	668,105	1,559,844	2,450,297	3,346,535	4,250,019	5,152,194	6,053,062			
12 450 houses	450	£85,221,058	32,441,255	30,090,242	27,742,573	25,398,248	23,057,266	20,719,629	18,384,682	16,046,039	13,710,750	11,376,691	9,037,685			
13 450 flats - medium density	450	£34,088,423	5,220,818	3,473,661	1,729,006	32,244	1,822,285	3,625,119	5,437,667	7,274,143	9,130,225	11,001,829	12,870,721			
14 Student housing - studios 150 units	-	£2,442,541	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721			
15 Student housing - ensuite 150 units	-	£1,600,716	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961			
16 Student housing - studios 250 units	-	£4,120,369	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534			
17 Student housing - ensuite 250 units	-	£2,741,158	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	115,361			
18 Student housing - ensuite 300 units	-	£3,274,886	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433			
19 C2 care scheme - flats	60	£2,318,922	918,781	1,112,090	1,305,401	1,498,711	1,692,022	1,885,333	2,078,642	2,271,953	2,465,263	2,658,574	2,851,884			
20 Class E (light industrial) development	-	£3,179,167	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870			
21 Class E (retail - convenience) development	-	£3,815,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426			
22 Class E (retail - supermarket) development	-	£2,289,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378			
23 Class E (office) development	-	£681,250	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234			
24 Class E (office) development	-	£1,362,500	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612			
25 Industrial (B2/B8)	-	£25,433,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721			
26 Industrial (B2/B8)	-	£1,271,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636			
27 Hotel (city centre) 50 rooms	-	£596,094	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794			
28 Hotel (city centre) 75 rooms	-	£894,141	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691			
29 Hotel (city centre) 100 rooms	-	£1,192,188	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588			
30 Community use/leisure	-	£839,300	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305			

**OXFORD CITY COUNCIL - LOCAL PLAN
BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)**

Sales value £4,770 ps/m

AH tenure Rented 80.0% SO 20.0% Frst Hms 0%

Description	No of units	£4,210,000 PER HA										Residual land values				
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 1 House	1	£104,494	94,664	87,761	80,868	73,985	67,111	60,248	53,394	46,551	39,716	32,892	26,077			
2 2 Houses	2	£208,988	189,327	175,522	161,736	147,970	134,223	120,495	106,789	93,100	79,433	65,783	52,155			
3 5 Houses	5	£522,471	473,319	438,805	404,340	369,924	335,557	301,239	266,970	232,751	198,581	164,460	130,387			
4 10 houses	10	£1,044,941	946,638	877,609	808,680	739,848	671,115	602,479	533,942	465,502	397,162	328,919	260,775			
5 30 flats - low density	30	£1,393,255	922,522	761,668	601,042	440,647	280,482	120,546	39,756	201,664	363,339	524,780	685,987			
6 30 flats - medium density	30	£1,253,930	717,554	562,120	406,908	251,920	97,153	58,267	214,943	371,394	527,618	683,616	839,389			
7 30 flats - high density	30	£896,215	593,977	443,964	294,166	144,583	4,858	156,287	307,498	458,490	609,264	759,819	910,158			
8 100 houses	100	£10,449,415	8,896,571	8,250,531	7,605,410	6,960,846	6,315,083	5,670,242	5,026,324	4,383,328	3,741,255	3,100,105	2,459,876			
9 100 flats - medium density	100	£4,179,766	2,082,550	1,593,474	1,105,098	617,423	130,447	361,256	860,645	1,360,215	1,859,062	2,357,189	2,854,594			
10 200 houses	200	£20,898,829	16,860,385	15,640,405	14,422,159	13,205,649	11,990,874	10,774,280	9,558,939	8,345,339	7,133,480	5,923,362	4,714,986			
11 200 flats - medium density	200	£8,359,532	2,839,034	1,967,335	1,096,883	221,539	668,105	1,559,844	2,450,297	3,346,535	4,250,019	5,152,194	6,053,062			
12 450 houses	450	£47,022,366	32,441,255	30,090,242	27,742,573	25,398,248	23,057,266	20,719,629	18,384,682	16,046,039	13,710,750	11,376,691	9,037,685			
13 450 flats - medium density	450	£18,808,946	5,220,818	3,473,661	1,729,006	32,244	1,822,285	3,625,119	5,437,667	7,274,143	9,130,225	11,001,829	12,870,721			
14 Student housing - studios 150 units	-	£1,347,719	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721			
15 Student housing - ensuite 150 units	-	£883,226	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961			
16 Student housing - studios 250 units	-	£2,273,493	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534			
17 Student housing - ensuite 250 units	-	£1,512,487	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	115,361			
18 Student housing - ensuite 300 units	-	£1,806,981	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433			
19 C2 care scheme - flats	60	£1,279,510	918,781	1,112,090	1,305,401	1,498,711	1,692,022	1,885,333	2,078,642	2,271,953	2,465,263	2,658,574	2,851,884			
20 Class E (light industrial) development	-	£1,754,167	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870			
21 Class E (retail - convenience) development	-	£2,105,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426			
22 Class E (retail - supermarket) development	-	£1,263,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378			
23 Class E (office) development	-	£375,893	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234			
24 Class E (office) development	-	£751,786	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612			
25 Industrial (B2/B8)	-	£14,033,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721			
26 Industrial (B2/B8)	-	£701,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636			
27 Hotel (city centre) 50 rooms	-	£328,906	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794			
28 Hotel (city centre) 75 rooms	-	£493,359	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691			
29 Hotel (city centre) 100 rooms	-	£657,813	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588			
30 Community use/leisure	-	£463,100	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305			

**OXFORD CITY COUNCIL - LOCAL PLAN
BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)**

Sales value £4,770 ps/m

AH tenure Rented 80.0% SO 20.0% Frst Hms 0%

Description	No of units	£1,610,000 PER HA										Residual land values				
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 1 House	1	£39,961	94,664	87,761	80,868											

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

Sales value £5,384 psm

AH tenure Rented 80.0% SO 20.0% Frst Hms 0%

Description	No of units	BLV	£7,630,000 PER HA			Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 1 House	1	£189,380	131,823	123,356	114,901	106,458	98,026	89,607	81,201	72,805	64,423	56,051	47,692		
2 2 Houses	2	£378,760	263,645	246,711	229,800	212,914	196,053	179,214	162,401	145,611	128,845	112,103	95,386		
3 5 Houses	5	£946,901	659,113	616,777	574,502	532,287	490,131	448,037	406,002	364,027	322,112	280,258	238,463		
4 10 houses	10	£1,893,801	1,318,225	1,233,554	1,149,003	1,064,573	980,263	896,072	812,003	728,053	644,225	560,516	476,927		
5 30 flats - low density	30	£2,525,068	1,833,739	1,634,706	1,435,957	1,237,492	1,039,310	841,413	643,800	446,472	249,426	52,666	- 146,005		
6 30 flats - medium density	30	£2,272,562	1,601,970	1,409,481	1,217,268	1,025,328	833,664	642,274	451,160	260,320	69,756	- 122,374	- 315,288		
7 30 flats - high density	30	£1,624,256	1,451,592	1,265,648	1,079,968	894,555	709,408	524,526	339,910	155,559	- 28,961	- 215,585	- 401,939		
8 100 houses	100	£18,938,013	12,356,765	11,564,855	10,774,070	9,984,410	9,195,874	8,408,465	7,622,179	6,837,019	6,052,984	5,270,074	4,488,288		
9 100 flats - medium density	100	£7,575,205	4,901,022	4,299,071	3,693,816	3,088,391	2,483,831	1,880,139	1,277,315	675,357	74,267	- 534,283	- 1,151,868		
10 200 houses	200	£37,876,026	23,361,036	21,866,657	20,374,400	18,884,267	17,396,256	15,910,369	14,426,604	12,944,963	11,465,443	9,988,048	8,512,775		
11 200 flats - medium density	200	£15,150,410	8,052,724	6,973,916	5,896,649	4,814,608	3,729,855	2,646,658	1,565,019	484,935	- 614,341	- 1,722,685	- 2,830,736		
12 450 houses	450	£85,221,058	44,913,349	42,044,391	39,179,508	36,318,702	33,457,634	30,600,516	27,747,481	24,898,526	22,053,654	19,212,864	16,370,469		
13 450 flats - medium density	450	£34,088,423	15,700,497	13,557,947	11,418,458	9,270,694	7,115,924	4,964,247	2,793,192	622,159	- 1,598,058	- 3,842,799	- 6,115,082		
14 Student housing - studios 150 units	-	£2,442,541	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	- 215,721		
15 Student housing - ensuite 150 units	-	£1,600,716	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	- 189,961		
16 Student housing - studios 250 units	-	£4,120,369	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	- 359,534		
17 Student housing - ensuite 250 units	-	£2,741,158	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	- 115,361		
18 Student housing - ensuite 300 units	-	£3,274,886	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	- 138,433		
19 C2 care scheme - flats	60	£2,318,922	252,857	18,466	- 219,221	- 457,189	- 696,954	- 938,848	- 1,180,743	- 1,422,638	- 1,664,533	- 1,906,427	- 2,148,322		
20 Class E (light industrial) development	-	£3,179,167	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870		
21 Class E (retail - convenience) development	-	£3,815,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426		
22 Class E (retail - supermarket) development	-	£2,289,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378		
23 Class E (office) development	-	£681,250	- 1,689,234	- 1,689,234	- 1,689,234	- 1,689,234	- 1,689,234	- 1,689,234	- 1,689,234	- 1,689,234	- 1,689,234	- 1,689,234	- 1,689,234		
24 Class E (office) development	-	£1,362,500	- 3,211,612	- 3,211,612	- 3,211,612	- 3,211,612	- 3,211,612	- 3,211,612	- 3,211,612	- 3,211,612	- 3,211,612	- 3,211,612	- 3,211,612		
25 Industrial (B2/B8)	-	£25,433,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721		
26 Industrial (B2/B8)	-	£1,271,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636		
27 Hotel (city centre) 50 rooms	-	£596,094	- 2,051,794	- 2,051,794	- 2,051,794	- 2,051,794	- 2,051,794	- 2,051,794	- 2,051,794	- 2,051,794	- 2,051,794	- 2,051,794	- 2,051,794		
28 Hotel (city centre) 75 rooms	-	£894,141	- 3,077,691	- 3,077,691	- 3,077,691	- 3,077,691	- 3,077,691	- 3,077,691	- 3,077,691	- 3,077,691	- 3,077,691	- 3,077,691	- 3,077,691		
29 Hotel (city centre) 100 rooms	-	£1,192,188	- 4,103,588	- 4,103,588	- 4,103,588	- 4,103,588	- 4,103,588	- 4,103,588	- 4,103,588	- 4,103,588	- 4,103,588	- 4,103,588	- 4,103,588		
30 Community use/leisure	-	£839,300	- 1,058,305	- 1,058,305	- 1,058,305	- 1,058,305	- 1,058,305	- 1,058,305	- 1,058,305	- 1,058,305	- 1,058,305	- 1,058,305	- 1,058,305		

**OXFORD CITY COUNCIL - LOCAL PLAN
BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)**

Sales value £5,384 psm

AH tenure Rented 80.0% SO 20.0% Frst Hms 0%

Description	No of units	BLV	£4,210,000 PER HA			Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
1 1 House	1	£104,494	131,823	123,356	114,901	106,458	98,026	89,607	81,201	72,805	64,423	56,051	47,692		
2 2 Houses	2	£208,988	263,645	246,711	229,800	212,914	196,053	179,214	162,401	145,611	128,845	112,103	95,386		
3 5 Houses	5	£522,471	659,113	616,777	574,502	532,287	490,131	448,037	406,002	364,027	322,112	280,258	238,463		
4 10 houses	10	£1,044,941	1,318,225	1,233,554	1,149,003	1,064,573	980,263	896,072	812,003	728,053	644,225	560,516	476,927		
5 30 flats - low density	30	£1,393,255	1,833,739	1,634,706	1,435,957	1,237,492	1,039,310	841,413	643,800	446,472	249,426	52,666	- 146,005		
6 30 flats - medium density	30	£1,253,930	1,601,970	1,409,481	1,217,268	1,025,328	833,664	642,274	451,160	260,320	69,756	- 122,374	- 315,288		
7 30 flats - high density	30	£896,215	1,451,592	1,265,648	1,079,968	894,555	709,408	524,526	339,910	155,559	- 28,961	- 215,585	- 401,939		
8 100 houses	100	£10,449,415	12,356,765	11,564,855	10,774,070	9,984,410	9,195,874	8,408,465	7,622,179	6,837,019	6,052,984	5,270,074	4,488,288		
9 100 flats - medium density	100	£4,179,766	4,901,022	4,299,071	3,693,816	3,088,391	2,483,831	1,880,139	1,277,315	675,357	74,267	- 534,283	- 1,151,868		
10 200 houses	200	£20,898,829	23,361,036	21,866,657	20,374,400	18,884,267	17,396,256	15,910,369	14,426,604	12,944,963	11,465,443	9,988,048	8,512,775		
11 200 flats - medium density	200	£8,359,532	8,052,724	6,973,916	5,896,649	4,814,608	3,729,855	2,646,658	1,565,019	484,935	- 614,341	- 1,722,685	- 2,830,736		
12 450 houses	450	£47,022,366	44,913,349	42,044,391	39,179,508	36,318,702	33,457,634	30,600,516	27,747,481	24,898,526	22,053,654	19,212,864	16,370,469		
13 450 flats - medium density	450	£18,808,946	15,700,497	13,557,947	11,418,458	9,270,694	7,115,924	4,964,247	2,793,192	622,159	- 1,598,058	- 3,842,799	- 6,115,082		
14 Student housing - studios 150 units	-	£1,347,719	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	- 215,721		
15 Student housing - ensuite 150 units	-	£883,226	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	- 189,961		
16 Student housing - studios 250 units	-	£2,273,493	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	- 359,534		
17 Student housing - ensuite 250 units	-	£1,512,487	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	- 115,361		
18 Student housing - ensuite 300 units	-	£1,806,981	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	- 138,433		
19 C2 care scheme - flats	60	£1,279,510	252,857	18,466	- 219,221	- 457,189	- 696,954	- 938,848	- 1,180,743	- 1,422,638	- 1,664,533	- 1,906,427	- 2,148,322		
20 Class E (light industrial) development	-	£1,754,167	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870		
21 Class E (retail - convenience) development	-	£2,105,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426		
22 Class E (retail - supermarket) development	-	£1,263,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378		
23 Class E (office) development	-	£375,893	- 1,689,234	- 1,689,234	- 1,689,234	- 1,689,234	- 1,689,234	- 1,689,234	- 1,689,234	- 1,689,234	- 1,689,234	- 1,689,234	- 1,689,234		
24 Class E (office) development	-	£751,786	- 3,211,612	- 3,211,612	- 3,211,612	- 3,211,612	- 3,211,612	- 3,211,612	- 3,211,612	- 3,211,612	- 3,211,612	- 3,211,612	- 3,211,612		
25 Industrial (B2/B8)	-	£14,033,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721		
26 Industrial (B2/B8)	-	£701,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636		
27 Hotel (city centre) 50 rooms	-	£328,906	- 2,051,794	- 2,051,794	- 2,051,794	- 2,051,794	- 2,051,794	- 2,051,794	- 2,051,794	- 2,051,794	- 2,051,794	- 2,051,794	- 2,051,794		
28 Hotel (city centre) 75 rooms	-	£493,359	- 3,077,691	- 3,077,691	- 3,077,691	- 3,077,691	- 3,077,691	- 3,077,691	- 3,077,691	- 3,077,691	- 3,077,691	- 3,077,691	- 3,077,691		
29 Hotel (city centre) 100 rooms	-	£657,813	- 4,103,588	- 4,103,588	- 4,103,588	- 4,103,588	- 4,103,588	- 4,103,588	- 4,103,588	- 4,103,588	- 4,103,588	- 4,103,588	- 4,103,588		
30 Community use/leisure	-	£463,100	- 1,058,305	- 1,058,305	- 1,058,305	- 1,058,305	- 1,058,305	- 1,058,305	- 1,058,305	- 1,058,305	- 1,058,305	- 1,058,305	- 1,058,305		

**OXFORD CITY COUNCIL - LOCAL PLAN
BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)**

Sales value £5,384 psm

AH tenure Rented 80.0% SO 20.0% Frst Hms 0%

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

Sales value £5,998 psm AH tenure Rented 80.0% SO 20.0% Frst Hms 0%

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£189,380	168,981	158,803	148,638	138,489	128,353	118,232	108,125	98,033	87,956	77,892	67,843
2 2 Houses	2	£378,760	337,963	317,605	297,276	276,976	256,705	236,463	216,250	196,066	175,911	155,785	135,687
3 5 Houses	5	£946,901	844,906	794,013	743,191	692,442	641,764	591,159	540,626	490,166	439,777	389,461	339,217
4 10 houses	10	£1,893,801	1,689,813	1,588,025	1,486,382	1,384,882	1,283,528	1,182,317	1,081,252	980,331	879,554	778,923	678,435
5 30 flats - low density	30	£2,525,068	2,744,955	2,504,046	2,263,479	2,023,256	1,783,376	1,543,840	1,304,647	1,065,797	827,291	589,127	351,307
6 30 flats - medium density	30	£2,272,562	2,486,386	2,253,253	2,020,451	1,787,982	1,555,845	1,324,041	1,092,570	861,430	630,623	400,148	170,005
7 30 flats - high density	30	£1,624,256	2,309,208	2,083,849	1,858,813	1,634,098	1,409,705	1,185,633	961,883	738,453	515,346	292,559	70,095
8 100 houses	100	£18,938,013	15,816,961	14,865,548	13,915,487	12,966,777	12,019,417	11,073,408	10,128,750	9,185,442	8,243,485	7,302,878	6,363,622
9 100 flats - medium density	100	£7,575,205	7,690,987	6,960,910	6,231,876	5,503,882	4,776,929	4,051,017	3,326,146	2,596,222	1,866,744	1,138,315	410,938
10 200 houses	200	£37,876,026	29,827,005	28,036,597	26,248,732	24,463,407	22,680,625	20,900,383	19,122,684	17,347,527	15,574,911	13,804,837	12,034,072
11 200 flats - medium density	200	£15,150,410	13,221,231	11,908,502	10,594,784	9,282,943	7,972,979	6,664,889	5,358,677	4,052,530	2,736,565	1,422,494	110,320
12 450 houses	450	£85,221,058	57,336,083	53,896,864	50,459,653	47,026,920	43,599,074	40,176,114	36,758,043	33,344,857	29,936,559	26,533,149	23,134,625
13 450 flats - medium density	450	£34,088,423	25,962,267	23,382,850	20,791,833	18,204,517	15,620,903	13,028,928	10,429,989	7,832,388	5,213,565	2,587,877	56,615
14 Student housing - studios 150 units	-	£2,442,541	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721
15 Student housing - ensuite 150 units	-	£1,600,716	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961
16 Student housing - studios 250 units	-	£4,120,369	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534
17 Student housing - ensuite 250 units	-	£2,741,158	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	115,361
18 Student housing - ensuite 300 units	-	£3,274,886	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433
19 C2 care scheme - flats	60	£2,318,922	1,398,317	1,115,374	832,430	546,606	260,250	26,505	317,230	608,534	904,044	1,199,553	1,495,062
20 Class E (light industrial) development	-	£3,179,167	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870
21 Class E (retail - convenience) development	-	£3,815,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426
22 Class E (retail - supermarket) development	-	£2,289,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£681,250	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234
24 Class E (office) development	-	£1,362,500	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612
25 Industrial (B2/B8)	-	£25,433,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721
26 Industrial (B2/B8)	-	£1,271,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£596,094	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£894,141	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691
29 Hotel (city centre) 100 rooms	-	£1,192,188	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588
30 Community use/leisure	-	£839,300	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305

**OXFORD CITY COUNCIL - LOCAL PLAN
BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)**

Sales value £5,998 psm AH tenure Rented 80.0% SO 20.0% Frst Hms 0%

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£104,494	168,981	158,803	148,638	138,489	128,353	118,232	108,125	98,033	87,956	77,892	67,843
2 2 Houses	2	£208,988	337,963	317,605	297,276	276,976	256,705	236,463	216,250	196,066	175,911	155,785	135,687
3 5 Houses	5	£522,471	844,906	794,013	743,191	692,442	641,764	591,159	540,626	490,166	439,777	389,461	339,217
4 10 houses	10	£1,044,941	1,689,813	1,588,025	1,486,382	1,384,882	1,283,528	1,182,317	1,081,252	980,331	879,554	778,923	678,435
5 30 flats - low density	30	£1,393,255	2,744,955	2,504,046	2,263,479	2,023,256	1,783,376	1,543,840	1,304,647	1,065,797	827,291	589,127	351,307
6 30 flats - medium density	30	£1,253,930	2,486,386	2,253,253	2,020,451	1,787,982	1,555,845	1,324,041	1,092,570	861,430	630,623	400,148	170,005
7 30 flats - high density	30	£896,215	2,309,208	2,083,849	1,858,813	1,634,098	1,409,705	1,185,633	961,883	738,453	515,346	292,559	70,095
8 100 houses	100	£10,449,415	15,816,961	14,865,548	13,915,487	12,966,777	12,019,417	11,073,408	10,128,750	9,185,442	8,243,485	7,302,878	6,363,622
9 100 flats - medium density	100	£4,179,766	7,690,987	6,960,910	6,231,876	5,503,882	4,776,929	4,051,017	3,326,146	2,596,222	1,866,744	1,138,315	410,938
10 200 houses	200	£20,898,829	29,827,005	28,036,597	26,248,732	24,463,407	22,680,625	20,900,383	19,122,684	17,347,527	15,574,911	13,804,837	12,034,072
11 200 flats - medium density	200	£8,359,532	13,221,231	11,908,502	10,594,784	9,282,943	7,972,979	6,664,889	5,358,677	4,052,530	2,736,565	1,422,494	110,320
12 450 houses	450	£47,022,366	57,336,083	53,896,864	50,459,653	47,026,920	43,599,074	40,176,114	36,758,043	33,344,857	29,936,559	26,533,149	23,134,625
13 450 flats - medium density	450	£18,808,946	25,962,267	23,382,850	20,791,833	18,204,517	15,620,903	13,028,928	10,429,989	7,832,388	5,213,565	2,587,877	56,615
14 Student housing - studios 150 units	-	£1,347,719	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721
15 Student housing - ensuite 150 units	-	£883,226	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961
16 Student housing - studios 250 units	-	£2,273,493	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534
17 Student housing - ensuite 250 units	-	£1,512,487	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	115,361
18 Student housing - ensuite 300 units	-	£1,806,981	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433
19 C2 care scheme - flats	60	£1,279,510	1,398,317	1,115,374	832,430	546,606	260,250	26,505	317,230	608,534	904,044	1,199,553	1,495,062
20 Class E (light industrial) development	-	£1,754,167	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870
21 Class E (retail - convenience) development	-	£2,105,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426
22 Class E (retail - supermarket) development	-	£1,263,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£375,893	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234
24 Class E (office) development	-	£751,786	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612
25 Industrial (B2/B8)	-	£14,033,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721
26 Industrial (B2/B8)	-	£701,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£328,906	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£493,359	3,077,691	3,077,691									

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

Sales value £7,226 ps/m

AH tenure Rented 80.0% SO 20.0% Frst Hms 0%

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£189,380	243,299	229,353	215,428	201,522	187,636	173,770	159,924	146,097	132,290	118,503	104,735
2 2 Houses	2	£378,760	486,598	458,707	430,856	403,044	375,272	347,540	319,847	292,193	264,580	237,006	209,471
3 5 Houses	5	£946,901	1,216,495	1,146,767	1,077,139	1,007,610	938,180	868,849	799,617	730,483	661,449	592,513	523,677
4 10 houses	10	£1,893,801	2,432,989	2,293,535	2,154,279	2,015,221	1,876,360	1,737,698	1,599,234	1,460,967	1,322,898	1,185,027	1,047,355
5 30 flats - low density	30	£2,525,068	4,561,066	4,229,476	3,898,357	3,567,709	3,237,135	2,905,757	2,574,853	2,244,424	1,914,468	1,584,986	1,255,979
6 30 flats - medium density	30	£2,272,562	4,251,755	3,930,596	3,609,895	3,288,250	2,966,846	2,645,901	2,325,416	2,005,391	1,685,824	1,366,717	1,048,070
7 30 flats - high density	30	£1,624,256	4,022,611	3,711,885	3,400,304	3,088,903	2,777,948	2,467,436	2,157,370	1,847,749	1,538,572	1,229,839	921,551
8 100 houses	100	£18,938,013	22,696,510	21,397,733	20,100,799	18,805,708	17,512,460	16,221,055	14,931,493	13,643,774	12,357,897	11,073,864	9,791,672
9 100 flats - medium density	100	£7,575,205	13,260,506	12,252,764	11,246,455	10,236,604	9,228,050	8,220,937	7,215,267	6,211,037	5,208,250	4,206,904	3,207,000
10 200 houses	200	£37,876,026	42,751,282	40,307,676	37,867,536	35,428,903	32,993,663	30,561,894	28,133,595	25,708,766	23,287,408	20,869,519	18,455,101
11 200 flats - medium density	200	£15,150,410	23,439,451	21,623,551	19,801,206	17,981,386	16,164,166	14,349,543	12,537,518	10,728,092	8,921,263	7,103,042	5,286,828
12 450 houses	450	£85,221,058	82,089,621	77,398,666	72,713,734	68,032,988	63,358,902	58,691,475	54,030,710	49,376,605	44,729,161	40,088,377	35,454,254
13 450 flats - medium density	450	£34,088,423	45,872,951	42,334,069	38,800,226	35,271,420	31,736,553	28,200,259	24,660,192	21,125,514	17,547,909	13,963,552	10,376,123
14 Student housing - studios 150 units	-	£2,442,541	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721
15 Student housing - ensuite 150 units	-	£1,600,716	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961
16 Student housing - studios 250 units	-	£4,120,369	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534
17 Student housing - ensuite 250 units	-	£2,741,158	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	115,361
18 Student housing - ensuite 300 units	-	£3,274,886	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433
19 C2 care scheme - flats	60	£2,318,922	3,663,116	3,269,931	2,876,747	2,482,218	2,085,584	1,688,950	1,292,316	895,682	498,205	96,567	309,726
20 Class E (light industrial) development	-	£3,179,167	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870
21 Class E (retail - convenience) development	-	£3,815,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426
22 Class E (retail - supermarket) development	-	£2,289,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£681,250	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234
24 Class E (office) development	-	£1,362,500	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612
25 Industrial (B2/B8)	-	£25,433,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721
26 Industrial (B2/B8)	-	£1,271,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£596,094	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794	2,051,794
28 Hotel (city centre) 75 rooms	-	£894,141	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691	3,077,691
29 Hotel (city centre) 100 rooms	-	£1,192,188	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588	4,103,588
30 Community use/leisure	-	£839,300	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305	1,058,305

**OXFORD CITY COUNCIL - LOCAL PLAN
BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)**

Sales value £7,226 ps/m

AH tenure Rented 80.0% SO 20.0% Frst Hms 0%

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£104,494	243,299	229,353	215,428	201,522	187,636	173,770	159,924	146,097	132,290	118,503	104,735
2 2 Houses	2	£208,988	486,598	458,707	430,856	403,044	375,272	347,540	319,847	292,193	264,580	237,006	209,471
3 5 Houses	5	£522,471	1,216,495	1,146,767	1,077,139	1,007,610	938,180	868,849	799,617	730,483	661,449	592,513	523,677
4 10 houses	10	£1,044,941	2,432,989	2,293,535	2,154,279	2,015,221	1,876,360	1,737,698	1,599,234	1,460,967	1,322,898	1,185,027	1,047,355
5 30 flats - low density	30	£1,393,255	4,561,066	4,229,476	3,898,357	3,567,709	3,237,135	2,905,757	2,574,853	2,244,424	1,914,468	1,584,986	1,255,979
6 30 flats - medium density	30	£1,253,930	4,251,755	3,930,596	3,609,895	3,288,250	2,966,846	2,645,901	2,325,416	2,005,391	1,685,824	1,366,717	1,048,070
7 30 flats - high density	30	£896,215	4,022,611	3,711,885	3,400,304	3,088,903	2,777,948	2,467,436	2,157,370	1,847,749	1,538,572	1,229,839	921,551
8 100 houses	100	£10,449,410	22,696,510	21,397,733	20,100,799	18,805,708	17,512,460	16,221,055	14,931,493	13,643,774	12,357,897	11,073,864	9,791,672
9 100 flats - medium density	100	£4,179,766	13,260,506	12,252,764	11,246,455	10,236,604	9,228,050	8,220,937	7,215,267	6,211,037	5,208,250	4,206,904	3,207,000
10 200 houses	200	£20,898,829	42,751,282	40,307,676	37,867,536	35,428,903	32,993,663	30,561,894	28,133,595	25,708,766	23,287,408	20,869,519	18,455,101
11 200 flats - medium density	200	£8,359,532	23,439,451	21,623,551	19,801,206	17,981,386	16,164,166	14,349,543	12,537,518	10,728,092	8,921,263	7,103,042	5,286,828
12 450 houses	450	£47,022,366	82,089,621	77,398,666	72,713,734	68,032,988	63,358,902	58,691,475	54,030,710	49,376,605	44,729,161	40,088,377	35,454,254
13 450 flats - medium density	450	£18,808,946	45,872,951	42,334,069	38,800,226	35,271,420	31,736,553	28,200,259	24,660,192	21,125,514	17,547,909	13,963,552	10,376,123
14 Student housing - studios 150 units	-	£1,347,719	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	215,721
15 Student housing - ensuite 150 units	-	£883,226	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	189,961
16 Student housing - studios 250 units	-	£2,273,493	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	359,534
17 Student housing - ensuite 250 units	-	£1,512,487	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	115,361
18 Student housing - ensuite 300 units	-	£1,806,981	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	138,433
19 C2 care scheme - flats	60	£1,279,510	3,663,116	3,269,931	2,876,747	2,482,218	2,085,584	1,688,950	1,292,316	895,682	498,205	96,567	309,726
20 Class E (light industrial) development	-	£1,754,167	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870
21 Class E (retail - convenience) development	-	£2,105,000	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426	3,750,426
22 Class E (retail - supermarket) development	-	£1,263,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£375,893	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234	1,689,234
24 Class E (office) development	-	£751,786	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612	3,211,612
25 Industrial (B2/B8)	-	£14,033,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721
26 Industrial (B2/B8)	-	£701,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£328,906	2,051,794	2,051,794									

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

Sales value £7,840 psm

AH tenure Rented 80.0% SO 20.0% Frst Hms 0%

Description	No of units	£7,630,000 PER HA											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£189,380	255,804	239,993	224,205	208,438	192,695	176,974	161,275	145,599	129,945	114,314	98,704
2 2 Houses	2	£378,760	511,607	479,986	448,408	416,877	385,389	353,948	322,549	291,197	259,890	228,627	197,410
3 5 Houses	5	£946,901	1,279,020	1,199,965	1,121,022	1,042,191	963,474	884,868	806,375	727,994	649,724	571,568	493,524
4 10 houses	10	£1,893,801	2,558,039	2,399,929	2,242,044	2,084,384	1,926,947	1,769,736	1,612,749	1,455,986	1,299,448	1,143,135	987,047
5 30 flats - low density	30	£2,525,068	4,402,186	4,023,503	3,645,359	3,267,753	2,890,688	2,514,162	2,138,177	1,762,730	1,387,824	1,013,456	639,628
6 30 flats - medium density	30	£2,272,562	4,063,216	3,696,383	3,330,072	2,964,285	2,599,020	2,234,279	1,870,060	1,506,365	1,143,191	780,542	418,415
7 30 flats - high density	30	£1,624,256	3,805,637	3,450,654	3,096,178	2,742,207	2,388,744	2,035,786	1,683,335	1,331,390	979,950	629,018	278,593
8 100 houses	100	£18,938,013	23,881,687	22,410,245	20,940,892	19,473,628	18,008,455	16,545,372	15,084,378	13,625,474	12,168,660	10,710,407	9,253,386
9 100 flats - medium density	100	£7,575,205	12,644,629	11,492,801	10,342,616	9,194,073	8,047,171	6,901,912	5,758,294	4,616,319	3,473,574	2,323,017	1,174,118
10 200 houses	200	£37,876,026	45,001,334	42,231,093	39,464,785	36,702,413	33,943,974	31,189,469	28,438,900	25,692,265	22,949,564	20,210,797	17,475,966
11 200 flats - medium density	200	£15,150,410	22,164,087	20,084,492	18,007,864	15,934,200	13,863,502	11,786,141	9,703,874	7,624,598	5,548,312	3,458,883	1,365,005
12 450 houses	450	£85,221,058	86,438,713	81,122,992	75,814,821	70,514,199	65,221,127	59,935,605	54,657,631	49,387,208	44,124,334	38,869,010	33,611,795
13 450 flats - medium density	450	£34,088,423	43,561,979	39,510,644	35,457,033	31,390,942	27,313,407	23,219,434	19,104,588	14,988,103	10,843,540	6,674,813	2,471,803
14 Student housing - studios 150 units	-	£2,442,541	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	16,597	769,110	1,521,623
15 Student housing - ensuite 150 units	-	£1,600,716	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,426,055	931,920	437,784	57,212	558,887	1,060,563
16 Student housing - studios 250 units	-	£4,120,369	9,855,469	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	27,662	1,281,850	2,536,038
17 Student housing - ensuite 250 units	-	£2,741,158	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	377,606	466,345	1,316,058
18 Student housing - ensuite 300 units	-	£3,274,886	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	453,128	559,614	1,579,268
19 C2 care scheme - flats	60	£2,318,922	3,120,383	2,666,904	2,213,424	1,759,946	1,306,466	852,988	394,050	66,224	532,511	1,004,155	1,478,075
20 Class E (light industrial) development	-	£3,179,167	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870
21 Class E (retail - convenience) development	-	£3,815,000	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591
22 Class E (retail - supermarket) development	-	£2,289,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£681,250	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445
24 Class E (office) development	-	£1,362,500	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590
25 Industrial (B2/B8)	-	£25,433,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721
26 Industrial (B2/B8)	-	£1,271,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£596,094	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794
28 Hotel (city centre) 75 rooms	-	£894,141	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691
29 Hotel (city centre) 100 rooms	-	£1,192,188	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588
30 Community use/leisure	-	£839,300	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305

**OXFORD CITY COUNCIL - LOCAL PLAN
BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)**

Sales value £7,840 psm

AH tenure Rented 80.0% SO 20.0% Frst Hms 0%

Description	No of units	£4,210,000 PER HA											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£104,494	255,804	239,993	224,205	208,438	192,695	176,974	161,275	145,599	129,945	114,314	98,704
2 2 Houses	2	£208,988	511,607	479,986	448,408	416,877	385,389	353,948	322,549	291,197	259,890	228,627	197,410
3 5 Houses	5	£522,471	1,279,020	1,199,965	1,121,022	1,042,191	963,474	884,868	806,375	727,994	649,724	571,568	493,524
4 10 houses	10	£1,044,941	2,558,039	2,399,929	2,242,044	2,084,384	1,926,947	1,769,736	1,612,749	1,455,986	1,299,448	1,143,135	987,047
5 30 flats - low density	30	£1,393,255	4,402,186	4,023,503	3,645,359	3,267,753	2,890,688	2,514,162	2,138,177	1,762,730	1,387,824	1,013,456	639,628
6 30 flats - medium density	30	£1,253,930	4,063,216	3,696,383	3,330,072	2,964,285	2,599,020	2,234,279	1,870,060	1,506,365	1,143,191	780,542	418,415
7 30 flats - high density	30	£896,215	3,805,637	3,450,654	3,096,178	2,742,207	2,388,744	2,035,786	1,683,335	1,331,390	979,950	629,018	278,593
8 100 houses	100	£10,449,415	23,881,687	22,410,245	20,940,892	19,473,628	18,008,455	16,545,372	15,084,378	13,625,474	12,168,660	10,710,407	9,253,386
9 100 flats - medium density	100	£4,179,766	12,644,629	11,492,801	10,342,616	9,194,073	8,047,171	6,901,912	5,758,294	4,616,319	3,473,574	2,323,017	1,174,118
10 200 houses	200	£20,898,829	45,001,334	42,231,093	39,464,785	36,702,413	33,943,974	31,189,469	28,438,900	25,692,265	22,949,564	20,210,797	17,475,966
11 200 flats - medium density	200	£8,359,532	22,164,087	20,084,492	18,007,864	15,934,200	13,863,502	11,786,141	9,703,874	7,624,598	5,548,312	3,458,883	1,365,005
12 450 houses	450	£47,022,366	86,438,713	81,122,992	75,814,821	70,514,199	65,221,127	59,935,605	54,657,631	49,387,208	44,124,334	38,869,010	33,611,795
13 450 flats - medium density	450	£18,808,946	43,561,979	39,510,644	35,457,033	31,390,942	27,313,407	23,219,434	19,104,588	14,988,103	10,843,540	6,674,813	2,471,803
14 Student housing - studios 150 units	-	£1,347,719	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	16,597	769,110	1,521,623
15 Student housing - ensuite 150 units	-	£883,226	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,426,055	931,920	437,784	57,212	558,887	1,060,563
16 Student housing - studios 250 units	-	£2,273,493	9,855,469	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	27,662	1,281,850	2,536,038
17 Student housing - ensuite 250 units	-	£1,512,487	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	377,606	466,345	1,316,058
18 Student housing - ensuite 300 units	-	£1,806,981	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	453,128	559,614	1,579,268
19 C2 care scheme - flats	60	£1,279,510	3,120,383	2,666,904	2,213,424	1,759,946	1,306,466	852,988	394,050	66,224	532,511	1,004,155	1,478,075
20 Class E (light industrial) development	-	£1,754,167	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870
21 Class E (retail - convenience) development	-	£2,105,000	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591
22 Class E (retail - supermarket) development	-	£1,263,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378
23 Class E (office) development	-	£375,893	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445
24 Class E (office) development	-	£751,786	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590
25 Industrial (B2/B8)	-	£14,033,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721
26 Industrial (B2/B8)	-	£701,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636
27 Hotel (city centre) 50 rooms	-	£328,906	-2,051,794	-2,051,794	-2,051,794	-2,							

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

Sales value £8,454 ps/m AH tenure Rented 80.0% SO 20.0% Frst Hms 0%

Description	No of units	BLV	£7,630,000 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 1 House	1	£189,380	292,963	275,268	257,599	239,956	222,336	204,743	187,174	169,631	152,112	134,619	117,151	
2 2 Houses	2	£378,760	585,925	550,537	515,198	479,910	444,673	409,435	374,197	338,959	303,721	268,483	233,245	
3 5 Houses	5	£946,901	1,464,813	1,376,342	1,287,996	1,199,777	1,111,682	1,023,712	935,870	848,153	760,560	673,094	585,754	
4 10 houses	10	£1,893,801	2,929,626	2,752,684	2,575,993	2,399,552	2,223,363	2,047,426	1,871,739	1,696,304	1,521,120	1,346,187	1,171,506	
5 30 flats - low density	30	£2,525,068	5,306,460	4,884,117	4,462,376	4,040,619	3,617,567	3,195,121	2,773,280	2,352,043	1,931,412	1,511,385	1,091,965	
6 30 flats - medium density	30	£2,272,562	4,944,042	4,534,823	4,124,903	3,714,419	3,304,521	2,895,209	2,486,484	2,078,345	1,670,793	1,263,826	857,446	
7 30 flats - high density	30	£1,624,256	4,661,791	4,264,803	3,866,923	3,469,610	3,072,865	2,676,688	2,281,078	1,886,037	1,491,563	1,097,658	704,320	
8 100 houses	100	£18,938,013	27,320,459	25,674,731	24,031,340	22,390,286	20,751,569	19,115,189	17,481,146	15,849,439	14,220,069	12,593,036	10,968,340	
9 100 flats - medium density	100	£7,575,205	15,423,792	14,138,283	12,849,978	11,560,434	10,272,731	8,986,872	7,702,855	6,420,680	5,140,347	3,861,858	2,576,335	
10 200 houses	200	£37,876,026	51,445,729	48,352,330	45,263,322	42,178,706	39,098,483	36,020,225	32,944,356	29,872,884	26,805,812	23,743,139	20,684,864	
11 200 flats - medium density	200	£15,150,410	27,269,383	24,939,022	22,603,586	20,271,484	17,942,713	15,617,275	13,295,169	10,969,092	8,633,310	6,300,889	3,965,778	
12 450 houses	450	£85,221,058	98,786,881	92,850,354	86,922,256	81,002,587	75,091,347	69,186,938	63,285,987	57,393,472	51,509,398	45,633,762	39,766,564	
13 450 flats - medium density	450	£34,088,423	53,430,379	48,901,555	44,379,185	39,853,551	35,318,057	30,773,118	26,214,122	21,626,486	17,008,977	12,376,577	7,714,840	
14 Student housing - studios 150 units	-	£2,442,541	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	16,597	769,110	1,521,623	
15 Student housing - ensuite 150 units	-	£1,600,716	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,428,055	931,920	437,784	57,212	558,887	1,060,563	
16 Student housing - studios 250 units	-	£4,120,369	9,855,469	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	27,662	1,281,850	2,536,038	
17 Student housing - ensuite 250 units	-	£2,741,158	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	377,606	466,345	1,316,058	
18 Student housing - ensuite 300 units	-	£3,274,886	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	453,128	559,614	1,579,268	
19 C2 care scheme - flats	60	£2,318,922	4,247,335	3,741,776	3,236,217	2,726,312	2,215,987	1,705,663	1,195,339	684,102	167,182	355,074	883,372	
20 Class E (light industrial) development	-	£3,179,167	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	
21 Class E (retail - convenience) development	-	£3,815,000	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	
22 Class E (retail - supermarket) development	-	£2,289,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	
23 Class E (office) development	-	£681,250	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	
24 Class E (office) development	-	£1,362,500	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	
25 Industrial (B2/B8)	-	£25,433,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	
26 Industrial (B2/B8)	-	£1,271,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	
27 Hotel (city centre) 50 rooms	-	£596,094	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	
28 Hotel (city centre) 75 rooms	-	£894,141	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	
29 Hotel (city centre) 100 rooms	-	£1,192,188	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	
30 Community use/leisure	-	£839,300	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	

**OXFORD CITY COUNCIL - LOCAL PLAN
BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)**

Sales value £8,454 ps/m AH tenure Rented 80.0% SO 20.0% Frst Hms 0%

Description	No of units	BLV	£4,210,000 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 1 House	1	£104,494	292,963	275,268	257,599	239,956	222,336	204,743	187,174	169,631	152,112	134,619	117,151	
2 2 Houses	2	£208,988	585,925	550,537	515,198	479,910	444,673	409,435	374,197	338,959	303,721	268,483	233,245	
3 5 Houses	5	£522,471	1,464,813	1,376,342	1,287,996	1,199,777	1,111,682	1,023,712	935,870	848,153	760,560	673,094	585,754	
4 10 houses	10	£1,044,941	2,929,626	2,752,684	2,575,993	2,399,552	2,223,363	2,047,426	1,871,739	1,696,304	1,521,120	1,346,187	1,171,506	
5 30 flats - low density	30	£1,393,255	5,306,460	4,884,117	4,462,376	4,040,619	3,617,567	3,195,121	2,773,280	2,352,043	1,931,412	1,511,385	1,091,965	
6 30 flats - medium density	30	£1,253,930	4,944,042	4,534,823	4,124,903	3,714,419	3,304,521	2,895,209	2,486,484	2,078,345	1,670,793	1,263,826	857,446	
7 30 flats - high density	30	£896,215	4,661,791	4,264,803	3,866,923	3,469,610	3,072,865	2,676,688	2,281,078	1,886,037	1,491,563	1,097,658	704,320	
8 100 houses	100	£10,449,410	27,320,459	25,674,731	24,031,340	22,390,286	20,751,569	19,115,189	17,481,146	15,849,439	14,220,069	12,593,036	10,968,340	
9 100 flats - medium density	100	£4,179,766	15,423,792	14,138,283	12,849,978	11,560,434	10,272,731	8,986,872	7,702,855	6,420,680	5,140,347	3,861,858	2,576,335	
10 200 houses	200	£20,898,829	51,445,729	48,352,330	45,263,322	42,178,706	39,098,483	36,020,225	32,944,356	29,872,884	26,805,812	23,743,139	20,684,864	
11 200 flats - medium density	200	£8,359,532	27,269,383	24,939,022	22,603,586	20,271,484	17,942,713	15,617,275	13,295,169	10,969,092	8,633,310	6,300,889	3,965,778	
12 450 houses	450	£47,022,366	98,786,881	92,850,354	86,922,256	81,002,587	75,091,347	69,186,938	63,285,987	57,393,472	51,509,398	45,633,762	39,766,564	
13 450 flats - medium density	450	£18,808,946	53,430,379	48,901,555	44,379,185	39,853,551	35,318,057	30,773,118	26,214,122	21,626,486	17,008,977	12,376,577	7,714,840	
14 Student housing - studios 150 units	-	£1,347,719	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	16,597	769,110	1,521,623	
15 Student housing - ensuite 150 units	-	£883,226	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,428,055	931,920	437,784	57,212	558,887	1,060,563	
16 Student housing - studios 250 units	-	£2,273,493	9,855,469	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	27,662	1,281,850	2,536,038	
17 Student housing - ensuite 250 units	-	£1,512,487	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	377,606	466,345	1,316,058	
18 Student housing - ensuite 300 units	-	£1,806,981	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	453,128	559,614	1,579,268	
19 C2 care scheme - flats	60	£1,279,510	4,247,335	3,741,776	3,236,217	2,726,312	2,215,987	1,705,663	1,195,339	684,102	167,182	355,074	883,372	
20 Class E (light industrial) development	-	£1,754,167	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	864,870	
21 Class E (retail - convenience) development	-	£2,105,000	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	12,200,591	
22 Class E (retail - supermarket) development	-	£1,263,000	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	482,378	
23 Class E (office) development	-	£375,893	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	3,361,445	
24 Class E (office) development	-	£751,786	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	7,097,590	
25 Industrial (B2/B8)	-	£14,033,333	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	19,572,721	
26 Industrial (B2/B8)	-	£701,667	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	978,636	
27 Hotel (city centre) 50 rooms	-	£328,906	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	-2,051,794	
28 Hotel (city centre) 75 rooms	-	£493,359	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	-3,077,691	
29 Hotel (city centre) 100 rooms	-	£657,813	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	-4,103,588	
30 Community use/leisure	-	£463,100	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	-1,058,305	

**OXFORD CITY COUNCIL - LOCAL PLAN
BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)**

Sales value £8,454 ps/m AH tenure Rented 80.0% SO 20.0% Frst Hms 0%

Description	No of units	
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Appendix 8 - Student housing affordable housing contributions

OXFORD CITY COUNCIL - LOCAL PLAN

Outside City Centre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Description	No of units	BLV	£7,630,000 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
14 Student housing - studios 150 units	150	£2,452,500	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	-	215,721
15 Student housing - ensuite 150 units	150	£1,635,000	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	-	189,961
16 Student housing - studios 250 units	250	£4,087,500	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	-	359,534
17 Student housing - ensuite 250 units	250	£2,725,000	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	-	115,361
18 Student housing - ensuite 300 units	300	£3,270,000	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	-	138,433

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	No of units	BLV	£4,210,000 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
14 Student housing - studios 150 units	150	£1,353,214	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	-	215,721
15 Student housing - ensuite 150 units	150	£902,143	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	-	189,961
16 Student housing - studios 250 units	250	£2,255,357	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	-	359,534
17 Student housing - ensuite 250 units	250	£1,503,571	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	-	115,361
18 Student housing - ensuite 300 units	300	£1,804,286	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	-	138,433

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Description	No of units	BLV	£1,610,000 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
14 Student housing - studios 150 units	150	£517,500	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	-	215,721
15 Student housing - ensuite 150 units	150	£345,000	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	-	189,961
16 Student housing - studios 250 units	250	£862,500	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	-	359,534
17 Student housing - ensuite 250 units	250	£575,000	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	-	115,361
18 Student housing - ensuite 300 units	300	£690,000	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	-	138,433

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Description	No of units	BLV	£370,000 PER HA		Residual land values									
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
14 Student housing - studios 150 units	150	£118,929	7,199,558	6,458,355	5,717,151	4,975,947	4,234,743	3,493,541	2,752,337	2,011,133	1,269,929	528,725	-	215,721
15 Student housing - ensuite 150 units	150	£79,286	4,754,252	4,260,116	3,765,980	3,271,845	2,777,709	2,283,573	1,789,437	1,295,301	801,166	307,030	-	189,961
16 Student housing - studios 250 units	250	£198,214	11,999,264	10,763,924	9,528,585	8,293,245	7,057,906	5,822,567	4,587,228	3,351,888	2,116,549	881,209	-	359,534
17 Student housing - ensuite 250 units	250	£132,143	8,484,785	7,647,843	6,810,900	5,973,958	5,137,015	4,300,074	3,463,131	2,626,189	1,789,246	952,304	-	115,361
18 Student housing - ensuite 300 units	300	£158,571	10,181,743	9,177,411	8,173,081	7,168,750	6,164,419	5,160,088	4,155,757	3,151,426	2,147,095	1,142,764	-	138,433

OXFORD CITY COUNCIL - LOCAL PLAN

City Centre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Description	No of units	BLV	£7,630,000 PER HA		Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
14 Student housing - studios 150 units	150	£2,452,500	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	-	16,597	-	769,110	-	1,521,623
15 Student housing - ensuite 150 units	150	£1,635,000	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,426,055	931,920	437,784	-	57,212	-	558,887	-	1,060,563
16 Student housing - studios 250 units	250	£4,087,500	9,855,469	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	-	27,662	-	1,281,850	-	2,536,038
17 Student housing - ensuite 250 units	250	£2,725,000	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	-	377,606	-	466,345	-	1,316,058
18 Student housing - ensuite 300 units	300	£3,270,000	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	-	453,128	-	559,614	-	1,579,268

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	No of units	BLV	£4,210,000 PER HA		Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
14 Student housing - studios 150 units	150	£1,353,214	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	-	16,597	-	769,110	-	1,521,623
15 Student housing - ensuite 150 units	150	£902,143	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,426,055	931,920	437,784	-	57,212	-	558,887	-	1,060,563
16 Student housing - studios 250 units	250	£2,255,357	9,855,469	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	-	27,662	-	1,281,850	-	2,536,038
17 Student housing - ensuite 250 units	250	£1,503,571	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	-	377,606	-	466,345	-	1,316,058
18 Student housing - ensuite 300 units	300	£1,804,286	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	-	453,128	-	559,614	-	1,579,268

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Description	No of units	BLV	£1,610,000 PER HA		Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
14 Student housing - studios 150 units	150	£517,500	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	-	16,597	-	769,110	-	1,521,623
15 Student housing - ensuite 150 units	150	£345,000	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,426,055	931,920	437,784	-	57,212	-	558,887	-	1,060,563
16 Student housing - studios 250 units	250	£862,500	9,855,469	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	-	27,662	-	1,281,850	-	2,536,038
17 Student housing - ensuite 250 units	250	£575,000	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	-	377,606	-	466,345	-	1,316,058
18 Student housing - ensuite 300 units	300	£690,000	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	-	453,128	-	559,614	-	1,579,268

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Description	No of units	BLV	£370,000 PER HA		Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
14 Student housing - studios 150 units	150	£118,929	5,913,282	5,172,078	4,430,874	3,689,671	2,948,467	2,207,264	1,466,060	724,856	-	16,597	-	769,110	-	1,521,623
15 Student housing - ensuite 150 units	150	£79,286	3,896,734	3,402,599	2,908,463	2,414,327	1,920,191	1,426,055	931,920	437,784	-	57,212	-	558,887	-	1,060,563
16 Student housing - studios 250 units	250	£198,214	9,855,469	8,620,130	7,384,791	6,149,452	4,914,112	3,678,773	2,443,433	1,208,094	-	27,662	-	1,281,850	-	2,536,038
17 Student housing - ensuite 250 units	250	£132,143	7,073,147	6,236,204	5,399,261	4,562,319	3,725,376	2,888,434	2,051,491	1,214,549	-	377,606	-	466,345	-	1,316,058
18 Student housing - ensuite 300 units	300	£158,571	8,487,775	7,483,445	6,479,114	5,474,782	4,470,452	3,466,121	2,461,789	1,457,459	-	453,128	-	559,614	-	1,579,268

Potential payments in lieu

Outside City Centre

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Description	PIL per unit
14 Student housing - studios 150 units	31,647
15 Student housing - ensuite 150 units	20,795
16 Student housing - studios 250 units	31,647
17 Student housing - ensuite 250 units	23,039
18 Student housing - ensuite 300 units	23,039

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Description	PIL per unit
14 Student housing - studios 150 units	38,976
15 Student housing - ensuite 150 units	25,681
16 Student housing - studios 250 units	38,976
17 Student housing - ensuite 250 units	27,925
18 Student housing - ensuite 300 units	27,925

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Description	PIL per unit
14 Student housing - studios 150 units	44,547
15 Student housing - ensuite 150 units	29,395
16 Student housing - studios 250 units	44,547
17 Student housing - ensuite 250 units	31,639
18 Student housing - ensuite 300 units	31,639

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Appendix 9 - Older person's housing affordable housing contributions

OXFORD CITY COUNCIL - LOCAL PLAN

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

		£7,630,000 PER HA		Residual land values										
Value psm	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
£9,068	C2 care scheme - flats	60	£2,318,922	5,371,074	4,839,635	4,308,195	3,776,756	3,245,317	2,709,237	2,172,248	1,635,258	1,098,269	557,060	12,804
£8,454	C2 care scheme - flats	60	£2,318,922	4,247,335	3,772,083	3,296,830	2,816,851	2,336,707	1,856,562	1,376,418	896,239	409,624	78,165	572,204
£7,840	C2 care scheme - flats	60	£2,318,922	3,120,383	2,697,084	2,273,785	1,850,485	1,427,186	1,003,886	575,882	146,907	286,370	723,754	1,166,518
£7,226	C2 care scheme - flats	60	£2,318,922	3,663,116	3,300,238	2,937,359	2,572,757	2,206,302	1,839,848	1,473,393	1,106,939	740,485	369,314	2,049
£6,612	C2 care scheme - flats	60	£2,318,922	2,535,219	2,218,995	1,902,772	1,586,549	1,270,325	954,102	636,137	315,744	4,720	330,001	657,869
£5,998	C2 care scheme - flats	60	£2,318,922	1,398,317	1,128,329	858,340	585,171	311,669	38,168	238,925	516,599	798,690	1,081,031	1,363,371
£5,384	C2 care scheme - flats	60	£2,318,922	252,857	24,828	206,302	437,810	671,030	906,444	1,141,857	1,377,270	1,612,684	1,848,098	2,083,511
£4,770	C2 care scheme - flats	60	£2,318,922	918,781	1,108,525	1,298,269	1,488,014	1,677,759	1,867,504	2,057,248	2,246,993	2,436,738	2,626,483	2,816,227
£4,156	C2 care scheme - flats	60	£2,318,922	2,108,186	2,252,262	2,396,337	2,540,413	2,684,489	2,828,565	2,972,640	3,116,716	3,260,792	3,404,868	3,548,943

Potential payments in lieu

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Value psm	Description	PIL per unit
£9,068	C2 care scheme - flats	50,869
£8,454	C2 care scheme - flats	32,140
£7,840	C2 care scheme - flats	13,358
£7,226	C2 care scheme - flats	22,403
£6,612	C2 care scheme - flats	3,605
£5,998	C2 care scheme - flats	-
£5,384	C2 care scheme - flats	-
£4,770	C2 care scheme - flats	-
£4,156	C2 care scheme - flats	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

		£4,210,000 PER HA		Residual land values										
Value psm	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
£9,068	C2 care scheme - flats	60	£1,279,510	5,371,074	4,839,635	4,308,195	3,776,756	3,245,317	2,709,237	2,172,248	1,635,258	1,098,269	557,060	12,804
£8,454	C2 care scheme - flats	60	£1,279,510	4,247,335	3,772,083	3,296,830	2,816,851	2,336,707	1,856,562	1,376,418	896,239	409,624	78,165	572,204
£7,840	C2 care scheme - flats	60	£1,279,510	3,120,383	2,697,084	2,273,785	1,850,485	1,427,186	1,003,886	575,882	146,907	286,370	723,754	1,166,518
£7,226	C2 care scheme - flats	60	£1,279,510	3,663,116	3,300,238	2,937,359	2,572,757	2,206,302	1,839,848	1,473,393	1,106,939	740,485	369,314	2,049
£6,612	C2 care scheme - flats	60	£1,279,510	2,535,219	2,218,995	1,902,772	1,586,549	1,270,325	954,102	636,137	315,744	4,720	330,001	657,869
£5,998	C2 care scheme - flats	60	£1,279,510	1,398,317	1,128,329	858,340	585,171	311,669	38,168	238,925	516,599	798,690	1,081,031	1,363,371
£5,384	C2 care scheme - flats	60	£1,279,510	252,857	24,828	206,302	437,810	671,030	906,444	1,141,857	1,377,270	1,612,684	1,848,098	2,083,511
£4,770	C2 care scheme - flats	60	£1,279,510	918,781	1,108,525	1,298,269	1,488,014	1,677,759	1,867,504	2,057,248	2,246,993	2,436,738	2,626,483	2,816,227
£4,156	C2 care scheme - flats	60	£1,279,510	2,108,186	2,252,262	2,396,337	2,540,413	2,684,489	2,828,565	2,972,640	3,116,716	3,260,792	3,404,868	3,548,943

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Value psm	Description	PIL per unit
£9,068	C2 care scheme - flats	68,193
£8,454	C2 care scheme - flats	49,464
£7,840	C2 care scheme - flats	30,681
£7,226	C2 care scheme - flats	39,727
£6,612	C2 care scheme - flats	20,928
£5,998	C2 care scheme - flats	1,980
£5,384	C2 care scheme - flats	-
£4,770	C2 care scheme - flats	-
£4,156	C2 care scheme - flats	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

		£1,610,000		Residual land values										
Value psm	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
£9,068	C2 care scheme - flats	60	£486,314	5,371,074	4,839,635	4,308,195	3,776,756	3,245,317	2,709,237	2,172,248	1,635,258	1,098,269	557,060	12,804
£8,454	C2 care scheme - flats	60	£486,314	4,247,335	3,772,083	3,296,830	2,816,851	2,336,707	1,856,562	1,376,418	896,239	409,624	78,165	572,204
£7,840	C2 care scheme - flats	60	£486,314	3,120,383	2,697,084	2,273,785	1,850,485	1,427,186	1,003,886	575,882	146,907	286,370	723,754	1,166,518
£7,226	C2 care scheme - flats	60	£486,314	3,663,116	3,300,238	2,937,359	2,572,757	2,206,302	1,839,848	1,473,393	1,106,939	740,485	369,314	2,049
£6,612	C2 care scheme - flats	60	£486,314	2,535,219	2,218,995	1,902,772	1,586,549	1,270,325	954,102	636,137	315,744	4,720	330,001	657,869
£5,998	C2 care scheme - flats	60	£486,314	1,398,317	1,128,329	858,340	585,171	311,669	38,168	238,925	516,599	798,690	1,081,031	1,363,371
£5,384	C2 care scheme - flats	60	£486,314	252,857	24,828	206,302	437,810	671,030	906,444	1,141,857	1,377,270	1,612,684	1,848,098	2,083,511
£4,770	C2 care scheme - flats	60	£486,314	918,781	1,108,525	1,298,269	1,488,014	1,677,759	1,867,504	2,057,248	2,246,993	2,436,738	2,626,483	2,816,227
£4,156	C2 care scheme - flats	60	£486,314	2,108,186	2,252,262	2,396,337	2,540,413	2,684,489	2,828,565	2,972,640	3,116,716	3,260,792	3,404,868	3,548,943

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Value psm	Description	PIL per unit
£9,068	C2 care scheme - flats	81,413
£8,454	C2 care scheme - flats	62,684
£7,840	C2 care scheme - flats	43,901
£7,226	C2 care scheme - flats	52,947
£6,612	C2 care scheme - flats	34,148
£5,998	C2 care scheme - flats	15,200
£5,384	C2 care scheme - flats	-
£4,770	C2 care scheme - flats	-
£4,156	C2 care scheme - flats	-

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED)

		£370,000		Residual land values										
Value psm	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
£9,068	C2 care scheme - flats	60	£112,451	5,371,074	4,839,635	4,308,195	3,776,756	3,245,317	2,709,237	2,172,248	1,635,258	1,098,269	557,060	12,804
£8,454	C2 care scheme - flats	60	£112,451	4,247,335	3,772,083	3,296,830	2,816,851	2,336,707	1,856,562	1,376,418	896,239	409,624	78,165	572,204
£7,840	C2 care scheme - flats	60	£112,451	3,120,383	2,697,084	2,273,785	1,850,485	1,427,186	1,003,886	575,882	146,907	286,370	723,754	1,166,518
£7,226	C2 care scheme - flats	60	£112,451	3,663,116	3,300,238	2,937,359	2,572,757	2,206,302	1,839,848	1,473,393	1,106,939	740,485	369,314	2,049
£6,612	C2 care scheme - flats	60	£112,451	2,535,219	2,218,995	1,902,772	1,586,549	1,270,325	954,102	636,137	315,744	4,720	330,001	657,869
£5,998	C2 care scheme - flats	60	£112,451	1,398,317	1,128,329	858,340	585,171	311,669	38,168	238,925	516,599	798,690	1,081,031	1,363,371
£5,384	C2 care scheme - flats	60	£112,451	252,857	24,828	206,302	437,810	671,030	906,444	1,141,857	1,377,270	1,612,684	1,848,098	2,083,511
£4,770	C2 care scheme - flats	60	£112,451	918,781	1,108,525	1,298,269	1,488,014	1,677,759	1,867,504	2,057,248	2,246,993	2,436,738	2,626,483	2,816,227
£4,156	C2 care scheme - flats	60	£112,451	2,108,186	2,252,262	2,396,337	2,540,413	2,684,489	2,828,565	2,972,640	3,116,716	3,260,792	3,404,868	3,548,943

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Value psm	Description	PIL per unit
£9,068	C2 care scheme - flats	87,644
£8,454	C2 care scheme - flats	68,915
£7,840	C2 care scheme - flats	50,132
£7,226	C2 care scheme - flats	59,178
£6,612	C2 care scheme - flats	40,379
£5,998	C2 care scheme - flats	21,431
£5,384	C2 care scheme - flats	2,340
£4,770	C2 care scheme - flats	-
£4,156	C2 care scheme - flats	-

Appendix 10 - Affordable workspace

OXFORD CITY COUNCIL - LOCAL PLAN

10% of space let as affordable

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Outside City Centre

		£7,630,000	Base	25% discount	50% discount
Description	BLV				
20 Class E (light industrial) development	£3,179,167		1,168,748	1,056,950	945,151
23 Class E (office) development	£681,250	-	1,244,325	1,426,026	1,607,727
24 Class E (office) development	£1,362,500	-	2,296,128	2,671,071	3,046,013

% change from base

25% discount	50% discount
-10%	-19%
-15%	-29%
-16%	-33%

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Outside City Centre

		£4,210,000	Base	25% discount	50% discount
Description	BLV				
20 Class E (light industrial) development	£1,754,167		1,168,748	1,056,950	945,151
23 Class E (office) development	£375,893	-	1,244,325	1,426,026	1,607,727
24 Class E (office) development	£751,786	-	2,296,128	2,671,071	3,046,013

25% discount	50% discount
-10%	-19%
-15%	-29%
-16%	-33%

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Outside City Centre

		£1,610,000	Base	25% discount	50% discount
Description	BLV				
20 Class E (light industrial) development	£670,833		1,168,748	1,056,950	945,151
23 Class E (office) development	£143,750	-	1,244,325	1,426,026	1,607,727
24 Class E (office) development	£287,500	-	2,296,128	2,671,071	3,046,013

25% discount	50% discount
-10%	-19%
-15%	-29%
-16%	-33%

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Outside City Centre

		£370,000	Base	25% discount	50% discount
Description	BLV				
20 Class E (light industrial) development	£154,167		1,168,748	1,056,950	945,151
23 Class E (office) development	£33,036	-	1,244,325	1,426,026	1,607,727
24 Class E (office) development	£66,071	-	2,296,128	2,671,071	3,046,013

25% discount	50% discount
-10%	-19%
-15%	-29%
-16%	-33%

10% of space let as affordable

City Centre

Base	25% discount	50% discount
1,168,748	1,056,950	945,151
4,064,156	3,752,941	3,441,727
8,523,341	7,890,798	7,258,254

% change from base

25% discount	50% discount
-10%	-19%
-8%	-15%
-7%	-15%

City Centre

Base	25% discount	50% discount
1,168,748	1,056,950	945,151
4,064,156	3,752,941	3,441,727
8,523,341	7,890,798	7,258,254

25% discount	50% discount
-10%	-19%
-8%	-15%
-7%	-15%

City Centre

Base	25% discount	50% discount
1,168,748	1,056,950	945,151
4,064,156	3,752,941	3,441,727
8,523,341	7,890,798	7,258,254

25% discount	50% discount
-10%	-19%
-8%	-15%
-7%	-15%

City Centre

Base	25% discount	50% discount
1,168,748	1,056,950	945,151
4,064,156	3,752,941	3,441,727
8,523,341	7,890,798	7,258,254

25% discount	50% discount
-10%	-19%
-8%	-15%
-7%	-15%

Appendix 11 - Policy by policy analysis

Accessibility

Sales value (£ pm):

BLV SECONDARY OFFICES	Description	No of units	Site area	BLV (£/m)	E4,156 ps/m		E4,770 ps/m		E5,384 ps/m		E5,998 ps/m		E6,612 ps/m		E7,226 ps/m		E7,840 ps/m		E8,454 ps/m		E9,068 ps/m			
					Baseline	Access	Baseline	Access																
1	1 House	1	0.02	E0.10	E0.0307	E0.0258	E0.0554	E0.0506	E0.0801	E0.0752	E0.1036	E0.0988	E0.1258	E0.1209	E0.1480	E0.1431	E0.1478	E0.1422	E0.1699	E0.1644	E0.1921	E0.1868		
2	2 Houses	2	0.05	E0.21	E0.0614	E0.0517	E0.1108	E0.1011	E0.1602	E0.1505	E0.2073	E0.1976	E0.2516	E0.2419	E0.2959	E0.2862	E0.2955	E0.2944	E0.3399	E0.3342	E0.3842	E0.3731		
5	5 Houses	5	0.12	E0.52	E0.1535	E0.1292	E0.2770	E0.2527	E0.4005	E0.3762	E0.5182	E0.4939	E0.6290	E0.6047	E0.7399	E0.7156	E0.8496	E0.8253	E0.9600	E0.9357	E1.0700	E1.0453		
10	10 houses	10	0.25	E1.04	E0.3069	E0.2584	E0.5540	E0.5054	E0.8011	E0.7525	E1.0364	E0.9878	E1.2581	E1.2095	E1.4797	E1.4312	E1.4776	E1.4222	E1.6993	E1.6439	E1.9209	E1.8656		
50	30 flats - low density	30	0.33	E0.53	E0.5400	E0.6355	E0.0666	E0.0189	E0.6739	E0.5887	E1.2517	E1.1666	E1.7953	E1.7101	E2.3389	E2.2537	E1.8878	E1.7907	E2.4314	E2.3343	E2.9750	E2.8779		
60	30 flats - medium density	30	0.30	E0.48	E0.6984	E0.7849	E0.1000	E0.1865	E0.4910	E0.4058	E1.0518	E0.9666	E1.5794	E1.4942	E2.1070	E2.0218	E1.6399	E1.5428	E2.1675	E2.0704	E2.6951	E2.5980		
70	30 flats - high density	30	0.21	E0.34	E0.7284	E0.8149	E0.1481	E0.2346	E0.4257	E0.3405	E0.9696	E0.8844	E1.4812	E1.3960	E1.9628	E1.8776	E1.5097	E1.4126	E2.0213	E1.9242	E2.5329	E2.4358		
8	100 houses	100	2.48	E10.45	E2.8992	E2.4342	E5.2042	E4.7551	E7.5032	E7.0541	E9.8887	E9.4446	E11.7401	E11.2962	E13.7915	E13.3476	E13.7971	E13.2911	E15.8485	E15.3425	E17.8999	E17.3938		
9	100 flats - medium density	100	2.48	E10.45	E2.8992	E2.4342	E5.2042	E4.7551	E7.5032	E7.0541	E9.8887	E9.4446	E11.7401	E11.2962	E13.7915	E13.3476	E13.7971	E13.2911	E15.8485	E15.3425	E17.8999	E17.3938		
100	200 houses	200	4.96	E20.90	E4.2927	E2.8756	E3.4496	E0.7233	E1.4419	E1.1674	E3.2286	E2.9542	E4.8699	E4.6206	E6.5553	E6.2850	E7.5967	E7.3264	E9.4993	E9.2290	E11.3919	E11.1216		
11	200 flats - medium density	200	1.99	E3.20	E5.2017	E5.7478	E1.5469	E2.0849	E2.0099	E1.4850	E5.3132	E4.7992	E8.3935	E7.8842	E11.4441	E10.9378	E8.5655	E7.9796	E11.8328	E11.0557	E14.6834	E14.1063		
12	450 houses	450	11.17	E47.02	E10.5754	E8.9249	E18.9476	E17.3316	E27.2201	E25.6272	E35.0711	E33.4879	E42.4562	E40.8732	E49.8325	E48.2582	E49.9311	E48.1268	E57.3056	E55.5112	E64.6699	E62.8755		
13	450 flats - medium density	450	4.47	E18.81	E11.1377	E12.2858	E3.5046	E4.6184	E3.7519	E2.6937	E10.3889	E9.3563	E16.4927	E15.4609	E22.4746	E21.5007	E16.8628	E15.7035	E22.9282	E21.7934	E28.8854	E27.7753		
14	Student housing - studios 150 units	-	0.32	E0.52	E2.0268	E2.0268																		
15	Student housing - ensuite 150 units	-	0.21	E0.34	E1.3057	E1.3057																		
16	Student housing - studios 250 units	-	0.54	E0.87	E3.3779	E3.3779																		
17	Student housing - ensuite 250 units	-	0.36	E0.58	E2.6198	E2.6198	E2.6198																	
18	Student housing - ensuite 300 units	-	0.43	E0.69	E3.1438	E3.1438	E3.1438																	
19	C2 care scheme - flats	60	0.30	E0.49	E2.5628	E2.7034	E1.7621	E1.9027	E0.9613	E1.1020	E0.2061	E0.3446	E0.4887	E0.3523	E1.1710	E1.0366	E0.2787	E0.1232	E0.9658	E0.8126	E1.6480	E1.4948		
20	Class E (light industrial) development	-	0.42	E0.67	E1.0576	E1.0576	E1.0576																	
21	Class E (retail - convenience) development	-	0.50	E0.81	E4.0283	E4.0283	E4.0283																	
22	Class E (retail - supermarket) development	-	0.30	E0.52	E0.7002	E0.7002	E0.7002																	
23	Class E (office) development	-	0.09	E0.14	E0.3824	E0.3824	E0.3824																	
24	Class E (office) development	-	0.18	E0.29	E0.9927	E0.9927	E0.9927																	
25	Industrial (B2/B8)	-	3.33	E14.03	E21.2162	E21.2162	E21.2162																	
26	Industrial (B2/B8)	-	0.17	E0.27	E1.0608	E1.0608	E1.0608																	
27	Hotel (city centre) 50 rooms	-	0.08	E0.13	E1.7589	E1.7589	E1.7589																	
28	Hotel (city centre) 75 rooms	-	0.12	E0.19	E2.6383	E2.6383	E2.6383																	
29	Hotel (city centre) 100 rooms	-	0.16	E0.25	E3.5177	E3.5177	E3.5177																	
30	Community use/leisure	-	0.11	E0.16	E0.8591	E0.8591	E0.8591																	

BLV SECONDARY RETAIL	Description	No of units	Site area	BLV (£/m)	E4,156 ps/m		E4,770 ps/m		E5,384 ps/m		E5,998 ps/m		E6,612 ps/m		E7,226 ps/m		E7,840 ps/m		E8,454 ps/m		E9,068 ps/m			
					Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access	Baseline	Access								
1	1 House	1	0.02	E0.10	E0.0307	E0.0258	E0.0554	E0.0506	E0.0801	E0.0752	E0.1036	E0.0988	E0.1258	E0.1209	E0.1480	E0.1431	E0.1478	E0.1422	E0.1699	E0.1644	E0.1921	E0.1868		
2	2 Houses	2	0.05	E0.21	E0.0614	E0.0517	E0.1108	E0.1011	E0.1602	E0.1505	E0.2073	E0.1976	E0.2516	E0.2419	E0.2959	E0.2862	E0.2955	E0.2944	E0.3399	E0.3342	E0.3842	E0.3731		
5	5 Houses	5	0.12	E0.52	E0.1535	E0.1292	E0.2770	E0.2527	E0.4005	E0.3762	E0.5182	E0.4939	E0.6290	E0.6047	E0.7399	E0.7156	E0.8496	E0.8253	E0.9600	E0.9357	E1.0700	E1.0453		
10	10 houses	10	0.25	E1.04	E0.3069	E0.2584	E0.5540	E0.5054	E0.8011	E0.7525	E1.0364	E0.9878	E1.2581	E1.2095	E1.4797	E1.4312	E1.4776	E1.4222	E1.6993	E1.6439	E1.9209	E1.8656		
50	30 flats - low density	30	0.33	E0.53	E0.5400	E0.6355	E0.0666	E0.0189	E0.6739	E0.5887	E1.2517	E1.1666	E1.7953	E1.7101	E2.3389	E2.2537	E1.8878	E1.7907	E2.4314	E2.3343	E2.9750	E2.8779		
60	30 flats - medium density	30	0.30	E0.48	E0.6984	E0.7849	E0.1000	E0.1865	E0.4910	E0.4058	E1.0518	E0.9666	E1.5794	E1.4942	E2.1070	E2.0218	E1.6399	E1.5428	E2.1675	E2.0704	E2.6951	E2.5980		
70	30 flats - high density	30	0.21	E0.34	E0.7284	E0.8149	E0.1481	E0.2346	E0.4257	E0.3405	E0.9696	E0.8844	E1.4812	E1.3960	E1.9628	E1.8776	E1.5097	E1.4126	E2.0213	E1.9242	E2.5329	E2.4358		
8	100 houses	100	2.48	E10.45	E2.8992	E2.4342	E5.2042	E4.7551	E7.5032	E7.0541	E9.8887	E9.4446	E11.7401	E11.2962	E13.7915	E13.3476	E13.7971	E13.2911	E15.8485	E15.3425	E17.8999	E17.3938		
9	100 flats - medium density	100	2.48	E10.45	E2.8992	E2.4342	E5.2042	E4.7551	E7.5032	E7.0541	E9.8887	E9.4446	E11.7401	E11.2962	E13.7915	E13.3476	E13.7971	E13.2911	E15.8485	E15.3425	E17.8999	E17.3938		
100	200 houses	200	4.96	E20.90	E4.2927	E2.8756	E3.4496	E0.7233	E1.4419	E1.1674	E3.2286	E2.9542	E4.8699	E4.6206	E6.5553	E6.2850	E7.5967	E7.3264	E9.4993	E9.2290	E11.3919	E11.1216		
11	200 flats - medium density	200	1.99	E3.20	E5.2017	E5.7478	E1.5469	E2.0849	E2.0099	E1.4850	E5.3132	E4.7992	E8.3935	E7.8842	E11.4441	E10.9378	E8.5655	E7.9796	E11.8328	E11.0557	E14.6834	E14.1063		
12	450 houses	450	11.17	E47.02	E10.5754	E8.9249	E18.9476	E17.331																

Biodiversity Net Gain and Urban Greening

Sales value (£ ppm):

BLV: SECONDARY OFFICES	Description	No of units	Site area	BLV (£ m)	£4,156 psm		£4,770 psm		£5,384 psm		£5,998 psm		£6,612 psm		£7,226 psm		£7,840 psm		£8,454 psm		£9,068 psm	
					Baseline	BNG/UGF																
1	1 House	1	0.02	£0.10	£0.0307	£0.0287	£0.0584	£0.0534	£0.0801	£0.0781	£0.1036	£0.1016	£0.1298	£0.1238	£0.1480	£0.1459	£0.1478	£0.1454	£0.1699	£0.1676	£0.1921	£0.1898
2	2 Houses	2	0.05	£0.28	£0.0614	£0.0574	£0.1108	£0.1067	£0.1602	£0.1581	£0.2073	£0.2052	£0.2516	£0.2475	£0.2959	£0.2939	£0.2955	£0.2930	£0.3399	£0.3376	£0.3842	£0.3798
5	5 Houses	5	0.12	£0.65	£0.1535	£0.1433	£0.2770	£0.2669	£0.3903	£0.3802	£0.5036	£0.4935	£0.6170	£0.6069	£0.7304	£0.7203	£0.7219	£0.7194	£0.8429	£0.8328	£0.9563	£0.9462
10	10 houses	10	0.25	£1.09	£0.3069	£0.2866	£0.5540	£0.5336	£0.8011	£0.7807	£1.0364	£1.0160	£1.2581	£1.2377	£1.4797	£1.4594	£1.4776	£1.4544	£1.6993	£1.6790	£1.9209	£1.8977
50	30 flats - low density	30	0.33	£2.53	£0.5400	£0.5160	£0.0666	£0.0006	£0.0739	£0.6079	£1.2517	£1.1857	£1.7953	£1.7293	£2.3389	£2.2729	£1.8878	£1.8091	£2.4314	£2.3527	£2.9750	£2.8963
60	30 flats - medium density	30	0.30	£2.27	£0.6984	£0.7654	£0.1000	£0.1670	£0.4910	£0.4250	£1.0518	£0.9858	£1.5794	£1.5134	£2.1070	£2.0410	£1.6399	£1.5613	£2.1675	£2.0889	£2.6951	£2.6165
70	30 flats - high density	30	0.21	£1.62	£0.7284	£0.8033	£0.1481	£0.2230	£0.4257	£0.3520	£0.9696	£0.8958	£1.4812	£1.4075	£1.9628	£1.9191	£1.5097	£1.4233	£2.0213	£1.9349	£2.5329	£2.4465
8	100 houses	100	2.48	£10.45	£2.8992	£2.8983	£5.2042	£5.0187	£7.3032	£7.1747	£9.8897	£9.8024	£11.7401	£11.5538	£13.7915	£13.6052	£13.7971	£13.5848	£15.8485	£15.6362	£17.8999	£17.6876
9	100 flats - medium density	100	0.99	£7.58	£2.9927	£2.8118	£0.4496	£0.6698	£1.4419	£1.2282	£3.2296	£3.0171	£4.8609	£4.6815	£6.5623	£6.3498	£6.5627	£6.3499	£8.2315	£8.0176	£9.8915	£9.6776
100	200 houses	200	4.96	£37.88	£5.5190	£5.1635	£9.5051	£9.5051	£14.1688	£13.8199	£18.2584	£17.8997	£22.1146	£21.7660	£25.9623	£25.6137	£25.9627	£25.6141	£29.8199	£29.4713	£33.6281	£33.2795
1100	1200 flats - medium density	200	1.99	£15.15	£5.2017	£5.6247	£1.5469	£1.9637	£2.0099	£1.6026	£5.3132	£4.9150	£8.3935	£8.0000	£11.4441	£11.0519	£8.5655	£8.0909	£11.8328	£11.4403	£14.6834	£14.2910
12	450 houses	450	11.17	£85.22	£10.5754	£9.8846	£18.9476	£18.2701	£27.2201	£26.5574	£35.0711	£34.4069	£42.4562	£41.7920	£49.8325	£49.1719	£49.9311	£49.2740	£57.3056	£56.6452	£64.6699	£64.0170
13	450 flats - medium density	450	4.47	£34.09	£11.1377	£12.0271	£3.5046	£4.3675	£3.7519	£2.9335	£10.3899	£9.5889	£16.4927	£15.7166	£22.4746	£21.7201	£16.8628	£15.9237	£22.9282	£22.0102	£28.8854	£27.9681
14	Student housing - studios 150 units	-	0.32	£2.44	£1.8665	£2.0268	£1.8665	£2.0268	£1.8665	£2.0268	£1.8665	£2.0268	£1.8665	£2.0268	£1.8665	£2.0268	£1.8665	£2.0268	£1.8665	£2.0268	£1.8665	£2.0268
15	Student housing - ensuite 150 units	-	0.21	£1.60	£1.3057	£1.1988	£1.3057	£1.1988	£1.3057	£1.1988	£1.3057	£1.1988	£1.3057	£1.1988	£1.3057	£1.1988	£1.3057	£1.1988	£1.3057	£1.1988	£1.3057	£1.1988
16	Student housing - ensuite 250 units	-	0.54	£4.12	£3.3779	£3.1108	£3.3779	£3.1108	£3.3779	£3.1108	£3.3779	£3.1108	£3.3779	£3.1108	£3.3779	£3.1108	£3.3779	£3.1108	£3.3779	£3.1108	£3.3779	£3.1108
17	Student housing - ensuite 300 units	-	0.36	£2.81	£2.6198	£2.4439	£2.6198	£2.4439	£2.6198	£2.4439	£2.6198	£2.4439	£2.6198	£2.4439	£2.6198	£2.4439	£2.6198	£2.4439	£2.6198	£2.4439	£2.6198	£2.4439
18	Student housing - ensuite 300 units	-	0.43	£3.27	£3.1438	£2.9327	£3.1438	£2.9327	£3.1438	£2.9327	£3.1438	£2.9327	£3.1438	£2.9327	£3.1438	£2.9327	£3.1438	£2.9327	£3.1438	£2.9327	£3.1438	£2.9327
19	C2 care scheme - flats	60	0.30	£2.32	£2.5628	£2.6718	£1.7621	£1.8710	£0.9613	£1.0703	£0.2061	£0.3134	£0.4887	£0.3830	£1.1710	£1.0669	£0.2787	£0.1527	£0.9658	£0.8417	£1.6480	£1.5239
20	Class E (light industrial) development	-	0.42	£3.18	£1.0576	£1.0175	£1.0576	£1.0175	£1.0576	£1.0175	£1.0576	£1.0175	£1.0576	£1.0175	£1.0576	£1.0175	£1.0576	£1.0175	£1.0576	£1.0175	£1.0576	£1.0175
21	Class E (retail - convenience) development	-	0.50	£3.82	£4.0283	£3.9678	£4.0283	£3.9678	£4.0283	£3.9678	£4.0283	£3.9678	£4.0283	£3.9678	£4.0283	£3.9678	£4.0283	£3.9678	£4.0283	£3.9678	£4.0283	£3.9678
22	Class E (retail - supermarket) development	-	0.30	£2.29	£0.7002	£0.6537	£0.7002	£0.6537	£0.7002	£0.6537	£0.7002	£0.6537	£0.7002	£0.6537	£0.7002	£0.6537	£0.7002	£0.6537	£0.7002	£0.6537	£0.7002	£0.6537
23	Class E (office) development	-	0.09	£0.68	£0.3824	£0.3012	£0.3824	£0.3012	£0.3824	£0.3012	£0.3824	£0.3012	£0.3824	£0.3012	£0.3824	£0.3012	£0.3824	£0.3012	£0.3824	£0.3012	£0.3824	£0.3012
24	Class E (office) development	-	0.18	£1.36	£0.9927	£0.8162	£0.9927	£0.8162	£0.9927	£0.8162	£0.9927	£0.8162	£0.9927	£0.8162	£0.9927	£0.8162	£0.9927	£0.8162	£0.9927	£0.8162	£0.9927	£0.8162
25	Industrial (B2/B8)	-	3.33	£25.43	£21.2162	£20.6052	£21.2162	£20.6052	£21.2162	£20.6052	£21.2162	£20.6052	£21.2162	£20.6052	£21.2162	£20.6052	£21.2162	£20.6052	£21.2162	£20.6052	£21.2162	£20.6052
26	Industrial (B2/B8)	-	0.17	£1.07	£1.0608	£1.0303	£1.0608	£1.0303	£1.0608	£1.0303	£1.0608	£1.0303	£1.0608	£1.0303	£1.0608	£1.0303	£1.0608	£1.0303	£1.0608	£1.0303	£1.0608	£1.0303
27	Hotel (city centre) 50 rooms	-	0.08	£0.60	£1.7589	£1.8191	£1.7589	£1.8191	£1.7589	£1.8191	£1.7589	£1.8191	£1.7589	£1.8191	£1.7589	£1.8191	£1.7589	£1.8191	£1.7589	£1.8191	£1.7589	£1.8191
28	Hotel (city centre) 75 rooms	-	0.12	£0.89	£2.6383	£2.7287	£2.6383	£2.7287	£2.6383	£2.7287	£2.6383	£2.7287	£2.6383	£2.7287	£2.6383	£2.7287	£2.6383	£2.7287	£2.6383	£2.7287	£2.6383	£2.7287
29	Hotel (city centre) 100 rooms	-	0.16	£1.19	£3.5177	£3.6382	£3.5177	£3.6382	£3.5177	£3.6382	£3.5177	£3.6382	£3.5177	£3.6382	£3.5177	£3.6382	£3.5177	£3.6382	£3.5177	£3.6382	£3.5177	£3.6382
30	Community use/leisure	-	0.11	£0.84	£0.8591	£0.8997	£0.8591	£0.8997	£0.8591	£0.8997	£0.8591	£0.8997	£0.8591	£0.8997	£0.8591	£0.8997	£0.8591	£0.8997	£0.8591	£0.8997	£0.8591	£0.8997

BLV: SECONDARY RETAIL	Description	No of units	Site area	BLV (£ m)	£4,156 psm		£4,770 psm		£5,384 psm		£5,998 psm		£6,612 psm		£7,226 psm		£7,840 psm		£8,454 psm		£9,068 psm	
					Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF								
1	1 House	1	0.02	£0.10	£0.0307	£0.0287	£0.0584	£0.0534	£0.0801	£0.0781	£0.1036	£0.1016	£0.1298	£0.1238	£0.1480	£0.1459	£0.1478	£0.1454	£0.1699	£0.1676	£0.1921	£0.1898
2	2 Houses	2	0.05	£0.21	£0.0614	£0.0574	£0.1108	£0.1067	£0.1602	£0.1581	£0.2073	£0.2052	£0.2516	£0.2475	£0.2959	£0.2939	£0.2955	£0.2930	£0.3399	£0.3376	£0.3842	£0.3798
5	5 Houses	5	0.12	£0.62	£0.1535	£0.1433	£0.2770	£0.2669	£0.3903	£0.3802	£0.5036	£0.4935	£0.6170	£0.6069	£0.7304	£0.7203	£0.7219	£0.7194	£0.8429	£0.8328	£0.9563	£0.9462
10	10 houses	10	0.25	£1.04	£0.3069	£0.2866	£0.5540	£0.5336	£0.8011	£0.7807	£1.0364	£1.0160	£1.2581	£1.2377	£1.4797	£1.4594	£1.4776	£1.4544	£1.6993	£1.6790	£1.9209	£1.8977
50	30 flats - low density	30	0.33	£1.39	£0.5400	£0.5160	£0.0666	£0.0006	£0.0739	£0.6079	£1.2517	£1.1857	£1.7953	£1.7293	£2.3389	£2.2729	£1.8878	£1.8091	£2.4314	£2.3527	£2.9750	£2.8963
60	30 flats - medium density	30	0.30	£1.25	£0.6984	£0.7654	£0.1000	£0.1670	£0.4910	£0.4250	£1.0518	£0.9858	£1.5794	£1.5134	£2.1070	£2.0410	£1.6399	£1.5613	£2.1675	£2.0889	£2.6951	£2.6165
70	30 flats - high density	30	0.21	£0.90	£0.7284	£0.8033	£0.1481	£0.2230	£0.4257	£0.3520	£0.9696	£0.8958	£1.4812	£1.4075	£1.9628	£1.9191	£1.5097	£1.4233	£2.0213	£1.9349	£2.5329	£2.4465
8	100 houses	100	2.48	£10.45	£2.8992	£2.8983	£5.2042	£5.0187	£7.3032	£7.1747	£9.8897	£9.8024	£11.7401	£11.5538	£13.7915	£13.6052	£13.7971	£13.5848	£15.8485	£15.6362	£17.8999	£17.6876
9	100 flats - medium density	100	0.99	£7.58	£2.9927	£2.8118	£0.4496	£0.6698	£1.4419	£1.2282	£3.2296	£3.0171	£4.8609	£4.6815	£6.5623	£6.3498	£6.5627	£6.3499	£8.2315	£8.0176	£9.8915	£9.6776
100	200 houses	200	4.96																			

Electric Vehicle Charging

Sales value (£ psm)

BLV - SECONDARY OFFICES	Description	No of units	Site area	BLV (£ m)	£4,156 psm		£4,770 psm		£5,384 psm		£5,998 psm		£6,612 psm		£7,226 psm		£7,840 psm		£8,454 psm		£9,068 psm			
					Baseline	EVC	Baseline	EVC																
					1 House	1	0.02	£0.10	£0.0307	£0.0303	£0.0554	£0.0550	£0.0801	£0.0797	£0.1036	£0.1032	£0.1258	£0.1254	£0.1480	£0.1476	£0.1706	£0.1702	£0.1928	£0.1924
2 Houses	2	0.05	£0.28	£0.0614	£0.0609	£0.1108	£0.1099	£0.1602	£0.1593	£0.2073	£0.2064	£0.2516	£0.2507	£0.2959	£0.2951	£0.3395	£0.3386	£0.3839	£0.3830	£0.4282	£0.4274	£0.4727	£0.4719	
5 Houses	5	0.12	£0.65	£0.1535	£0.1513	£0.2770	£0.2748	£0.3983	£0.3961	£0.5198	£0.5176	£0.6398	£0.6376	£0.7598	£0.7576	£0.8798	£0.8776	£0.9998	£0.9976	£1.1198	£1.1176	£1.2398	£1.2376	
4 Houses	10	0.25	£1.04	£0.3069	£0.3025	£0.5540	£0.5496	£0.8011	£0.7967	£1.0320	£1.0276	£1.2581	£1.2537	£1.4797	£1.4753	£1.6976	£1.6932	£1.9155	£1.9111	£2.1334	£2.1290	£2.3513	£2.3469	
50 flats - low density	30	0.33	£2.53	£0.5400	£0.5356	£0.9666	£0.9601	£0.6739	£0.6674	£1.2517	£1.2453	£1.7953	£1.7888	£2.3324	£2.3260	£2.8696	£2.8632	£3.4072	£3.4008	£3.9398	£3.9334	£4.4720	£4.4656	
60 flats - medium density	30	0.30	£2.27	£0.6884	£0.7017	£0.1000	£0.1033	£0.4910	£0.4877	£1.0518	£1.0486	£1.5794	£1.5762	£2.1070	£2.1038	£2.6356	£2.6324	£3.1642	£3.1610	£3.6928	£3.6896	£4.2214	£4.2182	
70 flats - high density	30	0.21	£1.62	£0.7284	£0.7284	£0.1481	£0.1481	£0.4257	£0.4257	£0.9696	£0.9696	£1.4812	£1.4812	£2.0128	£2.0128	£2.5444	£2.5444	£3.0760	£3.0760	£3.6076	£3.6076	£4.1392	£4.1392	
8 100 houses	100	2.48	£18.94	£2.8892	£2.8481	£5.2042	£5.1635	£7.5032	£7.4625	£9.8887	£9.8480	£11.7401	£11.6994	£13.7915	£13.7513	£15.7921	£15.7519	£17.7927	£17.7525	£19.7933	£19.7531	£21.7939	£21.7537	
9 100 flats - medium density	100	0.99	£7.58	£2.9927	£2.9142	£3.4496	£3.4079	£1.4410	£1.4210	£3.2296	£3.2094	£4.8699	£4.8704	£6.5053	£6.5047	£8.1407	£8.1401	£9.7761	£9.7755	£11.4115	£11.4109	£13.0469	£13.0463	
100 Houses	200	4.96	£37.88	£5.5190	£5.4423	£9.8569	£9.7811	£14.1866	£14.1098	£18.2584	£18.1816	£22.1146	£22.0378	£25.9692	£25.8924	£29.7448	£29.6680	£33.5204	£33.4436	£37.2960	£37.2192	£41.0716	£40.9948	
11 200 flats - medium density	200	1.99	£15.15	£5.2017	£5.2432	£1.5469	£1.5878	£2.0069	£1.9672	£5.3132	£5.2742	£8.3935	£8.3551	£11.4441	£11.4056	£14.5552	£14.5167	£17.6663	£17.6278	£20.7774	£20.7389	£23.8880	£23.8495	
12 450 houses	450	11.17	£85.22	£10.5754	£10.4264	£18.9476	£18.8022	£27.2201	£27.0706	£35.0711	£34.9216	£42.4562	£42.3100	£49.8325	£49.6860	£57.0693	£56.9228	£64.2600	£64.1135	£71.4540	£71.3075	£78.6480	£78.5015	
13 450 flats - medium density	450	4.47	£34.09	£11.1377	£11.2249	£3.5046	£3.5892	£3.7519	£3.6722	£10.3889	£10.3104	£16.4927	£16.4165	£22.4746	£22.4006	£28.4068	£28.3328	£34.3696	£34.2956	£40.3324	£40.2584	£46.3152	£46.2412	
14 Student housing - studios 150 units	-	0.32	£2.44	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	£2.0268	
15 Student housing - ensuite 150 units	-	0.21	£1.60	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	£1.3057	
16 Student housing - studios 250 units	-	0.54	£4.12	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	£3.3779	
17 Student housing - ensuite 250 units	-	0.36	£2.74	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	£2.6198	
18 Student housing - ensuite 300 units	-	0.43	£3.27	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	£3.1438	
19 C2 care scheme - flats	60	0.30	£2.32	£2.5628	£2.5759	£1.7621	£1.7751	£0.9613	£0.9744	£0.2061	£0.2199	£0.4887	£0.4760	£1.1710	£1.1585	£0.2787	£0.2660	£0.9658	£0.9533	£1.6480	£1.6355	£2.3280	£2.3155	
20 Class E (light industrial) development	-	0.42	£3.18	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	£1.0576	
21 Class E (retail - convenience) development	-	0.50	£3.82	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	£4.0283	
22 Class E (retail - supermarket) development	-	0.30	£2.29	£0.7092	£0.7092	£0.7092	£0.7092	£0.7092	£0.7092	£0.7092	£0.7092	£0.7092	£0.7092	£0.7092	£0.7092	£0.7092	£0.7092	£0.7092	£0.7092	£0.7092	£0.7092	£0.7092	£0.7092	
23 Class E (office) development	-	0.09	£0.68	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	£0.3824	
24 Class E (office) development	-	0.18	£1.36	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	£0.9927	
25 Industrial (B2/B8)	-	3.33	£25.43	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	£21.2162	
26 Industrial (B2/B8)	-	0.17	£1.05	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	
27 Hotel (city centre) 50 rooms	-	0.08	£0.63	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	£1.7589	
28 Hotel (city centre) 75 rooms	-	0.12	£0.89	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	£2.6383	
29 Hotel (city centre) 100 rooms	-	0.16	£1.19	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	£3.5177	
30 Community use/leisure	-	0.11	£0.84	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	£0.8591	

BLV - SECONDARY RETAIL	Description	No of units	Site area	BLV (£ m)	£4,156 psm		£4,770 psm		£5,384 psm		£5,998 psm		£6,612 psm		£7,226 psm		£7,840 psm		£8,454 psm		£9,068 psm			
					Baseline	EVC	Baseline	EVC																
					1 House	1	0.02	£0.10	£0.0307	£0.0303	£0.0554	£0.0550	£0.0801	£0.0797	£0.1036	£0.1032	£0.1258	£0.1254	£0.1480	£0.1476	£0.1706	£0.1702	£0.1928	£0.1924
2 Houses	2	0.05	£0.21	£0.0614	£0.0609	£0.1108	£0.1099	£0.1602	£0.1593	£0.2073	£0.2064	£0.2516	£0.2507	£0.2959	£0.2951	£0.3395	£0.3386	£0.3839	£0.3830	£0.4282	£0.4274	£0.4727	£0.4719	
5 Houses	5	0.12	£0.63	£0.1535	£0.1513	£0.2770	£0.2748	£0.3983	£0.3961	£0.5198	£0.5176	£0.6398	£0.6376	£0.7598	£0.7576	£0.8798	£0.8776	£0.9998	£0.9976	£1.1198	£1.1176	£1.2398	£1.2376	
4 Houses	10	0.25	£1.04	£0.3069	£0.3025	£0.5540	£0.5496	£0.8011	£0.7967	£1.0320	£1.0276	£1.2581	£1.2537	£1.4797	£1.4753	£1.6976	£1.6932	£1.9155	£1.9111	£2.1334	£2.1290	£2.3513	£2.3469	
50 flats - low density	30	0.33	£2.53	£0.5400	£0.5356	£0.9666	£0.9601	£0.6739	£0.6674	£1.2517	£1.2453	£1.7953	£1.7888	£2.3324	£2.3260	£2.8696	£2.8632	£3.4072	£3.4008	£3.9398	£3.9334	£4.4720	£4.4656	
60 flats - medium density	30	0.30	£2.27	£0.6884	£0.7017	£0.1000	£0.1033	£0.4910	£0.4877	£1.0518	£1.0486	£1.5794	£1.5762	£2.1070	£2.1038	£2.6356	£2.6324	£3.1642	£3.1610	£3.6928	£3.6896	£4.2214	£4.2182	
70 flats - high density	30	0.21	£1.62	£0.7284	£0.7284	£0.1481	£0.1481	£0.4257	£0.4257	£0.9696	£0.9696	£1.4812	£1.4812	£2.0128	£2.0128	£2.5444	£2.5444	£3.0760	£3.0760	£3.6076				

BLV - SECONDARY OFFICES	Description	No of units	Site area	BLV (£ m)	E4,156 psm		E4,770 psm		E5,384 psm		E5,998 psm		E6,612 psm		E7,226 psm		E7,840 psm		E8,454 psm		E9,068 psm			
					Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X
1	1 House	1	0.02	E0.10	E0.0307	E0.0067	E0.0584	E0.0314	E0.0801	E0.0561	E0.1036	E0.0796	E0.1258	E0.1018	E0.1480	E0.1240	E0.1478	E0.1204	E0.1699	E0.1426	E0.1921	E0.1647		
2	2 Houses	2	0.05	E0.21	E0.0614	E0.0134	E0.1108	E0.0628	E0.1602	E0.1122	E0.2073	E0.1592	E0.2516	E0.2036	E0.2999	E0.2479	E0.2955	E0.2408	E0.3399	E0.2851	E0.3842	E0.3294		
5	5 Houses	5	0.12	E0.52	E0.1535	E0.0334	E0.2270	E0.1569	E0.4005	E0.2805	E0.5182	E0.3881	E0.6290	E0.5090	E0.7389	E0.6196	E0.7388	E0.6019	E0.8496	E0.7128	E0.9605	E0.8230		
10	10 houses	10	0.25	E1.04	E0.3069	E0.0668	E0.5540	E0.3138	E0.8011	E0.5609	E1.0364	E0.7962	E1.2581	E1.0179	E1.4797	E1.2396	E1.4776	E1.2039	E1.6993	E1.4255	E1.9209	E1.6472		
5	30 flats - low density	30	0.33	E0.53	-0.5400	-1.3386	-0.0666	-0.7220	-0.6739	-0.1054	E1.2517	E0.4740	E1.7953	E1.0176	E2.3389	E1.5612	E1.8878	E0.9609	E2.4314	E1.5045	E2.9750	E2.0480		
6	30 flats - medium density	30	0.30	E0.48	-0.6984	-1.4880	-0.1000	-0.8896	-0.4910	-0.2911	E1.0518	E0.2741	E1.5794	E0.8017	E2.1070	E1.3293	E1.6399	E0.7130	E2.1675	E1.2406	E2.6951	E1.7682		
7	30 flats - high density	30	0.21	E0.34	-0.7284	-1.6038	-0.1481	-1.0235	-0.4257	-0.4432	E0.9696	E0.1074	E1.4812	E0.6190	E1.9608	E1.1306	E1.5097	E0.4983	E2.0213	E1.0099	E2.5329	E1.5218		
8	100 houses	100	2.48	E1.05	E2.8992	E0.6138	E3.2042	E2.9605	E7.3032	E5.2921	E9.8887	E7.4731	E11.7401	E9.5372	E13.7915	E11.5963	E13.7971	E11.2857	E15.9485	E13.3464	E17.8999	E15.3978		
9	100 flats - medium density	100	0.99	E1.83	E2.3927	E4.9756	-0.4496	-3.0324	E1.4419	E1.0891	E3.2296	E0.7284	E4.8609	E2.4125	E6.5523	E4.3870	E5.0927	E2.0979	E6.7271	E3.7630	E9.3915	E5.4487		
10	200 houses	200	4.96	E3.88	E5.5190	E1.2584	E9.8569	E5.6770	E14.1886	E10.0289	E18.2584	E14.1406	E22.1146	E18.0055	E26.3623	E21.8618	E25.9977	E21.3141	E29.8461	E25.1704	E33.6880	E29.0268		
11	1200 flats - medium density	200	1.99	E3.20	-45.2017	-10.1880	-1.5469	-6.5151	E2.0069	-E2.9454	E5.3132	E0.5721	E8.3935	E3.6975	E11.4441	E8.7899	E8.5655	E2.9399	E11.8328	E8.0568	E14.6834	E9.1418		
12	450 houses	450	11.17	E17.08	E10.5754	E2.2230	E18.9476	E10.8944	E27.2201	E19.2891	E35.0711	E27.2006	E42.4562	E34.6166	E49.8325	E42.0133	E49.9311	E41.0002	E57.3056	E48.3938	E64.6699	E55.7789		
13	450 flats - medium density	450	4.47	E18.81	-E11.1377	-E21.6206	-E3.5046	-E13.8921	E3.7519	-E6.2053	E10.3889	E0.8203	E16.4927	E7.1388	E22.4746	E13.3378	E16.8628	E5.6081	E22.9282	E11.8591	E28.8854	E18.0270		
14	Student housing - studios 150 units	-	0.32	E0.52	E2.0268	E0.2597	E2.0268	E0.2597	E2.0268	E0.2597	E2.0268	E0.2597	E2.0268	E0.2597	E2.0268	E0.2597	E0.8171	-E1.1487	E0.8171	-E1.1487	E0.8171	-E1.1487		
15	Student housing - ensuite 150 units	-	0.21	E0.88	E1.3057	E0.1277	E1.3057	E0.1277	E1.3057	E0.1277	E1.3057	E0.1277	E1.3057	E0.1277	E1.3057	E0.1277	E0.4993	-E0.8119	E0.4993	-E0.8119	E0.4993	-E0.8119		
16	Student housing - studios 250 units	-	0.54	E0.87	E3.3779	E0.4328	E3.3779	E0.4328	E3.3779	E0.4328	E3.3779	E0.4328	E3.3779	E0.4328	E3.3779	E0.4328	E1.3619	-E1.9144	E1.3619	-E1.9144	E1.3619	-E1.9144		
17	Student housing - ensuite 250 units	-	0.36	E0.58	E2.6198	E0.6805	E2.6198	E0.6805	E2.6198	E0.6805	E2.6198	E0.6805	E2.6198	E0.6805	E2.6198	E0.6805	E1.2923	-E0.8590	E1.2923	-E0.8590	E1.2923	-E0.8590		
18	Student housing - ensuite 300 units	-	0.43	E0.69	E3.1438	E0.8166	E3.1438	E0.8166	E3.1438	E0.8166	E3.1438	E0.8166	E3.1438	E0.8166	E3.1438	E0.8166	E1.5508	-E1.0308	E1.5508	-E1.0308	E1.5508	-E1.0308		
19	C2 care scheme - flats	60	0.30	E0.49	-E2.5628	-E3.8469	-E1.7621	-E3.0462	-E0.9613	-E2.2455	-E0.2081	-E1.4850	-E0.4887	-E0.7713	E1.1710	-E0.0664	E0.2787	-E1.2328	E0.9658	-E0.5223	E1.6480	-E0.7772		
20	Class E (light industrial) development	-	0.42	E1.75	E0.0576	E0.0576	E0.0576	E0.0576	E0.0576	E0.0576	E0.0576	E0.0576	E0.0576	E0.0576	E0.0576	E0.0576	E0.0576	E0.0576	E0.0576	E0.0576	E0.0576	E0.0576		
21	Class E (retail - convenience) development	-	0.50	E1.15	E4.0283	E3.3844	E4.0283	E3.3844	E4.0283	E3.3844	E4.0283	E3.3844	E4.0283	E3.3844	E4.0283	E3.3844	E12.4784	E11.8345	E12.4784	E11.8345	E12.4784	E11.8345		
22	Class E (retail - supermarket) development	-	0.30	E2.29	E0.7002	E0.1928	E0.7002	E0.1928	E0.7002	E0.1928	E0.7002	E0.1928	E0.7002	E0.1928	E0.7002	E0.1928	E0.7002	E0.1928	E0.7002	E0.1928	E0.7002	E0.1928		
23	Class E (office) development	-	0.09	E0.38	E0.3824	-E0.5622	E0.3824	-E0.5622	E0.3824	-E0.5622	E0.3824	-E0.5622	E0.3824	-E0.5622	E0.3824	-E0.5622	E0.3824	-E0.5622	E0.3824	-E0.5622	E0.3824	-E0.5622		
24	Class E (office) development	-	0.18	E0.07	E0.9927	-E0.9255	E0.9927	-E0.9255	E0.9927	-E0.9255	E0.9927	-E0.9255	E0.9927	-E0.9255	E0.9927	-E0.9255	E0.9927	-E0.9255	E0.9927	-E0.9255	E0.9927	-E0.9255		
25	Industrial (B2/B8)	-	3.33	E14.03	E21.2162	E18.1077	E21.2162	E18.1077	E21.2162	E18.1077	E21.2162	E18.1077	E21.2162	E18.1077	E21.2162	E18.1077	E21.2162	E18.1077	E21.2162	E18.1077	E21.2162	E18.1077		
26	Industrial (B2/B8)	-	0.17	E0.70	E1.0608	E0.9054	E1.0608	E0.9054	E1.0608	E0.9054	E1.0608	E0.9054	E1.0608	E0.9054	E1.0608	E0.9054	E1.0608	E0.9054	E1.0608	E0.9054	E1.0608	E0.9054		
27	Hotel (city centre) 50 rooms	-	0.08	E0.33	-E1.7589	-E2.4480	-E1.7589	-E2.4480	-E1.7589	-E2.4480	-E1.7589	-E2.4480	-E1.7589	-E2.4480	-E1.7589	-E2.4480	-E1.7589	-E2.4480	-E1.7589	-E2.4480	-E1.7589	-E2.4480		
28	Hotel (city centre) 75 rooms	-	0.12	E0.49	-E2.6383	-E3.6719	-E2.6383	-E3.6719	-E2.6383	-E3.6719	-E2.6383	-E3.6719	-E2.6383	-E3.6719	-E2.6383	-E3.6719	-E2.6383	-E3.6719	-E2.6383	-E3.6719	-E2.6383	-E3.6719		
29	Hotel (city centre) 100 rooms	-	0.16	E0.68	-E3.5177	-E4.8959	-E3.5177	-E4.8959	-E3.5177	-E4.8959	-E3.5177	-E4.8959	-E3.5177	-E4.8959	-E3.5177	-E4.8959	-E3.5177	-E4.8959	-E3.5177	-E4.8959	-E3.5177	-E4.8959		
30	Community use/leisure	-	0.11	E0.46	-E0.8591	-E1.3288	-E0.8591	-E1.3288	-E0.8591	-E1.3288	-E0.8591	-E1.3288	-E0.8591	-E1.3288	-E0.8591	-E1.3288	-E0.8591	-E1.3288	-E0.8591	-E1.3288	-E0.8591	-E1.3288		

BLV - SECONDARY RETAIL	Description	No of units	Site area	BLV (£ m)	E4,156 psm		E4,770 psm		E5,384 psm		E5,998 psm		E6,612 psm		E7,226 psm		E7,840 psm		E8,454 psm		E9,068 psm			
					Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X	Baseline	NZC A/X
1	1 House	1	0.02	E0.10	E0.0307	E0.0067	E0.0584	E0.0314	E0.0801	E0.0561	E0.1036	E0.0796	E0.1258	E0.1018	E0.1480	E0.1240	E0.1478	E0.1204	E0.1699	E0.1426	E0.1921	E0.1647		
2	2 Houses	2	0.05	E0.21	E0.0614	E0.0134	E0.1108	E0.0628	E0.1602	E0.1122	E0.2073	E0.1592	E0.2516	E0.2036	E0.2999	E0.2479	E0.2955	E0.2408	E0.3399	E0.2851	E0.3842	E0.3294		
5	5 Houses	5	0.12	E0.52	E0.1535	E0.0334	E0.2270	E0.1569	E0.4005	E0.2805	E0.5182	E0.3881	E0.6290	E0.5090	E0.7389	E0.6196	E0.7388	E0.6019	E0.8496	E0.7128	E0.9605	E0.8230		
10	10 houses	10	0.25	E1.04	E0.3069	E0.0668	E0.5540	E0.3138	E0.8011	E0.5609	E1.0364	E0.7962	E1.2581	E1.0179	E1.4797	E1.2396	E1.4776	E1.2039	E1.6993	E1.4255	E1.9209	E1.6472		
5	30 flats - low density	30	0.33	E0.53	-0.5400	-1.3386	-0.0666	-0.7220	-0.6739	-0.1054	E1.2517	E0.4740	E1.7953	E1.0176	E2.3389	E1.5612	E1.8878	E0.9609	E2.4314	E1.5045	E2.9750	E2.0480		
6	30 flats - medium density	30	0.30	E0.48	-0.6984	-1.4880	-0.1000	-0.8896	-0.4910	-0.2911	E1.0518	E0.2741	E1.5794	E0.8017	E2.1070	E1.3293	E1.6399	E0.7130	E2.1675	E1.2406	E2.6951	E1.7682		
7	30 flats - high density	30	0.21	E0.34	-0.7284	-1.6038	-0.1481	-1.0235	-0.4257	-0.4432	E0.9696	E0.1074	E1.4812	E0.6190	E1.9608	E1.1306	E1.5097	E0.4983	E2.0213	E1.0099	E2.5329	E1.5218		
8	100 houses	100	2.48	E1.05	E2.8992	E0.6138	E3.2042	E2.9605	E7.3032	E5.2921	E9.8887	E7.4731	E11.7401	E9.5372	E13.7915	E11.5963	E13.7971	E11.2857	E15.9485	E13.3464	E17.8999	E15.3978		
9	100 flats - medium density	100	0.99	E1.83	E2.3927	E4.9756	-0.4496	-3.0324	E1.4419	E1.0891	E3.2296	E0.7284	E4.8609	E2.4125	E6.5523	E4.3870	E5.0927	E2.0979	E6.7271	E3.7630	E9.3915	E5.4487		
10	200 houses	200	4.96	E3.88	E5.5190	E1.2584	E9.8569	E5.6770	E14.1886	E10.0289	E18.2584	E14.1406	E22.1146	E18.0055	E26.3623	E21.8618	E25.9977	E21.3141	E29.8461	E25.1704	E33.6880	E29.0268		
11	1200 flats - medium density	200	1.99	E3.20	-45.2017	-10.1880	-1.5469	-6.5151	E2.0069	-E2.9454	E5.3132	E0.5721	E8.3935	E3.6975	E11.4									

Net zero carbon A / X Sales value (£ pm):

BLV - SECONDARY OFFICES			E4,156 psm		E4,770 psm		E5,384 psm		E5,998 psm		E6,612 psm		E7,226 psm		E7,840 psm		E8,454 psm		E9,068 psm		
Description	No of units	Site area	BLV (£ m)	Baseline	NZC A/X	Baseline	NZC A/X														
1 House	1	0.02	£0.19	£0.0307	£0.0227	£0.0554	£0.0474	£0.0801	£0.0721	£0.1036	£0.0956	£0.1258	£0.1178	£0.1480	£0.1400	£0.1478	£0.1398	£0.1699	£0.1608	£0.1921	£0.1830
2 Houses	2	0.05	£0.38	£0.0614	£0.0454	£0.1108	£0.0948	£0.1622	£0.1442	£0.2073	£0.1913	£0.2516	£0.2356	£0.2959	£0.2799	£0.2955	£0.2773	£0.3399	£0.3216	£0.3842	£0.3659
5 Houses	5	0.12	£0.95	£0.1535	£0.1134	£0.2370	£0.2070	£0.3605	£0.3182	£0.4782	£0.4360	£0.6290	£0.5890	£0.7389	£0.6999	£0.8040	£0.7650	£0.9040	£0.8650	£1.0040	£0.9650
4 Houses	10	0.25	£1.89	£0.3069	£0.2269	£0.5540	£0.4739	£0.8011	£0.7210	£1.0364	£0.9563	£1.2581	£1.1780	£1.4797	£1.3997	£1.4776	£1.3864	£1.6993	£1.6080	£1.9209	£1.8297
50 flats - low density	30	0.33	£2.53	£0.5400	£0.4122	£0.8666	£0.7656	£1.2739	£1.1517	£1.6232	£1.5010	£1.9703	£1.8481	£2.3174	£2.1952	£2.2731	£2.1509	£2.6202	£2.4980	£2.9673	£2.8451
60 flats - medium density	30	0.30	£2.27	£0.6884	£0.5616	£1.0000	£0.8632	£1.4910	£1.3538	£1.8231	£1.6859	£2.1552	£2.0180	£2.4873	£2.3501	£2.4280	£2.3058	£2.7751	£2.6529	£3.1222	£2.9990
70 flats - high density	30	0.21	£1.62	£0.7284	£1.0202	£0.1481	£0.4399	£0.4257	£0.1383	£0.9696	£0.8822	£1.4812	£1.1938	£1.9608	£1.7054	£1.5097	£1.1726	£2.0213	£1.6842	£2.5329	£2.1958
8 100 houses	100	2.48	£18.94	£2.8892	£2.1368	£5.2042	£4.4608	£7.5032	£6.7630	£9.8887	£9.0535	£11.7401	£11.0044	£13.7915	£13.0558	£13.7971	£12.9630	£15.8485	£15.0144	£17.8999	£17.0658
9 100 flats - medium density	100	0.99	£7.58	£2.9927	£3.2537	£3.4496	£1.3194	£1.4410	£1.8908	£1.9382	£1.8908	£1.9382	£1.8908	£1.9382	£1.8908	£1.9382	£1.8908	£1.9382	£1.8908	£1.9382	£1.8908
100 houses	200	4.96	£37.88	£5.5190	£4.1106	£9.8569	£8.4729	£14.1686	£12.7911	£18.2584	£16.8811	£22.1146	£20.7440	£25.9623	£24.5917	£24.4365	£29.6491	£28.2787	£33.4963	£32.1259	
11 200 flats - medium density	200	1.99	£15.15	£5.2017	£6.8638	£1.5469	£3.1908	£2.0059	£0.4185	£5.3132	£3.7487	£8.3935	£6.8338	£11.4441	£9.9032	£8.5655	£6.7009	£11.8328	£9.7859	£14.6834	£12.6468
12 450 houses	450	11.17	£85.22	£10.5754	£7.8465	£18.9476	£16.2832	£27.2201	£24.5901	£35.0711	£32.4551	£42.4662	£39.8469	£49.8325	£47.2319	£49.9311	£46.9570	£57.3056	£54.3420	£64.6699	£61.7121
13 450 flats - medium density	450	4.47	£34.09	£11.1377	£14.6320	£3.5046	£6.9197	£3.7519	£0.5186	£10.3889	£7.2401	£16.4927	£13.4125	£22.4746	£19.4850	£16.8628	£13.1500	£22.9282	£19.2897	£28.8854	£25.3309
14 Student housing - studios 150 units	-	0.32	£2.44	£2.0268	£1.4377	£2.0268	£1.4377	£2.0268	£1.4377	£2.0268	£1.4377	£2.0268	£1.4377	£2.0268	£1.4377	£2.0268	£1.4377	£2.0268	£1.4377	£2.0268	£1.4377
15 Student housing - ensuite 150 units	-	0.21	£1.60	£1.3057	£0.9130	£1.3057	£0.9130	£1.3057	£0.9130	£1.3057	£0.9130	£1.3057	£0.9130	£1.3057	£0.9130	£1.3057	£0.9130	£1.3057	£0.9130	£1.3057	£0.9130
16 Student housing - ensuite 250 units	-	0.54	£4.12	£3.3779	£2.3962	£3.3779	£2.3962	£3.3779	£2.3962	£3.3779	£2.3962	£3.3779	£2.3962	£3.3779	£2.3962	£3.3779	£2.3962	£3.3779	£2.3962	£3.3779	£2.3962
17 Student housing - ensuite 250 units	-	0.36	£1.51	£2.6198	£1.9734	£2.6198	£1.9734	£2.6198	£1.9734	£2.6198	£1.9734	£2.6198	£1.9734	£2.6198	£1.9734	£2.6198	£1.9734	£2.6198	£1.9734	£2.6198	£1.9734
18 Student housing - ensuite 300 units	-	0.43	£1.81	£3.1438	£2.3681	£3.1438	£2.3681	£3.1438	£2.3681	£3.1438	£2.3681	£3.1438	£2.3681	£3.1438	£2.3681	£3.1438	£2.3681	£3.1438	£2.3681	£3.1438	£2.3681
19 C2 care scheme - flats	60	0.30	£2.32	£2.5629	£2.9908	£1.7621	£2.1901	£0.9613	£1.3894	£0.6289	£0.4887	£0.0735	£1.1710	£0.7620	£0.2787	£0.2195	£0.9658	£0.4754	£1.6480	£1.6480	£1.6480
20 Class E (light industrial) development	-	0.42	£3.18	£1.0576	£0.9070	£1.0576	£0.9070	£1.0576	£0.9070	£1.0576	£0.9070	£1.0576	£0.9070	£1.0576	£0.9070	£1.0576	£0.9070	£1.0576	£0.9070	£1.0576	£0.9070
21 Class E (retail - convenience) development	-	0.50	£3.82	£4.0283	£3.8136	£4.0283	£3.8136	£4.0283	£3.8136	£4.0283	£3.8136	£4.0283	£3.8136	£4.0283	£3.8136	£4.0283	£3.8136	£4.0283	£3.8136	£4.0283	£3.8136
22 Class E (retail - supermarket) development	-	0.30	£2.29	£0.7002	£0.5311	£0.7002	£0.5311	£0.7002	£0.5311	£0.7002	£0.5311	£0.7002	£0.5311	£0.7002	£0.5311	£0.7002	£0.5311	£0.7002	£0.5311	£0.7002	£0.5311
23 Class E (office) development	-	0.09	£0.68	£0.3824	£0.0704	£0.3824	£0.0704	£0.3824	£0.0704	£0.3824	£0.0704	£0.3824	£0.0704	£0.3824	£0.0704	£0.3824	£0.0704	£0.3824	£0.0704	£0.3824	£0.0704
24 Class E (office) development	-	0.18	£1.36	£0.9927	£0.3579	£0.9927	£0.3579	£0.9927	£0.3579	£0.9927	£0.3579	£0.9927	£0.3579	£0.9927	£0.3579	£0.9927	£0.3579	£0.9927	£0.3579	£0.9927	£0.3579
25 Industrial (B2/B8)	-	3.33	£25.43	£21.2162	£20.1800	£21.2162	£20.1800	£21.2162	£20.1800	£21.2162	£20.1800	£21.2162	£20.1800	£21.2162	£20.1800	£21.2162	£20.1800	£21.2162	£20.1800	£21.2162	£20.1800
26 Industrial (B2/B8)	-	0.17	£0.05	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608	£1.0608
27 Hotel (city centre) 50 rooms	-	0.08	£0.60	£1.7589	£1.9886	£1.7589	£1.9886	£1.7589	£1.9886	£1.7589	£1.9886	£1.7589	£1.9886	£1.7589	£1.9886	£1.7589	£1.9886	£1.7589	£1.9886	£1.7589	£1.9886
28 Hotel (city centre) 75 rooms	-	0.12	£0.89	£2.6383	£2.8628	£2.6383	£2.8628	£2.6383	£2.8628	£2.6383	£2.8628	£2.6383	£2.8628	£2.6383	£2.8628	£2.6383	£2.8628	£2.6383	£2.8628	£2.6383	£2.8628
29 Hotel (city centre) 100 rooms	-	0.16	£1.19	£3.5177	£3.9771	£3.5177	£3.9771	£3.5177	£3.9771	£3.5177	£3.9771	£3.5177	£3.9771	£3.5177	£3.9771	£3.5177	£3.9771	£3.5177	£3.9771	£3.5177	£3.9771
30 Community use/leisure	-	0.11	£0.84	£0.8591	£1.0156	£0.8591	£1.0156	£0.8591	£1.0156	£0.8591	£1.0156	£0.8591	£1.0156	£0.8591	£1.0156	£0.8591	£1.0156	£0.8591	£1.0156	£0.8591	£1.0156

BLV - SECONDARY RETAIL			E4,156 psm		E4,770 psm		E5,384 psm		E5,998 psm		E6,612 psm		E7,226 psm		E7,840 psm		E8,454 psm		E9,068 psm		
Description	No of units	Site area	BLV (£ m)	Baseline	NZC A/X	Baseline	NZC A/X														
1 House	1	0.02	£0.19	£0.0307	£0.0227	£0.0554	£0.0474	£0.0801	£0.0721	£0.1036	£0.0956	£0.1258	£0.1178	£0.1480	£0.1400	£0.1478	£0.1398	£0.1699	£0.1608	£0.1921	£0.1830
2 Houses	2	0.05	£0.38	£0.0614	£0.0454	£0.1108	£0.0948	£0.1622	£0.1442	£0.2073	£0.1913	£0.2516	£0.2356	£0.2959	£0.2799	£0.2955	£0.2773	£0.3399	£0.3216	£0.3842	£0.3659
5 Houses	5	0.12	£0.95	£0.1535	£0.1134	£0.2370	£0.2070	£0.3605	£0.3182	£0.4782	£0.4360	£0.6290	£0.5890	£0.7389	£0.6999	£0.8040	£0.7650	£0.9040	£0.8650	£1.0040	£0.9650
4 Houses	10	0.25	£1.89	£0.3069	£0.2269	£0.5540	£0.4739	£0.8011	£0.7210	£1.0364	£0.9563	£1.2581	£1.1780	£1.4797	£1.3997	£1.4776	£1.3864	£1.6993	£1.6080	£1.9209	£1.8297
50 flats - low density	30	0.33	£2.53	£0.5400	£0.4122	£0.8666	£0.7656	£1.2739	£1.1517	£1.6232	£1.5010	£1.9703	£1.8481	£2.3174	£2.1952	£2.2731	£2.1509	£2.6202	£2.4980	£2.9673	£2.8451
60 flats - medium density	30	0.30	£2.27	£0.6884	£0.5616	£1.0000	£0.8632	£1.4910	£1.3538	£1.8231	£1.6859	£2.1552	£2.0180	£2.4873	£2.3501	£2.4280	£2.3058	£2.7751	£2.6529	£3.1222	£2.9990
70 flats - high density	30	0.21	£1.62	£0.7284	£1.0202	£0.1481	£0.4399	£0.4257	£0.1383	£0.9696	£0.8822	£1.4812	£1.1938	£1.9608	£1.7054	£1.5097	£1.1726	£2.0213	£1.6842	£2.5329	£2.1958
8 100 houses	100	2.48	£18.94	£2.8892	£2.1368	£5.2042	£4.4608	£7.5032	£6.7630	£9.8887	£9.0535	£11.7401	£11.0044	£13.7915	£13.0558	£13.7971	£12.9630	£15.8485	£15.0144	£17.8999	£17.0658
9 100 flats - medium density	100	0.99	£7.58	£2.9927	£3.2537	£3.4496	£1.3194	£1.4410	£1.8908	£1.9382	£1.8908	£1.9382	£1.8908	£1.9382	£1.8908	£1.9382	£1.8908	£1.9382	£1.8908	£1.9382	£1.8908
100 houses	200	4.96	£37.88	£5.5190	£4.1106	£9.8569	£8.4729	£14.1686	£12.7911	£18.2584	£16.8811	£22.1146	£20.7440	£25.9623	£24.5917	£24.4365	£29.6491	£28.2787	£33.4963	£32.1259	
11 200 flats - medium density	200	1.99	£15.15	£5.2017	£6.8638	£1.5469	£3.1908	£2.0059	£0.4185												

OXFORD CITY COUNCIL - LOCAL PLAN

Sales value (£ ps/m): £4,156 AH tenure (rent / SO): 80% 20% AH % 40%

CTL + R to run macro

BLV: SECONDARY OFFICES									
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 1 House	1	0.02	£0.19	£0.631	£0.030	£0.029	£0.028	£0.023	£0.007
2 2 Houses	2	0.05	£0.38	£0.661	£0.061	£0.057	£0.052	£0.045	£0.013
3 3 Houses	5	0.12	£0.95	£0.153	£0.144	£0.128	£0.113	£0.103	£0.033
4 10 houses	10	0.25	£1.89	£0.307	£0.303	£0.287	£0.258	£0.227	£0.067
5 30 flats - low density	30	0.33	£2.53	-£0.549	-£0.556	-£0.616	-£0.635	-£0.812	-£1.350
6 30 flats - medium density	30	0.30	£2.27	-£0.698	-£0.702	-£0.765	-£0.785	-£0.962	-£1.488
7 30 flats - high density	30	0.21	£1.62	-£0.728	-£0.728	-£0.803	-£0.815	-£1.020	-£1.604
8 100 houses	100	2.48	£18.94	£2.889	£2.848	£2.698	£2.434	£2.137	£0.814
9 100 flats - medium density	100	0.99	£7.58	-£2.393	-£2.414	-£2.612	-£2.676	-£3.254	-£4.076
10 200 houses	200	4.96	£37.88	£5.519	£5.442	£5.164	£4.666	£4.111	£1.258
11 200 flats - medium density	200	1.99	£15.15	-£5.202	-£5.243	-£5.625	-£5.748	-£6.864	-£10.188
12 450 houses	450	11.17	£85.22	£10.575	£10.426	£9.885	£8.925	£7.848	£2.223
13 450 flats - medium density	450	4.47	£34.09	-£11.138	-£11.225	-£12.027	-£12.288	-£14.632	-£21.621
14 Student housing - studios 150 units	-	0.32	£2.44	£2.027	£2.027	£1.866	£2.027	£1.438	£0.280
15 Student housing - ensuite 150 units	-	0.21	£1.80	£1.306	£1.306	£1.199	£1.306	£0.913	£0.128
16 Student housing - studios 250 units	-	0.54	£4.12	£3.378	£3.378	£3.111	£3.378	£2.396	£0.435
17 Student housing - ensuite 250 units	-	0.36	£2.74	£2.620	£2.620	£2.444	£2.620	£1.973	£0.681
18 Student housing - ensuite 300 units	-	0.43	£3.27	£3.144	£3.144	£2.933	£3.144	£2.368	£0.817
19 C2 care scheme - flats	60	0.30	£2.32	-£2.563	-£2.578	-£2.672	-£2.703	-£2.991	-£3.847
20 Class E (light industrial) development	-	0.42	£3.18	£1.058	£1.058	£1.017	£1.058	£0.907	£0.600
21 Class E (retail - convenience) development	-	0.50	£3.82	£4.028	£4.028	£3.986	£4.028	£3.814	£3.394
22 Class E (retail - supermarket) development	-	0.30	£2.29	£0.700	£0.700	£0.654	£0.700	£0.531	£0.150
23 Class E (office) development	-	0.09	£0.68	£0.382	£0.382	£0.301	£0.382	£0.070	-£0.562
24 Class E (office) development	-	0.18	£1.36	£0.993	£0.993	£0.816	£0.993	£0.358	-£0.920
25 Industrial (B2/B8)	-	3.33	£25.43	£21.216	£21.216	£20.605	£21.216	£20.180	£18.100
26 Industrial (B2/B8)	-	0.17	£1.27	£1.061	£1.061	£1.030	£1.061	£1.009	£0.900
27 Hotel (city centre) 50 rooms	-	0.08	£0.60	-£1.759	-£1.759	-£1.819	-£1.759	-£1.989	-£2.448
28 Hotel (city centre) 75 rooms	-	0.12	£0.89	-£2.638	-£2.638	-£2.729	-£2.638	-£2.983	-£3.672
29 Hotel (city centre) 100 rooms	-	0.16	£1.19	-£3.518	-£3.518	-£3.636	-£3.518	-£3.977	-£4.696
30 Community use/leisure	-	0.11	£0.84	-£0.859	-£0.859	-£0.900	-£0.859	-£1.016	-£1.320

% change in residual land values resulting from policy change					
EVC	BNG	Access	Carbon A+X	Carbon B+Y	
1.43%	6.64%	15.82%	26.08%	78.24%	
1.43%	6.64%	15.82%	26.08%	78.24%	
1.43%	6.64%	15.82%	26.08%	78.24%	
1.43%	6.64%	15.82%	26.08%	78.24%	
1.20%	12.20%	15.75%	47.94%	143.82%	
0.47%	9.59%	12.38%	37.68%	113.05%	
0.00%	10.28%	11.87%	40.06%	120.17%	
1.43%	6.61%	15.75%	26.04%	78.76%	
0.90%	9.16%	11.82%	35.98%	107.95%	
1.39%	6.44%	15.45%	25.52%	77.20%	
0.80%	8.13%	10.50%	31.95%	95.86%	
1.41%	6.53%	15.61%	25.80%	78.98%	
0.78%	7.99%	10.31%	31.37%	94.12%	
0.00%	7.91%	0.00%	29.06%	87.19%	
0.00%	8.18%	0.00%	30.07%	90.22%	
0.00%	7.91%	0.00%	29.06%	87.19%	
0.00%	6.72%	0.00%	24.67%	74.02%	
0.00%	6.71%	0.00%	24.67%	74.02%	
0.51%	4.25%	5.49%	16.70%	50.11%	
0.00%	3.80%	0.00%	14.25%	42.74%	
0.00%	1.50%	0.00%	5.33%	15.98%	
0.00%	6.05%	0.00%	24.15%	72.46%	
0.00%	21.25%	0.00%	81.60%	247.01%	
0.00%	17.78%	0.00%	63.94%	193.23%	
0.00%	2.88%	0.00%	4.88%	14.65%	
0.00%	2.88%	0.00%	4.88%	14.65%	
0.00%	3.43%	0.00%	13.06%	39.18%	
0.00%	3.43%	0.00%	13.06%	39.18%	
0.00%	4.73%	0.00%	18.23%	54.68%	

BLVs	BLV per ha
Secondary offices	£7,630,000
Secondary retail	£4,210,000
Secondary industrial	£1,610,000
Undeveloped land/greenfield	£370,000

BLV: SECONDARY RETAIL									
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 1 House	1	0.02	£0.10	£0.03	£0.03	£0.03	£0.03	£0.02	£0.001
2 2 Houses	2	0.05	£0.21	£0.08	£0.08	£0.08	£0.08	£0.06	£0.015
3 3 Houses	5	0.12	£0.52	£0.15	£0.15	£0.14	£0.13	£0.11	£0.033
4 10 houses	10	0.25	£1.04	£0.31	£0.30	£0.29	£0.26	£0.23	£0.07
5 30 flats - low density	30	0.33	£1.39	-£0.55	-£0.56	-£0.62	-£0.64	-£0.81	-£1.34
6 30 flats - medium density	30	0.30	£1.25	-£0.70	-£0.70	-£0.77	-£0.78	-£0.96	-£1.49
7 30 flats - high density	30	0.21	£0.90	-£0.73	-£0.73	-£0.80	-£0.81	-£1.02	-£1.60
8 100 houses	100	2.48	£10.45	£2.89	£2.85	£2.70	£2.43	£2.14	£0.81
9 100 flats - medium density	100	0.99	£4.18	-£2.38	-£2.41	-£2.61	-£2.68	-£3.26	-£4.08
10 200 houses	200	4.96	£20.90	£5.52	£5.44	£5.16	£4.67	£4.11	£1.26
11 200 flats - medium density	200	1.99	£8.36	-£5.20	-£5.24	-£5.62	-£5.75	-£6.86	-£10.19
12 450 houses	450	11.17	£47.02	£10.58	£10.43	£9.88	£8.92	£7.85	£2.22
13 450 flats - medium density	450	4.47	£18.81	-£11.14	-£11.22	-£12.03	-£12.29	-£14.63	-£21.62
14 Student housing - studios 150 units	-	0.32	£1.35	£2.03	£2.03	£1.87	£2.03	£1.44	£0.28
15 Student housing - ensuite 150 units	-	0.21	£0.86	£1.31	£1.31	£1.20	£1.31	£0.91	£0.13
16 Student housing - studios 250 units	-	0.54	£2.27	£3.38	£3.38	£3.11	£3.38	£2.40	£0.43
17 Student housing - ensuite 250 units	-	0.36	£1.51	£2.62	£2.62	£2.44	£2.62	£1.97	£0.68
18 Student housing - ensuite 300 units	-	0.43	£1.81	£3.14	£3.14	£2.93	£3.14	£2.37	£0.82
19 C2 care scheme - flats	60	0.30	£1.28	-£2.56	-£2.58	-£2.67	-£2.70	-£2.99	-£3.85
20 Class E (light industrial) development	-	0.42	£1.75	£1.06	£1.06	£1.02	£1.06	£0.91	£0.61
21 Class E (retail - convenience) development	-	0.50	£2.11	£4.03	£4.03	£3.97	£4.03	£3.81	£3.39
22 Class E (retail - supermarket) development	-	0.30	£1.26	£0.70	£0.70	£0.65	£0.70	£0.53	£0.15
23 Class E (office) development	-	0.09	£0.38	£0.38	£0.38	£0.30	£0.38	£0.07	-£0.54
24 Class E (office) development	-	0.18	£0.75	£0.99	£0.99	£0.82	£0.99	£0.36	-£0.93
25 Industrial (B2/B8)	-	3.33	£14.03	£21.22	£21.22	£20.61	£21.22	£20.18	£18.11
26 Industrial (B2/B8)	-	0.17	£0.70	£1.06	£1.06	£1.03	£1.06	£1.01	£0.91
27 Hotel (city centre) 50 rooms	-	0.08	£0.33	-£1.76	-£1.76	-£1.82	-£1.76	-£1.99	-£2.44
28 Hotel (city centre) 75 rooms	-	0.12	£0.49	-£2.64	-£2.64	-£2.73	-£2.64	-£2.98	-£3.67
29 Hotel (city centre) 100 rooms	-	0.16	£0.66	-£3.52	-£3.52	-£3.64	-£3.52	-£3.96	-£4.90
30 Community use/leisure	-	0.11	£0.46	-£0.86	-£0.86	-£0.90	-£0.86	-£1.02	-£1.33

% change in residual land values resulting from policy change					
EVC	BNG	Access	Carbon A+X	Carbon B+Y	
1.43%	6.64%	15.82%	26.08%	78.24%	
1.43%	6.64%	15.82%	26.08%	78.24%	
1.43%	6.64%	15.82%	26.08%	78.24%	
1.43%	6.64%	15.82%	26.08%	78.24%	
1.20%	12.20%	15.75%	47.94%	143.82%	
0.47%	9.59%	12.38%	37.68%	113.05%	
0.00%	10.28%	11.87%	40.06%	120.17%	
1.43%	6.61%	15.75%	26.04%	78.76%	
0.90%	9.16%	11.82%	35.98%	107.95%	
1.39%	6.44%	15.45%	25.52%	77.20%	
0.80%	8.13%	10.50%	31.95%	95.86%	
1.41%	6.53%	15.61%	25.80%	78.98%	
0.78%	7.99%	10.31%	31.37%	94.12%	
0.00%	7.91%	0.00%	29.06%	87.19%	
0.00%	8.18%	0.00%	30.07%	90.22%	
0.00%	7.91%	0.00%	29.06%	87.19%	
0.00%	6.72%	0.00%	24.67%	74.02%	
0.00%	6.71%	0.00%	24.67%	74.02%	
0.51%	4.25%	5.49%	16.70%	50.11%	
0.00%	3.80%	0.00%	14.25%	42.74%	
0.00%	1.50%	0.00%	5.33%	15.98%	
0.00%	6.05%	0.00%	24.15%	72.46%	
0.00%	21.25%	0.00%	81.60%	247.01%	
0.00%	17.78%	0.00%	63.94%	193.23%	
0.00%	2.88%	0.00%	4.88%	14.65%	
0.00%	2.88%	0.00%	4.88%	14.65%	
0.00%	3.43%	0.00%	13.06%	39.18%	
0.00%	3.43%	0.00%	13.06%	39.18%	
0.00%	4.73%	0.00%	18.23%	54.68%	

BLV: SECONDARY INDUSTRIAL									
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 1 House	1	0.02	£0.04	£0.03	£0.03	£0.03	£0.03	£0.02	£0.001
2 2 Houses	2	0.05	£0.08	£0.08	£0.08	£0.08	£0.08	£0.06	£0.015
3 3 Houses	5	0.12	£0.20	£0.15	£0.15	£0.14	£0.13	£0.11	£0.033
4 10 houses	10	0.25	£0.40	£0.31	£0.30	£0.29	£0.26	£0.23	£0.07
5 30 flats - low density	30	0.33	£0.53	-£0.55	-£0.56	-£0.62	-£0.64	-£0.81	-£1.34
6 30 flats - medium density	30	0.30	£0.48	-£0.70	-£0.70	-£0.77	-£0.78	-£0.96	-£1.49
7 30 flats - high density	30	0.21	£0.52	-£0.73	-£0.73	-£0.80	-£0.81	-£1.02	-£1.60
8 100 houses	100	2.48	£12.90	£2.89	£2.85	£2.70	£2.43	£2.14	£0.81
9 100 flats - medium density	100	0.99	£1.60	-£2.38	-£2.41	-£2.61	-£2.68	-£3.26	-£4.08
10 200 houses	200	4.96	£7.99	£5.52	£5.44	£5.16	£4.67	£4.11	£1.26
11 200 flats - medium density	200	1.99	£3.20	-£5.20	-£5.24	-£5.62	-£5.75	-£6.86	-£10.19
12 450 houses	450	11.17	£17.98	£10.58	£10.43	£9.88	£8.92	£7.85	£2.22
13 450 flats - medium density	450	4.47	£7.19	-£11.14	-£11.22	-£12.03	-£12.29	-£14.63	-£21.62
14 Student housing - studios 150 units	-	0.32	£0.52	£2.03	£2.03	£1.87	£2.03	£1.44	£0.28
15 Student housing - ensuite 150 units	-	0.21	£0.34	£1.31	£1.31	£1.20	£1.31	£0.91	£0.

OXFORD CITY COUNCIL - LOCAL PLAN

Sales value (£ ps/m): £4,770 AH tenure (rent / SO): 80% 20% AH % 40%

CTL + R to run macro

BLV: SECONDARY OFFICES		Description		No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	1 House	1	0.02	£0.19	£0.055	£0.055	£0.055	£0.055	£0.055	£0.047	£0.047	£0.031
2	2 Houses	2	0.05	£0.38	£0.111	£0.110	£0.107	£0.107	£0.095	£0.095	£0.065	£0.065
3	5 Houses	5	0.12	£0.95	£0.271	£0.271	£0.271	£0.254	£0.237	£0.237	£0.155	£0.155
4	10 houses	10	0.25	£1.89	£0.554	£0.550	£0.534	£0.505	£0.474	£0.474	£0.314	£0.314
5	30 flats - low density	30	0.33	£2.53	£0.067	£0.060	£0.001	-£0.019	-£0.166	-£0.222	-£0.722	-£0.722
6	30 flats - medium density	30	0.30	£2.27	-£0.100	-£0.103	-£0.167	-£0.186	-£0.363	-£0.890	-£0.890	-£0.890
7	30 flats - high density	30	0.21	£1.62	-£0.148	-£0.148	-£0.223	-£0.235	-£0.443	-£1.023	-£1.023	-£1.023
8	100 houses	100	2.48	£18.94	£5.204	£5.194	£5.018	£4.795	£4.481	£2.990	£2.990	£2.990
9	100 flats - medium density	100	0.99	£7.58	-£0.450	-£0.471	-£0.609	-£0.732	-£1.319	-£3.030	-£3.030	-£3.030
10	200 houses	200	4.96	£37.88	£9.857	£9.791	£9.505	£9.018	£8.473	£5.670	£5.670	£5.670
11	200 flats - medium density	200	1.99	£15.15	-£1.547	-£1.588	-£1.964	-£2.085	-£3.191	-£6.510	-£6.510	-£6.510
12	450 houses	450	11.17	£85.22	£18.948	£18.802	£18.270	£17.332	£16.283	£10.894	£10.894	£10.894
13	450 flats - medium density	450	4.47	£34.09	-£3.505	-£3.589	-£4.367	-£4.618	-£6.920	-£13.892	-£13.892	-£13.892
14	Student housing - studios 150 units	-	0.32	£2.44	£2.027	£2.027	£1.868	£2.027	£1.438	£0.280	£0.280	£0.280
15	Student housing - ensuite 150 units	-	0.21	£1.80	£1.306	£1.306	£1.199	£1.306	£0.913	£0.128	£0.128	£0.128
16	Student housing - studios 250 units	-	0.54	£4.12	£3.378	£3.378	£3.111	£3.378	£2.396	£0.435	£0.435	£0.435
17	Student housing - ensuite 250 units	-	0.36	£2.74	£2.620	£2.620	£2.444	£2.620	£1.973	£0.681	£0.681	£0.681
18	Student housing - ensuite 300 units	-	0.43	£3.27	£3.144	£3.144	£2.933	£3.144	£2.368	£0.817	£0.817	£0.817
19	C2 care scheme - flats	60	0.30	£2.32	-£1.762	-£1.775	-£1.871	-£1.903	-£2.190	-£3.040	-£3.040	-£3.040
20	Class E (light industrial) development	-	0.42	£3.18	£1.058	£1.058	£1.017	£1.058	£0.907	£0.600	£0.600	£0.600
21	Class E (retail - convenience) development	-	0.50	£3.82	£4.028	£4.028	£3.986	£4.028	£3.814	£3.391	£3.391	£3.391
22	Class E (retail - supermarket) development	-	0.30	£2.29	£0.700	£0.700	£0.654	£0.700	£0.531	£0.150	£0.150	£0.150
23	Class E (office) development	-	0.09	£0.68	£0.382	£0.382	£0.301	£0.382	£0.070	-£0.562	-£0.562	-£0.562
24	Class E (office) development	-	0.18	£1.36	£0.993	£0.993	£0.816	£0.993	£0.358	-£0.920	-£0.920	-£0.920
25	Industrial (B2/B8)	-	3.33	£25.43	£21.216	£21.216	£20.605	£21.216	£20.180	£18.100	£18.100	£18.100
26	Industrial (B2/B8)	-	0.17	£1.27	£1.061	£1.061	£1.030	£1.061	£1.009	£0.900	£0.900	£0.900
27	Hotel (city centre) 50 rooms	-	0.08	£0.60	-£1.759	-£1.759	-£1.819	-£1.759	-£1.989	-£2.448	-£2.448	-£2.448
28	Hotel (city centre) 75 rooms	-	0.12	£0.89	-£2.638	-£2.638	-£2.729	-£2.638	-£2.983	-£3.672	-£3.672	-£3.672
29	Hotel (city centre) 100 rooms	-	0.16	£1.19	-£3.518	-£3.518	-£3.638	-£3.518	-£3.977	-£4.698	-£4.698	-£4.698
30	Community use/leisure	-	0.11	£0.84	-£0.859	-£0.859	-£0.900	-£0.859	-£1.016	-£1.320	-£1.320	-£1.320

% change in residual land values resulting from policy change		EVC		BNG		Access		Carbon A+X		Carbon B+Y	
0.79%	3.68%	8.77%	14.45%	43.35%	0.79%	3.68%	8.77%	14.45%	43.35%	0.79%	3.68%
0.79%	3.68%	8.77%	14.45%	43.35%	0.79%	3.68%	8.77%	14.45%	43.35%	0.79%	3.68%
0.79%	3.68%	8.77%	14.45%	43.35%	0.79%	3.68%	8.77%	14.45%	43.35%	0.79%	3.68%
9.73%	99.14%	128.40%	393.90%	1184.76%	9.73%	99.14%	128.40%	393.90%	1184.76%	9.73%	99.14%
3.29%	67.00%	86.48%	263.22%	789.65%	3.29%	67.00%	86.48%	263.22%	789.65%	3.29%	67.00%
0.00%	50.54%	58.39%	197.00%	591.00%	0.00%	50.54%	58.39%	197.00%	591.00%	0.00%	50.54%
0.78%	3.62%	8.63%	14.28%	43.11%	0.78%	3.62%	8.63%	14.28%	43.11%	0.78%	3.62%
4.74%	48.70%	62.88%	191.46%	574.45%	4.74%	48.70%	62.88%	191.46%	574.45%	4.74%	48.70%
0.77%	3.57%	8.51%	14.04%	42.40%	0.77%	3.57%	8.51%	14.04%	42.40%	0.77%	3.57%
2.64%	26.94%	34.77%	106.27%	321.16%	2.64%	26.94%	34.77%	106.27%	321.16%	2.64%	26.94%
0.77%	3.58%	8.53%	14.06%	42.50%	0.77%	3.58%	8.53%	14.06%	42.50%	0.77%	3.58%
2.42%	24.62%	31.78%	97.45%	296.40%	2.42%	24.62%	31.78%	97.45%	296.40%	2.42%	24.62%
0.00%	7.91%	0.00%	29.06%	87.19%	0.00%	7.91%	0.00%	29.06%	87.19%	0.00%	7.91%
0.00%	8.18%	0.00%	30.07%	90.22%	0.00%	8.18%	0.00%	30.07%	90.22%	0.00%	8.18%
0.00%	7.91%	0.00%	29.06%	87.19%	0.00%	7.91%	0.00%	29.06%	87.19%	0.00%	7.91%
0.00%	6.72%	0.00%	24.67%	74.02%	0.00%	6.72%	0.00%	24.67%	74.02%	0.00%	6.72%
0.00%	6.71%	0.00%	24.67%	74.02%	0.00%	6.71%	0.00%	24.67%	74.02%	0.00%	6.71%
0.74%	6.18%	7.98%	24.29%	72.88%	0.74%	6.18%	7.98%	24.29%	72.88%	0.74%	6.18%
0.00%	3.80%	0.00%	14.25%	42.74%	0.00%	3.80%	0.00%	14.25%	42.74%	0.00%	3.80%
0.00%	1.50%	0.00%	5.33%	15.98%	0.00%	1.50%	0.00%	5.33%	15.98%	0.00%	1.50%
0.00%	6.65%	0.00%	24.15%	72.46%	0.00%	6.65%	0.00%	24.15%	72.46%	0.00%	6.65%
0.00%	21.25%	0.00%	81.60%	247.01%	0.00%	21.25%	0.00%	81.60%	247.01%	0.00%	21.25%
0.00%	17.78%	0.00%	63.94%	193.23%	0.00%	17.78%	0.00%	63.94%	193.23%	0.00%	17.78%
0.00%	2.88%	0.00%	4.88%	14.65%	0.00%	2.88%	0.00%	4.88%	14.65%	0.00%	2.88%
0.00%	2.88%	0.00%	4.88%	14.65%	0.00%	2.88%	0.00%	4.88%	14.65%	0.00%	2.88%
0.00%	3.43%	0.00%	13.06%	39.18%	0.00%	3.43%	0.00%	13.06%	39.18%	0.00%	3.43%
0.00%	3.43%	0.00%	13.06%	39.18%	0.00%	3.43%	0.00%	13.06%	39.18%	0.00%	3.43%
0.00%	4.73%	0.00%	18.23%	54.68%	0.00%	4.73%	0.00%	18.23%	54.68%	0.00%	4.73%

BLVs	BLV per ha
Secondary offices	£7,630,000
Secondary retail	£4,210,000
Undeveloped land/greenfield	£370,000

BLV: SECONDARY RETAIL		Description		No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	1 House	1	0.02	£0.10	£0.06	£0.06	£0.06	£0.06	£0.06	£0.06	£0.06	£0.06
2	2 Houses	2	0.05	£0.21	£0.11	£0.11	£0.11	£0.11	£0.09	£0.09	£0.09	£0.09
3	5 Houses	5	0.12	£0.82	£0.26	£0.27	£0.27	£0.25	£0.24	£0.16	£0.16	£0.16
4	10 houses	10	0.25	£1.04	£0.55	£0.55	£0.53	£0.51	£0.47	£0.31	£0.31	£0.31
5	30 flats - low density	30	0.33	£1.39	£0.07	£0.06	£0.00	-£0.02	-£0.20	-£0.72	-£0.72	-£0.72
6	30 flats - medium density	30	0.30	£1.25	-£0.10	-£0.10	-£0.17	-£0.19	-£0.38	-£0.89	-£0.89	-£0.89
7	30 flats - high density	30	0.21	£0.90	-£0.19	-£0.19	-£0.22	-£0.23	-£0.44	-£1.02	-£1.02	-£1.02
8	100 houses	100	2.48	£10.45	£5.20	£5.19	£5.02	£4.78	£4.48	£2.99	£2.99	£2.99
9	100 flats - medium density	100	0.99	£4.18	-£0.45	-£0.47	-£0.61	-£0.74	-£1.31	-£3.03	-£3.03	-£3.03
10	200 houses	200	4.96	£20.90	£9.86	£9.78	£9.51	£9.02	£8.47	£5.68	£5.68	£5.68
11	200 flats - medium density	200	1.99	£8.36	-£1.55	-£1.59	-£1.96	-£2.08	-£3.19	-£6.52	-£6.52	-£6.52
12	450 houses	450	11.17	£47.02	£18.95	£18.80	£18.27	£17.33	£16.28	£10.89	£10.89	£10.89
13	450 flats - medium density	450	4.47	£18.81	-£3.50	-£3.59	-£4.37	-£4.62	-£6.92	-£13.89	-£13.89	-£13.89
14	Student housing - studios 150 units	-	0.32	£1.35	£2.03	£2.03	£1.87	£2.03	£1.44	£0.28	£0.28	£0.28
15	Student housing - ensuite 150 units	-	0.21	£0.88	£1.31	£1.31	£1.20	£1.31	£0.91	£0.12	£0.12	£0.12
16	Student housing - studios 250 units	-	0.54	£2.27	£3.38	£3.38	£3.11	£3.38	£2.40	£0.43	£0.43	£0.43
17	Student housing - ensuite 250 units	-	0.36	£1.51	£2.62	£2.62	£2.44	£2.62	£1.97	£0.68	£0.68	£0.68
18	Student housing - ensuite 300 units	-	0.43	£1.81	£3.14	£3.14	£2.93	£3.14	£2.37	£0.82	£0.82	£0.82
19	C2 care scheme - flats	60	0.30	£1.28	-£1.78	-£1.78	-£1.87	-£1.90	-£2.19	-£3.05	-£3.05	-£3.05
20	Class E (light industrial) development	-	0.42	£1.75	£1.06	£1.06	£1.02	£1.06	£0.91	£0.61	£0.61	£0.61
21	Class E (retail - convenience) development	-	0.50	£2.11	£4.03	£4.03	£3.97	£4.03	£3.81	£3.39	£3.39	£3.39
22	Class E (retail - supermarket) development	-	0.30	£1.28	£0.70	£0.70	£0.65	£0.70	£0.53	£0.15	£0.15	£0.15
23	Class E (office) development	-	0.09	£0.38	£0.38	£0.38	£0.30	£0.38	£0.07	-£0.54	-£0.54	-£0.54
24												

OXFORD CITY COUNCIL - LOCAL PLAN

Sales value (£ ps/m): £5,384 AH tenure (rent / SO): 80% 20% AH % 40%

CTL + R to run macro

BLVs	BLV per ha
Secondary offices	£7,630,000
Secondary retail	£4,210,000
Secondary industrial	£1,610,000
Undeveloped land/greenfield	£370,000

BLV: SECONDARY OFFICES									
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 House	1	0.02	£0.19	£0.09	£0.09	£0.078	£0.078	£0.072	£0.096
2 Houses	2	0.05	£0.38	£0.16	£0.16	£0.156	£0.156	£0.144	£0.172
3 Houses	5	0.12	£0.96	£0.40	£0.40	£0.396	£0.396	£0.361	£0.436
4 10 houses	10	0.25	£1.89	£0.80	£0.797	£0.781	£0.752	£0.721	£0.861
5 30 flats - low density	30	0.33	£2.53	£0.674	£0.667	£0.660	£0.589	£0.415	£0.100
6 30 flats - medium density	30	0.30	£2.27	£0.491	£0.488	£0.425	£0.408	£0.232	£0.291
7 30 flats - high density	30	0.21	£1.62	£0.426	£0.426	£0.352	£0.341	£0.138	£0.443
8 100 houses	100	2.48	£18.94	£7.503	£7.463	£7.315	£7.054	£6.763	£9.262
9 100 flats - medium density	100	0.99	£7.58	£1.442	£1.421	£1.229	£1.167	£0.607	£1.088
10 200 houses	200	4.96	£37.88	£14.056	£14.056	£13.620	£13.336	£12.791	£17.022
11 200 flats - medium density	200	1.99	£15.15	£2.007	£1.967	£1.603	£1.485	£0.419	£2.840
12 450 houses	450	11.17	£85.22	£27.220	£27.078	£26.552	£25.627	£24.590	£18.289
13 450 flats - medium density	450	4.47	£34.09	£3.752	£3.672	£2.934	£2.694	£0.519	£6.205
14 Student housing - studios 150 units	-	0.32	£2.44	£2.027	£2.027	£1.866	£2.027	£1.438	£0.280
15 Student housing - ensuite 150 units	-	0.21	£1.80	£1.306	£1.306	£1.199	£1.306	£0.913	£0.128
16 Student housing - studios 250 units	-	0.54	£4.12	£3.378	£3.378	£3.111	£3.378	£2.396	£0.433
17 Student housing - ensuite 250 units	-	0.36	£2.74	£2.620	£2.620	£2.444	£2.620	£1.973	£0.681
18 Student housing - ensuite 300 units	-	0.43	£3.27	£3.144	£3.144	£2.933	£3.144	£2.368	£0.817
19 C2 care scheme - flats	60	0.30	£2.32	£0.961	£0.974	£1.070	£1.102	£1.389	£2.240
20 Class E (light industrial) development	-	0.42	£3.18	£1.058	£1.058	£1.017	£1.058	£0.907	£0.600
21 Class E (retail - convenience) development	-	0.50	£3.82	£4.028	£4.028	£3.985	£4.028	£3.814	£3.391
22 Class E (retail - supermarket) development	-	0.30	£2.29	£0.700	£0.700	£0.654	£0.700	£0.531	£0.150
23 Class E (office) development	-	0.09	£0.68	£0.382	£0.382	£0.301	£0.382	£0.070	£0.562
24 Class E (office) development	-	0.18	£1.36	£0.993	£0.993	£0.816	£0.993	£0.358	£0.920
25 Industrial (B2/B8)	-	3.33	£28.43	£21.216	£21.216	£20.605	£21.216	£20.160	£18.100
26 Industrial (B2/B8)	-	0.17	£1.27	£1.061	£1.061	£1.030	£1.061	£1.009	£0.900
27 Hotel (city centre) 50 rooms	-	0.08	£0.60	£1.759	£1.759	£1.819	£1.759	£1.989	£2.448
28 Hotel (city centre) 75 rooms	-	0.12	£0.89	£2.638	£2.638	£2.729	£2.638	£2.983	£3.672
29 Hotel (city centre) 100 rooms	-	0.16	£1.19	£3.518	£3.518	£3.636	£3.518	£3.977	£4.696
30 Community use/leisure	-	0.11	£0.84	£0.859	£0.859	£0.900	£0.859	£1.016	£1.320

% change in residual land values resulting from policy change					
EVC	BNG	Access	Carbon A+X	Carbon B+Y	
0.55%	2.54%	6.06%	9.99%	29.98%	
0.55%	2.54%	6.06%	9.99%	29.98%	
0.55%	2.54%	6.06%	9.99%	29.98%	
0.55%	2.54%	6.06%	9.99%	29.98%	
0.96%	9.79%	12.64%	38.47%	115.65%	
0.66%	13.44%	17.35%	52.80%	159.30%	
0.00%	17.32%	20.01%	67.51%	204.10%	
0.54%	2.51%	5.98%	9.87%	29.60%	
1.45%	14.75%	19.03%	57.93%	175.54%	
0.53%	2.46%	5.89%	9.72%	29.23%	
1.98%	20.15%	26.00%	79.14%	241.78%	
0.53%	2.46%	5.85%	9.66%	29.14%	
2.12%	21.81%	28.20%	86.18%	265.39%	
0.00%	7.91%	0.00%	29.06%	87.19%	
0.00%	8.18%	0.00%	30.07%	90.22%	
0.00%	7.91%	0.00%	29.06%	87.19%	
0.00%	6.72%	0.00%	24.67%	74.02%	
0.00%	6.71%	0.00%	24.67%	74.02%	
1.36%	11.33%	14.63%	44.53%	133.58%	
0.00%	3.80%	0.00%	14.25%	42.74%	
0.00%	1.50%	0.00%	5.33%	15.98%	
0.00%	6.65%	0.00%	24.15%	72.46%	
0.00%	21.25%	0.00%	81.60%	247.01%	
0.00%	17.78%	0.00%	63.94%	193.23%	
0.00%	2.88%	0.00%	4.88%	14.65%	
0.00%	2.88%	0.00%	4.88%	14.65%	
0.00%	3.43%	0.00%	13.06%	39.18%	
0.00%	3.43%	0.00%	13.06%	39.18%	
0.00%	4.73%	0.00%	18.23%	54.68%	

BLV: SECONDARY RETAIL									
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 House	1	0.02	£0.10	£0.08	£0.08	£0.08	£0.08	£0.077	£0.096
2 Houses	2	0.05	£0.21	£0.16	£0.16	£0.16	£0.16	£0.14	£0.172
3 Houses	5	0.12	£0.40	£0.40	£0.40	£0.39	£0.38	£0.36	£0.436
4 10 houses	10	0.25	£1.04	£0.80	£0.80	£0.78	£0.75	£0.72	£0.861
5 30 flats - low density	30	0.33	£1.39	£0.67	£0.67	£0.61	£0.59	£0.41	£0.111
6 30 flats - medium density	30	0.30	£1.25	£0.49	£0.49	£0.42	£0.41	£0.23	£0.291
7 30 flats - high density	30	0.21	£0.90	£0.43	£0.43	£0.35	£0.34	£0.14	£0.443
8 100 houses	100	2.48	£18.45	£7.50	£7.46	£7.31	£7.05	£6.76	£9.262
9 100 flats - medium density	100	0.99	£7.18	£1.44	£1.42	£1.23	£1.17	£0.61	£1.088
10 200 houses	200	4.96	£20.90	£14.17	£14.09	£13.62	£13.33	£12.79	£17.022
11 200 flats - medium density	200	1.99	£8.36	£2.01	£1.97	£1.60	£1.48	£0.42	£2.840
12 450 houses	450	11.17	£47.02	£27.22	£27.08	£26.55	£25.63	£24.59	£18.289
13 450 flats - medium density	450	4.47	£18.81	£3.75	£3.67	£2.93	£2.69	£0.52	£6.205
14 Student housing - studios 150 units	-	0.32	£1.35	£2.03	£2.03	£1.87	£2.03	£1.44	£0.280
15 Student housing - ensuite 150 units	-	0.21	£0.86	£1.31	£1.31	£1.20	£1.31	£0.91	£0.128
16 Student housing - studios 250 units	-	0.54	£2.27	£3.38	£3.38	£3.11	£3.38	£2.40	£0.433
17 Student housing - ensuite 250 units	-	0.36	£1.51	£2.62	£2.62	£2.44	£2.62	£1.97	£0.681
18 Student housing - ensuite 300 units	-	0.43	£1.81	£3.14	£3.14	£2.93	£3.14	£2.37	£0.817
19 C2 care scheme - flats	60	0.30	£1.28	£0.96	£0.97	£1.07	£1.10	£1.39	£2.240
20 Class E (light industrial) development	-	0.42	£1.75	£1.06	£1.06	£1.02	£1.06	£0.91	£0.601
21 Class E (retail - convenience) development	-	0.50	£2.11	£4.03	£4.03	£3.97	£4.03	£3.81	£3.391
22 Class E (retail - supermarket) development	-	0.30	£1.26	£0.70	£0.70	£0.65	£0.70	£0.53	£0.150
23 Class E (office) development	-	0.09	£0.38	£0.38	£0.38	£0.30	£0.38	£0.07	£0.562
24 Class E (office) development	-	0.18	£0.75	£0.99	£0.99	£0.82	£0.99	£0.36	£0.920
25 Industrial (B2/B8)	-	3.33	£14.03	£21.22	£21.22	£20.61	£21.22	£20.18	£18.111
26 Industrial (B2/B8)	-	0.17	£0.70	£1.06	£1.06	£1.03	£1.06	£1.01	£0.91
27 Hotel (city centre) 50 rooms	-	0.08	£0.33	£1.76	£1.76	£1.82	£1.76	£1.99	£2.448
28 Hotel (city centre) 75 rooms	-	0.12	£0.49	£2.64	£2.64	£2.73	£2.64	£2.98	£3.672
29 Hotel (city centre) 100 rooms	-	0.16	£0.66	£3.52	£3.52	£3.64	£3.52	£3.98	£4.696
30 Community use/leisure	-	0.11	£0.46	£0.86	£0.86	£0.90	£0.86	£1.02	£1.320

% change in residual land values resulting from policy change					
EVC	BNG	Access	Carbon A+X	Carbon B+Y	
0.55%	2.54%	6.06%	9.99%	29.98%	
0.55%	2.54%	6.06%	9.99%	29.98%	
0.55%	2.54%	6.06%	9.99%	29.98%	
0.55%	2.54%	6.06%	9.99%	29.98%	
0.96%	9.79%	12.64%	38.47%	115.65%	
0.66%	13.44%	17.35%	52.80%	159.30%	
0.00%	17.32%	20.01%	67.51%	204.10%	
0.54%	2.51%	5.98%	9.87%	29.60%	
1.45%	14.75%	19.03%	57.93%	175.54%	
0.53%	2.46%	5.89%	9.72%	29.23%	
1.98%	20.15%	26.00%	79.14%	241.78%	
0.53%	2.46%	5.85%	9.66%	29.14%	
2.12%	21.81%	28.20%	86.18%	265.39%	
0.00%	7.91%	0.00%	29.06%	87.19%	
0.00%	8.18%	0.00%	30.07%	90.22%	
0.00%	7.91%	0.00%	29.06%	87.19%	
0.00%	6.72%	0.00%	24.67%	74.02%	
0.00%	6.71%	0.00%	24.67%	74.02%	
1.36%	11.33%	14.63%	44.53%	133.58%	
0.00%	3.80%	0.00%	14.25%	42.74%	
0.00%	1.50%	0.00%	5.33%	15.98%	
0.00%	6.65%	0.00%	24.15%	72.46%	
0.00%	21.25%	0.00%	81.60%	247.01%	
0.00%	17.78%	0.00%	63.94%	193.23%	
0.00%	2.88%	0.00%	4.88%	14.65%	
0.00%	2.88%	0.00%	4.88%	14.65%	
0.00%	3.43%	0.00%	13.06%	39.18%	
0.00%	3.43%	0.00%	13.06%	39.18%	
0.00%	4.73%	0.00%	18.23%	54.68%	

BLV: SECONDARY INDUSTRIAL									
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 House	1	0.02	£0.04	£0.08	£0.08	£0.08	£0.08	£0.077	£0.096
2 Houses	2	0.05	£0.08	£0.16	£0.16	£0.16	£0.16	£0.14	£0.172
3 Houses	5	0.12	£0.20	£0.40	£0.40	£0.39	£0.38	£0.36	£0.436
4 10 houses	10	0.25	£0.40	£0.80	£0.80	£0.78	£0.75	£0.72	£0.861
5 30 flats - low density	30	0.33	£0.53	£0.67	£0.67	£0.61	£0.59	£0.41	£0.111
6 30 flats - medium density	30	0.30	£0.48	£0.49	£0.49	£0.42	£0.41	£0.23	£0.291
7 30 flats - high density	30	0.21	£0.34	£0.43	£0.43	£0.35	£0.34	£0.14	£0.443
8 100 houses	100	2.48	£18.00	£7.50	£7.46	£7.31	£7.05	£6.76	£9.262
9 100 flats - medium density	100	0.99	£1.60	£1.44	£1.42	£1.23	£1.17	£0.61	£1.088
10 200 houses	200	4.96	£7.99	£14.17	£14.09	£13.62	£13.33	£12.79	£17.022
11 200 flats - medium density	200	1.99	£3.20	£2.01	£1.97	£1.60	£1.48	£0.42	£2.840
12 450 houses	450	11.17	£17.98	£27.22	£27.08	£26.55	£25.63	£24.59	£18.289
13 450 flats - medium density	450	4.47	£7.19	£3.75	£3.67	£2.93	£2.69	£0.52	£6.205
14 Student housing - studios 150 units	-	0.32	£0.52	£2.03	£2.03	£1.87	£2.03	£1.44	£0.280
15 Student housing - ensuite 150 units	-	0.21	£0.34	£1.31	£1.31	£1.20</			

OXFORD CITY COUNCIL - LOCAL PLAN

Sales value (£ ps/m): £5,998 AH tenure (rent / SO): 80% 20% AH % 40%

CTL + R to run macro

BLVs	BLV per ha
Secondary offices	£7,630,000
Secondary retail	£4,210,000
Secondary industrial	£1,610,000
Undeveloped land/greenfield	£370,000

BLV: SECONDARY OFFICES									
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 House	1	0.02	£0.19	£0.04	£0.103	£0.102	£0.099	£0.098	£0.098
2 Houses	2	0.05	£0.38	£0.07	£0.208	£0.203	£0.198	£0.197	£0.196
3 Houses	5	0.12	£0.518	£0.112	£0.308	£0.304	£0.298	£0.297	£0.296
4 10 houses	10	0.25	£1.89	£1.036	£1.032	£1.016	£0.998	£0.996	£0.996
5 30 flats - low density	30	0.33	£2.53	£1.252	£1.245	£1.186	£1.167	£0.962	£0.474
6 30 flats - medium density	30	0.30	£2.27	£1.052	£1.049	£0.986	£0.967	£0.793	£0.274
7 30 flats - high density	30	0.21	£1.62	£0.970	£0.970	£0.896	£0.884	£0.682	£0.107
8 100 houses	100	2.48	£18.94	£9.689	£9.649	£9.502	£9.245	£8.053	£7.473
9 100 flats - medium density	100	2.48	£18.94	£9.689	£9.649	£9.502	£9.245	£8.053	£7.473
10 200 houses	200	4.96	£37.88	£18.258	£18.183	£17.910	£17.427	£16.889	£14.141
11 200 flats - medium density	200	1.99	£15.15	£3.513	£3.274	£4.915	£4.799	£3.749	£0.572
12 450 houses	450	11.17	£85.22	£36.071	£34.928	£34.407	£33.488	£32.455	£27.201
13 450 flats - medium density	450	4.47	£34.09	£10.389	£10.310	£9.589	£9.358	£7.248	£0.820
14 Student housing - studios 150 units	-	0.32	£2.44	£2.027	£2.027	£1.868	£2.027	£1.438	£0.280
15 Student housing - ensuite 150 units	-	0.21	£1.80	£1.306	£1.306	£1.199	£1.306	£0.913	£0.128
16 Student housing - studios 250 units	-	0.54	£4.12	£3.378	£3.378	£3.111	£3.378	£2.398	£0.778
17 Student housing - ensuite 250 units	-	0.36	£2.74	£2.620	£2.620	£2.444	£2.620	£1.973	£0.681
18 Student housing - ensuite 300 units	-	0.43	£3.27	£3.144	£3.144	£2.933	£3.144	£2.368	£0.817
19 C2 care scheme - flats	60	0.30	£2.32	£0.206	£0.219	£0.313	£0.345	£0.629	£1.488
20 Class E (light industrial) development	-	0.42	£3.18	£1.058	£1.058	£1.017	£1.058	£0.907	£0.600
21 Class E (retail - convenience) development	-	0.50	£3.82	£4.028	£4.028	£3.986	£4.028	£3.814	£3.391
22 Class E (retail - supermarket) development	-	0.30	£2.29	£0.700	£0.700	£0.654	£0.700	£0.531	£0.150
23 Class E (office) development	-	0.09	£0.68	£0.382	£0.382	£0.301	£0.382	£0.070	£0.562
24 Class E (office) development	-	0.18	£1.36	£0.993	£0.993	£0.816	£0.993	£0.358	£0.920
25 Industrial (B2/B8)	-	3.33	£28.43	£21.218	£21.218	£20.605	£21.218	£20.180	£18.100
26 Industrial (B2/B8)	-	0.17	£1.27	£1.061	£1.061	£1.030	£1.061	£1.009	£0.900
27 Hotel (city centre) 50 rooms	-	0.08	£0.60	£1.759	£1.759	£1.819	£1.759	£1.989	£2.448
28 Hotel (city centre) 75 rooms	-	0.12	£0.89	£2.638	£2.638	£2.729	£2.638	£2.983	£3.672
29 Hotel (city centre) 100 rooms	-	0.16	£1.19	£3.518	£3.518	£3.638	£3.518	£3.977	£4.698
30 Community use/leisure	-	0.11	£0.84	£0.859	£0.859	£0.900	£0.859	£1.016	£1.328

% change in residual land values resulting from policy change					
EVC	BNG	Access	Carbon A+X	Carbon B+Y	
0.42%	1.97%	4.69%	7.72%	23.17%	
0.42%	1.97%	4.69%	7.72%	23.17%	
0.42%	1.97%	4.69%	7.72%	23.17%	
0.42%	1.97%	4.69%	7.72%	23.17%	
0.52%	5.27%	6.80%	20.71%	62.13%	
0.31%	6.27%	8.10%	24.65%	73.94%	
0.00%	7.60%	8.79%	29.64%	88.93%	
0.41%	1.92%	4.58%	7.59%	22.87%	
0.64%	6.49%	8.38%	25.65%	77.42%	
0.41%	1.91%	4.55%	7.50%	22.55%	
0.74%	7.49%	9.67%	29.45%	89.23%	
0.41%	1.89%	4.51%	7.46%	22.44%	
0.76%	7.70%	9.94%	30.25%	92.10%	
0.00%	7.91%	0.00%	29.06%	87.19%	
0.00%	8.18%	0.00%	30.07%	90.22%	
0.00%	7.91%	0.00%	29.06%	87.19%	
0.00%	6.72%	0.00%	24.67%	74.02%	
0.00%	6.71%	0.00%	24.67%	74.02%	
6.25%	52.08%	67.23%	205.20%	620.66%	
0.00%	3.80%	0.00%	14.25%	42.74%	
0.00%	1.50%	0.00%	5.33%	15.98%	
0.00%	6.05%	0.00%	24.15%	72.46%	
0.00%	21.25%	0.00%	81.60%	247.01%	
0.00%	17.78%	0.00%	63.94%	193.23%	
0.00%	2.88%	0.00%	4.88%	14.65%	
0.00%	2.88%	0.00%	4.88%	14.65%	
0.00%	3.43%	0.00%	13.06%	39.18%	
0.00%	3.43%	0.00%	13.06%	39.18%	
0.00%	4.73%	0.00%	18.23%	54.68%	

BLV: SECONDARY RETAIL									
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 House	1	0.02	£0.10	£0.10	£0.10	£0.10	£0.10	£0.10	£0.08
2 Houses	2	0.05	£0.21	£0.21	£0.21	£0.21	£0.21	£0.18	£0.15
3 Houses	5	0.12	£0.52	£0.52	£0.51	£0.49	£0.48	£0.48	£0.40
4 10 houses	10	0.25	£1.04	£1.04	£1.03	£1.02	£0.99	£0.96	£0.80
5 30 flats - low density	30	0.33	£1.39	£1.25	£1.25	£1.19	£1.17	£0.99	£0.47
6 30 flats - medium density	30	0.30	£1.25	£1.05	£1.05	£0.99	£0.97	£0.79	£0.27
7 30 flats - high density	30	0.21	£0.90	£0.97	£0.97	£0.90	£0.88	£0.68	£0.11
8 100 houses	100	2.48	£18.94	£9.689	£9.649	£9.502	£9.245	£8.053	£7.473
9 100 flats - medium density	100	2.48	£18.94	£9.689	£9.649	£9.502	£9.245	£8.053	£7.473
10 200 houses	200	4.96	£37.88	£18.258	£18.183	£17.910	£17.427	£16.889	£14.141
11 200 flats - medium density	200	1.99	£8.36	£3.511	£3.271	£4.92	£4.80	£3.75	£0.57
12 450 houses	450	11.17	£47.02	£35.07	£34.93	£34.41	£33.49	£32.46	£27.20
13 450 flats - medium density	450	4.47	£18.81	£10.39	£10.31	£9.59	£9.36	£7.25	£0.82
14 Student housing - studios 150 units	-	0.32	£1.35	£2.03	£2.03	£1.87	£2.03	£1.44	£0.28
15 Student housing - ensuite 150 units	-	0.21	£0.86	£1.31	£1.31	£1.20	£1.31	£0.91	£0.13
16 Student housing - studios 250 units	-	0.54	£2.27	£3.38	£3.38	£3.11	£3.38	£2.40	£0.43
17 Student housing - ensuite 250 units	-	0.36	£1.51	£2.62	£2.62	£2.44	£2.62	£1.97	£0.68
18 Student housing - ensuite 300 units	-	0.43	£1.81	£3.14	£3.14	£2.93	£3.14	£2.37	£0.82
19 C2 care scheme - flats	60	0.30	£1.28	£0.21	£0.22	£0.31	£0.34	£0.63	£1.48
20 Class E (light industrial) development	-	0.42	£1.75	£1.06	£1.06	£1.02	£1.06	£0.91	£0.61
21 Class E (retail - convenience) development	-	0.50	£2.11	£4.03	£4.03	£3.97	£4.03	£3.81	£3.39
22 Class E (retail - supermarket) development	-	0.30	£1.26	£0.70	£0.70	£0.65	£0.70	£0.53	£0.19
23 Class E (office) development	-	0.09	£0.38	£0.38	£0.38	£0.30	£0.38	£0.07	£0.54
24 Class E (office) development	-	0.18	£0.75	£0.99	£0.99	£0.82	£0.99	£0.36	£0.93
25 Industrial (B2/B8)	-	3.33	£14.03	£21.22	£21.22	£20.61	£21.22	£20.18	£18.11
26 Industrial (B2/B8)	-	0.17	£0.70	£1.06	£1.06	£1.03	£1.06	£1.01	£0.91
27 Hotel (city centre) 50 rooms	-	0.08	£0.33	£1.76	£1.76	£1.82	£1.76	£1.99	£2.44
28 Hotel (city centre) 75 rooms	-	0.12	£0.49	£2.34	£2.34	£2.73	£2.34	£2.98	£3.67
29 Hotel (city centre) 100 rooms	-	0.16	£0.66	£3.52	£3.52	£3.64	£3.52	£3.98	£4.80
30 Community use/leisure	-	0.11	£0.46	£0.86	£0.86	£0.90	£0.86	£1.02	£1.33

% change in residual land values resulting from policy change					
EVC	BNG	Access	Carbon A+X	Carbon B+Y	
0.42%	1.97%	4.69%	7.72%	23.17%	
0.42%	1.97%	4.69%	7.72%	23.17%	
0.42%	1.97%	4.69%	7.72%	23.17%	
0.42%	1.97%	4.69%	7.72%	23.17%	
0.52%	5.27%	6.80%	20.71%	62.13%	
0.31%	6.27%	8.10%	24.65%	73.94%	
0.00%	7.60%	8.79%	29.64%	88.93%	
0.41%	1.92%	4.58%	7.59%	22.87%	
0.64%	6.49%	8.38%	25.65%	77.42%	
0.41%	1.91%	4.55%	7.50%	22.55%	
0.74%	7.49%	9.67%	29.45%	89.23%	
0.41%	1.89%	4.51%	7.46%	22.44%	
0.76%	7.70%	9.94%	30.25%	92.10%	
0.00%	7.91%	0.00%	29.06%	87.19%	
0.00%	8.18%	0.00%	30.07%	90.22%	
0.00%	7.91%	0.00%	29.06%	87.19%	
0.00%	6.72%	0.00%	24.67%	74.02%	
0.00%	6.71%	0.00%	24.67%	74.02%	
6.25%	52.08%	67.23%	205.20%	620.66%	
0.00%	3.80%	0.00%	14.25%	42.74%	
0.00%	1.50%	0.00%	5.33%	15.98%	
0.00%	6.05%	0.00%	24.15%	72.46%	
0.00%	21.25%	0.00%	81.60%	247.01%	
0.00%	17.78%	0.00%	63.94%	193.23%	
0.00%	2.88%	0.00%	4.88%	14.65%	
0.00%	2.88%	0.00%	4.88%	14.65%	
0.00%	3.43%	0.00%	13.06%	39.18%	
0.00%	3.43%	0.00%	13.06%	39.18%	
0.00%	4.73%	0.00%	18.23%	54.68%	

BLV: SECONDARY INDUSTRIAL									
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 House	1	0.02	£0.04	£0.10	£0.10	£0.10	£0.10	£0.10	£0.08
2 Houses	2	0.05	£0.08	£0.21	£0.21	£0.20	£0.20	£0.18	£0.15
3 Houses	5	0.12	£0.20	£0.52	£0.52	£0.51	£0.49	£0.48	£0.40
4 10 houses	10	0.25	£0.40	£1.04	£1.03	£1.02	£0.99	£0.96	£0.80
5 30 flats - low density	30	0.33	£0.53	£1.25	£1.25	£1.19	£1.17	£0.99	£0.47
6 30 flats - medium density	30	0.30	£0.48	£1.05	£1.05	£0.99	£0.97	£0.79	£0.27
7 30 flats - high density	30	0.21	£0.34	£0.97	£0.97	£0.90	£0.88	£0.68	£0.11
8 100 houses	100	2.48	£18.94	£9.689	£9.649	£9.502	£9.245	£8.053	£7.473
9 100 flats - medium density	100	2.48	£18.94	£9.689	£9.649	£9.502	£9.245	£8.053	£7.473
10 200 houses	200	4.96	£37.88	£18.258	£18.183	£17.910	£17.427	£16.889	£14.141
11 200 flats - medium density	200	1.99	£3.20	£3.51	£3.27	£4.92	£4.80	£3.75	£0.57
12 450 houses	450	11.17	£17.98	£35.07	£34.93	£34.41	£33.49	£32.46	£27.20
13 450 flats - medium density	450	4.47	£7.19	£10.39	£10.31	£9.59	£9.36	£7.25	£0.82
14 Student housing - studios 150 units	-	0.32	£0.52	£2.03	£2.03	£1.87	£2.03	£1.44	£0.28
15 Student housing - ensuite 150 units	-	0.21	£0.34	£1.31	£1.31	£1.20	£1.31	£0.91	

OXFORD CITY COUNCIL - LOCAL PLAN

Sales value (£ ps/m): £6,612 AH tenure (rent / SO): 80% 20% AH % 40%

CTL + R to run macro

BLVs	BLV per ha
Secondary offices	£7,630,000
Secondary retail	£4,210,000
Secondary industrial	£1,610,000
Undeveloped land/greenfield	£370,000

BLV: SECONDARY OFFICES		Description		No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y			
1	1 House	1	0.02	£0.19	£0.126	£0.126	£0.124	£0.121	£0.118	£0.102	0.35%	1.62%	3.86%	6.36%	19.09%
2	2 Houses	2	0.05	£0.38	£0.252	£0.251	£0.248	£0.242	£0.238	£0.204	0.35%	1.62%	3.86%	6.36%	19.09%
3	5 Houses	5	0.12	£0.95	£0.625	£0.621	£0.618	£0.605	£0.599	£0.509	0.35%	1.62%	3.86%	6.36%	19.09%
4	10 houses	10	0.25	£1.89	£1.258	£1.254	£1.238	£1.209	£1.178	£1.018	0.35%	1.62%	3.86%	6.36%	19.09%
5	30 flats - low density	30	0.33	£2.53	£1.795	£1.789	£1.729	£1.710	£1.538	£1.018	0.36%	3.68%	4.74%	14.44%	43.32%
6	30 flats - medium density	30	0.30	£2.27	£1.579	£1.578	£1.513	£1.494	£1.320	£0.802	0.20%	4.18%	5.39%	16.41%	49.24%
7	30 flats - high density	30	0.21	£1.62	£1.481	£1.481	£1.407	£1.368	£1.194	£0.619	0.00%	4.98%	5.75%	19.40%	58.21%
8	100 houses	100	2.48	£18.94	£11.740	£11.700	£11.554	£11.296	£11.008	£9.537	0.34%	1.59%	3.78%	6.23%	18.76%
9	100 flats - medium density	100	0.99	£7.58	£4.891	£4.870	£4.802	£4.621	£4.068	£2.411	0.42%	4.28%	5.53%	16.82%	50.65%
10	200 houses	200	4.96	£37.88	£22.115	£22.039	£21.766	£21.294	£20.744	£18.001	0.34%	1.58%	3.76%	6.19%	18.58%
11	200 flats - medium density	200	1.99	£15.15	£8.994	£8.955	£8.000	£7.884	£6.834	£3.690	0.46%	4.69%	6.07%	18.58%	55.95%
12	450 houses	450	11.17	£85.22	£42.456	£42.313	£41.792	£40.873	£39.847	£34.617	0.34%	1.56%	3.73%	6.15%	18.47%
13	450 flats - medium density	450	4.47	£34.09	£16.493	£16.417	£15.717	£15.491	£13.412	£7.139	0.46%	4.71%	6.07%	18.68%	56.72%
14	Student housing - studios 150 units	-	0.32	£2.44	£2.027	£2.027	£1.868	£2.027	£1.438	£0.280	0.00%	7.91%	0.00%	29.06%	87.19%
15	Student housing - ensuite 150 units	-	0.21	£1.80	£1.306	£1.306	£1.199	£1.306	£0.913	£0.128	0.00%	8.18%	0.00%	30.07%	90.22%
16	Student housing - studios 250 units	-	0.54	£4.12	£3.378	£3.378	£3.111	£3.378	£2.396	£0.433	0.00%	7.91%	0.00%	29.06%	87.19%
17	Student housing - ensuite 250 units	-	0.36	£2.74	£2.620	£2.620	£2.444	£2.620	£1.973	£0.681	0.00%	6.72%	0.00%	24.67%	74.02%
18	Student housing - ensuite 300 units	-	0.43	£3.27	£3.144	£3.144	£2.933	£3.144	£2.368	£0.817	0.00%	6.71%	0.00%	24.67%	74.02%
19	C2 care scheme - flats	60	0.30	£2.32	£0.489	£0.478	£0.383	£0.352	£0.073	£0.771	2.59%	21.63%	27.92%	84.97%	257.83%
20	Class E (light industrial) development	-	0.42	£3.18	£1.058	£1.058	£1.017	£1.058	£0.907	£0.600	0.00%	3.80%	0.00%	14.25%	42.74%
21	Class E (retail - convenience) development	-	0.50	£3.82	£4.028	£4.028	£3.986	£4.028	£3.814	£3.394	0.00%	1.50%	0.00%	5.33%	15.98%
22	Class E (retail - supermarket) development	-	0.30	£2.29	£0.700	£0.700	£0.654	£0.700	£0.531	£0.150	0.00%	6.65%	0.00%	24.15%	72.46%
23	Class E (office) development	-	0.09	£0.68	£0.382	£0.382	£0.301	£0.382	£0.070	£0.562	0.00%	21.25%	0.00%	81.60%	247.01%
24	Class E (office) development	-	0.18	£1.36	£0.993	£0.993	£0.816	£0.993	£0.358	£0.920	0.00%	17.78%	0.00%	63.94%	193.23%
25	Industrial (B2/B8)	-	3.33	£28.43	£21.218	£21.218	£20.605	£21.218	£20.180	£18.100	0.00%	2.88%	0.00%	4.88%	14.65%
26	Industrial (B2/B8)	-	0.17	£1.27	£1.061	£1.061	£1.030	£1.061	£1.009	£0.900	0.00%	2.88%	0.00%	4.88%	14.65%
27	Hotel (city centre) 50 rooms	-	0.08	£0.60	£1.759	£1.759	£1.819	£1.759	£1.989	£2.448	0.00%	3.43%	0.00%	13.06%	39.18%
28	Hotel (city centre) 75 rooms	-	0.12	£0.89	£2.638	£2.638	£2.729	£2.638	£2.983	£3.672	0.00%	3.43%	0.00%	13.06%	39.18%
29	Hotel (city centre) 100 rooms	-	0.16	£1.19	£3.518	£3.518	£3.638	£3.518	£3.977	£4.698	0.00%	3.43%	0.00%	13.06%	39.18%
30	Community use/leisure	-	0.11	£0.84	£0.859	£0.859	£0.900	£0.859	£1.018	£1.328	0.00%	4.73%	0.00%	18.23%	54.68%

% change in residual land values resulting from policy change		EVC		BNG		Access		Carbon A+X		Carbon B+Y	
1	House	0.35%	1.62%	3.86%	6.36%	19.09%	0.35%	1.62%	3.86%	6.36%	19.09%
2	Houses	0.35%	1.62%	3.86%	6.36%	19.09%	0.35%	1.62%	3.86%	6.36%	19.09%
3	Houses	0.35%	1.62%	3.86%	6.36%	19.09%	0.35%	1.62%	3.86%	6.36%	19.09%
4	Houses	0.35%	1.62%	3.86%	6.36%	19.09%	0.35%	1.62%	3.86%	6.36%	19.09%
5	Flats - low density	0.36%	3.68%	4.74%	14.44%	43.32%	0.36%	3.68%	4.74%	14.44%	43.32%
6	Flats - medium density	0.20%	4.18%	5.39%	16.41%	49.24%	0.20%	4.18%	5.39%	16.41%	49.24%
7	Flats - high density	0.00%	4.98%	5.75%	19.40%	58.21%	0.00%	4.98%	5.75%	19.40%	58.21%
8	Houses	0.34%	1.59%	3.78%	6.23%	18.76%	0.34%	1.59%	3.78%	6.23%	18.76%
9	Flats - medium density	0.42%	4.28%	5.53%	16.82%	50.65%	0.42%	4.28%	5.53%	16.82%	50.65%
10	Houses	0.34%	1.58%	3.76%	6.19%	18.58%	0.34%	1.58%	3.76%	6.19%	18.58%
11	Flats - medium density	0.46%	4.69%	6.07%	18.58%	55.95%	0.46%	4.69%	6.07%	18.58%	55.95%
12	Houses	0.34%	1.56%	3.73%	6.15%	18.47%	0.34%	1.56%	3.73%	6.15%	18.47%
13	Flats - medium density	0.46%	4.71%	6.07%	18.68%	56.72%	0.46%	4.71%	6.07%	18.68%	56.72%
14	Student housing - studios 150 units	0.00%	7.91%	0.00%	29.06%	87.19%	0.00%	7.91%	0.00%	29.06%	87.19%
15	Student housing - ensuite 150 units	0.00%	8.18%	0.00%	30.07%	90.22%	0.00%	8.18%	0.00%	30.07%	90.22%
16	Student housing - studios 250 units	0.00%	7.91%	0.00%	29.06%	87.19%	0.00%	7.91%	0.00%	29.06%	87.19%
17	Student housing - ensuite 250 units	0.00%	6.72%	0.00%	24.67%	74.02%	0.00%	6.72%	0.00%	24.67%	74.02%
18	Student housing - ensuite 300 units	0.00%	6.71%	0.00%	24.67%	74.02%	0.00%	6.71%	0.00%	24.67%	74.02%
19	C2 care scheme - flats	2.59%	21.63%	27.92%	84.97%	257.83%	2.59%	21.63%	27.92%	84.97%	257.83%
20	Class E (light industrial) development	0.00%	3.80%	0.00%	14.25%	42.74%	0.00%	3.80%	0.00%	14.25%	42.74%
21	Class E (retail - convenience) development	0.00%	1.50%	0.00%	5.33%	15.98%	0.00%	1.50%	0.00%	5.33%	15.98%
22	Class E (retail - supermarket) development	0.00%	6.65%	0.00%	24.15%	72.46%	0.00%	6.65%	0.00%	24.15%	72.46%
23	Class E (office) development	0.00%	21.25%	0.00%	81.60%	247.01%	0.00%	21.25%	0.00%	81.60%	247.01%
24	Class E (office) development	0.00%	17.78%	0.00%	63.94%	193.23%	0.00%	17.78%	0.00%	63.94%	193.23%
25	Industrial (B2/B8)	0.00%	2.88%	0.00%	4.88%	14.65%	0.00%	2.88%	0.00%	4.88%	14.65%
26	Industrial (B2/B8)	0.00%	2.88%	0.00%	4.88%	14.65%	0.00%	2.88%	0.00%	4.88%	14.65%
27	Hotel (city centre) 50 rooms	0.00%	3.43%	0.00%	13.06%	39.18%	0.00%	3.43%	0.00%	13.06%	39.18%
28	Hotel (city centre) 75 rooms	0.00%	3.43%	0.00%	13.06%	39.18%	0.00%	3.43%	0.00%	13.06%	39.18%
29	Hotel (city centre) 100 rooms	0.00%	3.43%	0.00%	13.06%	39.18%	0.00%	3.43%	0.00%	13.06%	39.18%
30	Community use/leisure	0.00%	4.73%	0.00%	18.23%	54.68%	0.00%	4.73%	0.00%	18.23%	54.68%

15.43%

46.28%

BLV: SECONDARY RETAIL		Description		No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y			
1	1 House	1	0.02	£0.10	£0.13	£0.13	£0.12	£0.12	£0.12	£0.10	0.35%	1.62%	3.86%	6.36%	19.09%
2	2 Houses	2	0.05	£0.21	£0.25	£0.25	£0.24	£0.24	£0.24	£0.20	0.35%	1.62%	3.86%	6.36%	19.09%
3	5 Houses	5	0.12	£0.63	£0.63	£0.62	£0.60	£0.59	£0.51	£0.51	0.35%	1.62%	3.86%	6.36%	19.09%
4	10 houses	10	0.25	£1.04	£1.26	£1.25	£1.24	£1.21	£1.18	£1.02	0.35%	1.62%	3.86%	6.36%	19.09%
5	30 flats - low density	30	0.33	£1.39	£1.80	£1.79	£1.73	£1.71	£1.54	£1.02	0.36%	3.68%	4.74%	14.44%	43.32%
6	30 flats - medium density	30	0.30	£1.25	£1.58	£1.58	£1.51	£1.49	£1.32	£0.80	0.20%	4.18%	5.39%	16.41%	49.24%
7	30 flats - high density	30	0.21	£0.90	£1.48	£1.48	£1.41	£1.40	£1.19	£0.62	0.00%	4.98%	5.75%	19.40%	58.21%
8	100 houses	100	2.48	£10.45	£11.74	£11.70	£11.55	£11.30	£11.07	£9.54	0.34%	1.59%	3.78%	6.23%	18.76%
9	100 flats - medium density	100	0.99	£4.18	£4.891	£4.870	£4.802	£4.621	£4.071	£2.411	0.42%	4.28%	5.53%	16.82%	50.65%
10	200 houses	200	4.96	£20.90	£22.115	£22.04	£21.77	£21.28	£20.74	£18.001	0.34%	1.58%	3.76%	6.19%	18.58%
11	200 flats - medium density	200	1.99	£8.36	£8.36	£8.00	£7.88	£7.88	£6.83	£3.70	0.46%	4.69%	6.07%	18.58%	55.95%
12	450 houses	450	11.17	£47.02	£42.456	£42.313	£41.792	£40.873	£39.855	£34.62	0.34%	1.56%	3.73%	6.15%	18.47%
13	450 flats - medium density	450	4.47	£18.81	£16.493	£16.417	£15.717								

OXFORD CITY COUNCIL - LOCAL PLAN

Sales value (£ ps/m): £7,226 AH tenure (rent / SO): 80% 20% AH % 40%

CTL + R to run macro

BLVs	BLV per ha
Secondary offices	£7,630,000
Secondary retail	£4,210,000
Secondary industrial	£1,610,000
Undeveloped land/greenfield	£370,000

BLV: SECONDARY OFFICES									
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 1 House	1	0.02	£0.19	£0.148	£0.148	£0.148	£0.143	£0.140	£0.124
2 2 Houses	2	0.05	£0.38	£0.296	£0.296	£0.292	£0.288	£0.289	£0.248
3 3 Houses	5	0.12	£0.95	£0.746	£0.746	£0.746	£0.716	£0.700	£0.626
4 10 houses	10	0.25	£1.89	£1.480	£1.475	£1.459	£1.431	£1.400	£1.240
5 30 flats - low density	30	0.33	£2.53	£2.339	£2.332	£2.273	£2.254	£2.060	£1.561
6 30 flats - medium density	30	0.30	£2.27	£2.107	£2.104	£2.041	£2.022	£1.848	£1.329
7 30 flats - high density	30	0.21	£1.62	£1.993	£1.993	£1.919	£1.906	£1.705	£1.131
8 100 houses	100	2.48	£18.94	£13.792	£13.791	£13.605	£13.348	£13.069	£11.590
9 100 flats - medium density	100	0.99	£7.58	£6.855	£6.835	£6.349	£6.285	£5.733	£4.605
10 200 houses	200	4.96	£37.88	£25.962	£25.898	£25.616	£25.138	£24.601	£21.862
11 200 flats - medium density	200	1.99	£15.15	£11.444	£11.406	£11.052	£10.938	£9.903	£6.790
12 450 houses	450	11.17	£85.22	£49.832	£49.690	£49.172	£48.258	£47.232	£42.013
13 450 flats - medium density	450	4.47	£34.09	£22.475	£22.401	£21.729	£21.501	£19.485	£13.338
14 Student housing - studios 150 units	-	0.32	£2.44	£2.027	£2.027	£1.868	£2.027	£1.438	£0.280
15 Student housing - ensuite 150 units	-	0.21	£1.80	£1.306	£1.306	£1.199	£1.306	£0.913	£0.128
16 Student housing - studios 250 units	-	0.54	£4.12	£3.378	£3.378	£3.111	£3.378	£2.396	£0.435
17 Student housing - ensuite 250 units	-	0.36	£2.74	£2.620	£2.620	£2.444	£2.620	£1.973	£0.681
18 Student housing - ensuite 300 units	-	0.43	£3.27	£3.144	£3.144	£2.933	£3.144	£2.368	£0.817
19 C2 care scheme - flats	60	0.30	£2.32	£1.171	£1.159	£1.067	£1.037	£0.762	£0.060
20 Class E (light industrial) development	-	0.42	£3.18	£1.058	£1.058	£1.017	£1.058	£0.907	£0.600
21 Class E (retail - convenience) development	-	0.50	£3.82	£4.028	£4.028	£3.986	£4.028	£3.814	£3.384
22 Class E (retail - supermarket) development	-	0.30	£2.29	£0.700	£0.700	£0.654	£0.700	£0.531	£0.150
23 Class E (office) development	-	0.09	£0.68	£0.382	£0.382	£0.301	£0.382	£0.070	£0.562
24 Class E (office) development	-	0.18	£1.36	£0.993	£0.993	£0.816	£0.993	£0.358	£0.920
25 Industrial (B2/B8)	-	3.33	£28.43	£21.218	£21.218	£20.605	£21.218	£20.180	£18.100
26 Industrial (B2/B8)	-	0.17	£1.27	£1.061	£1.061	£1.030	£1.061	£1.009	£0.900
27 Hotel (city centre) 50 rooms	-	0.08	£0.60	£1.759	£1.759	£1.819	£1.759	£1.989	£2.448
28 Hotel (city centre) 75 rooms	-	0.12	£0.89	£2.638	£2.638	£2.729	£2.638	£2.983	£3.672
29 Hotel (city centre) 100 rooms	-	0.16	£1.19	£3.518	£3.518	£3.638	£3.518	£3.977	£4.698
30 Community use/leisure	-	0.11	£0.84	£0.859	£0.859	£0.900	£0.859	£1.018	£1.320

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y
0.30%	1.38%	3.28%	5.41%	16.23%
0.30%	1.38%	3.28%	5.41%	16.23%
0.30%	1.38%	3.28%	5.41%	16.23%
0.30%	1.38%	3.28%	5.41%	16.23%
0.28%	2.82%	3.64%	11.08%	33.25%
0.15%	3.13%	4.04%	12.30%	36.91%
0.00%	3.70%	4.27%	14.42%	43.27%
0.29%	1.35%	3.22%	5.31%	15.92%
0.31%	3.19%	4.12%	12.55%	37.65%
0.29%	1.33%	3.18%	5.24%	15.79%
0.34%	3.43%	4.42%	13.46%	40.67%
0.29%	1.33%	3.16%	5.22%	15.69%
0.33%	3.36%	4.33%	13.30%	40.65%
0.00%	7.91%	0.00%	29.06%	87.19%
0.00%	8.18%	0.00%	30.07%	90.22%
0.00%	7.91%	0.00%	29.06%	87.19%
0.00%	6.72%	0.00%	24.67%	74.02%
0.00%	6.71%	0.00%	24.67%	74.02%
1.07%	8.89%	11.48%	34.93%	105.67%
0.00%	3.80%	0.00%	14.25%	42.74%
0.00%	1.50%	0.00%	5.33%	15.98%
0.00%	6.65%	0.00%	24.15%	72.46%
0.00%	21.25%	0.00%	81.60%	247.01%
0.00%	17.78%	0.00%	63.94%	193.23%
0.00%	2.88%	0.00%	4.88%	14.65%
0.00%	2.88%	0.00%	4.88%	14.65%
0.00%	3.43%	0.00%	13.06%	39.18%
0.00%	3.43%	0.00%	13.06%	39.18%
0.00%	4.73%	0.00%	18.23%	54.68%

BLV: SECONDARY RETAIL									
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 1 House	1	0.02	£0.10	£0.15	£0.15	£0.15	£0.14	£0.14	£0.12
2 2 Houses	2	0.05	£0.21	£0.30	£0.30	£0.29	£0.28	£0.28	£0.25
3 3 Houses	5	0.12	£0.74	£0.74	£0.74	£0.73	£0.72	£0.70	£0.62
4 10 houses	10	0.25	£1.04	£1.48	£1.48	£1.46	£1.43	£1.40	£1.24
5 30 flats - low density	30	0.33	£1.39	£2.34	£2.33	£2.27	£2.25	£2.08	£1.58
6 30 flats - medium density	30	0.30	£1.25	£2.11	£2.10	£2.04	£2.02	£1.85	£1.33
7 30 flats - high density	30	0.21	£0.90	£1.99	£1.99	£1.92	£1.91	£1.71	£1.13
8 100 houses	100	2.48	£10.45	£13.79	£13.75	£13.61	£13.35	£13.06	£11.59
9 100 flats - medium density	100	0.99	£4.18	£3.56	£3.53	£3.35	£3.28	£3.73	£4.09
10 200 houses	200	4.96	£20.90	£25.96	£25.89	£25.62	£25.14	£24.60	£21.86
11 200 flats - medium density	200	1.99	£8.36	£11.44	£11.41	£11.05	£10.94	£9.90	£6.79
12 450 houses	450	11.17	£47.02	£49.83	£49.69	£49.17	£48.26	£47.23	£42.01
13 450 flats - medium density	450	4.47	£18.81	£22.47	£22.40	£21.72	£21.50	£19.49	£13.34
14 Student housing - studios 150 units	-	0.32	£1.35	£2.03	£2.03	£1.87	£2.03	£1.44	£0.28
15 Student housing - ensuite 150 units	-	0.21	£0.88	£1.31	£1.31	£1.20	£1.31	£0.91	£0.13
16 Student housing - studios 250 units	-	0.54	£2.27	£3.38	£3.38	£3.11	£3.38	£2.40	£0.43
17 Student housing - ensuite 250 units	-	0.36	£1.51	£2.62	£2.62	£2.44	£2.62	£1.97	£0.68
18 Student housing - ensuite 300 units	-	0.43	£1.81	£3.14	£3.14	£2.93	£3.14	£2.37	£0.82
19 C2 care scheme - flats	60	0.30	£1.28	£1.17	£1.16	£1.07	£1.04	£0.78	£0.07
20 Class E (light industrial) development	-	0.42	£1.75	£1.06	£1.06	£1.02	£1.06	£0.91	£0.61
21 Class E (retail - convenience) development	-	0.50	£2.11	£4.03	£4.03	£3.97	£4.03	£3.81	£3.38
22 Class E (retail - supermarket) development	-	0.30	£1.28	£0.70	£0.70	£0.65	£0.70	£0.53	£0.15
23 Class E (office) development	-	0.09	£0.38	£0.38	£0.38	£0.30	£0.38	£0.07	£0.54
24 Class E (office) development	-	0.18	£0.75	£0.99	£0.99	£0.82	£0.99	£0.38	£0.93
25 Industrial (B2/B8)	-	3.33	£14.03	£21.22	£21.22	£20.61	£21.22	£20.18	£18.11
26 Industrial (B2/B8)	-	0.17	£0.70	£1.06	£1.06	£1.03	£1.06	£1.01	£0.91
27 Hotel (city centre) 50 rooms	-	0.08	£0.33	£1.76	£1.76	£1.82	£1.76	£1.99	£2.44
28 Hotel (city centre) 75 rooms	-	0.12	£0.49	£2.04	£2.04	£2.12	£2.04	£2.38	£2.98
29 Hotel (city centre) 100 rooms	-	0.16	£0.66	£3.52	£3.52	£3.64	£3.52	£3.98	£4.80
30 Community use/leisure	-	0.11	£0.46	£0.86	£0.86	£0.90	£0.86	£1.02	£1.33

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y
0.30%	1.38%	3.28%	5.41%	16.23%
0.30%	1.38%	3.28%	5.41%	16.23%
0.30%	1.38%	3.28%	5.41%	16.23%
0.30%	1.38%	3.28%	5.41%	16.23%
0.28%	2.82%	3.64%	11.08%	33.25%
0.15%	3.13%	4.04%	12.30%	36.91%
0.00%	3.70%	4.27%	14.42%	43.27%
0.29%	1.35%	3.22%	5.31%	15.92%
0.31%	3.19%	4.12%	12.55%	37.65%
0.29%	1.33%	3.18%	5.24%	15.79%
0.34%	3.43%	4.42%	13.46%	40.67%
0.29%	1.33%	3.16%	5.22%	15.69%
0.33%	3.36%	4.33%	13.30%	40.65%
0.00%	7.91%	0.00%	29.06%	87.19%
0.00%	8.18%	0.00%	30.07%	90.22%
0.00%	7.91%	0.00%	29.06%	87.19%
0.00%	6.72%	0.00%	24.67%	74.02%
0.00%	6.71%	0.00%	24.67%	74.02%
1.07%	8.89%	11.48%	34.93%	105.67%
0.00%	3.80%	0.00%	14.25%	42.74%
0.00%	1.50%	0.00%	5.33%	15.98%
0.00%	6.65%	0.00%	24.15%	72.46%
0.00%	21.25%	0.00%	81.60%	247.01%
0.00%	17.78%	0.00%	63.94%	193.23%
0.00%	2.88%	0.00%	4.88%	14.65%
0.00%	2.88%	0.00%	4.88%	14.65%
0.00%	3.43%	0.00%	13.06%	39.18%
0.00%	3.43%	0.00%	13.06%	39.18%
0.00%	4.73%	0.00%	18.23%	54.68%

BLV: SECONDARY INDUSTRIAL									
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 1 House	1	0.02	£0.04	£0.15	£0.15	£0.15	£0.14	£0.14	£0.12
2 2 Houses	2	0.05	£0.08	£0.30	£0.30	£0.29	£0.28	£0.28	£0.25
3 3 Houses	5	0.12	£0.20	£0.74	£0.74	£0.73	£0.72	£0.70	£0.62
4 10 houses	10	0.25	£0.40	£1.48	£1.48	£1.46	£1.43	£1.40	£1.24
5 30 flats - low density	30	0.33	£0.53	£2.34	£2.33	£2.27	£2.25	£2.08	£1.58
6 30 flats - medium density	30	0.30	£0.48	£2.11	£2.10	£2.04	£2.02	£1.85	£1.33
7 30 flats - high density	30	0.21	£0.34	£1.99	£1.99	£1.92	£1.91	£1.71	£1.13
8 100 houses	100	2.48	£4.00	£13.79	£13.75	£13.61	£13.35	£13.06	£11.59
9 100 flats - medium density	100	0.99	£1.60	£3.56	£3.53	£3.35	£3.28	£3.73	£4.09
10 200 houses	200	4.96	£7.99	£25.96	£25.89	£25.62	£25.14	£24.60	£21.86
11 200 flats - medium density	200	1.99	£3.20	£11.44	£11.41	£11.05	£10.94	£9.90	£6.79
12 450 houses	450	11.17	£17.98	£49.83	£49.69	£49.17	£48.26	£47.23	£42.01
13 450 flats - medium density	450	4.47	£7.19	£22.47	£22.40	£21.72	£21.50	£19.49	£13.34
14 Student housing - studios 150 units	-	0.32	£0.52	£2.03	£2.03	£1.87	£2.03	£1.44	£0.28
15 Student housing - ensuite 150 units	-	0.21	£0.34	£1.31	£1.31	£1.20	£1.31	£0.91	£0.13
16 Student housing - studios 250 units	-	0.54	£0.87	£3.38	£3.38	£3.11	£3.38	£2.40	£0.43
17 Student housing - ensuite 250 units	-	0.36	£0.58	£2.62	£2.62				

OXFORD CITY COUNCIL - LOCAL PLAN

Sales value (£ ps/m): £8,454 AH tenure (rent / SO): 80% 20% AH % 40%

CTL + R to run macro

BLVs	BLV per ha
Secondary offices	£7,630,000
Secondary retail	£4,210,000
Secondary industrial	£1,610,000
Undeveloped land/greenfield	£370,000

BLV: SECONDARY OFFICES									
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 1 House	1	0.02	£0.19	£0.170	£0.169	£0.168	£0.164	£0.161	£0.143
2 2 Houses	2	0.05	£0.38	£0.340	£0.339	£0.335	£0.329	£0.322	£0.285
3 5 Houses	5	0.12	£0.95	£0.841	£0.838	£0.834	£0.822	£0.804	£0.711
4 10 houses	10	0.25	£1.89	£1.699	£1.695	£1.676	£1.644	£1.638	£1.426
5 30 flats - low density	30	0.33	£2.53	£2.431	£2.425	£2.353	£2.334	£2.122	£1.504
6 30 flats - medium density	30	0.30	£2.27	£2.168	£2.164	£2.089	£2.070	£1.859	£1.241
7 30 flats - high density	30	0.21	£1.62	£2.021	£2.021	£1.935	£1.924	£1.684	£1.010
8 100 houses	100	2.48	£18.94	£15.848	£15.808	£15.638	£15.342	£15.014	£13.348
9 100 flats - medium density	100	0.99	£7.58	£6.727	£6.707	£6.478	£6.418	£5.747	£3.778
10 200 houses	200	4.96	£37.88	£29.946	£29.771	£29.452	£28.908	£28.293	£25.170
11 200 flats - medium density	200	1.99	£15.15	£11.633	£11.594	£11.165	£11.056	£9.788	£6.057
12 450 houses	450	11.17	£85.22	£57.306	£57.163	£56.553	£55.511	£54.342	£48.394
13 450 flats - medium density	450	4.47	£34.09	£22.928	£22.853	£22.010	£21.793	£19.290	£11.859
14 Student housing - studios 150 units	-	0.32	£2.44	£0.817	£0.817	£0.647	£0.617	£0.168	£-1.149
15 Student housing - ensuite 150 units	-	0.21	£1.80	£0.499	£0.499	£0.382	£0.499	£0.006	£-0.812
16 Student housing - studios 250 units	-	0.54	£4.12	£1.362	£1.362	£1.059	£1.362	£0.279	£-1.916
17 Student housing - ensuite 250 units	-	0.36	£2.74	£1.292	£1.292	£1.059	£1.292	£0.579	£-0.858
18 Student housing - ensuite 300 units	-	0.43	£3.27	£1.551	£1.551	£1.319	£1.551	£0.669	£-1.031
19 C2 care scheme - flats	60	0.30	£2.32	£0.968	£0.963	£0.842	£0.813	£0.475	£-0.522
20 Class E (light industrial) development	-	0.42	£3.18	£1.058	£1.058	£1.017	£1.058	£0.907	£0.600
21 Class E (retail - convenience) development	-	0.50	£3.82	£12.478	£12.478	£12.418	£12.478	£12.284	£11.835
22 Class E (retail - supermarket) development	-	0.30	£2.29	£0.705	£0.705	£0.604	£0.705	£0.523	£2.169
23 Class E (office) development	-	0.09	£0.68	£3.857	£3.857	£3.756	£3.857	£3.467	£2.688
24 Class E (office) development	-	0.18	£1.36	£8.218	£8.218	£7.887	£8.218	£7.426	£5.841
25 Industrial (B2/B8)	-	3.33	£28.43	£21.216	£21.216	£20.605	£21.216	£20.180	£18.108
26 Industrial (B2/B8)	-	0.17	£1.27	£1.061	£1.061	£1.030	£1.061	£1.009	£0.900
27 Hotel (city centre) 50 rooms	-	0.08	£0.60	£-1.759	£-1.759	£-1.819	£-1.759	£-1.989	£-2.448
28 Hotel (city centre) 75 rooms	-	0.12	£0.89	£-2.638	£-2.638	£-2.729	£-2.638	£-2.983	£-3.672
29 Hotel (city centre) 100 rooms	-	0.16	£1.19	£-3.518	£-3.518	£-3.638	£-3.518	£-3.977	£-4.698
30 Community use/leisure	-	0.11	£0.84	£-0.859	£-0.859	£-0.900	£-0.859	£-1.018	£-1.328

% change in residual land values resulting from policy change					
EVC	BNG	Access	Carbon A+X	Carbon B+Y	
0.26%	1.37%	3.26%	5.37%	16.11%	
0.26%	1.37%	3.26%	5.37%	16.11%	
0.31%	1.37%	4.58%	14.58%	43.77%	
0.26%	1.37%	3.26%	5.37%	16.11%	
0.27%	3.23%	3.99%	12.71%	38.12%	
0.15%	3.63%	4.48%	14.25%	42.76%	
0.00%	4.27%	4.80%	16.68%	50.04%	
0.25%	1.34%	3.19%	5.26%	15.79%	
0.31%	3.71%	4.58%	14.58%	43.77%	
0.25%	1.32%	3.15%	5.20%	15.67%	
0.33%	4.02%	4.96%	15.88%	47.93%	
0.25%	1.31%	3.13%	5.17%	15.55%	
0.33%	4.00%	4.95%	15.87%	48.28%	
0.00%	21.50%	0.00%	79.49%	240.57%	
0.00%	23.46%	0.00%	86.72%	262.61%	
0.00%	3.43%	0.00%	13.06%	39.18%	
0.00%	14.92%	0.00%	55.16%	166.47%	
0.00%	14.92%	0.00%	55.16%	166.47%	
1.29%	12.85%	15.86%	50.77%	154.08%	
0.00%	3.80%	0.00%	14.25%	42.74%	
0.00%	0.48%	0.00%	1.72%	5.16%	
0.00%	6.65%	0.00%	24.15%	72.46%	
0.00%	2.62%	0.00%	10.10%	30.30%	
0.00%	4.03%	0.00%	9.64%	28.93%	
0.00%	2.88%	0.00%	4.88%	14.65%	
0.00%	2.88%	0.00%	4.88%	14.65%	
0.00%	3.43%	0.00%	13.06%	39.18%	
0.00%	3.43%	0.00%	13.06%	39.18%	
0.00%	4.73%	0.00%	18.23%	54.68%	

BLV: SECONDARY RETAIL									
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 1 House	1	0.02	£0.10	£0.17	£0.17	£0.17	£0.16	£0.16	£0.14
2 2 Houses	2	0.05	£0.21	£0.34	£0.34	£0.34	£0.33	£0.32	£0.28
3 5 Houses	5	0.12	£0.85	£0.85	£0.84	£0.82	£0.80	£0.71	£0.71
4 10 houses	10	0.25	£1.04	£1.70	£1.69	£1.68	£1.64	£1.61	£1.43
5 30 flats - low density	30	0.33	£1.39	£2.43	£2.42	£2.35	£2.33	£2.12	£1.50
6 30 flats - medium density	30	0.30	£1.25	£2.17	£2.16	£2.09	£2.07	£1.86	£1.24
7 30 flats - high density	30	0.21	£0.90	£2.02	£2.02	£1.93	£1.92	£1.68	£1.01
8 100 houses	100	2.48	£10.45	£16.95	£16.91	£16.64	£16.34	£16.01	£13.35
9 100 flats - medium density	100	0.99	£4.18	£3.71	£3.71	£3.48	£3.42	£3.75	£3.78
10 200 houses	200	4.96	£20.90	£29.85	£29.77	£29.45	£28.91	£28.29	£25.17
11 200 flats - medium density	200	1.99	£8.36	£11.63	£11.59	£11.17	£11.06	£9.79	£6.06
12 450 houses	450	11.17	£47.02	£57.31	£57.16	£56.55	£55.51	£54.34	£48.39
13 450 flats - medium density	450	4.47	£18.81	£22.93	£22.85	£22.01	£21.79	£19.29	£11.86
14 Student housing - studios 150 units	-	0.32	£1.35	£0.82	£0.82	£0.64	£0.62	£0.17	£-1.15
15 Student housing - ensuite 150 units	-	0.21	£0.88	£0.50	£0.50	£0.38	£0.50	£0.007	£-0.81
16 Student housing - studios 250 units	-	0.54	£2.27	£1.36	£1.36	£1.07	£1.36	£0.28	£-1.91
17 Student housing - ensuite 250 units	-	0.36	£1.51	£1.29	£1.29	£1.10	£1.29	£0.58	£-0.80
18 Student housing - ensuite 300 units	-	0.43	£1.81	£1.55	£1.55	£1.32	£1.55	£0.70	£-1.03
19 C2 care scheme - flats	60	0.30	£1.28	£0.97	£0.95	£0.84	£0.81	£0.48	£-0.52
20 Class E (light industrial) development	-	0.42	£1.75	£1.06	£1.06	£1.02	£1.06	£0.91	£0.61
21 Class E (retail - convenience) development	-	0.50	£2.11	£12.48	£12.48	£12.42	£12.48	£12.28	£11.83
22 Class E (retail - supermarket) development	-	0.30	£1.28	£0.70	£0.70	£0.60	£0.70	£0.54	£2.16
23 Class E (office) development	-	0.09	£0.38	£3.86	£3.86	£3.76	£3.86	£3.47	£2.68
24 Class E (office) development	-	0.18	£0.75	£8.22	£8.22	£7.89	£8.22	£7.43	£5.84
25 Industrial (B2/B8)	-	3.33	£14.03	£21.22	£21.22	£20.61	£21.22	£20.18	£18.11
26 Industrial (B2/B8)	-	0.17	£0.70	£1.06	£1.06	£1.03	£1.06	£1.01	£0.91
27 Hotel (city centre) 50 rooms	-	0.08	£0.33	£-1.76	£-1.76	£-1.82	£-1.76	£-1.99	£-2.44
28 Hotel (city centre) 75 rooms	-	0.12	£0.49	£-2.64	£-2.64	£-2.70	£-2.64	£-2.98	£-3.68
29 Hotel (city centre) 100 rooms	-	0.16	£0.66	£-3.52	£-3.52	£-3.64	£-3.52	£-3.98	£-4.80
30 Community use/leisure	-	0.11	£0.46	£-0.86	£-0.86	£-0.90	£-0.86	£-1.02	£-1.33

% change in residual land values resulting from policy change					
EVC	BNG	Access	Carbon A+X	Carbon B+Y	
0.26%	1.37%	3.26%	5.37%	16.11%	
0.26%	1.37%	3.26%	5.37%	16.11%	
0.26%	1.37%	3.26%	5.37%	16.11%	
0.26%	1.37%	3.26%	5.37%	16.11%	
0.27%	3.23%	3.99%	12.71%	38.12%	
0.15%	3.63%	4.48%	14.25%	42.76%	
0.00%	4.27%	4.80%	16.68%	50.04%	
0.25%	1.34%	3.19%	5.26%	15.79%	
0.31%	3.71%	4.58%	14.58%	43.77%	
0.25%	1.32%	3.15%	5.20%	15.67%	
0.33%	4.02%	4.96%	15.88%	47.93%	
0.25%	1.31%	3.13%	5.17%	15.55%	
0.33%	4.00%	4.95%	15.87%	48.28%	
0.00%	21.50%	0.00%	79.49%	240.57%	
0.00%	23.46%	0.00%	86.72%	262.61%	
0.00%	3.43%	0.00%	13.06%	39.18%	
0.00%	14.92%	0.00%	55.16%	166.47%	
0.00%	14.92%	0.00%	55.16%	166.47%	
1.29%	12.85%	15.86%	50.77%	154.08%	
0.00%	3.80%	0.00%	14.25%	42.74%	
0.00%	0.48%	0.00%	1.72%	5.16%	
0.00%	6.65%	0.00%	24.15%	72.46%	
0.00%	2.62%	0.00%	10.10%	30.30%	
0.00%	4.03%	0.00%	9.64%	28.93%	
0.00%	2.88%	0.00%	4.88%	14.65%	
0.00%	2.88%	0.00%	4.88%	14.65%	
0.00%	3.43%	0.00%	13.06%	39.18%	
0.00%	3.43%	0.00%	13.06%	39.18%	
0.00%	4.73%	0.00%	18.23%	54.68%	

BLV: SECONDARY INDUSTRIAL									
Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 1 House	1	0.02	£0.04	£0.17	£0.17	£0.17	£0.16	£0.16	£0.14
2 2 Houses	2	0.05	£0.08	£0.34	£0.34	£0.34	£0.33	£0.32	£0.28
3 5 Houses	5	0.12	£0.20	£0.85	£0.85	£0.8			

OXFORD CITY COUNCIL - LOCAL PLAN

Sales value (£ ps/m): £9,068 AH tenure (rent / SO): 80% 20% AH % 40%

CTL + R to run macro

BLVs	BLV per ha
Secondary offices	£7,630,000
Secondary retail	£4,210,000
Secondary industrial	£1,610,000
Undeveloped land/greenfield	£370,000

BLV: SECONDARY OFFICES		Description		No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	1 House	1	0.02	£0.19	£0.192	£0.192	£0.190	£0.187	£0.183	£0.180	£0.180	£0.180
2	2 Houses	2	0.05	£0.38	£0.384	£0.384	£0.380	£0.373	£0.366	£0.360	£0.358	£0.358
3	5 Houses	5	0.12	£0.96	£0.960	£0.960	£0.940	£0.933	£0.916	£0.900	£0.898	£0.898
4	10 houses	10	0.25	£1.89	£1.921	£1.917	£1.896	£1.886	£1.850	£1.844	£1.844	£1.844
5	30 flats - low density	30	0.33	£2.53	£2.975	£2.968	£2.896	£2.878	£2.668	£2.648	£2.648	£2.648
6	30 flats - medium density	30	0.30	£2.27	£2.695	£2.692	£2.616	£2.598	£2.386	£2.366	£2.366	£2.366
7	30 flats - high density	30	0.21	£1.62	£2.533	£2.533	£2.447	£2.436	£2.190	£2.170	£2.170	£2.170
8	100 houses	100	2.48	£18.94	£17.906	£17.860	£17.688	£17.394	£17.098	£17.098	£17.098	£17.098
9	100 flats - medium density	100	0.99	£7.58	£8.391	£8.371	£8.143	£8.068	£7.411	£7.411	£7.411	£7.411
10	200 houses	200	4.96	£37.88	£33.635	£33.613	£33.294	£32.748	£32.138	£32.138	£32.138	£32.138
11	200 flats - medium density	200	1.99	£15.15	£14.683	£14.645	£14.216	£14.106	£12.847	£12.847	£12.847	£12.847
12	450 houses	450	11.17	£85.22	£84.670	£84.527	£83.917	£82.875	£81.712	£81.712	£81.712	£81.712
13	450 flats - medium density	450	4.47	£34.09	£28.885	£28.811	£27.988	£27.775	£25.331	£25.331	£25.331	£25.331
14	Student housing - studios 150 units	-	0.32	£2.44	£0.817	£0.817	£0.641	£0.617	£0.168	£0.168	£0.168	£0.168
15	Student housing - ensuite 150 units	-	0.21	£1.80	£0.499	£0.499	£0.382	£0.499	£0.066	£0.066	£0.066	£0.066
16	Student housing - studios 250 units	-	0.54	£4.12	£1.362	£1.362	£1.059	£1.362	£0.279	£0.279	£0.279	£0.279
17	Student housing - ensuite 250 units	-	0.36	£2.74	£1.292	£1.292	£1.059	£1.292	£0.579	£0.579	£0.579	£0.579
18	Student housing - ensuite 300 units	-	0.43	£3.27	£1.551	£1.551	£1.319	£1.551	£0.695	£0.695	£0.695	£0.695
19	C2 care scheme - flats	60	0.30	£2.32	£1.648	£1.635	£1.524	£1.495	£1.160	£1.160	£1.160	£1.160
20	Class E (light industrial) development	-	0.42	£3.18	£1.058	£1.058	£1.017	£1.058	£0.907	£0.907	£0.907	£0.907
21	Class E (retail - convenience) development	-	0.50	£3.82	£12.478	£12.478	£12.418	£12.478	£12.284	£11.833	£11.833	£11.833
22	Class E (retail - supermarket) development	-	0.30	£2.29	£0.705	£0.705	£0.604	£0.705	£0.523	£0.523	£0.523	£0.523
23	Class E (office) development	-	0.09	£0.68	£3.857	£3.857	£3.756	£3.857	£3.467	£2.688	£2.688	£2.688
24	Class E (office) development	-	0.18	£1.36	£8.218	£8.218	£7.887	£8.218	£7.426	£5.841	£5.841	£5.841
25	Industrial (B2/B8)	-	3.33	£28.43	£21.216	£21.216	£20.605	£21.216	£20.180	£18.108	£18.108	£18.108
26	Industrial (B2/B8)	-	0.17	£1.27	£1.061	£1.061	£1.030	£1.061	£1.009	£0.900	£0.900	£0.900
27	Hotel (city centre) 50 rooms	-	0.08	£0.60	£1.759	£1.759	£1.819	£1.759	£1.989	£2.448	£2.448	£2.448
28	Hotel (city centre) 75 rooms	-	0.12	£0.89	£2.638	£2.638	£2.729	£2.638	£2.983	£3.672	£3.672	£3.672
29	Hotel (city centre) 100 rooms	-	0.16	£1.19	£3.518	£3.518	£3.638	£3.518	£3.977	£4.686	£4.686	£4.686
30	Community use/leisure	-	0.11	£0.84	£0.859	£0.859	£0.900	£0.859	£1.016	£1.328	£1.328	£1.328

% change in residual land values resulting from policy change		EVC		BNG		Access		Carbon A+X		Carbon B+Y				
0.23%	1.21%	2.88%	4.75%	14.25%	0.23%	1.21%	2.88%	4.75%	14.25%	0.23%	1.21%	2.88%	4.75%	14.25%
0.23%	1.21%	2.88%	4.75%	14.25%	0.23%	1.21%	2.88%	4.75%	14.25%	0.23%	1.21%	2.88%	4.75%	14.25%
0.23%	1.21%	2.88%	4.75%	14.25%	0.23%	1.21%	2.88%	4.75%	14.25%	0.23%	1.21%	2.88%	4.75%	14.25%
0.22%	2.64%	3.26%	10.39%	31.16%	0.12%	2.92%	3.60%	11.46%	34.39%	0.00%	3.41%	3.83%	13.31%	39.93%
0.22%	1.19%	2.83%	4.66%	13.98%	0.22%	1.19%	2.83%	4.66%	13.98%	0.22%	1.19%	2.83%	4.66%	13.98%
0.24%	2.97%	3.67%	11.69%	35.06%	0.24%	2.97%	3.67%	11.69%	35.06%	0.24%	2.97%	3.67%	11.69%	35.06%
0.22%	1.17%	2.79%	4.60%	13.84%	0.26%	3.18%	3.93%	12.51%	37.74%	0.22%	1.16%	2.77%	4.57%	13.75%
0.26%	3.18%	3.93%	12.51%	37.74%	0.26%	3.11%	3.84%	12.31%	37.59%	0.00%	21.50%	0.00%	79.49%	240.57%
0.00%	21.50%	0.00%	79.49%	240.57%	0.00%	23.46%	0.00%	86.72%	262.61%	0.00%	23.46%	0.00%	86.72%	262.61%
0.00%	23.46%	0.00%	86.72%	262.61%	0.00%	21.50%	0.00%	79.49%	240.57%	0.00%	14.92%	0.00%	55.16%	166.47%
0.00%	14.92%	0.00%	55.16%	166.47%	0.00%	14.92%	0.00%	55.16%	166.47%	0.00%	14.92%	0.00%	55.16%	166.47%
0.76%	7.53%	9.30%	29.58%	89.24%	0.00%	3.80%	0.00%	14.25%	42.74%	0.00%	0.48%	0.00%	1.72%	5.16%
0.00%	3.80%	0.00%	14.25%	42.74%	0.00%	0.48%	0.00%	1.72%	5.16%	0.00%	6.65%	0.00%	24.15%	72.46%
0.00%	0.48%	0.00%	1.72%	5.16%	0.00%	2.62%	0.00%	10.10%	30.30%	0.00%	4.03%	0.00%	9.64%	28.93%
0.00%	2.62%	0.00%	10.10%	30.30%	0.00%	2.88%	0.00%	4.88%	14.65%	0.00%	2.88%	0.00%	4.88%	14.65%
0.00%	2.88%	0.00%	4.88%	14.65%	0.00%	3.43%	0.00%	13.06%	39.18%	0.00%	3.43%	0.00%	13.06%	39.18%
0.00%	3.43%	0.00%	13.06%	39.18%	0.00%	3.43%	0.00%	13.06%	39.18%	0.00%	4.73%	0.00%	18.23%	54.68%
0.00%	4.73%	0.00%	18.23%	54.68%										

BLV: SECONDARY RETAIL		Description		No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	1 House	1	0.02	£0.19	£0.19	£0.19	£0.19	£0.19	£0.19	£0.19	£0.19	£0.19
2	2 Houses	2	0.05	£0.38	£0.38	£0.38	£0.38	£0.37	£0.37	£0.37	£0.37	£0.37
3	5 Houses	5	0.12	£0.96	£0.96	£0.96	£0.95	£0.91	£0.91	£0.91	£0.91	£0.91
4	10 houses	10	0.25	£1.89	£1.92	£1.92	£1.90	£1.87	£1.83	£1.83	£1.83	£1.83
5	30 flats - low density	30	0.33	£2.53	£2.97	£2.97	£2.90	£2.88	£2.67	£2.67	£2.67	£2.67
6	30 flats - medium density	30	0.30	£2.27	£2.70	£2.69	£2.62	£2.60	£2.39	£2.39	£2.39	£2.39
7	30 flats - high density	30	0.21	£1.62	£2.53	£2.53	£2.45	£2.44	£2.20	£2.20	£2.20	£2.20
8	100 houses	100	2.48	£19.45	£17.90	£17.86	£17.69	£17.39	£17.07	£17.07	£17.07	£17.07
9	100 flats - medium density	100	0.99	£8.18	£8.39	£8.37	£8.14	£8.06	£7.41	£7.41	£7.41	£7.41
10	200 houses	200	4.96	£37.88	£33.63	£33.61	£33.29	£32.75	£32.14	£32.14	£32.14	£32.14
11	200 flats - medium density	200	1.99	£15.15	£14.68	£14.64	£14.22	£14.11	£12.85	£12.85	£12.85	£12.85
12	450 houses	450	11.17	£85.22	£84.67	£84.53	£83.92	£82.88	£81.71	£81.71	£81.71	£81.71
13	450 flats - medium density	450	4.47	£34.09	£28.89	£28.81	£27.99	£27.78	£25.33	£25.33	£25.33	£25.33
14	Student housing - studios 150 units	-	0.32	£2.44	£0.82	£0.82	£0.64	£0.62	£0.17	£0.17	£0.17	£0.17
15	Student housing - ensuite 150 units	-	0.21	£1.80	£0.50	£0.50	£0.38	£0.50	£0.07	£0.07	£0.07	£0.07
16	Student housing - studios 250 units	-	0.54	£4.12	£1.36	£1.36	£1.07	£1.36	£0.28	£0.28	£0.28	£0.28
17	Student housing - ensuite 250 units	-	0.36	£2.74	£1.29	£1.29	£1.10	£1.29	£0.58	£0.58	£0.58	£0.58
18	Student housing - ensuite 300 units	-	0.43	£3.27	£1.55	£1.55	£1.32	£1.55	£0.70	£0.70	£0.70	£0.70
19	C2 care scheme - flats	60	0.30	£2.32	£1.65	£1.64	£1.52	£1.49	£1.16	£1.16	£1.16	£1.16
20	Class E (light industrial) development	-	0.42	£3.18	£1.06	£1.06	£1.02	£1.06	£0.91	£0.91	£0.91	£0.91
21	Class E (retail - convenience) development	-	0.50	£4.12	£12.48	£12.48	£12.42	£12.48	£12.28	£11.83	£11.83	£11.83
22	Class E (retail - supermarket) development	-	0.30	£2.29	£0.70	£0.70	£0.60	£0.70	£0.52	£0.52	£0.52	£0.52
23	Class E (office) development	-	0.09	£0.68	£3.86	£3.86	£3.76	£3.86	£3.47	£2.68	£2.68	£2.68
24	Class E (office) development	-	0.18	£1.36	£8.22	£8.22	£7.89	£8.22	£7.43	£5.84	£5.84	£5.84
25	Industrial (B2/B8)	-	3.33	£28.43	£21.22	£21.22	£20.61	£21.22	£20.18	£18.11	£18.11	£18.11
26	Industrial (B2/B8)	-	0.17	£1.27	£1.06	£1.06	£1.03	£1.06	£1.01	£0.91	£0.91	£0.91
27	Hotel (city centre) 50 rooms	-	0.08	£0.33	£1.76	£1.76	£1.82	£1.76	£1.99	£2.44	£2.44	£2.44
28	Hotel (city centre) 75 rooms	-	0.12	£0.49	£2.64	£2.64	£2.73	£2.64	£2.98	£3.68	£3.68	£3.68
29	Hotel (city centre) 100 rooms	-</										

Appendix 12 - Cumulative policy impacts

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	189,654	30,694	28,216	23,360	15,010	-1,716
2	2 Houses	2	379,308	61,386	56,433	46,719	30,020	-3,432
3	5 Houses	5	948,271	153,467	141,081	116,799	75,049	-8,578
4	10 houses	10	1,896,541	306,933	282,162	233,597	150,099	-17,156
5	30 flats - low density	30	2,528,721	-548,997	-622,566	-709,043	-979,911	-1,521,648
6	30 flats - medium density	30	2,275,849	-698,429	-768,710	-855,187	-1,126,055	-1,667,792
7	30 flats - high density	30	1,626,405	-728,415	-803,267	-889,745	-1,189,567	-1,789,211
8	100 houses	100	18,965,410	2,889,237	2,657,115	2,200,682	1,406,301	-185,243
9	100 flats - medium density	100	7,586,164	-2,392,667	-2,633,332	-2,916,226	-3,802,320	-5,574,510
10	200 houses	200	37,930,820	5,518,991	5,086,157	4,229,150	2,750,695	-267,387
11	200 flats - medium density	200	15,172,328	-5,201,654	-5,666,252	-6,212,372	-7,922,957	-11,344,126
12	450 houses	450	85,344,346	10,575,402	9,735,629	8,076,512	5,183,102	-880,545
13	450 flats - medium density	450	34,137,738	-11,137,673	-12,114,404	-13,262,518	-16,858,701	-24,051,067
14	Student housing - studios 150 units	-	2,442,541	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	1,600,716	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	4,120,369	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	2,741,158	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	3,274,886	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	2,318,922	-2,562,802	-2,684,829	-2,825,470	-3,265,994	-4,147,040
20	Class E (light industrial) development	-	3,179,167	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	3,815,000	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	2,289,000	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	681,250	382,443	301,189	301,189	-15,078	-656,803
24	Class E (office) development	-	1,362,600	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	25,433,333	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	1,271,667	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	596,094	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	894,141	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	1,192,188	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	839,300	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	£104,645	30,694	28,216	23,360	15,010	-1,716
2	2 Houses	2	£209,291	61,386	56,433	46,719	30,020	-3,432
3	5 Houses	5	£523,227	153,467	141,081	116,799	75,049	-8,578
4	10 houses	10	£1,046,453	306,933	282,162	233,597	150,099	-17,156
5	30 flats - low density	30	£1,395,271	-548,997	-622,566	-709,043	-979,911	-1,521,648
6	30 flats - medium density	30	£1,255,744	-698,429	-768,710	-855,187	-1,126,055	-1,667,792
7	30 flats - high density	30	£897,400	-728,415	-803,267	-889,745	-1,189,567	-1,789,211
8	100 houses	100	£10,464,532	2,889,237	2,657,115	2,200,682	1,406,301	-185,243
9	100 flats - medium density	100	£4,185,813	-2,392,667	-2,633,332	-2,916,226	-3,802,320	-5,574,510
10	200 houses	200	£20,929,063	5,518,991	5,086,157	4,229,150	2,750,695	-267,387
11	200 flats - medium density	200	£8,371,625	-5,201,654	-5,666,252	-6,212,372	-7,922,957	-11,344,126
12	450 houses	450	£47,090,393	10,575,402	9,735,629	8,076,512	5,183,102	-880,545
13	450 flats - medium density	450	£18,836,157	-11,137,673	-12,114,404	-13,262,518	-16,858,701	-24,051,067
14	Student housing - studios 150 units	-	£1,347,719	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	£883,226	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	£2,273,493	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	£1,512,487	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	£1,806,981	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	£1,279,510	-2,562,802	-2,684,829	-2,825,470	-3,265,994	-4,147,040
20	Class E (light industrial) development	-	£1,754,167	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	£2,105,000	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	£1,263,000	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	£375,893	382,443	301,189	301,189	-15,078	-656,803
24	Class E (office) development	-	£751,786	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	£14,033,333	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	£701,667	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	£328,906	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	£493,359	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	£657,813	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	£463,100	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	40,019	30,694	28,216	23,360	15,010	-1,716
2	2 Houses	2	80,038	61,386	56,433	46,719	30,020	-3,432
3	5 Houses	5	200,094	153,467	141,081	116,799	75,049	-8,578
4	10 houses	10	400,188	306,933	282,162	233,597	150,099	-17,156
5	30 flats - low density	30	533,583	-548,997	-622,566	-709,043	-979,911	-1,521,648
6	30 flats - medium density	30	480,225	-698,429	-768,710	-855,187	-1,126,055	-1,667,792
7	30 flats - high density	30	343,186	-728,415	-803,267	-889,745	-1,189,567	-1,789,211
8	100 houses	100	4,001,876	2,889,237	2,657,115	2,200,682	1,406,301	-185,243
9	100 flats - medium density	100	1,600,750	-2,392,667	-2,633,332	-2,916,226	-3,802,320	-5,574,510
10	200 houses	200	8,003,751	5,518,991	5,086,157	4,229,150	2,750,695	-267,387
11	200 flats - medium density	200	3,201,500	-5,201,654	-5,666,252	-6,212,372	-7,922,957	-11,344,126
12	450 houses	450	18,008,440	10,575,402	9,735,629	8,076,512	5,183,102	-880,545
13	450 flats - medium density	450	7,203,376	-11,137,673	-12,114,404	-13,262,518	-16,858,701	-24,051,067
14	Student housing - studios 150 units	-	515,398	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	337,766	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	869,436	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	578,409	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	691,031	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	489,314	-2,562,802	-2,684,829	-2,825,470	-3,265,994	-4,147,040
20	Class E (light industrial) development	-	670,833	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	805,000	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	483,000	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	143,750	382,443	301,189	301,189	-15,078	-656,803
24	Class E (office) development	-	287,500	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	5,366,667	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	268,333	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	125,781	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	188,672	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	251,563	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	177,100	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	30,694	28,216	23,360	15,010	-1,716
2	2 Houses	2	9,197	61,386	56,433	46,719	30,020	-3,432
3	5 Houses	5	18,394	153,467	141,081	116,799	75,049	-8,578
4	10 houses	10	45,984	306,933	282,162	233,597	150,099	-17,156
5	30 flats - low density	30	91,969	-548,997	-622,566	-709,043	-979,911	-1,521,648
6	30 flats - medium density	30	122,625	-698,429	-768,710	-855,187	-1,126,055	-1,667,792
7	30 flats - high density	30	110,362	-728,415	-803,267	-889,745	-1,189,567	-1,789,211
8	100 houses	100	78,869	2,889,237	2,657,115	2,200,682	1,406,301	-185,243
9	100 flats - medium density	100	919,686	-2,392,667	-2,633,332	-2,916,226	-3,802,320	-5,574,510
10	200 houses	200	367,874	5,518,991	5,086,157	4,229,150	2,750,695	-267,387
11	200 flats - medium density	200	1,839,371	-5,201,654	-5,666,252	-6,212,372	-7,922,957	-11,344,126
12	450 houses	450	735,749	10,575,402	9,735,629	8,076,512	5,183,102	-880,545
13	450 flats - medium density	450	4,138,586	-11,137,673	-12,114,404	-13,262,518	-16,858,701	-24,051,067
14	Student housing - studios 150 units	-	1,655,434	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	118,446	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	77,623	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	199,808	2,619,829	2,443,9			

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	189,654	55,400	54,960	52,923	48,066	39,716	23,017
2	2 Houses	2	379,308	110,799	109,920	105,844	96,132	79,433	46,033
3	5 Houses	5	948,271	276,998	274,800	264,613	240,330	198,581	115,082
4	10 houses	10	1,896,541	553,996	549,601	529,224	480,660	397,162	230,165
5	30 flats - low density	30	2,528,721	66,559	60,084	-5,994	-92,471	-363,339	-905,075
6	30 flats - medium density	30	2,275,849	-99,992	-103,278	-170,273	-256,750	-527,818	-1,069,354
7	30 flats - high density	30	1,626,405	-148,113	-148,113	-222,965	-309,442	-609,264	-1,208,907
8	100 houses	100	18,965,410	5,204,158	5,163,526	4,975,111	4,523,697	3,741,255	2,169,013
9	100 flats - medium density	100	7,586,164	-449,606	-470,913	-690,074	-972,968	-1,859,062	-3,631,252
10	200 houses	200	37,930,820	9,856,939	9,781,071	9,429,256	8,590,048	7,133,480	4,201,262
11	200 flats - medium density	200	15,172,328	-1,546,944	-1,587,833	-2,004,561	-2,542,472	-4,250,019	-7,671,188
12	450 houses	450	85,344,346	18,947,632	18,802,202	18,123,766	16,506,836	13,710,750	8,027,968
13	450 flats - medium density	450	34,137,738	-3,504,557	-3,589,224	-4,452,150	-5,570,831	-9,130,225	-16,322,591
14	Student housing - studios 150 units	-	2,442,541	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	1,600,716	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	4,120,369	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	2,741,158	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	3,274,886	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	2,318,922	-1,762,072	-1,775,142	-1,884,099	-2,024,740	-2,465,263	-3,346,310
20	Class E (light industrial) development	-	3,179,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	3,815,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	2,289,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	681,250	382,443	382,443	301,189	301,189	-15,078	-656,803
24	Class E (office) development	-	1,362,500	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	25,433,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	1,271,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	596,094	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	894,141	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	1,192,188	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	839,300	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	£104,645	55,400	54,960	52,923	48,066	39,716	23,017
2	2 Houses	2	£209,291	110,799	109,920	105,844	96,132	79,433	46,033
3	5 Houses	5	£523,227	276,998	274,800	264,613	240,330	198,581	115,082
4	10 houses	10	£1,046,453	553,996	549,601	529,224	480,660	397,162	230,165
5	30 flats - low density	30	£1,395,271	66,559	60,084	-5,994	-92,471	-363,339	-905,075
6	30 flats - medium density	30	£1,255,744	-99,992	-103,278	-170,273	-256,750	-527,818	-1,069,354
7	30 flats - high density	30	£897,400	-148,113	-148,113	-222,965	-309,442	-609,264	-1,208,907
8	100 houses	100	£10,464,532	5,204,158	5,163,526	4,975,111	4,523,697	3,741,255	2,169,013
9	100 flats - medium density	100	£4,185,813	-449,606	-470,913	-690,074	-972,968	-1,859,062	-3,631,252
10	200 houses	200	£20,929,063	9,856,939	9,781,071	9,429,256	8,590,048	7,133,480	4,201,262
11	200 flats - medium density	200	£8,371,625	-1,546,944	-1,587,833	-2,004,561	-2,542,472	-4,250,019	-7,671,188
12	450 houses	450	£47,090,393	18,947,632	18,802,202	18,123,766	16,506,836	13,710,750	8,027,968
13	450 flats - medium density	450	£18,836,157	-3,504,557	-3,589,224	-4,452,150	-5,570,831	-9,130,225	-16,322,591
14	Student housing - studios 150 units	-	£1,347,719	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	£883,226	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	£2,273,493	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	£1,512,487	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	£1,806,981	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	£1,279,510	-1,762,072	-1,775,142	-1,884,099	-2,024,740	-2,465,263	-3,346,310
20	Class E (light industrial) development	-	£1,754,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	£2,105,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	£1,263,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	£375,893	382,443	382,443	301,189	301,189	-15,078	-656,803
24	Class E (office) development	-	£751,786	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	£14,033,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	£701,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	£328,906	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	£493,359	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	£657,813	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	£463,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	40,019	55,400	54,960	52,923	48,066	39,716	23,017
2	2 Houses	2	80,038	110,799	109,920	105,844	96,132	79,433	46,033
3	5 Houses	5	200,094	276,998	274,800	264,613	240,330	198,581	115,082
4	10 houses	10	400,188	553,996	549,601	529,224	480,660	397,162	230,165
5	30 flats - low density	30	533,583	66,559	60,084	-5,994	-92,471	-363,339	-905,075
6	30 flats - medium density	30	480,225	-99,992	-103,278	-170,273	-256,750	-527,818	-1,069,354
7	30 flats - high density	30	343,186	-148,113	-148,113	-222,965	-309,442	-609,264	-1,208,907
8	100 houses	100	4,001,876	5,204,158	5,163,526	4,975,111	4,523,697	3,741,255	2,169,013
9	100 flats - medium density	100	1,600,750	-449,606	-470,913	-690,074	-972,968	-1,859,062	-3,631,252
10	200 houses	200	8,003,751	9,856,939	9,781,071	9,429,256	8,590,048	7,133,480	4,201,262
11	200 flats - medium density	200	3,201,500	-1,546,944	-1,587,833	-2,004,561	-2,542,472	-4,250,019	-7,671,188
12	450 houses	450	18,008,440	18,947,632	18,802,202	18,123,766	16,506,836	13,710,750	8,027,968
13	450 flats - medium density	450	7,203,376	-3,504,557	-3,589,224	-4,452,150	-5,570,831	-9,130,225	-16,322,591
14	Student housing - studios 150 units	-	515,398	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	337,766	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	869,436	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	578,409	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	691,031	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	489,314	-1,762,072	-1,775,142	-1,884,099	-2,024,740	-2,465,263	-3,346,310
20	Class E (light industrial) development	-	670,833	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	805,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	483,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	143,750	382,443	382,443	301,189	301,189	-15,078	-656,803
24	Class E (office) development	-	287,500	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	5,366,667	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	268,333	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	125,781	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	188,672	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	251,563	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	177,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	55,400	54,960	52,923	48,066	39,716	23,017
2	2 Houses	2	9,197	110,799	109,920	105,844	96,132	79,433	46,033
3	5 Houses	5	18,394	276,998	274,800	264,613	240,330	198,581	115,082
4	10 houses	10	45,984	553,996	549,601	529,224	480,660	397,162	230,165
5	30 flats - low density	30	91,969	66,559	60,084	-5,994	-92,471	-363,339	-905,075
6	30 flats -								

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	189,654	80,105	79,666	77,629	72,772	64,423	47,723
2	2 Houses	2	379,308	160,212	159,333	155,257	145,545	128,845	95,445
3	5 Houses	5	948,271	400,529	398,332	388,144	363,861	322,112	238,613
4	10 houses	10	1,896,541	801,059	796,664	776,287	727,723	644,225	477,227
5	30 flats - low density	30	2,528,721	673,864	667,389	601,402	516,225	249,426	-288,503
6	30 flats - medium density	30	2,275,849	490,955	487,717	421,730	336,553	69,756	-470,917
7	30 flats - high density	30	1,626,405	425,695	425,695	351,967	266,790	-28,961	-628,605
8	100 houses	100	18,965,410	7,503,160	7,462,528	7,274,113	6,825,059	6,052,984	4,498,036
9	100 flats - medium density	100	7,586,164	1,441,867	1,421,005	1,208,382	933,927	74,267	-1,687,994
10	200 houses	200	37,930,820	14,168,595	14,093,408	13,744,755	12,907,087	11,465,443	8,570,679
11	200 flats - medium density	200	15,172,328	2,006,852	1,967,184	1,562,888	1,041,023	-614,341	-3,998,250
12	450 houses	450	85,344,346	27,220,119	27,075,982	26,407,602	24,811,939	22,053,654	16,496,704
13	450 flats - medium density	450	34,137,738	3,751,910	3,672,217	2,852,600	1,788,206	-1,598,058	-8,599,256
14	Student housing - studios 150 units	-	2,442,541	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	1,600,716	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	4,120,369	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	2,741,158	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	3,274,886	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	2,318,922	-961,342	-974,413	-1,083,369	-1,224,010	-1,664,533	-2,545,580
20	Class E (light industrial) development	-	3,179,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	3,815,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	2,289,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	681,250	382,443	382,443	301,189	301,189	-15,078	-656,803
24	Class E (office) development	-	1,362,600	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	25,433,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	1,271,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	596,094	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	894,141	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	1,192,188	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	839,300	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	£104,645	80,105	79,666	77,629	72,772	64,423	47,723
2	2 Houses	2	£209,291	160,212	159,333	155,257	145,545	128,845	95,445
3	5 Houses	5	£523,227	400,529	398,332	388,144	363,861	322,112	238,613
4	10 houses	10	£1,046,453	801,059	796,664	776,287	727,723	644,225	477,227
5	30 flats - low density	30	£1,395,271	673,864	667,389	601,402	516,225	249,426	-288,503
6	30 flats - medium density	30	£1,255,744	490,955	487,717	421,730	336,553	69,756	-470,917
7	30 flats - high density	30	£897,400	425,695	425,695	351,967	266,790	-28,961	-628,605
8	100 houses	100	£10,464,532	7,503,160	7,462,528	7,274,113	6,825,059	6,052,984	4,498,036
9	100 flats - medium density	100	£4,185,813	1,441,867	1,421,005	1,208,382	933,927	74,267	-1,687,994
10	200 houses	200	£20,929,063	14,168,595	14,093,408	13,744,755	12,907,087	11,465,443	8,570,679
11	200 flats - medium density	200	£8,371,825	2,006,852	1,967,184	1,562,888	1,041,023	-614,341	-3,998,250
12	450 houses	450	£47,090,393	27,220,119	27,075,982	26,407,602	24,811,939	22,053,654	16,496,704
13	450 flats - medium density	450	£18,836,157	3,751,910	3,672,217	2,852,600	1,788,206	-1,598,058	-8,599,256
14	Student housing - studios 150 units	-	£1,347,719	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	£883,226	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	£2,273,493	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	£1,512,487	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	£1,806,981	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	£1,279,510	-961,342	-974,413	-1,083,369	-1,224,010	-1,664,533	-2,545,580
20	Class E (light industrial) development	-	£1,754,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	£2,105,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	£1,263,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	£375,893	382,443	382,443	301,189	301,189	-15,078	-656,803
24	Class E (office) development	-	£751,786	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	£14,033,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	£701,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	£328,906	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	£493,359	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	£657,813	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	£463,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	40,019	80,105	79,666	77,629	72,772	64,423	47,723
2	2 Houses	2	80,038	160,212	159,333	155,257	145,545	128,845	95,445
3	5 Houses	5	200,094	400,529	398,332	388,144	363,861	322,112	238,613
4	10 houses	10	400,188	801,059	796,664	776,287	727,723	644,225	477,227
5	30 flats - low density	30	533,583	673,864	667,389	601,402	516,225	249,426	-288,503
6	30 flats - medium density	30	480,225	490,955	487,717	421,730	336,553	69,756	-470,917
7	30 flats - high density	30	343,186	425,695	425,695	351,967	266,790	-28,961	-628,605
8	100 houses	100	4,001,876	7,503,160	7,462,528	7,274,113	6,825,059	6,052,984	4,498,036
9	100 flats - medium density	100	1,600,750	1,441,867	1,421,005	1,208,382	933,927	74,267	-1,687,994
10	200 houses	200	8,003,751	14,168,595	14,093,408	13,744,755	12,907,087	11,465,443	8,570,679
11	200 flats - medium density	200	3,201,500	2,006,852	1,967,184	1,562,888	1,041,023	-614,341	-3,998,250
12	450 houses	450	18,008,440	27,220,119	27,075,982	26,407,602	24,811,939	22,053,654	16,496,704
13	450 flats - medium density	450	7,203,376	3,751,910	3,672,217	2,852,600	1,788,206	-1,598,058	-8,599,256
14	Student housing - studios 150 units	-	515,398	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	337,766	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	869,436	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	578,409	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	691,031	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	489,314	-961,342	-974,413	-1,083,369	-1,224,010	-1,664,533	-2,545,580
20	Class E (light industrial) development	-	670,833	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	805,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	483,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	143,750	382,443	382,443	301,189	301,189	-15,078	-656,803
24	Class E (office) development	-	287,500	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	5,366,667	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	268,333	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	125,781	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	188,672	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	251,563	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	177,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	80,105	79,666	77,629	72,772	64,423	47,723
2	2 Houses	2	9,197	160,212	159,333	155,257	145,545	128,845	95,445
3	5 Houses	5	18,394	400,529	398,332	388,144	363,861	322,112	238,613
4	10 houses	10	45,984	801,059	796,664	776,287	727,723	644,225	477,227
5	30 flats - low density	30	91,969	673,864	667,389	601,402	516,225	249,426	-288,503</

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	189,654	103,638	103,199	101,162	96,305	87,956	71,256
2	2 Houses	2	379,308	207,278	206,399	202,323	192,611	175,911	142,511
3	5 Houses	5	948,271	518,194	515,997	505,809	481,526	439,777	356,278
4	10 houses	10	1,896,541	1,036,389	1,031,994	1,011,617	963,053	879,554	712,558
5	30 flats - low density	30	2,528,721	1,251,728	1,245,254	1,179,265	1,094,088	827,291	293,696
6	30 flats - medium density	30	2,275,849	1,051,823	1,048,586	982,597	897,420	630,623	97,028
7	30 flats - high density	30	1,626,405	969,567	969,567	895,839	810,662	515,346	-76,435
8	100 houses	100	18,965,410	9,688,695	9,648,526	9,462,263	9,015,560	8,243,485	6,699,333
9	100 flats - medium density	100	7,586,164	3,226,574	3,206,025	2,996,597	2,726,268	1,866,744	147,422
10	200 houses	200	37,930,820	18,258,384	18,183,198	17,834,545	17,003,596	15,574,911	12,695,930
11	200 flats - medium density	200	15,172,328	5,313,244	5,274,172	4,875,952	4,361,931	2,736,565	-552,490
12	450 houses	450	85,344,346	35,071,144	34,927,910	34,263,715	32,675,403	29,936,559	24,436,440
13	450 flats - medium density	450	34,137,738	10,388,937	10,310,443	9,510,442	8,477,801	5,213,565	-1,483,575
14	Student housing - studios 150 units	-	2,442,541	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	1,600,716	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	4,120,369	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	2,741,158	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	3,274,886	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	2,318,922	-206,060	-218,933	-326,252	-464,779	-904,044	-1,785,090
20	Class E (light industrial) development	-	3,179,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	3,815,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	2,289,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	681,250	382,443	382,443	301,189	301,189	-15,078	-656,803
24	Class E (office) development	-	1,362,500	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	25,433,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	1,271,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	596,094	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	894,141	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	1,192,188	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	839,300	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	£104,645	103,638	103,199	101,162	96,305	87,956	71,256
2	2 Houses	2	£209,291	207,278	206,399	202,323	192,611	175,911	142,511
3	5 Houses	5	£523,227	518,194	515,997	505,809	481,526	439,777	356,278
4	10 houses	10	£1,046,453	1,036,389	1,031,994	1,011,617	963,053	879,554	712,558
5	30 flats - low density	30	£1,395,271	1,251,728	1,245,254	1,179,265	1,094,088	827,291	293,696
6	30 flats - medium density	30	£1,255,744	1,051,823	1,048,586	982,597	897,420	630,623	97,028
7	30 flats - high density	30	£897,400	969,567	969,567	895,839	810,662	515,346	-76,435
8	100 houses	100	£10,464,532	9,688,695	9,648,526	9,462,263	9,015,560	8,243,485	6,699,333
9	100 flats - medium density	100	£4,185,813	3,226,574	3,206,025	2,996,597	2,726,268	1,866,744	147,422
10	200 houses	200	£20,929,063	18,258,384	18,183,198	17,834,545	17,003,596	15,574,911	12,695,930
11	200 flats - medium density	200	£8,371,625	5,313,244	5,274,172	4,875,952	4,361,931	2,736,565	-552,490
12	450 houses	450	£47,090,393	35,071,144	34,927,910	34,263,715	32,675,403	29,936,559	24,436,440
13	450 flats - medium density	450	£18,836,157	10,388,937	10,310,443	9,510,442	8,477,801	5,213,565	-1,483,575
14	Student housing - studios 150 units	-	£1,347,719	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	£883,226	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	£2,273,493	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	£1,512,487	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	£1,806,981	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	£1,279,510	-206,060	-218,933	-326,252	-464,779	-904,044	-1,785,090
20	Class E (light industrial) development	-	£1,754,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	£2,105,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	£1,263,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	£375,893	382,443	382,443	301,189	301,189	-15,078	-656,803
24	Class E (office) development	-	£751,786	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	£14,033,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	£701,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	£328,906	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	£493,359	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	£657,813	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	£463,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	40,019	103,638	103,199	101,162	96,305	87,956	71,256
2	2 Houses	2	80,038	207,278	206,399	202,323	192,611	175,911	142,511
3	5 Houses	5	200,094	518,194	515,997	505,809	481,526	439,777	356,278
4	10 houses	10	400,188	1,036,389	1,031,994	1,011,617	963,053	879,554	712,558
5	30 flats - low density	30	533,583	1,251,728	1,245,254	1,179,265	1,094,088	827,291	293,696
6	30 flats - medium density	30	480,225	1,051,823	1,048,586	982,597	897,420	630,623	97,028
7	30 flats - high density	30	343,186	969,567	969,567	895,839	810,662	515,346	-76,435
8	100 houses	100	4,001,876	9,688,695	9,648,526	9,462,263	9,015,560	8,243,485	6,699,333
9	100 flats - medium density	100	1,600,751	3,226,574	3,206,025	2,996,597	2,726,268	1,866,744	147,422
10	200 houses	200	8,003,751	18,258,384	18,183,198	17,834,545	17,003,596	15,574,911	12,695,930
11	200 flats - medium density	200	3,201,500	5,313,244	5,274,172	4,875,952	4,361,931	2,736,565	-552,490
12	450 houses	450	18,008,440	35,071,144	34,927,910	34,263,715	32,675,403	29,936,559	24,436,440
13	450 flats - medium density	450	7,203,376	10,388,937	10,310,443	9,510,442	8,477,801	5,213,565	-1,483,575
14	Student housing - studios 150 units	-	515,398	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	337,766	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	869,436	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	578,409	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	691,031	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	489,314	-206,060	-218,933	-326,252	-464,779	-904,044	-1,785,090
20	Class E (light industrial) development	-	670,833	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	805,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	483,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	143,750	382,443	382,443	301,189	301,189	-15,078	-656,803
24	Class E (office) development	-	287,500	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	5,366,667	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	268,333	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	125,781	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	188,672	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	251,563	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	177,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	103,638	103,199	101,162	96,305	87,956	71,256
2	2 Houses	2	9,197	207,278	206,399	202,323	192,611	175,911	142,511
3	5 Houses	5	18,394	518,194	515,997	505,809	481,526	439,777	356,278
4	10 houses	10	45,984	1,036,389	1,031,994	1,011,617	963,053	879,554	712,558
5	30 flats - low density	30	91,						

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	189,654	125,806	125,367	123,329	118,472	110,122	93,423
2	2 Houses	2	379,308	251,612	250,733	246,658	236,945	220,246	186,845
3	5 Houses	5	948,271	629,030	626,833	616,645	592,362	550,614	467,115
4	10 houses	10	1,896,541	1,258,060	1,253,666	1,233,290	1,184,725	1,101,226	934,229
5	30 flats - low density	30	2,528,721	1,795,316	1,788,842	1,722,854	1,637,676	1,370,879	837,285
6	30 flats - medium density	30	2,275,849	1,579,423	1,576,186	1,510,198	1,425,021	1,158,223	624,629
7	30 flats - high density	30	1,626,405	1,481,179	1,481,179	1,407,452	1,322,274	1,026,959	436,327
8	100 houses	100	18,965,410	11,740,103	11,699,936	11,513,672	11,069,747	10,306,488	8,763,522
9	100 flats - medium density	100	7,586,164	4,890,936	4,870,387	4,660,959	4,390,630	3,543,888	1,832,517
10	200 houses	200	37,930,820	22,114,633	22,039,446	21,690,794	20,859,844	19,431,159	16,573,790
11	200 flats - medium density	200	15,172,328	8,393,535	8,355,050	7,960,949	7,446,927	5,836,880	2,592,780
12	450 houses	450	85,344,346	42,456,208	42,312,973	41,648,779	40,065,792	37,344,097	31,871,898
13	450 flats - medium density	450	34,137,738	16,492,696	16,416,544	15,640,409	14,625,685	11,435,013	4,919,364
14	Student housing - studios 150 units	-	2,442,541	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	1,600,716	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	4,120,369	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	2,741,158	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	3,274,886	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	2,318,922	488,728	476,048	370,341	233,897	-196,438	-1,071,447
20	Class E (light industrial) development	-	3,179,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	3,815,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	2,289,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	681,250	382,443	382,443	301,189	301,189	-15,078	-656,803
24	Class E (office) development	-	1,362,500	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	25,433,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	1,271,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	596,094	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	894,141	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	1,192,188	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	839,300	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	£104,645	125,806	125,367	123,329	118,472	110,122	93,423
2	2 Houses	2	£209,291	251,612	250,733	246,658	236,945	220,246	186,845
3	5 Houses	5	£523,227	629,030	626,833	616,645	592,362	550,614	467,115
4	10 houses	10	£1,046,453	1,258,060	1,253,666	1,233,290	1,184,725	1,101,226	934,229
5	30 flats - low density	30	£1,395,271	1,795,316	1,788,842	1,722,854	1,637,676	1,370,879	837,285
6	30 flats - medium density	30	£1,255,744	1,579,423	1,576,186	1,510,198	1,425,021	1,158,223	624,629
7	30 flats - high density	30	£897,400	1,481,179	1,481,179	1,407,452	1,322,274	1,026,959	436,327
8	100 houses	100	£10,464,532	11,740,103	11,699,936	11,513,672	11,069,747	10,306,488	8,763,522
9	100 flats - medium density	100	£4,185,813	4,890,936	4,870,387	4,660,959	4,390,630	3,543,888	1,832,517
10	200 houses	200	£20,929,063	22,114,633	22,039,446	21,690,794	20,859,844	19,431,159	16,573,790
11	200 flats - medium density	200	£8,371,625	8,393,535	8,355,050	7,960,949	7,446,927	5,836,880	2,592,780
12	450 houses	450	£47,090,393	42,456,208	42,312,973	41,648,779	40,065,792	37,344,097	31,871,898
13	450 flats - medium density	450	£18,836,157	16,492,696	16,416,544	15,640,409	14,625,685	11,435,013	4,919,364
14	Student housing - studios 150 units	-	£1,347,719	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	£883,226	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	£2,273,493	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	£1,512,487	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	£1,806,981	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	£1,279,510	488,728	476,048	370,341	233,897	-196,438	-1,071,447
20	Class E (light industrial) development	-	£1,754,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	£2,105,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	£1,263,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	£375,893	382,443	382,443	301,189	301,189	-15,078	-656,803
24	Class E (office) development	-	£751,786	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	£14,033,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	£701,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	£328,906	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	£493,359	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	£657,813	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	£463,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	40,019	125,806	125,367	123,329	118,472	110,122	93,423
2	2 Houses	2	80,038	251,612	250,733	246,658	236,945	220,246	186,845
3	5 Houses	5	200,094	629,030	626,833	616,645	592,362	550,614	467,115
4	10 houses	10	400,188	1,258,060	1,253,666	1,233,290	1,184,725	1,101,226	934,229
5	30 flats - low density	30	533,583	1,795,316	1,788,842	1,722,854	1,637,676	1,370,879	837,285
6	30 flats - medium density	30	480,225	1,579,423	1,576,186	1,510,198	1,425,021	1,158,223	624,629
7	30 flats - high density	30	343,186	1,481,179	1,481,179	1,407,452	1,322,274	1,026,959	436,327
8	100 houses	100	4,001,876	11,740,103	11,699,936	11,513,672	11,069,747	10,306,488	8,763,522
9	100 flats - medium density	100	1,600,750	4,890,936	4,870,387	4,660,959	4,390,630	3,543,888	1,832,517
10	200 houses	200	8,003,751	22,114,633	22,039,446	21,690,794	20,859,844	19,431,159	16,573,790
11	200 flats - medium density	200	3,201,500	8,393,535	8,355,050	7,960,949	7,446,927	5,836,880	2,592,780
12	450 houses	450	18,008,440	42,456,208	42,312,973	41,648,779	40,065,792	37,344,097	31,871,898
13	450 flats - medium density	450	7,203,376	16,492,696	16,416,544	15,640,409	14,625,685	11,435,013	4,919,364
14	Student housing - studios 150 units	-	515,398	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	337,766	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	869,436	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	578,409	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	691,031	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	489,314	488,728	476,048	370,341	233,897	-196,438	-1,071,447
20	Class E (light industrial) development	-	670,833	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	805,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	483,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	143,750	382,443	382,443	301,189	301,189	-15,078	-656,803
24	Class E (office) development	-	287,500	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	5,366,667	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	268,333	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	125,781	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	188,672	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	251,563	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	177,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	125,806	125,367	123,329	118,472	110,122	93,423
2	2 Houses	2	9,197	251,612	250,733	246,658	236,945	220,246	186,845
3	5 Houses	5	18,394	629,030	626,833	616,645	592,362	550,614	467,115
4	10 houses	10	45,98						

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	189,854	147,974	147,534	145,496	140,640	132,290	115,590
2	2 Houses	2	379,308	295,946	295,067	290,992	281,279	264,580	231,180
3	5 Houses	5	948,271	739,866	737,669	727,480	703,199	661,449	577,950
4	10 houses	10	1,896,541	1,479,732	1,475,337	1,454,961	1,406,396	1,322,898	1,155,901
5	30 flats - low density	30	2,528,721	2,338,905	2,332,431	2,266,442	2,181,265	1,914,468	1,380,874
6	30 flats - medium density	30	2,275,849	2,107,025	2,103,787	2,037,799	1,952,621	1,685,824	1,152,230
7	30 flats - high density	30	1,626,405	1,992,792	1,992,792	1,919,064	1,833,887	1,538,572	947,940
8	100 houses	100	18,965,410	13,791,511	13,751,344	13,565,080	13,121,155	12,357,897	10,827,711
9	100 flats - medium density	100	7,586,164	6,555,298	6,534,749	6,325,321	6,054,992	5,208,250	3,514,769
10	200 houses	200	37,930,820	25,962,280	25,887,674	25,541,712	24,716,093	23,287,408	20,430,037
11	200 flats - medium density	200	15,172,328	11,444,130	11,405,644	11,013,409	10,507,113	8,921,263	5,701,783
12	450 houses	450	85,344,346	49,832,496	49,690,045	49,029,484	47,450,855	44,729,161	39,284,921
13	450 flats - medium density	450	34,137,738	22,474,618	22,400,590	21,646,106	20,662,603	17,547,909	11,157,732
14	Student housing - studios 150 units	-	2,442,541	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	1,600,716	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	4,120,369	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	2,741,158	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	3,274,886	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	2,318,922	1,171,009	1,158,519	1,054,401	920,006	498,205	-361,999
20	Class E (light industrial) development	-	3,179,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	3,815,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	2,289,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	681,250	382,443	382,443	301,189	301,189	-15,078	-656,803
24	Class E (office) development	-	1,362,500	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	25,433,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	1,271,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	596,094	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	894,141	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	1,192,188	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	839,300	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	£104,645	147,974	147,534	145,496	140,640	132,290	115,590
2	2 Houses	2	£209,291	295,946	295,067	290,992	281,279	264,580	231,180
3	5 Houses	5	£523,227	739,866	737,669	727,480	703,199	661,449	577,950
4	10 houses	10	£1,046,453	1,479,732	1,475,337	1,454,961	1,406,396	1,322,898	1,155,901
5	30 flats - low density	30	£1,395,271	2,338,905	2,332,431	2,266,442	2,181,265	1,914,468	1,380,874
6	30 flats - medium density	30	£1,255,744	2,107,025	2,103,787	2,037,799	1,952,621	1,685,824	1,152,230
7	30 flats - high density	30	£897,400	1,992,792	1,992,792	1,919,064	1,833,887	1,538,572	947,940
8	100 houses	100	£10,464,532	13,791,511	13,751,344	13,565,080	13,121,155	12,357,897	10,827,711
9	100 flats - medium density	100	£4,185,813	6,555,298	6,534,749	6,325,321	6,054,992	5,208,250	3,514,769
10	200 houses	200	£20,929,063	25,962,280	25,887,674	25,541,712	24,716,093	23,287,408	20,430,037
11	200 flats - medium density	200	£8,371,625	11,444,130	11,405,644	11,013,409	10,507,113	8,921,263	5,701,783
12	450 houses	450	£47,090,393	49,832,496	49,690,045	49,029,484	47,450,855	44,729,161	39,284,921
13	450 flats - medium density	450	£18,836,157	22,474,618	22,400,590	21,646,106	20,662,603	17,547,909	11,157,732
14	Student housing - studios 150 units	-	£1,347,719	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	£883,226	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	£2,273,493	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	£1,512,487	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	£1,806,981	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	£1,279,510	1,171,009	1,158,519	1,054,401	920,006	498,205	-361,999
20	Class E (light industrial) development	-	£1,754,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	£2,105,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	£1,263,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	£375,893	382,443	382,443	301,189	301,189	-15,078	-656,803
24	Class E (office) development	-	£751,786	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	£14,033,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	£701,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	£328,906	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	£493,359	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	£657,813	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	£463,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	40,019	147,974	147,534	145,496	140,640	132,290	115,590
2	2 Houses	2	80,038	295,946	295,067	290,992	281,279	264,580	231,180
3	5 Houses	5	200,094	739,866	737,669	727,480	703,199	661,449	577,950
4	10 houses	10	400,188	1,479,732	1,475,337	1,454,961	1,406,396	1,322,898	1,155,901
5	30 flats - low density	30	533,583	2,338,905	2,332,431	2,266,442	2,181,265	1,914,468	1,380,874
6	30 flats - medium density	30	480,225	2,107,025	2,103,787	2,037,799	1,952,621	1,685,824	1,152,230
7	30 flats - high density	30	343,186	1,992,792	1,992,792	1,919,064	1,833,887	1,538,572	947,940
8	100 houses	100	4,001,876	13,791,511	13,751,344	13,565,080	13,121,155	12,357,897	10,827,711
9	100 flats - medium density	100	1,600,750	6,555,298	6,534,749	6,325,321	6,054,992	5,208,250	3,514,769
10	200 houses	200	8,003,751	25,962,280	25,887,674	25,541,712	24,716,093	23,287,408	20,430,037
11	200 flats - medium density	200	3,201,500	11,444,130	11,405,644	11,013,409	10,507,113	8,921,263	5,701,783
12	450 houses	450	18,008,440	49,832,496	49,690,045	49,029,484	47,450,855	44,729,161	39,284,921
13	450 flats - medium density	450	7,203,376	22,474,618	22,400,590	21,646,106	20,662,603	17,547,909	11,157,732
14	Student housing - studios 150 units	-	515,398	2,026,751	2,026,751	1,866,452	1,866,452	1,269,929	76,883
15	Student housing - ensuite 150 units	-	337,766	1,305,713	1,305,713	1,198,848	1,198,848	801,166	5,802
16	Student housing - studios 250 units	-	869,436	3,377,918	3,377,918	3,110,754	3,110,754	2,116,549	128,137
17	Student housing - ensuite 250 units	-	578,409	2,619,829	2,619,829	2,443,907	2,443,907	1,789,246	479,923
18	Student housing - ensuite 300 units	-	691,031	3,143,794	3,143,794	2,932,689	2,932,689	2,147,095	575,907
19	C2 care scheme - flats	60	489,314	1,171,009	1,158,519	1,054,401	920,006	498,205	-361,999
20	Class E (light industrial) development	-	670,833	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	805,000	4,028,279	4,028,279	3,967,790	3,967,790	3,750,426	3,315,696
22	Class E (retail - supermarket) development	-	483,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	143,750	382,443	382,443	301,189	301,189	-15,078	-656,803
24	Class E (office) development	-	287,500	992,717	992,717	816,229	816,229	183,751	-1,113,987
25	Industrial (B2/B8)	-	5,366,667	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	268,333	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	125,781	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	188,672	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	251,563	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	177,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	147,974	147,534	145,496	140,640	132,290	115,590
2	2 Houses	2	9,197	295,946	295,067	290,992	281,279	264,580	231,180
3	5 Houses	5	18,394	739,866	737,669	727,480	703,199	661	

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	189,854	147,759	147,319	144,997	139,462	129,945	110,911
2	2 Houses	2	379,308	295,519	294,640	289,995	278,924	259,890	221,822
3	5 Houses	5	948,271	738,796	736,599	724,986	697,310	649,724	554,553
4	10 houses	10	1,896,541	1,477,593	1,473,198	1,449,973	1,394,620	1,299,448	1,109,107
5	30 flats - low density	30	2,528,721	1,887,791	1,881,317	1,802,669	1,705,584	1,387,824	752,301
6	30 flats - medium density	30	2,275,849	1,639,922	1,636,685	1,558,036	1,460,952	1,143,191	507,670
7	30 flats - high density	30	1,626,405	1,509,702	1,509,702	1,423,315	1,326,230	979,950	287,392
8	100 houses	100	18,965,410	13,797,068	13,756,900	13,544,598	13,038,617	12,168,660	10,409,512
9	100 flats - medium density	100	7,586,164	5,062,746	5,042,197	4,792,590	4,484,471	3,473,574	1,425,830
10	200 houses	200	37,930,820	25,997,655	25,922,468	25,525,077	24,577,968	22,949,564	19,692,756
11	200 flats - medium density	200	15,172,328	8,565,480	8,526,408	8,051,788	7,465,911	5,548,312	1,662,073
12	450 houses	450	85,344,346	49,931,054	49,787,819	49,030,776	47,226,500	44,124,334	37,891,976
13	450 flats - medium density	450	34,137,738	16,862,848	16,785,531	15,846,379	14,687,072	10,843,540	3,004,967
14	Student housing - studios 150 units	-	2,442,541	817,121	817,121	641,428	641,428	-16,597	-1,352,219
15	Student housing - ensuite 150 units	-	1,600,716	499,294	499,294	382,165	382,165	-57,212	-947,627
16	Student housing - studios 250 units	-	4,120,369	1,361,868	1,361,868	1,069,045	1,069,045	-27,662	-2,253,698
17	Student housing - ensuite 250 units	-	2,741,158	1,292,307	1,292,307	1,099,489	1,099,489	377,606	-1,082,426
18	Student housing - ensuite 300 units	-	3,274,886	1,550,768	1,550,768	1,319,387	1,319,387	453,128	-1,298,912
19	C2 care scheme - flats	60	2,318,922	278,697	266,017	140,031	-15,725	-532,511	-1,579,579
20	Class E (light industrial) development	-	3,179,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	3,815,000	12,478,445	12,478,445	12,417,955	12,417,955	12,200,591	11,765,862
22	Class E (retail - supermarket) development	-	2,289,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	681,250	3,856,999	3,856,999	3,756,008	3,756,008	3,361,445	2,572,318
24	Class E (office) development	-	1,362,500	8,218,253	8,218,253	7,887,214	7,887,214	7,097,590	5,518,342
25	Industrial (B2/B8)	-	25,433,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	1,271,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	596,094	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	894,141	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	1,192,188	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	839,300	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	£104,645	147,759	147,319	144,997	139,462	129,945	110,911
2	2 Houses	2	£209,291	295,519	294,640	289,995	278,924	259,890	221,822
3	5 Houses	5	£523,227	738,796	736,599	724,986	697,310	649,724	554,553
4	10 houses	10	£1,046,453	1,477,593	1,473,198	1,449,973	1,394,620	1,299,448	1,109,107
5	30 flats - low density	30	£1,395,271	1,887,791	1,881,317	1,802,669	1,705,584	1,387,824	752,301
6	30 flats - medium density	30	£1,255,744	1,639,922	1,636,685	1,558,036	1,460,952	1,143,191	507,670
7	30 flats - high density	30	£897,400	1,509,702	1,509,702	1,423,315	1,326,230	979,950	287,392
8	100 houses	100	£10,464,532	13,797,068	13,756,900	13,544,598	13,038,617	12,168,660	10,409,512
9	100 flats - medium density	100	£4,185,813	5,062,746	5,042,197	4,792,590	4,484,471	3,473,574	1,425,830
10	200 houses	200	£20,929,063	25,997,655	25,922,468	25,525,077	24,577,968	22,949,564	19,692,756
11	200 flats - medium density	200	£8,371,625	8,565,480	8,526,408	8,051,788	7,465,911	5,548,312	1,662,073
12	450 houses	450	£47,090,393	49,931,054	49,787,819	49,030,776	47,226,500	44,124,334	37,891,976
13	450 flats - medium density	450	£18,836,157	16,862,848	16,785,531	15,846,379	14,687,072	10,843,540	3,004,967
14	Student housing - studios 150 units	-	£1,347,719	817,121	817,121	641,428	641,428	-16,597	-1,352,219
15	Student housing - ensuite 150 units	-	£883,226	499,294	499,294	382,165	382,165	-57,212	-947,627
16	Student housing - studios 250 units	-	£2,273,493	1,361,868	1,361,868	1,069,045	1,069,045	-27,662	-2,253,698
17	Student housing - ensuite 250 units	-	£1,512,487	1,292,307	1,292,307	1,099,489	1,099,489	377,606	-1,082,426
18	Student housing - ensuite 300 units	-	£1,806,981	1,550,768	1,550,768	1,319,387	1,319,387	453,128	-1,298,912
19	C2 care scheme - flats	60	£1,279,510	278,697	266,017	140,031	-15,725	-532,511	-1,579,579
20	Class E (light industrial) development	-	£1,754,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	£2,105,000	12,478,445	12,478,445	12,417,955	12,417,955	12,200,591	11,765,862
22	Class E (retail - supermarket) development	-	£1,263,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	£375,893	3,856,999	3,856,999	3,756,008	3,756,008	3,361,445	2,572,318
24	Class E (office) development	-	£751,786	8,218,253	8,218,253	7,887,214	7,887,214	7,097,590	5,518,342
25	Industrial (B2/B8)	-	£14,033,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	£701,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	£328,906	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	£493,359	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	£657,813	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	£463,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	40,019	147,759	147,319	144,997	139,462	129,945	110,911
2	2 Houses	2	80,038	295,519	294,640	289,995	278,924	259,890	221,822
3	5 Houses	5	200,094	738,796	736,599	724,986	697,310	649,724	554,553
4	10 houses	10	400,188	1,477,593	1,473,198	1,449,973	1,394,620	1,299,448	1,109,107
5	30 flats - low density	30	533,583	1,887,791	1,881,317	1,802,669	1,705,584	1,387,824	752,301
6	30 flats - medium density	30	480,225	1,639,922	1,636,685	1,558,036	1,460,952	1,143,191	507,670
7	30 flats - high density	30	343,186	1,509,702	1,509,702	1,423,315	1,326,230	979,950	287,392
8	100 houses	100	4,001,876	13,797,068	13,756,900	13,544,598	13,038,617	12,168,660	10,409,512
9	100 flats - medium density	100	1,600,750	5,062,746	5,042,197	4,792,590	4,484,471	3,473,574	1,425,830
10	200 houses	200	8,003,751	25,997,655	25,922,468	25,525,077	24,577,968	22,949,564	19,692,756
11	200 flats - medium density	200	3,201,500	8,565,480	8,526,408	8,051,788	7,465,911	5,548,312	1,662,073
12	450 houses	450	18,008,440	49,931,054	49,787,819	49,030,776	47,226,500	44,124,334	37,891,976
13	450 flats - medium density	450	7,203,376	16,862,848	16,785,531	15,846,379	14,687,072	10,843,540	3,004,967
14	Student housing - studios 150 units	-	515,398	817,121	817,121	641,428	641,428	-16,597	-1,352,219
15	Student housing - ensuite 150 units	-	337,766	499,294	499,294	382,165	382,165	-57,212	-947,627
16	Student housing - studios 250 units	-	869,436	1,361,868	1,361,868	1,069,045	1,069,045	-27,662	-2,253,698
17	Student housing - ensuite 250 units	-	578,409	1,292,307	1,292,307	1,099,489	1,099,489	377,606	-1,082,426
18	Student housing - ensuite 300 units	-	691,031	1,550,768	1,550,768	1,319,387	1,319,387	453,128	-1,298,912
19	C2 care scheme - flats	60	489,314	278,697	266,017	140,031	-15,725	-532,511	-1,579,579
20	Class E (light industrial) development	-	670,833	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	805,000	12,478,445	12,478,445	12,417,955	12,417,955	12,200,591	11,765,862
22	Class E (retail - supermarket) development	-	483,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	143,750	3,856,999	3,856,999	3,756,008	3,756,008	3,361,445	2,572,318
24	Class E (office) development	-	287,500	8,218,253	8,218,253	7,887,214	7,887,214	7,097,590	5,518,342
25	Industrial (B2/B8)	-	5,366,667	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	268,333	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	125,781	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	188,672	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	251,563	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	177,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	147,759	147,319	144,997	139,462	129,945	110,911
2	2 Houses	2	9,197	295,519	294,640	289,995	278,924	259,890	221,822
3	5 Houses	5	18,394	738,796	736,599	724,986	697,310	649,724	

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	189,854	169,926	169,487	167,164	161,629	152,112	133,077
2	2 Houses	2	379,308	339,853	338,974	334,329	323,259	304,224	266,156
3	5 Houses	5	948,271	849,632	847,435	835,822	808,146	760,560	665,389
4	10 houses	10	1,896,541	1,699,264	1,694,870	1,671,645	1,616,291	1,521,120	1,330,779
5	30 flats - low density	30	2,528,721	2,431,379	2,424,905	2,346,257	2,249,172	1,931,412	1,295,890
6	30 flats - medium density	30	2,275,849	2,167,523	2,164,286	2,085,638	1,988,553	1,670,793	1,035,271
7	30 flats - high density	30	1,626,405	2,021,315	2,021,315	1,934,928	1,837,843	1,491,563	799,005
8	100 houses	100	18,965,410	15,848,476	15,808,309	15,596,007	15,090,025	14,220,069	12,473,702
9	100 flats - medium density	100	7,586,164	6,727,108	6,706,559	6,456,952	6,148,833	5,140,347	3,110,924
10	200 houses	200	37,930,820	29,846,088	29,771,482	29,377,156	28,434,216	26,805,812	23,549,005
11	200 flats - medium density	200	15,172,328	11,632,779	11,594,293	11,126,808	10,549,735	8,633,310	4,787,515
12	450 houses	450	85,344,346	57,305,631	57,163,181	56,410,279	54,611,564	51,509,398	45,305,000
13	450 flats - medium density	450	34,137,738	22,928,193	22,853,137	21,934,075	20,792,190	17,008,977	9,312,425
14	Student housing - studios 150 units	-	2,442,541	817,121	817,121	641,428	641,428	-16,597	-1,352,219
15	Student housing - ensuite 150 units	-	1,600,716	499,294	499,294	382,165	382,165	-57,212	-947,627
16	Student housing - studios 250 units	-	4,120,369	1,361,868	1,361,868	1,069,045	1,069,045	-27,662	-2,253,698
17	Student housing - ensuite 250 units	-	2,741,158	1,292,307	1,292,307	1,099,489	1,099,489	377,606	-1,082,426
18	Student housing - ensuite 300 units	-	3,274,886	1,550,768	1,550,768	1,319,387	1,319,387	453,128	-1,298,912
19	C2 care scheme - flats	60	2,318,922	965,825	953,336	829,243	676,062	167,182	-865,935
20	Class E (light industrial) development	-	3,179,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	3,815,000	12,478,445	12,478,445	12,417,955	12,417,955	12,200,591	11,765,862
22	Class E (retail - supermarket) development	-	2,289,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	681,250	3,856,999	3,856,999	3,756,008	3,756,008	3,361,445	2,572,318
24	Class E (office) development	-	1,362,500	8,218,253	8,218,253	7,887,214	7,887,214	7,097,590	5,518,342
25	Industrial (B2/B8)	-	25,433,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	1,271,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	596,094	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	894,141	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	1,192,188	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	839,300	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	£104,645	169,926	169,487	167,164	161,629	152,112	133,077
2	2 Houses	2	£209,291	339,853	338,974	334,329	323,259	304,224	266,156
3	5 Houses	5	£523,227	849,632	847,435	835,822	808,146	760,560	665,389
4	10 houses	10	£1,046,453	1,699,264	1,694,870	1,671,645	1,616,291	1,521,120	1,330,779
5	30 flats - low density	30	£1,395,271	2,431,379	2,424,905	2,346,257	2,249,172	1,931,412	1,295,890
6	30 flats - medium density	30	£1,255,744	2,167,523	2,164,286	2,085,638	1,988,553	1,670,793	1,035,271
7	30 flats - high density	30	£897,400	2,021,315	2,021,315	1,934,928	1,837,843	1,491,563	799,005
8	100 houses	100	£10,464,532	15,848,476	15,808,309	15,596,007	15,090,025	14,220,069	12,473,702
9	100 flats - medium density	100	£4,185,813	6,727,108	6,706,559	6,456,952	6,148,833	5,140,347	3,110,924
10	200 houses	200	£20,929,063	29,846,088	29,771,482	29,377,156	28,434,216	26,805,812	23,549,005
11	200 flats - medium density	200	£8,371,625	11,632,779	11,594,293	11,126,808	10,549,735	8,633,310	4,787,515
12	450 houses	450	£47,090,393	57,305,631	57,163,181	56,410,279	54,611,564	51,509,398	45,305,000
13	450 flats - medium density	450	£18,836,157	22,928,193	22,853,137	21,934,075	20,792,190	17,008,977	9,312,425
14	Student housing - studios 150 units	-	£1,347,719	817,121	817,121	641,428	641,428	-16,597	-1,352,219
15	Student housing - ensuite 150 units	-	£883,226	499,294	499,294	382,165	382,165	-57,212	-947,627
16	Student housing - studios 250 units	-	£2,273,493	1,361,868	1,361,868	1,069,045	1,069,045	-27,662	-2,253,698
17	Student housing - ensuite 250 units	-	£1,512,487	1,292,307	1,292,307	1,099,489	1,099,489	377,606	-1,082,426
18	Student housing - ensuite 300 units	-	£1,806,981	1,550,768	1,550,768	1,319,387	1,319,387	453,128	-1,298,912
19	C2 care scheme - flats	60	£1,279,510	965,825	953,336	829,243	676,062	167,182	-865,935
20	Class E (light industrial) development	-	£1,754,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	£2,105,000	12,478,445	12,478,445	12,417,955	12,417,955	12,200,591	11,765,862
22	Class E (retail - supermarket) development	-	£1,263,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	£375,893	3,856,999	3,856,999	3,756,008	3,756,008	3,361,445	2,572,318
24	Class E (office) development	-	£751,786	8,218,253	8,218,253	7,887,214	7,887,214	7,097,590	5,518,342
25	Industrial (B2/B8)	-	£14,033,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	£701,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	£328,906	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	£493,359	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	£657,813	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	£463,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	40,019	169,926	169,487	167,164	161,629	152,112	133,077
2	2 Houses	2	80,038	339,853	338,974	334,329	323,259	304,224	266,156
3	5 Houses	5	200,094	849,632	847,435	835,822	808,146	760,560	665,389
4	10 houses	10	400,188	1,699,264	1,694,870	1,671,645	1,616,291	1,521,120	1,330,779
5	30 flats - low density	30	533,583	2,431,379	2,424,905	2,346,257	2,249,172	1,931,412	1,295,890
6	30 flats - medium density	30	480,225	2,167,523	2,164,286	2,085,638	1,988,553	1,670,793	1,035,271
7	30 flats - high density	30	343,186	2,021,315	2,021,315	1,934,928	1,837,843	1,491,563	799,005
8	100 houses	100	4,001,876	15,848,476	15,808,309	15,596,007	15,090,025	14,220,069	12,473,702
9	100 flats - medium density	100	1,600,750	6,727,108	6,706,559	6,456,952	6,148,833	5,140,347	3,110,924
10	200 houses	200	8,003,751	29,846,088	29,771,482	29,377,156	28,434,216	26,805,812	23,549,005
11	200 flats - medium density	200	3,201,500	11,632,779	11,594,293	11,126,808	10,549,735	8,633,310	4,787,515
12	450 houses	450	18,008,440	57,305,631	57,163,181	56,410,279	54,611,564	51,509,398	45,305,000
13	450 flats - medium density	450	7,203,376	22,928,193	22,853,137	21,934,075	20,792,190	17,008,977	9,312,425
14	Student housing - studios 150 units	-	515,398	817,121	817,121	641,428	641,428	-16,597	-1,352,219
15	Student housing - ensuite 150 units	-	337,766	499,294	499,294	382,165	382,165	-57,212	-947,627
16	Student housing - studios 250 units	-	869,436	1,361,868	1,361,868	1,069,045	1,069,045	-27,662	-2,253,698
17	Student housing - ensuite 250 units	-	578,409	1,292,307	1,292,307	1,099,489	1,099,489	377,606	-1,082,426
18	Student housing - ensuite 300 units	-	691,031	1,550,768	1,550,768	1,319,387	1,319,387	453,128	-1,298,912
19	C2 care scheme - flats	60	489,314	965,825	953,336	829,243	676,062	167,182	-865,935
20	Class E (light industrial) development	-	670,833	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	805,000	12,478,445	12,478,445	12,417,955	12,417,955	12,200,591	11,765,862
22	Class E (retail - supermarket) development	-	483,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	143,750	3,856,999	3,856,999	3,756,008	3,756,008	3,361,445	2,572,318
24	Class E (office) development	-	287,500	8,218,253	8,218,253	7,887,214	7,887,214	7,097,590	5,518,342
25	Industrial (B2/B8)	-	5,366,667	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	268,333	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	125,781	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	188,672	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	251,563	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	177,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	169,926	169,487	167,164	161,629	152,112	133,077
2	2 Houses	2	9,197	339,853	338,974	334,329	323,259	304,224	266,156
3	5 Houses	5	18,394	849,632	847,435	835,822			

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	189,654	192,094	191,655	189,332	183,796	174,279	155,245
2	2 Houses	2	379,308	384,187	383,308	378,663	367,593	348,559	310,490
3	5 Houses	5	948,271	960,468	958,271	946,659	918,982	871,396	776,226
4	10 houses	10	1,896,541	1,920,936	1,916,541	1,893,316	1,837,963	1,742,792	1,552,450
5	30 flats - low density	30	2,528,721	2,974,968	2,968,494	2,889,846	2,792,761	2,475,001	1,839,479
6	30 flats - medium density	30	2,275,849	2,695,124	2,691,886	2,613,239	2,516,154	2,198,393	1,562,872
7	30 flats - high density	30	1,626,405	2,532,928	2,532,928	2,446,541	2,349,456	2,003,176	1,310,619
8	100 houses	100	18,965,410	17,899,885	17,859,717	17,647,415	17,141,433	16,271,478	14,531,566
9	100 flats - medium density	100	7,586,164	8,391,470	8,370,921	8,121,314	7,813,195	6,804,709	4,787,739
10	200 houses	200	37,930,820	33,687,957	33,613,351	33,219,025	32,279,224	30,662,060	27,405,253
11	200 flats - medium density	200	15,172,328	14,683,373	14,644,888	14,177,402	13,600,329	11,711,551	7,883,111
12	450 houses	450	85,344,346	64,669,885	64,527,435	63,774,533	61,980,127	58,894,462	52,690,130
13	450 flats - medium density	450	34,137,738	28,885,373	28,811,346	27,912,114	26,800,504	23,102,107	15,522,261
14	Student housing - studios 150 units	-	2,442,541	817,121	817,121	641,428	641,428	-16,597	-1,352,219
15	Student housing - ensuite 150 units	-	1,600,716	499,294	499,294	382,165	382,165	-57,212	-947,627
16	Student housing - studios 250 units	-	4,120,369	1,361,868	1,361,868	1,069,045	1,069,045	-27,662	-2,253,698
17	Student housing - ensuite 250 units	-	2,741,158	1,292,307	1,292,307	1,099,489	1,099,489	377,606	-1,082,426
18	Student housing - ensuite 300 units	-	3,274,886	1,550,768	1,550,768	1,319,387	1,319,387	453,128	-1,298,912
19	C2 care scheme - flats	60	2,318,922	1,647,966	1,635,476	1,511,384	1,358,202	856,832	-161,596
20	Class E (light industrial) development	-	3,179,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	3,815,000	12,478,445	12,478,445	12,417,955	12,417,955	12,200,591	11,765,862
22	Class E (retail - supermarket) development	-	2,289,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	681,250	3,856,999	3,856,999	3,756,008	3,756,008	3,361,445	2,572,318
24	Class E (office) development	-	1,362,500	8,218,253	8,218,253	7,887,214	7,887,214	7,097,590	5,518,342
25	Industrial (B2/B8)	-	25,433,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	1,271,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	596,094	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	894,141	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	1,192,188	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	839,300	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	£104,645	192,094	191,655	189,332	183,796	174,279	155,245
2	2 Houses	2	£209,291	384,187	383,308	378,663	367,593	348,559	310,490
3	5 Houses	5	£523,227	960,468	958,271	946,659	918,982	871,396	776,226
4	10 houses	10	£1,046,453	1,920,936	1,916,541	1,893,316	1,837,963	1,742,792	1,552,450
5	30 flats - low density	30	£1,395,271	2,974,968	2,968,494	2,889,846	2,792,761	2,475,001	1,839,479
6	30 flats - medium density	30	£1,255,744	2,695,124	2,691,886	2,613,239	2,516,154	2,198,393	1,562,872
7	30 flats - high density	30	£897,400	2,532,928	2,532,928	2,446,541	2,349,456	2,003,176	1,310,619
8	100 houses	100	£10,464,532	17,899,885	17,859,717	17,647,415	17,141,433	16,271,478	14,531,566
9	100 flats - medium density	100	£4,185,813	8,391,470	8,370,921	8,121,314	7,813,195	6,804,709	4,787,739
10	200 houses	200	£20,929,063	33,687,957	33,613,351	33,219,025	32,279,224	30,662,060	27,405,253
11	200 flats - medium density	200	£8,371,625	14,683,373	14,644,888	14,177,402	13,600,329	11,711,551	7,883,111
12	450 houses	450	£47,090,393	64,669,885	64,527,435	63,774,533	61,980,127	58,894,462	52,690,130
13	450 flats - medium density	450	£18,836,157	28,885,373	28,811,346	27,912,114	26,800,504	23,102,107	15,522,261
14	Student housing - studios 150 units	-	£1,347,719	817,121	817,121	641,428	641,428	-16,597	-1,352,219
15	Student housing - ensuite 150 units	-	£883,226	499,294	499,294	382,165	382,165	-57,212	-947,627
16	Student housing - studios 250 units	-	£2,273,493	1,361,868	1,361,868	1,069,045	1,069,045	-27,662	-2,253,698
17	Student housing - ensuite 250 units	-	£1,512,487	1,292,307	1,292,307	1,099,489	1,099,489	377,606	-1,082,426
18	Student housing - ensuite 300 units	-	£1,806,981	1,550,768	1,550,768	1,319,387	1,319,387	453,128	-1,298,912
19	C2 care scheme - flats	60	£1,279,510	1,647,966	1,635,476	1,511,384	1,358,202	856,832	-161,596
20	Class E (light industrial) development	-	£1,754,167	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	£2,105,000	12,478,445	12,478,445	12,417,955	12,417,955	12,200,591	11,765,862
22	Class E (retail - supermarket) development	-	£1,263,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	£375,893	3,856,999	3,856,999	3,756,008	3,756,008	3,361,445	2,572,318
24	Class E (office) development	-	£751,786	8,218,253	8,218,253	7,887,214	7,887,214	7,097,590	5,518,342
25	Industrial (B2/B8)	-	£14,033,333	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	£701,667	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	£328,906	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	£493,359	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	£657,813	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	£463,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	40,019	192,094	191,655	189,332	183,796	174,279	155,245
2	2 Houses	2	80,038	384,187	383,308	378,663	367,593	348,559	310,490
3	5 Houses	5	200,094	960,468	958,271	946,659	918,982	871,396	776,226
4	10 houses	10	400,188	1,920,936	1,916,541	1,893,316	1,837,963	1,742,792	1,552,450
5	30 flats - low density	30	533,583	2,974,968	2,968,494	2,889,846	2,792,761	2,475,001	1,839,479
6	30 flats - medium density	30	480,225	2,695,124	2,691,886	2,613,239	2,516,154	2,198,393	1,562,872
7	30 flats - high density	30	343,186	2,532,928	2,532,928	2,446,541	2,349,456	2,003,176	1,310,619
8	100 houses	100	4,001,876	17,899,885	17,859,717	17,647,415	17,141,433	16,271,478	14,531,566
9	100 flats - medium density	100	1,600,750	8,391,470	8,370,921	8,121,314	7,813,195	6,804,709	4,787,739
10	200 houses	200	8,003,751	33,687,957	33,613,351	33,219,025	32,279,224	30,662,060	27,405,253
11	200 flats - medium density	200	3,201,500	14,683,373	14,644,888	14,177,402	13,600,329	11,711,551	7,883,111
12	450 houses	450	18,008,440	64,669,885	64,527,435	63,774,533	61,980,127	58,894,462	52,690,130
13	450 flats - medium density	450	7,203,376	28,885,373	28,811,346	27,912,114	26,800,504	23,102,107	15,522,261
14	Student housing - studios 150 units	-	515,398	817,121	817,121	641,428	641,428	-16,597	-1,352,219
15	Student housing - ensuite 150 units	-	337,766	499,294	499,294	382,165	382,165	-57,212	-947,627
16	Student housing - studios 250 units	-	869,436	1,361,868	1,361,868	1,069,045	1,069,045	-27,662	-2,253,698
17	Student housing - ensuite 250 units	-	578,409	1,292,307	1,292,307	1,099,489	1,099,489	377,606	-1,082,426
18	Student housing - ensuite 300 units	-	691,031	1,550,768	1,550,768	1,319,387	1,319,387	453,128	-1,298,912
19	C2 care scheme - flats	60	489,314	1,647,966	1,635,476	1,511,384	1,358,202	856,832	-161,596
20	Class E (light industrial) development	-	670,833	1,057,644	1,057,644	1,017,470	1,017,470	864,870	559,671
21	Class E (retail - convenience) development	-	805,000	12,478,445	12,478,445	12,417,955	12,417,955	12,200,591	11,765,862
22	Class E (retail - supermarket) development	-	483,000	700,221	700,221	653,657	653,657	482,378	139,820
23	Class E (office) development	-	143,750	3,856,999	3,856,999	3,756,008	3,756,008	3,361,445	2,572,318
24	Class E (office) development	-	287,500	8,218,253	8,218,253	7,887,214	7,887,214	7,097,590	5,518,342
25	Industrial (B2/B8)	-	5,366,667	21,216,232	21,216,232	20,605,156	20,605,156	19,572,721	17,507,851
26	Industrial (B2/B8)	-	268,333	1,060,812	1,060,812	1,030,258	1,030,258	978,636	875,392
27	Hotel (city centre) 50 rooms	-	125,781	-1,758,855	-1,758,855	-1,819,124	-1,819,124	-2,051,794	-2,517,134
28	Hotel (city centre) 75 rooms	-	188,672	-2,638,283	-2,638,283	-2,728,686	-2,728,686	-3,077,691	-3,775,701
29	Hotel (city centre) 100 rooms	-	251,563	-3,517,711	-3,517,711	-3,638,248	-3,638,248	-4,103,588	-5,034,268
30	Community use/leisure	-	177,100	-859,075	-859,075	-899,742	-899,742	-1,058,305	-1,375,431

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)

Site ref	Site	No of units	BLV	Baseline including affordable housing @ 40%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	1 House	1	BLV	192,094	191,655	189,332	183,796	174,279	155,245
2	2 Houses	2	9,197	384,187	383,308	378,663	367,593	348,559	310,490
3	5 Houses	5	18,394						

Appendix 13 - Maximum CIL rates

Appendix 14 - Sensitivity analysis – growth

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

Sales value £4,156 psm

AH tenure

Rented 80.0%

SO 20.0%

Frst Hms 0%

Description		No of units	Residual land values											
			£7,630,000 PER HA											
			BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	1 House	1	£189,380	89,228	82,685	76,152	69,627	63,112	56,607	50,111	43,624	37,146	30,678	24,219
2	2 Houses	2	£378,760	178,456	165,370	152,303	139,255	126,225	113,214	100,222	87,247	74,293	61,355	48,438
3	5 Houses	5	£946,901	446,139	413,425	380,757	348,136	315,562	283,034	250,553	218,119	185,731	153,390	121,094
4	10 houses	10	£1,893,801	892,277	826,850	761,515	696,274	631,125	566,070	501,108	436,237	371,462	306,779	242,189
5	30 flats - low density	30	£2,525,068	652,834	501,479	350,340	199,418	48,713	103,329	255,894	408,238	560,363	712,267	863,952
6	30 flats - medium density	30	£2,272,562	438,548	292,347	146,355	573	147,212	294,793	442,161	589,317	736,259	882,990	1,029,507
7	30 flats - high density	30	£1,624,256	243,319	102,272	39,161	181,949	324,532	466,909	609,081	751,047	892,808	1,034,363	1,175,713
8	100 houses	100	£18,938,013	8,397,935	7,783,047	7,169,033	6,555,895	5,943,631	5,332,242	4,721,727	4,112,087	3,503,322	2,895,431	2,288,415
9	100 flats - medium density	100	£7,575,205	1,174,857	716,111	258,024	202,448	669,684	1,139,552	1,608,741	2,077,253	2,545,088	3,012,244	3,478,724
10	200 houses	200	£37,876,026	15,951,380	14,789,965	13,629,279	12,470,247	11,312,867	10,157,141	9,003,069	7,850,649	6,699,882	5,550,770	4,398,864
11	200 flats - medium density	200	£15,150,410	1,067,217	246,511	583,005	1,415,085	2,245,969	3,075,655	3,915,192	4,757,168	5,597,924	6,437,461	7,275,781
12	450 houses	450	£85,221,058	30,695,656	28,461,362	26,230,247	24,002,310	21,774,959	19,547,283	17,322,794	15,101,491	12,880,637	10,656,963	8,435,368
13	450 flats - medium density	450	£34,088,423	1,595,123	49,604	1,716,273	3,389,248	5,076,763	6,768,150	8,480,426	10,209,532	11,950,515	13,688,974	15,424,908
14	Student housing - studios 150 units	-	£2,442,541	5,895,739	5,154,536	4,413,332	3,672,128	2,930,925	2,189,721	1,448,517	707,313	34,408	786,920	1,539,434
15	Student housing - ensuite 150 units	-	£1,600,716	3,885,039	3,390,903	2,896,768	2,402,632	1,908,497	1,414,360	920,224	426,089	69,085	570,761	1,072,437
16	Student housing - studios 250 units	-	£4,120,369	9,826,232	8,590,893	7,355,553	6,120,214	4,884,874	3,649,535	2,414,195	1,178,856	57,345	1,311,534	2,565,722
17	Student housing - ensuite 250 units	-	£2,741,158	7,053,894	6,216,952	5,380,009	4,543,067	3,706,124	2,869,182	2,032,239	1,195,297	358,354	485,891	1,335,604
18	Student housing - ensuite 300 units	-	£3,274,886	8,464,673	7,460,341	6,456,011	5,451,680	4,447,348	3,443,018	2,438,687	1,434,355	430,025	583,068	1,602,724
19	C2 care scheme - flats	60	£2,318,922	1,468,089	1,647,893	1,827,699	2,007,504	2,187,308	2,367,113	2,546,918	2,726,723	2,906,528	3,086,333	3,266,138
20	Class E (light industrial) development	-	£3,179,167	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333
21	Class E (retail - convenience) development	-	£3,179,167	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333
22	Class E (retail - supermarket) development	-	£2,289,000	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015
23	Class E (office) development	-	£681,250	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788
24	Class E (office) development	-	£1,362,500	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506
25	Industrial (B2/B8)	-	£25,433,333	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130
26	Industrial (B2/B8)	-	£1,271,667	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807
27	Hotel (city centre) 50 rooms	-	£596,094	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340
28	Hotel (city centre) 75 rooms	-	£894,141	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510
29	Hotel (city centre) 100 rooms	-	£1,192,188	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680
30	Community use/leisure	-	£839,300	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£4,210,000 PER HA

Description		No of units	Residual land values											
			£4,210,000 PER HA											
			BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	1 House	1	£104,494	89,228	82,685	76,152	69,627	63,112	56,607	50,111	43,624	37,146	30,678	24,219
2	2 Houses	2	£208,988	178,456	165,370	152,303	139,255	126,225	113,214	100,222	87,247	74,293	61,355	48,438
3	5 Houses	5	£522,471	446,139	413,425	380,757	348,136	315,562	283,034	250,553	218,119	185,731	153,390	121,094
4	10 houses	10	£1,044,941	892,277	826,850	761,515	696,274	631,125	566,070	501,108	436,237	371,462	306,779	242,189
5	30 flats - low density	30	£1,393,255	652,834	501,479	350,340	199,418	48,713	103,329	255,894	408,238	560,363	712,267	863,952
6	30 flats - medium density	30	£1,253,930	438,548	292,347	146,355	573	147,212	294,793	442,161	589,317	736,259	882,990	1,029,507
7	30 flats - high density	30	£896,215	243,319	102,272	39,161	181,949	324,532	466,909	609,081	751,047	892,808	1,034,363	1,175,713
8	100 houses	100	£10,449,415	8,397,935	7,783,047	7,169,033	6,555,895	5,943,631	5,332,242	4,721,727	4,112,087	3,503,322	2,895,431	2,288,415
9	100 flats - medium density	100	£4,179,766	1,174,857	716,111	258,024	202,448	669,684	1,139,552	1,608,741	2,077,253	2,545,088	3,012,244	3,478,724
10	200 houses	200	£20,898,829	15,951,380	14,789,965	13,629,279	12,470,247	11,312,867	10,157,141	9,003,069	7,850,649	6,699,882	5,550,770	4,398,864
11	200 flats - medium density	200	£8,359,532	1,067,217	246,511	583,005	1,415,085	2,245,969	3,075,655	3,915,192	4,757,168	5,597,924	6,437,461	7,275,781
12	450 houses	450	£47,022,366	30,695,656	28,461,362	26,230,247	24,002,310	21,774,959	19,547,283	17,322,794	15,101,491	12,880,637	10,656,963	8,435,368
13	450 flats - medium density	450	£18,808,946	1,595,123	49,604	1,716,273	3,389,248	5,076,763	6,768,150	8,480,426	10,209,532	11,950,515	13,688,974	15,424,908
14	Student housing - studios 150 units	-	£1,347,719	5,895,739	5,154,536	4,413,332	3,672,128	2,930,925	2,189,721	1,448,517	707,313	34,408	786,920	1,539,434
15	Student housing - ensuite 150 units	-	£883,226	3,885,039	3,390,903	2,896,768	2,402,632	1,908,497	1,414,360	920,224	426,089	69,085	570,761	1,072,437
16	Student housing - studios 250 units	-	£2,273,493	9,826,232	8,590,893	7,355,553	6,120,214	4,884,874	3,649,535	2,414,195	1,178,856	57,345	1,311,534	2,565,722
17	Student housing - ensuite 250 units	-	£1,512,487	7,053,894	6,216,952	5,380,009	4,543,067	3,706,124	2,869,182	2,032,239	1,195,297	358,354	485,891	1,335,604
18	Student housing - ensuite 300 units	-	£1,806,981	8,464,673	7,460,341	6,456,011	5,451,680	4,447,348	3,443,018	2,438,687	1,434,355	430,025	583,068	1,602,724
19	C2 care scheme - flats	60	£1,279,510	1,468,089	1,647,893	1,827,699	2,007,504	2,187,308	2,367,113	2,546,918	2,726,723	2,906,528	3,086,333	3,266,138
20	Class E (light industrial) development	-	£1,754,167	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333
21	Class E (retail - convenience) development	-	£2,105,000	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332
22	Class E (retail - supermarket) development	-	£1,263,000	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015
23	Class E (office) development	-	£375,893	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788
24	Class E (office) development	-	£751,786	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506
25	Industrial (B2/B8)	-	£14,033,333	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130
26	Industrial (B2/B8)	-	£701,667	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807
27	Hotel (city centre) 50 rooms	-	£328,906	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340
28	Hotel (city centre) 75 rooms	-	£493,359	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510
29	Hotel (city centre) 100 rooms	-	£657,813	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680
30	Community use/leisure	-	£463,100	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

£1,610,000 PER HA

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

Sales value £4,770 psm

AH tenure

Rented 80.0%

SO 20.0%

Frst Hms 0%

Description	No of units	£7,630,000 PER HA											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£189,380	133,785	125,366	116,959	108,565	100,183	91,812	83,453	75,106	66,771	58,449	50,138
2 2 Houses	2	£378,760	267,570	250,733	233,920	217,131	200,365	183,624	166,906	150,213	133,544	116,897	100,276
3 5 Houses	5	£946,901	668,925	626,832	584,799	542,827	500,914	459,059	417,266	375,532	333,858	292,244	250,689
4 10 houses	10	£1,893,801	1,337,850	1,253,665	1,169,599	1,085,653	1,001,826	918,120	834,532	751,064	667,716	584,487	501,378
5 30 flats - low density	30	£2,525,068	1,745,478	1,548,344	1,351,491	1,154,920	958,629	762,620	566,893	371,447	176,282	18,885	216,456
6 30 flats - medium density	30	£2,272,562	1,499,055	1,308,422	1,118,060	927,971	738,154	548,610	359,337	170,338	18,671	210,001	401,055
7 30 flats - high density	30	£1,624,256	1,271,690	1,087,557	903,687	720,081	536,737	353,658	170,840	11,892	196,963	381,769	566,306
8 100 houses	100	£18,938,013	12,551,501	11,763,425	10,976,468	10,190,630	9,405,911	8,622,311	7,839,831	7,058,470	6,278,229	5,499,107	4,721,104
9 100 flats - medium density	100	£7,575,205	4,561,993	3,961,652	3,362,170	2,763,544	2,165,777	1,568,867	972,815	377,621	220,022	826,390	1,436,977
10 200 houses	200	£37,876,026	23,746,343	22,257,976	20,771,722	19,287,582	17,805,555	16,325,644	14,847,845	13,372,161	11,898,590	10,427,133	8,957,790
11 200 flats - medium density	200	£15,150,410	7,340,985	6,277,149	5,206,296	4,136,977	3,069,190	2,002,935	938,214	132,781	1,225,152	2,315,946	3,411,872
12 450 houses	450	£85,221,058	45,687,165	42,826,993	39,967,770	37,112,614	34,261,524	31,414,502	28,571,546	25,732,656	22,897,833	20,067,076	17,235,845
13 450 flats - medium density	450	£34,088,423	14,265,266	12,156,046	10,030,338	7,907,673	5,788,051	3,651,056	1,513,073	648,542	2,842,227	5,063,961	7,309,701
14 Student housing - studios 150 units	-	£2,442,541	5,895,739	5,154,536	4,413,332	3,672,128	2,930,925	2,189,721	1,448,517	707,313	34,408	786,920	1,539,434
15 Student housing - ensuite 150 units	-	£1,600,716	3,885,039	3,390,903	2,896,768	2,402,632	1,908,497	1,414,360	920,224	426,089	69,085	570,761	1,072,437
16 Student housing - studios 250 units	-	£4,120,369	9,826,232	8,590,893	7,355,553	6,120,214	4,884,874	3,649,535	2,414,195	1,178,856	57,345	1,311,534	2,565,722
17 Student housing - ensuite 250 units	-	£2,741,158	7,053,894	6,216,952	5,380,009	4,543,067	3,706,124	2,869,182	2,032,239	1,195,297	358,354	485,891	1,335,604
18 Student housing - ensuite 300 units	-	£3,274,886	8,464,673	7,460,341	6,456,011	5,451,680	4,447,348	3,443,018	2,438,687	1,434,355	430,025	583,068	1,602,724
19 C2 care scheme - flats	60	£2,318,922	51,693	285,886	520,078	756,055	994,118	1,232,180	1,470,243	1,708,306	1,946,368	2,184,431	2,422,494
20 Class E (light industrial) development	-	£3,179,167	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333
21 Class E (retail - convenience) development	-	£3,815,000	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332
22 Class E (retail - supermarket) development	-	£2,289,000	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015
23 Class E (office) development	-	£681,250	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788
24 Class E (office) development	-	£1,362,500	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506
25 Industrial (B2/B8)	-	£25,433,333	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130
26 Industrial (B2/B8)	-	£1,271,667	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807
27 Hotel (city centre) 50 rooms	-	£596,094	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340
28 Hotel (city centre) 75 rooms	-	£894,141	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510
29 Hotel (city centre) 100 rooms	-	£1,192,188	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680
30 Community use/leisure	-	£839,300	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£4,210,000 PER HA

Residual land values

Description	No of units	£4,210,000 PER HA											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£104,494	133,785	125,366	116,959	108,565	100,183	91,812	83,453	75,106	66,771	58,449	50,138
2 2 Houses	2	£208,988	267,570	250,733	233,920	217,131	200,365	183,624	166,906	150,213	133,544	116,897	100,276
3 5 Houses	5	£522,471	668,925	626,832	584,799	542,827	500,914	459,059	417,266	375,532	333,858	292,244	250,689
4 10 houses	10	£1,044,941	1,337,850	1,253,665	1,169,599	1,085,653	1,001,826	918,120	834,532	751,064	667,716	584,487	501,378
5 30 flats - low density	30	£1,393,255	1,745,478	1,548,344	1,351,491	1,154,920	958,629	762,620	566,893	371,447	176,282	18,885	216,456
6 30 flats - medium density	30	£1,253,930	1,499,055	1,308,422	1,118,060	927,971	738,154	548,610	359,337	170,338	18,671	210,001	401,055
7 30 flats - high density	30	£896,215	1,271,690	1,087,557	903,687	720,081	536,737	353,658	170,840	11,892	196,963	381,769	566,306
8 100 houses	100	£10,449,415	12,551,501	11,763,425	10,976,468	10,190,630	9,405,911	8,622,311	7,839,831	7,058,470	6,278,229	5,499,107	4,721,104
9 100 flats - medium density	100	£4,179,766	4,561,993	3,961,652	3,362,170	2,763,544	2,165,777	1,568,867	972,815	377,621	220,022	826,390	1,436,977
10 200 houses	200	£20,898,829	23,746,343	22,257,976	20,771,722	19,287,582	17,805,555	16,325,644	14,847,845	13,372,161	11,898,590	10,427,133	8,957,790
11 200 flats - medium density	200	£8,359,532	7,340,985	6,277,149	5,206,296	4,136,977	3,069,190	2,002,935	938,214	132,781	1,225,152	2,315,946	3,411,872
12 450 houses	450	£47,022,366	45,687,165	42,826,993	39,967,770	37,112,614	34,261,524	31,414,502	28,571,546	25,732,656	22,897,833	20,067,076	17,235,845
13 450 flats - medium density	450	£18,808,946	14,265,266	12,156,046	10,030,338	7,907,673	5,788,051	3,651,056	1,513,073	648,542	2,842,227	5,063,961	7,309,701
14 Student housing - studios 150 units	-	£1,347,719	5,895,739	5,154,536	4,413,332	3,672,128	2,930,925	2,189,721	1,448,517	707,313	34,408	786,920	1,539,434
15 Student housing - ensuite 150 units	-	£883,226	3,885,039	3,390,903	2,896,768	2,402,632	1,908,497	1,414,360	920,224	426,089	69,085	570,761	1,072,437
16 Student housing - studios 250 units	-	£2,273,493	9,826,232	8,590,893	7,355,553	6,120,214	4,884,874	3,649,535	2,414,195	1,178,856	57,345	1,311,534	2,565,722
17 Student housing - ensuite 250 units	-	£1,512,487	7,053,894	6,216,952	5,380,009	4,543,067	3,706,124	2,869,182	2,032,239	1,195,297	358,354	485,891	1,335,604
18 Student housing - ensuite 300 units	-	£1,806,981	8,464,673	7,460,341	6,456,011	5,451,680	4,447,348	3,443,018	2,438,687	1,434,355	430,025	583,068	1,602,724
19 C2 care scheme - flats	60	£1,279,510	51,693	285,886	520,078	756,055	994,118	1,232,180	1,470,243	1,708,306	1,946,368	2,184,431	2,422,494
20 Class E (light industrial) development	-	£1,754,167	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333
21 Class E (retail - convenience) development	-	£2,105,000	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332
22 Class E (retail - supermarket) development	-	£1,263,000	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015
23 Class E (office) development	-	£375,893	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788
24 Class E (office) development	-	£751,786	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506
25 Industrial (B2/B8)	-	£14,033,333	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130
26 Industrial (B2/B8)	-	£701,667	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807
27 Hotel (city centre) 50 rooms	-	£328,906	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340
28 Hotel (city centre) 75 rooms	-	£493,359	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510
29 Hotel (city centre) 100 rooms	-	£657,813	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680
30 Community use/leisure	-	£463,100	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

£1,610,000

Residual land values

Description	No of units	£1,610,000									
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH

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

Sales value £5,998 psm

AH tenure

Rented 80.0%

SO 20.0%

Frst Hms 0%

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£189,380	222,900	210,553	198,223	185,912	173,618	161,340	149,082	136,840	124,616	112,408	100,220
2 2 Houses	2	£378,760	445,799	421,106	396,447	371,823	347,235	322,682	298,163	273,680	249,231	224,818	200,440
3 5 Houses	5	£946,901	1,114,498	1,052,764	991,118	929,558	868,087	806,704	745,407	684,199	623,077	562,044	501,098
4 10 houses	10	£1,893,801	2,228,995	2,105,528	1,982,234	1,859,117	1,736,174	1,613,408	1,490,815	1,368,398	1,246,156	1,124,089	1,002,196
5 30 flats - low density	30	£2,525,068	3,930,767	3,637,639	3,344,928	3,052,635	2,760,758	2,469,299	2,178,256	1,887,632	1,597,424	1,307,633	1,018,259
6 30 flats - medium density	30	£2,272,562	3,620,071	3,336,266	3,052,867	2,769,871	2,487,280	2,205,092	1,923,309	1,641,930	1,360,954	1,080,383	800,215
7 30 flats - high density	30	£1,624,256	3,328,432	3,053,952	2,779,863	2,506,166	2,232,860	1,959,944	1,687,419	1,415,285	1,143,542	872,190	601,230
8 100 houses	100	£18,938,013	20,829,496	19,676,888	18,525,915	17,376,576	16,228,872	15,082,803	13,938,369	12,795,569	11,654,404	10,514,872	9,376,977
9 100 flats - medium density	100	£7,575,205	11,256,064	10,366,949	9,479,099	8,592,515	7,707,197	6,823,145	5,940,359	5,058,838	4,178,584	3,299,596	2,419,492
10 200 houses	200	£37,876,026	39,259,214	37,087,215	34,918,295	32,752,457	30,589,700	28,430,022	26,273,425	24,119,908	21,969,472	19,822,116	17,677,841
11 200 flats - medium density	200	£15,150,410	19,681,184	18,088,037	16,497,158	14,908,548	13,322,207	11,738,134	10,151,770	8,561,224	6,972,963	5,386,986	3,803,294
12 450 houses	450	£85,221,058	75,431,198	71,258,468	67,091,657	62,930,762	58,775,787	54,626,729	50,483,589	46,346,367	42,215,064	38,089,679	33,970,211
13 450 flats - medium density	450	£34,088,423	38,679,937	35,569,786	32,455,933	29,339,394	26,227,308	23,103,442	19,980,811	16,840,775	13,705,250	10,561,879	7,407,437
14 Student housing - studios 150 units	-	£2,442,541	5,895,739	5,154,536	4,413,332	3,672,128	2,930,925	2,189,721	1,448,517	707,313	34,408	786,920	1,539,434
15 Student housing - ensuite 150 units	-	£1,600,716	3,885,039	3,390,903	2,896,768	2,402,632	1,908,497	1,414,360	920,224	426,089	69,085	570,761	1,072,437
16 Student housing - studios 250 units	-	£4,120,369	9,826,232	8,590,893	7,355,553	6,120,214	4,884,874	3,649,535	2,414,195	1,178,856	57,345	1,311,534	2,565,722
17 Student housing - ensuite 250 units	-	£2,741,158	7,053,894	6,216,952	5,380,009	4,543,067	3,706,124	2,869,182	2,032,239	1,195,297	358,354	485,891	1,335,604
18 Student housing - ensuite 300 units	-	£3,274,886	8,464,673	7,460,341	6,456,011	5,451,680	4,447,348	3,443,018	2,438,687	1,434,355	430,025	583,068	1,602,724
19 C2 care scheme - flats	60	£2,318,922	2,689,506	2,344,241	1,998,977	1,653,712	1,308,448	963,183	617,095	267,647	83,049	437,828	795,522
20 Class E (light industrial) development	-	£3,179,167	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333
21 Class E (retail - convenience) development	-	£3,179,167	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333
22 Class E (retail - supermarket) development	-	£2,289,000	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015
23 Class E (office) development	-	£681,250	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788
24 Class E (office) development	-	£1,362,500	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506
25 Industrial (B2/B8)	-	£25,433,333	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130
26 Industrial (B2/B8)	-	£1,271,667	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807
27 Hotel (city centre) 50 rooms	-	£596,094	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340
28 Hotel (city centre) 75 rooms	-	£894,141	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510
29 Hotel (city centre) 100 rooms	-	£1,192,188	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680
30 Community use/leisure	-	£839,300	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£4,210,000 PER HA

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£104,494	222,900	210,553	198,223	185,912	173,618	161,340	149,082	136,840	124,616	112,408	100,220
2 2 Houses	2	£208,988	445,799	421,106	396,447	371,823	347,235	322,682	298,163	273,680	249,231	224,818	200,440
3 5 Houses	5	£522,471	1,114,498	1,052,764	991,118	929,558	868,087	806,704	745,407	684,199	623,077	562,044	501,098
4 10 houses	10	£1,044,941	2,228,995	2,105,528	1,982,234	1,859,117	1,736,174	1,613,408	1,490,815	1,368,398	1,246,156	1,124,089	1,002,196
5 30 flats - low density	30	£1,393,255	3,930,767	3,637,639	3,344,928	3,052,635	2,760,758	2,469,299	2,178,256	1,887,632	1,597,424	1,307,633	1,018,259
6 30 flats - medium density	30	£1,253,930	3,620,071	3,336,266	3,052,867	2,769,871	2,487,280	2,205,092	1,923,309	1,641,930	1,360,954	1,080,383	800,215
7 30 flats - high density	30	£896,215	3,328,432	3,053,952	2,779,863	2,506,166	2,232,860	1,959,944	1,687,419	1,415,285	1,143,542	872,190	601,230
8 100 houses	100	£10,449,415	20,829,496	19,676,888	18,525,915	17,376,576	16,228,872	15,082,803	13,938,369	12,795,569	11,654,404	10,514,872	9,376,977
9 100 flats - medium density	100	£4,179,766	11,256,064	10,366,949	9,479,099	8,592,515	7,707,197	6,823,145	5,940,359	5,058,838	4,178,584	3,299,596	2,419,492
10 200 houses	200	£20,898,829	39,259,214	37,087,215	34,918,295	32,752,457	30,589,700	28,430,022	26,273,425	24,119,908	21,969,472	19,822,116	17,677,841
11 200 flats - medium density	200	£8,359,532	19,681,184	18,088,037	16,497,158	14,908,548	13,322,207	11,738,134	10,151,770	8,561,224	6,972,963	5,386,986	3,803,294
12 450 houses	450	£47,022,366	75,431,198	71,258,468	67,091,657	62,930,762	58,775,787	54,626,729	50,483,589	46,346,367	42,215,064	38,089,679	33,970,211
13 450 flats - medium density	450	£18,808,946	38,679,937	35,569,786	32,455,933	29,339,394	26,227,308	23,103,442	19,980,811	16,840,775	13,705,250	10,561,879	7,407,437
14 Student housing - studios 150 units	-	£1,347,719	5,895,739	5,154,536	4,413,332	3,672,128	2,930,925	2,189,721	1,448,517	707,313	34,408	786,920	1,539,434
15 Student housing - ensuite 150 units	-	£883,226	3,885,039	3,390,903	2,896,768	2,402,632	1,908,497	1,414,360	920,224	426,089	69,085	570,761	1,072,437
16 Student housing - studios 250 units	-	£2,273,493	9,826,232	8,590,893	7,355,553	6,120,214	4,884,874	3,649,535	2,414,195	1,178,856	57,345	1,311,534	2,565,722
17 Student housing - ensuite 250 units	-	£1,512,487	7,053,894	6,216,952	5,380,009	4,543,067	3,706,124	2,869,182	2,032,239	1,195,297	358,354	485,891	1,335,604
18 Student housing - ensuite 300 units	-	£1,806,981	8,464,673	7,460,341	6,456,011	5,451,680	4,447,348	3,443,018	2,438,687	1,434,355	430,025	583,068	1,602,724
19 C2 care scheme - flats	60	£1,279,510	2,689,506	2,344,241	1,998,977	1,653,712	1,308,448	963,183	617,095	267,647	83,049	437,828	795,522
20 Class E (light industrial) development	-	£1,754,167	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333
21 Class E (retail - convenience) development	-	£2,105,000	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332
22 Class E (retail - supermarket) development	-	£1,263,000	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015
23 Class E (office) development	-	£375,893	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788
24 Class E (office) development	-	£751,786	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506
25 Industrial (B2/B8)	-	£14,033,333	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130
26 Industrial (B2/B8)	-	£701,667	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807
27 Hotel (city centre) 50 rooms	-	£328,906	2,560,340	2,560,340	2,560,340	2,560,340	2,560,34						

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

Sales value £6,612 ps/m

AH tenure

Rented 80.0%

SO 20.0% Frst Hms 0%

Description	No of units	£7,630,000 PER HA											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£189,380	267,457	252,852	238,268	223,704	209,161	194,639	180,137	165,656	151,197	136,757	122,338
2 2 Houses	2	£378,760	534,914	505,703	476,534	447,408	418,322	389,278	360,274	331,313	302,393	273,514	244,677
3 5 Houses	5	£946,901	1,337,284	1,264,259	1,191,337	1,118,519	1,045,805	973,193	900,686	828,282	755,982	683,785	611,691
4 10 houses	10	£1,893,801	2,674,568	2,528,518	2,382,674	2,237,038	2,091,608	1,946,387	1,801,371	1,656,564	1,511,963	1,367,569	1,223,383
5 30 flats - low density	30	£2,525,068	4,016,294	4,669,361	4,322,921	3,976,974	3,631,521	3,285,840	2,939,812	2,594,280	2,249,244	1,904,703	1,560,658
6 30 flats - medium density	30	£2,272,562	4,676,603	4,340,565	4,005,066	3,669,360	3,333,249	2,997,617	2,662,465	2,327,794	1,993,603	1,659,892	1,326,661
7 30 flats - high density	30	£1,624,256	4,355,682	4,030,203	3,704,068	3,378,397	3,053,193	2,728,452	2,404,176	2,080,366	1,757,019	1,434,138	1,111,722
8 100 houses	100	£18,938,013	24,952,943	23,591,350	22,231,687	20,873,955	19,518,154	18,164,284	16,812,344	15,462,336	14,114,257	12,768,111	11,423,895
9 100 flats - medium density	100	£7,575,205	14,589,495	13,535,617	12,483,237	11,430,031	10,375,878	9,323,231	8,272,091	7,222,457	6,174,329	5,127,706	4,082,591
10 200 houses	200	£37,876,026	47,002,984	44,439,480	41,879,611	39,323,377	36,770,779	34,221,815	31,675,939	29,132,910	26,593,518	24,057,764	21,525,646
11 200 flats - medium density	200	£15,150,410	25,801,698	23,906,201	22,007,912	20,109,406	18,213,609	16,320,521	14,430,142	12,542,472	10,657,510	8,775,259	6,881,538
12 450 houses	450	£85,221,058	90,262,826	85,340,057	80,424,268	75,515,460	70,613,633	65,718,788	60,829,892	55,946,719	51,070,531	46,201,327	41,339,106
13 450 flats - medium density	450	£34,088,423	50,523,614	46,829,181	43,137,206	39,450,491	35,769,036	32,078,001	28,390,367	24,697,496	20,999,585	17,284,563	13,550,691
14 Student housing - studios 150 units	-	£2,442,541	5,895,739	5,154,536	4,413,332	3,672,128	2,930,925	2,189,721	1,448,517	707,313	34,408	786,920	1,539,434
15 Student housing - ensuite 150 units	-	£1,600,716	3,885,039	3,390,903	2,896,768	2,402,632	1,908,497	1,414,360	920,224	426,089	69,085	570,761	1,072,437
16 Student housing - studios 250 units	-	£4,120,369	9,826,232	8,590,893	7,355,553	6,120,214	4,884,874	3,649,535	2,414,195	1,178,856	57,345	1,311,534	2,565,722
17 Student housing - ensuite 250 units	-	£2,741,158	7,053,894	6,216,952	5,380,009	4,543,067	3,706,124	2,869,182	2,032,239	1,195,297	358,354	485,891	1,335,604
18 Student housing - ensuite 300 units	-	£3,274,886	8,464,673	7,460,341	6,456,011	5,451,680	4,447,348	3,443,018	2,438,687	1,434,355	430,025	583,068	1,602,724
19 C2 care scheme - flats	60	£2,318,922	4,042,535	3,632,545	3,222,553	2,812,487	2,399,059	1,985,632	1,572,204	1,158,776	745,348	329,044	90,888
20 Class E (light industrial) development	-	£3,179,167	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333
21 Class E (retail - convenience) development	-	£3,179,167	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333
22 Class E (retail - supermarket) development	-	£2,289,000	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015
23 Class E (office) development	-	£681,250	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788
24 Class E (office) development	-	£1,362,500	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506
25 Industrial (B2/B8)	-	£25,433,333	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130
26 Industrial (B2/B8)	-	£1,271,667	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807
27 Hotel (city centre) 50 rooms	-	£596,094	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340
28 Hotel (city centre) 75 rooms	-	£894,141	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510
29 Hotel (city centre) 100 rooms	-	£1,192,188	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680
30 Community use/leisure	-	£839,300	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£4,210,000 PER HA

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£104,494	267,457	252,852	238,268	223,704	209,161	194,639	180,137	165,656	151,197	136,757	122,338
2 2 Houses	2	£208,988	534,914	505,703	476,534	447,408	418,322	389,278	360,274	331,313	302,393	273,514	244,677
3 5 Houses	5	£522,471	1,337,284	1,264,259	1,191,337	1,118,519	1,045,805	973,193	900,686	828,282	755,982	683,785	611,691
4 10 houses	10	£1,044,941	2,674,568	2,528,518	2,382,674	2,237,038	2,091,608	1,946,387	1,801,371	1,656,564	1,511,963	1,367,569	1,223,383
5 30 flats - low density	30	£1,393,255	5,016,294	4,669,361	4,322,921	3,976,974	3,631,521	3,285,840	2,939,812	2,594,280	2,249,244	1,904,703	1,560,658
6 30 flats - medium density	30	£1,253,930	4,676,603	4,340,565	4,005,066	3,669,360	3,333,249	2,997,617	2,662,465	2,327,794	1,993,603	1,659,892	1,326,661
7 30 flats - high density	30	£896,215	4,355,682	4,030,203	3,704,068	3,378,397	3,053,193	2,728,452	2,404,176	2,080,366	1,757,019	1,434,138	1,111,722
8 100 houses	100	£10,449,415	24,952,943	23,591,350	22,231,687	20,873,955	19,518,154	18,164,284	16,812,344	15,462,336	14,114,257	12,768,111	11,423,895
9 100 flats - medium density	100	£4,179,766	14,589,495	13,535,617	12,483,237	11,430,031	10,375,878	9,323,231	8,272,091	7,222,457	6,174,329	5,127,706	4,082,591
10 200 houses	200	£20,898,829	47,002,984	44,439,480	41,879,611	39,323,377	36,770,779	34,221,815	31,675,939	29,132,910	26,593,518	24,057,764	21,525,646
11 200 flats - medium density	200	£8,359,532	25,801,698	23,906,201	22,007,912	20,109,406	18,213,609	16,320,521	14,430,142	12,542,472	10,657,510	8,775,259	6,881,538
12 450 houses	450	£47,022,366	90,262,826	85,340,057	80,424,268	75,515,460	70,613,633	65,718,788	60,829,892	55,946,719	51,070,531	46,201,327	41,339,106
13 450 flats - medium density	450	£18,808,946	50,523,614	46,829,181	43,137,206	39,450,491	35,769,036	32,078,001	28,390,367	24,697,496	20,999,585	17,284,563	13,550,691
14 Student housing - studios 150 units	-	£1,347,719	5,895,739	5,154,536	4,413,332	3,672,128	2,930,925	2,189,721	1,448,517	707,313	34,408	786,920	1,539,434
15 Student housing - ensuite 150 units	-	£883,226	3,885,039	3,390,903	2,896,768	2,402,632	1,908,497	1,414,360	920,224	426,089	69,085	570,761	1,072,437
16 Student housing - studios 250 units	-	£2,273,493	9,826,232	8,590,893	7,355,553	6,120,214	4,884,874	3,649,535	2,414,195	1,178,856	57,345	1,311,534	2,565,722
17 Student housing - ensuite 250 units	-	£1,512,487	7,053,894	6,216,952	5,380,009	4,543,067	3,706,124	2,869,182	2,032,239	1,195,297	358,354	485,891	1,335,604
18 Student housing - ensuite 300 units	-	£1,806,981	8,464,673	7,460,341	6,456,011	5,451,680	4,447,348	3,443,018	2,438,687	1,434,355	430,025	583,068	1,602,724
19 C2 care scheme - flats	60	£1,279,510	4,042,535	3,632,545	3,222,553	2,812,487	2,399,059	1,985,632	1,572,204	1,158,776	745,348	329,044	90,888
20 Class E (light industrial) development	-	£1,754,167	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333
21 Class E (retail - convenience) development	-	£2,105,000	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332
22 Class E (retail - supermarket) development	-	£1,263,000	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015
23 Class E (office) development	-	£375,893	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788
24 Class E (office) development	-	£751,786	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506
25 Industrial (B2/B8)	-	£14,033,333	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130
26 Industrial (B2/B8)	-	£701,667	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807
27 Hotel (city centre) 50 rooms	-	£328,906	2,560,340	2,560,340	2,560,340								

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

Sales value £8,454 psm

AH tenure

Rented 80.0%

SO 20.0% Frst Hms 0%

		£7,630,000 PER HA		Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 House	1	£189,380	373,909	352,549	331,219	309,919	288,650	267,410	246,202	225,023	203,875	182,758	161,670	
2 Houses	2	£378,760	747,818	705,097	662,438	619,838	577,299	534,821	492,404	450,047	407,751	365,515	323,340	
3 Houses	5	£946,901	1,893,801	1,762,743	1,656,093	1,549,594	1,443,248	1,337,053	1,231,009	1,125,117	1,019,377	913,788	808,350	
4 10 houses	10	£1,893,801	3,739,089	3,525,486	3,312,186	3,099,190	2,886,496	2,674,106	2,462,019	2,250,234	2,038,753	1,827,575	1,616,700	
5 30 flats - low density	30	£2,525,068	7,093,421	6,582,727	6,072,759	5,563,518	5,055,004	4,547,216	4,040,155	3,531,747	3,023,079	2,515,143	2,007,936	
6 30 flats - medium density	30	£2,272,562	6,658,208	6,163,252	5,668,999	5,175,451	4,682,608	4,190,468	3,696,604	3,202,910	2,709,925	2,217,648	1,726,081	
7 30 flats - high density	30	£1,624,256	6,241,767	5,762,548	5,284,009	4,806,154	4,328,982	3,849,794	3,371,119	2,893,130	2,415,828	1,939,212	1,463,283	
8 100 houses	100	£18,938,013	34,835,138	32,848,374	30,864,430	28,883,304	26,904,998	24,929,513	22,956,845	20,986,997	19,019,968	17,055,757	15,094,367	
9 100 flats - medium density	100	£7,575,205	20,817,693	19,262,531	17,709,584	16,158,580	14,610,329	13,064,021	11,511,721	9,960,454	8,411,413	6,864,599	5,320,013	
10 200 houses	200	£37,876,026	65,548,664	61,814,318	58,085,269	54,361,520	50,643,069	46,929,919	43,222,066	39,519,512	35,822,258	32,130,303	28,443,647	
11 200 flats - medium density	200	£15,150,410	37,067,722	34,253,586	31,443,457	28,637,333	25,835,214	23,028,858	20,217,827	17,410,826	14,607,856	11,808,914	8,995,794	
12 450 houses	450	£85,221,058	125,846,605	118,679,490	111,522,547	104,375,772	97,239,168	90,112,733	82,996,469	75,890,374	68,794,449	61,708,695	54,633,109	
13 450 flats - medium density	450	£34,088,423	72,432,866	66,992,520	61,542,585	56,100,419	50,666,022	45,215,425	39,770,592	34,306,417	28,829,848	23,323,563	17,769,936	
14 Student housing - studios 150 units	-	£2,442,541	4,475,586	3,734,382	2,993,179	2,251,975	1,510,771	769,567	28,364	-	723,717	-	2,228,743	
15 Student housing - ensuite 150 units	-	£1,600,716	2,938,271	2,444,135	1,949,998	1,455,863	961,727	467,592	26,950	-	528,625	-	1,030,300	
16 Student housing - studios 250 units	-	£4,120,369	7,459,310	6,223,971	4,988,631	3,753,292	2,517,952	1,282,613	47,273	-	1,206,194	-	2,460,382	
17 Student housing - ensuite 250 units	-	£2,741,158	5,495,330	4,658,388	3,821,445	2,984,503	2,147,560	1,310,618	473,675	-	368,810	-	1,218,523	
18 Student housing - ensuite 300 units	-	£3,274,886	6,594,396	5,590,065	4,585,734	3,581,403	2,577,072	1,572,741	568,410	-	442,572	-	1,462,228	
19 C2 care scheme - flats	60	£2,188,922	6,248,606	5,636,493	5,024,379	4,412,266	3,800,153	3,188,039	2,570,665	1,952,748	1,334,831	716,913	91,163	
20 Class E (light industrial) development	-	£3,179,167	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	
21 Class E (retail - convenience) development	-	£3,815,000	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	
22 Class E (retail - supermarket) development	-	£2,289,000	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	
23 Class E (office) development	-	£681,250	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	
24 Class E (office) development	-	£1,263,900	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	
25 Industrial (B2/B8)	-	£25,433,333	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	
26 Industrial (B2/B8)	-	£1,271,667	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	
27 Hotel (city centre) 50 rooms	-	£596,904	-	-	-	-	-	-	-	-	-	-	-	
28 Hotel (city centre) 75 rooms	-	£894,141	-	-	-	-	-	-	-	-	-	-	-	
29 Hotel (city centre) 100 rooms	-	£1,192,188	-	-	-	-	-	-	-	-	-	-	-	
30 Community use/leisure	-	£839,300	-	-	-	-	-	-	-	-	-	-	-	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

		£4,210,000 PER HA		Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 House	1	£104,494	373,909	352,549	331,219	309,919	288,650	267,410	246,202	225,023	203,875	182,758	161,670	
2 Houses	2	£208,988	747,818	705,097	662,438	619,838	577,299	534,821	492,404	450,047	407,751	365,515	323,340	
3 Houses	5	£522,471	1,893,801	1,762,743	1,656,093	1,549,594	1,443,248	1,337,053	1,231,009	1,125,117	1,019,377	913,788	808,350	
4 10 houses	10	£1,044,941	3,739,089	3,525,486	3,312,186	3,099,190	2,886,496	2,674,106	2,462,019	2,250,234	2,038,753	1,827,575	1,616,700	
5 30 flats - low density	30	£1,393,255	7,093,421	6,582,727	6,072,759	5,563,518	5,055,004	4,547,216	4,040,155	3,531,747	3,023,079	2,515,143	2,007,936	
6 30 flats - medium density	30	£1,253,930	6,658,208	6,163,252	5,668,999	5,175,451	4,682,608	4,190,468	3,696,604	3,202,910	2,709,925	2,217,648	1,726,081	
7 30 flats - high density	30	£896,215	6,241,767	5,762,548	5,284,009	4,806,154	4,328,982	3,849,794	3,371,119	2,893,130	2,415,828	1,939,212	1,463,283	
8 100 houses	100	£10,449,415	34,835,138	32,848,374	30,864,430	28,883,304	26,904,998	24,929,513	22,956,845	20,986,997	19,019,968	17,055,757	15,094,367	
9 100 flats - medium density	100	£4,179,766	20,817,693	19,262,531	17,709,584	16,158,580	14,610,329	13,064,021	11,511,721	9,960,454	8,411,413	6,864,599	5,320,013	
10 200 houses	200	£20,898,829	65,548,664	61,814,318	58,085,269	54,361,520	50,643,069	46,929,919	43,222,066	39,519,512	35,822,258	32,130,303	28,443,647	
11 200 flats - medium density	200	£8,359,532	37,067,722	34,253,586	31,443,457	28,637,333	25,835,214	23,028,858	20,217,827	17,410,826	14,607,856	11,808,914	8,995,794	
12 450 houses	450	£47,022,366	125,846,605	118,679,490	111,522,547	104,375,772	97,239,168	90,112,733	82,996,469	75,890,374	68,794,449	61,708,695	54,633,109	
13 450 flats - medium density	450	£18,408,946	72,432,866	66,992,520	61,542,585	56,100,419	50,666,022	45,215,425	39,770,592	34,306,417	28,829,848	23,323,563	17,769,936	
14 Student housing - studios 150 units	-	£1,347,719	4,475,586	3,734,382	2,993,179	2,251,975	1,510,771	769,567	28,364	-	723,717	-	2,228,743	
15 Student housing - ensuite 150 units	-	£883,226	2,938,271	2,444,135	1,949,998	1,455,863	961,727	467,592	26,950	-	528,625	-	1,030,300	
16 Student housing - studios 250 units	-	£2,273,493	7,459,310	6,223,971	4,988,631	3,753,292	2,517,952	1,282,613	47,273	-	1,206,194	-	2,460,382	
17 Student housing - ensuite 250 units	-	£1,512,487	5,495,330	4,658,388	3,821,445	2,984,503	2,147,560	1,310,618	473,675	-	368,810	-	1,218,523	
18 Student housing - ensuite 300 units	-	£1,806,981	6,594,396	5,590,065	4,585,734	3,581,403	2,577,072	1,572,741	568,410	-	442,572	-	1,462,228	
19 C2 care scheme - flats	60	£1,279,510	6,248,606	5,636,493	5,024,379	4,412,266	3,800,153	3,188,039	2,570,665	1,952,748	1,334,831	716,913	91,163	
20 Class E (light industrial) development	-	£1,754,167	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	
21 Class E (retail - convenience) development	-	£2,105,000	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	
22 Class E (retail - supermarket) development	-	£1,263,000	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	
23 Class E (office) development	-	£375,893	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	
24 Class E (office) development	-	£751,786	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	
25 Industrial (B2/B8)	-	£14,033,333	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	
26 Industrial (B2/B8)	-	£701,667	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	
27 Hotel (city centre) 50 rooms	-	£328,906	-	-	-	-	-	-	-	-	-	-	-	
28 Hotel (city centre) 75 rooms	-	£493,359	-	-	-	-	-	-	-	-	-	-	-	
29 Hotel (city centre) 100 rooms	-	£657,813	-	-	-	-	-	-	-	-	-	-	-	
30 Community use/leisure	-	£463,100	-	-	-	-	-	-	-	-	-	-	-	

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

		£1,610,000 PER HA		Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 House	1	£39,961	373,909	352,549	331,219	309,919	288,650	267,410	246,202	225,023	203,875	182,758	161,670	
2 Houses	2	£79,922	747,818	705,097	662,438	619,838	577,299	534,821	492,404	450,047	407,751	365,515	323,340	
3 Houses	5	£199,805	1,893,801	1,762,743	1,656,093	1,549,594	1,443,248	1,337,053	1,231,009	1,125,117	1,019,377	913,788	808,350	
4 10 houses	10	£399,609	3,739,089	3,525,486	3,312,186	3,099,190	2,886,496	2,674,106	2,462,019	2,250,234	2,038,753	1,827,575	1,616,700	
5 30 flats - low density	30	£532,813	7,093,421	6,582,727	6,072,759	5,563,518	5,055,004	4,547,216	4,040,155	3,531,747				

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

Sales value £9,068 psm

AH tenure

Rented 80.0%

SO 20.0%

Frst Hms 0%

		£7,630,000 PER HA												
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 House	1	£189,380	418,466	394,847	371,262	347,712	324,193	300,709	277,258	253,840	230,456	207,105	183,789	
2 Houses	2	£378,760	836,932	789,695	742,525	695,422	648,386	601,417	554,515	507,680	460,912	414,212	367,577	
3 Houses	5	£946,901	2,092,331	1,974,238	1,856,313	1,738,556	1,620,965	1,503,542	1,386,288	1,269,200	1,152,280	1,035,528	918,944	
4 10 houses	10	£1,893,801	4,184,661	3,948,476	3,712,626	3,477,110	3,241,930	3,007,085	2,772,575	2,538,401	2,304,560	2,071,056	1,837,886	
5 30 flats - low density	30	£2,525,068	8,175,994	7,610,432	7,045,676	6,481,723	5,918,575	5,356,230	4,794,691	4,233,955	3,674,024	3,112,213	2,550,335	
6 30 flats - medium density	30	£2,272,562	7,709,941	7,160,730	6,613,300	6,066,649	5,520,778	4,975,687	4,431,377	3,887,845	3,342,573	2,797,158	2,252,527	
7 30 flats - high density	30	£1,624,256	7,260,659	6,729,800	6,199,696	5,670,347	5,141,754	4,613,916	4,086,834	3,558,211	3,029,306	2,501,161	1,973,776	
8 100 houses	100	£18,938,013	38,958,585	36,762,836	34,570,203	32,380,684	30,194,281	28,010,993	25,830,821	23,653,764	21,479,822	19,308,996	17,141,284	
9 100 flats - medium density	100	£7,575,205	24,132,136	22,408,991	20,688,298	18,970,058	17,254,267	15,540,929	13,830,040	12,121,604	10,407,158	8,692,710	6,980,730	
10 200 houses	200	£37,876,026	73,271,038	69,145,305	65,025,424	60,911,396	56,803,222	52,700,902	48,604,436	44,513,822	40,429,063	36,350,157	32,277,104	
11 200 flats - medium density	200	£15,150,410	43,142,405	40,020,391	36,902,819	33,789,689	30,681,000	27,576,754	24,476,950	21,376,504	18,265,838	15,159,645	12,057,921	
12 450 houses	450	£85,221,058	140,649,171	132,731,830	124,825,722	116,930,846	109,047,203	101,174,794	93,313,617	85,463,674	77,624,963	69,797,486	61,981,241	
13 450 flats - medium density	450	£34,088,423	84,079,218	78,051,514	72,032,385	66,021,832	60,018,436	54,000,964	47,992,104	41,973,964	35,951,927	29,933,336	23,827,243	
14 Student housing - studios 150 units	-	£2,442,541	4,475,586	3,734,382	2,993,179	2,251,975	1,510,771	769,567	28,364	-	723,717	-	1,476,229	
15 Student housing - ensuite 150 units	-	£1,600,716	2,938,271	2,444,135	1,949,998	1,455,863	961,727	467,592	-	26,950	-	528,625	-	1,030,300
16 Student housing - studios 250 units	-	£4,120,369	7,459,310	6,223,971	4,988,631	3,753,292	2,517,952	1,282,613	47,273	-	1,206,194	-	2,460,382	
17 Student housing - ensuite 250 units	-	£2,741,158	5,495,330	4,658,388	3,821,445	2,984,503	2,147,560	1,310,618	473,675	-	368,810	-	1,218,523	
18 Student housing - ensuite 300 units	-	£3,274,886	6,594,396	5,590,065	4,585,734	3,581,403	2,577,072	1,572,741	568,410	-	442,572	-	1,462,228	
19 C2 care scheme - flats	60	£2,138,922	7,595,961	6,916,600	6,237,113	5,557,625	4,878,138	4,198,651	3,519,163	2,838,869	2,152,789	1,466,708	780,628	
20 Class E (light industrial) development	-	£3,179,167	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	
21 Class E (retail - convenience) development	-	£2,815,000	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	
22 Class E (retail - supermarket) development	-	£2,289,000	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	
23 Class E (office) development	-	£681,250	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	
24 Class E (office) development	-	£1,362,500	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	
25 Industrial (B2/B8)	-	£25,433,333	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	
26 Industrial (B2/B8)	-	£1,271,667	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	
27 Hotel (city centre) 50 rooms	-	£596,904	-	-	-	-	-	-	-	-	-	-	-	
28 Hotel (city centre) 75 rooms	-	£894,141	-	-	-	-	-	-	-	-	-	-	-	
29 Hotel (city centre) 100 rooms	-	£1,192,188	-	-	-	-	-	-	-	-	-	-	-	
30 Community use/leisure	-	£839,300	-	-	-	-	-	-	-	-	-	-	-	

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

		£4,210,000 PER HA												
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 House	1	£104,494	418,466	394,847	371,262	347,712	324,193	300,709	277,258	253,840	230,456	207,105	183,789	
2 Houses	2	£208,988	836,932	789,695	742,525	695,422	648,386	601,417	554,515	507,680	460,912	414,212	367,577	
3 Houses	5	£522,471	2,092,331	1,974,238	1,856,313	1,738,556	1,620,965	1,503,542	1,386,288	1,269,200	1,152,280	1,035,528	918,944	
4 10 houses	10	£1,044,941	4,184,661	3,948,476	3,712,626	3,477,110	3,241,930	3,007,085	2,772,575	2,538,401	2,304,560	2,071,056	1,837,886	
5 30 flats - low density	30	£1,393,255	8,175,994	7,610,432	7,045,676	6,481,723	5,918,575	5,356,230	4,794,691	4,233,955	3,674,024	3,112,213	2,550,335	
6 30 flats - medium density	30	£1,253,930	7,709,941	7,160,730	6,613,300	6,066,649	5,520,778	4,975,687	4,431,377	3,887,845	3,342,573	2,797,158	2,252,527	
7 30 flats - high density	30	£896,215	7,260,659	6,729,800	6,199,696	5,670,347	5,141,754	4,613,916	4,086,834	3,558,211	3,029,306	2,501,161	1,973,776	
8 100 houses	100	£10,449,415	38,958,585	36,762,836	34,570,203	32,380,684	30,194,281	28,010,993	25,830,821	23,653,764	21,479,822	19,308,996	17,141,284	
9 100 flats - medium density	100	£4,179,766	24,132,136	22,408,991	20,688,298	18,970,058	17,254,267	15,540,929	13,830,040	12,121,604	10,407,158	8,692,710	6,980,730	
10 200 houses	200	£20,898,829	73,271,038	69,145,305	65,025,424	60,911,396	56,803,222	52,700,902	48,604,436	44,513,822	40,429,063	36,350,157	32,277,104	
11 200 flats - medium density	200	£8,359,532	43,142,405	40,020,391	36,902,819	33,789,689	30,681,000	27,576,754	24,476,950	21,376,504	18,265,838	15,159,645	12,057,921	
12 450 houses	450	£47,022,366	140,649,171	132,731,830	124,825,722	116,930,846	109,047,203	101,174,794	93,313,617	85,463,674	77,624,963	69,797,486	61,981,241	
13 450 flats - medium density	450	£18,408,946	84,079,218	78,051,514	72,032,385	66,021,832	60,018,436	54,000,964	47,992,104	41,973,964	35,951,927	29,933,336	23,827,243	
14 Student housing - studios 150 units	-	£1,347,719	4,475,586	3,734,382	2,993,179	2,251,975	1,510,771	769,567	28,364	-	723,717	-	1,476,229	
15 Student housing - ensuite 150 units	-	£883,226	2,938,271	2,444,135	1,949,998	1,455,863	961,727	467,592	-	26,950	-	528,625	-	1,030,300
16 Student housing - studios 250 units	-	£2,273,493	7,459,310	6,223,971	4,988,631	3,753,292	2,517,952	1,282,613	47,273	-	1,206,194	-	2,460,382	
17 Student housing - ensuite 250 units	-	£1,512,487	5,495,330	4,658,388	3,821,445	2,984,503	2,147,560	1,310,618	473,675	-	368,810	-	1,218,523	
18 Student housing - ensuite 300 units	-	£1,806,981	6,594,396	5,590,065	4,585,734	3,581,403	2,577,072	1,572,741	568,410	-	442,572	-	1,462,228	
19 C2 care scheme - flats	60	£1,279,510	7,595,961	6,916,600	6,237,113	5,557,625	4,878,138	4,198,651	3,519,163	2,838,869	2,152,789	1,466,708	780,628	
20 Class E (light industrial) development	-	£1,754,167	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	
21 Class E (retail - convenience) development	-	£2,105,000	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	11,725,499	
22 Class E (retail - supermarket) development	-	£2,289,000	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	
23 Class E (office) development	-	£375,893	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	2,499,048	
24 Class E (office) development	-	£751,786	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	5,371,712	
25 Industrial (B2/B8)	-	£14,033,333	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	
26 Industrial (B2/B8)	-	£701,667	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	
27 Hotel (city centre) 50 rooms	-	£328,906	-	-	-	-	-	-	-	-	-	-	-	
28 Hotel (city centre) 75 rooms	-	£493,359	-	-	-	-	-	-	-	-	-	-	-	
29 Hotel (city centre) 100 rooms	-	£657,813	-	-	-	-	-	-	-	-	-	-	-	
30 Community use/leisure	-	£463,100	-	-	-	-	-	-	-	-	-	-	-	

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

		£1,610,000 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 House	1	£39,961	418,466	394,847	371,262	347,712	324,193	300,709	277,258	253,840	230,456	207,105	183,789
2 Houses	2	£79,922	836,932	789,695	742,525	695,422	648,386	601,417	554,515	507,680	460,912	414,212	367,577
3 Houses	5	£199,805	2,092,331	1,974,238	1,856,313	1,738,556	1,620,965	1,503,542	1,386,288	1,269,200	1,152,280	1,035,528	918,944
4 10 houses	10	£399,609	4,184,661	3,948,476	3,712,626	3,477,110	3,241,930	3,007,085	2,772,575	2,538,401	2,304,560	2,071,056	1,837,886
5 30 flats - low density	30	£532,813	8,175,994	7,610,432	7,045,676	6,481,723	5,918,575	5,356,230					

Appendix 15 - Sensitivity analysis – downside

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

Sales value £5,384 psm

AH tenure

Rented 80.0%

SO 20.0%

Frst Hms 0%

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£189,380	136,834	127,718	118,614	109,523	100,445	91,380	82,328	73,289	64,263	55,250	46,250
2 2 Houses	2	£378,760	273,670	255,436	237,229	219,046	200,891	182,761	164,656	146,578	128,526	110,500	92,499
3 5 Houses	5	£946,901	684,174	638,590	593,071	547,616	502,226	456,901	411,641	366,446	321,315	276,249	231,248
4 10 houses	10	£1,893,801	1,368,347	1,277,179	1,186,142	1,095,232	1,004,453	913,803	823,282	732,891	642,630	552,499	462,497
5 30 flats - low density	30	£2,525,068	1,820,266	1,605,697	1,391,434	1,177,478	963,827	750,484	537,446	324,715	112,291	101,350	316,394
6 30 flats - medium density	30	£2,272,562	1,571,644	1,364,087	1,156,828	949,865	743,200	536,830	330,757	124,981	81,727	290,041	498,053
7 30 flats - high density	30	£1,624,256	1,342,078	1,141,536	941,281	741,312	541,630	342,235	143,126	56,545	258,110	459,383	660,365
8 100 houses	100	£18,938,013	12,835,495	11,982,742	11,131,201	10,280,871	9,431,754	8,583,850	7,737,156	6,891,675	6,047,406	5,204,349	4,359,416
9 100 flats - medium density	100	£7,575,205	4,793,830	4,138,991	3,485,090	2,832,123	2,180,093	1,528,998	878,840	229,617	425,059	1,090,392	1,756,471
10 200 houses	200	£37,876,026	24,279,880	22,670,605	21,063,618	19,458,919	17,856,506	16,256,380	14,658,541	13,062,989	11,469,725	9,878,747	8,289,225
11 200 flats - medium density	200	£15,150,410	7,765,422	6,601,248	5,429,873	4,257,562	3,086,932	1,917,983	750,715	432,174	1,630,001	2,826,098	4,036,942
12 450 houses	450	£85,221,058	46,707,057	43,617,299	40,529,802	37,443,792	34,362,178	31,284,964	28,212,148	25,143,730	22,079,710	19,011,935	15,948,286
13 450 flats - medium density	450	£34,088,423	15,117,128	12,803,796	10,477,992	8,148,044	5,821,437	3,473,699	1,126,100	1,264,278	3,684,276	6,130,085	8,615,316
14 Student housing - studios 150 units	-	£2,442,541	5,895,739	5,154,536	4,413,332	3,672,128	2,930,925	2,189,721	1,448,517	707,313	34,408	786,920	1,539,434
15 Student housing - ensuite 150 units	-	£1,600,716	3,885,039	3,390,903	2,896,768	2,402,632	1,908,497	1,414,360	920,224	426,089	69,085	570,761	1,072,437
16 Student housing - studios 250 units	-	£4,120,369	9,826,232	8,590,893	7,355,553	6,120,214	4,884,874	3,649,535	2,414,195	1,178,856	57,345	1,311,534	2,565,722
17 Student housing - ensuite 250 units	-	£2,741,158	7,053,894	6,216,952	5,380,009	4,543,067	3,706,124	2,869,182	2,032,239	1,195,297	358,354	485,891	1,335,604
18 Student housing - ensuite 300 units	-	£3,274,886	8,464,673	7,460,341	6,456,011	5,451,680	4,447,348	3,443,018	2,438,687	1,434,355	430,025	583,068	1,602,724
19 C2 care scheme - flats	60	£2,318,922	43,701	212,890	470,146	728,744	990,243	1,251,741	1,513,240	1,774,739	2,036,237	2,297,736	2,559,235
20 Class E (light industrial) development	-	£3,179,167	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333
21 Class E (retail - convenience) development	-	£3,815,000	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332
22 Class E (retail - supermarket) development	-	£2,289,000	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015
23 Class E (office) development	-	£681,250	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788
24 Class E (office) development	-	£1,362,500	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506
25 Industrial (B2/B8)	-	£25,433,333	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130
26 Industrial (B2/B8)	-	£1,271,667	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807
27 Hotel (city centre) 50 rooms	-	£596,094	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340
28 Hotel (city centre) 75 rooms	-	£894,141	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510
29 Hotel (city centre) 100 rooms	-	£1,192,188	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680
30 Community use/leisure	-	£839,300	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£4,210,000 PER HA

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£104,494	136,834	127,718	118,614	109,523	100,445	91,380	82,328	73,289	64,263	55,250	46,250
2 2 Houses	2	£208,988	273,670	255,436	237,229	219,046	200,891	182,761	164,656	146,578	128,526	110,500	92,499
3 5 Houses	5	£522,471	684,174	638,590	593,071	547,616	502,226	456,901	411,641	366,446	321,315	276,249	231,248
4 10 houses	10	£1,044,941	1,368,347	1,277,179	1,186,142	1,095,232	1,004,453	913,803	823,282	732,891	642,630	552,499	462,497
5 30 flats - low density	30	£1,393,255	1,820,266	1,605,697	1,391,434	1,177,478	963,827	750,484	537,446	324,715	112,291	101,350	316,394
6 30 flats - medium density	30	£1,253,930	1,571,644	1,364,087	1,156,828	949,865	743,200	536,830	330,757	124,981	81,727	290,041	498,053
7 30 flats - high density	30	£896,215	1,342,078	1,141,536	941,281	741,312	541,630	342,235	143,126	56,545	258,110	459,383	660,365
8 100 houses	100	£10,449,415	12,835,495	11,982,742	11,131,201	10,280,871	9,431,754	8,583,850	7,737,156	6,891,675	6,047,406	5,204,349	4,359,416
9 100 flats - medium density	100	£4,179,766	4,793,830	4,138,991	3,485,090	2,832,123	2,180,093	1,528,998	878,840	229,617	425,059	1,090,392	1,756,471
10 200 houses	200	£20,898,829	24,279,880	22,670,605	21,063,618	19,458,919	17,856,506	16,256,380	14,658,541	13,062,989	11,469,725	9,878,747	8,289,225
11 200 flats - medium density	200	£8,359,532	7,765,422	6,601,248	5,429,873	4,257,562	3,086,932	1,917,983	750,715	432,174	1,630,001	2,826,098	4,036,942
12 450 houses	450	£47,022,366	46,707,057	43,617,299	40,529,802	37,443,792	34,362,178	31,284,964	28,212,148	25,143,730	22,079,710	19,011,935	15,948,286
13 450 flats - medium density	450	£18,808,946	15,117,128	12,803,796	10,477,992	8,148,044	5,821,437	3,473,699	1,126,100	1,264,278	3,684,276	6,130,085	8,615,316
14 Student housing - studios 150 units	-	£1,347,719	5,895,739	5,154,536	4,413,332	3,672,128	2,930,925	2,189,721	1,448,517	707,313	34,408	786,920	1,539,434
15 Student housing - ensuite 150 units	-	£883,226	3,885,039	3,390,903	2,896,768	2,402,632	1,908,497	1,414,360	920,224	426,089	69,085	570,761	1,072,437
16 Student housing - studios 250 units	-	£2,273,493	9,826,232	8,590,893	7,355,553	6,120,214	4,884,874	3,649,535	2,414,195	1,178,856	57,345	1,311,534	2,565,722
17 Student housing - ensuite 250 units	-	£1,512,487	7,053,894	6,216,952	5,380,009	4,543,067	3,706,124	2,869,182	2,032,239	1,195,297	358,354	485,891	1,335,604
18 Student housing - ensuite 300 units	-	£1,806,981	8,464,673	7,460,341	6,456,011	5,451,680	4,447,348	3,443,018	2,438,687	1,434,355	430,025	583,068	1,602,724
19 C2 care scheme - flats	60	£1,279,510	43,701	212,890	470,146	728,744	990,243	1,251,741	1,513,240	1,774,739	2,036,237	2,297,736	2,559,235
20 Class E (light industrial) development	-	£1,754,167	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333
21 Class E (retail - convenience) development	-	£2,105,000	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332
22 Class E (retail - supermarket) development	-	£1,263,000	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015
23 Class E (office) development	-	£375,893	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788
24 Class E (office) development	-	£751,786	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506
25 Industrial (B2/B8)	-	£14,033,333	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130
26 Industrial (B2/B8)	-	£701,667	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807
27 Hotel (city centre) 50 rooms	-	£328,906	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340
28 Hotel (city centre) 75 rooms	-	£493,359	3,840,510	3,840,510	3,840								

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

Sales value £5,998 psm

AH tenure

Rented 80.0%

SO 20.0%

Frst Hms 0%

Description	No of units	£7,630,000 PER HA											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£189,380	176,659	165,707	154,772	143,851	132,947	122,058	111,184	100,326	89,484	78,657	67,846
2 2 Houses	2	£378,760	353,317	331,415	309,543	287,703	265,893	244,115	222,369	200,652	178,967	157,314	135,691
3 5 Houses	5	£946,901	883,293	828,536	773,857	719,256	664,733	610,289	555,920	501,630	447,419	393,284	339,228
4 10 houses	10	£1,893,801	1,766,585	1,657,072	1,547,715	1,438,513	1,329,467	1,220,576	1,111,842	1,003,262	894,837	786,569	678,456
5 30 flats - low density	30	£2,525,068	2,296,832	2,137,383	2,017,614	1,908,911	1,801,255	1,694,741	1,589,276	1,484,961	1,381,706	1,280,511	1,181,376
6 30 flats - medium density	30	£2,272,562	2,159,487	2,048,372	1,938,614	1,829,911	1,722,255	1,615,741	1,510,276	1,405,961	1,302,706	1,200,511	1,100,376
7 30 flats - high density	30	£1,624,256	1,511,199	1,401,417	1,292,151	1,183,893	1,075,637	967,381	859,125	750,869	642,613	534,357	426,101
8 100 houses	100	£18,938,013	16,543,845	15,520,151	14,497,911	13,477,125	12,457,793	11,439,915	10,423,490	9,408,519	8,395,003	7,382,940	6,372,330
9 100 flats - medium density	100	£7,575,205	7,784,180	6,997,674	6,212,290	5,428,027	4,644,887	3,862,869	3,075,255	2,288,240	1,502,357	717,606	67,019
10 200 houses	200	£37,876,026	31,215,020	29,288,607	27,364,930	25,443,989	23,525,784	21,610,314	19,697,580	17,787,582	15,878,526	13,969,837	12,063,891
11 200 flats - medium density	200	£15,150,410	13,307,670	11,889,728	10,473,809	9,059,914	7,648,042	6,238,195	4,828,999	3,408,580	1,990,206	573,876	865,969
12 450 houses	450	£85,221,058	60,024,675	56,320,235	52,621,056	48,927,137	45,238,479	41,555,082	37,876,946	34,204,070	30,536,455	26,874,102	23,210,722
13 450 flats - medium density	450	£34,088,423	26,156,929	23,359,260	20,565,584	17,775,900	14,974,959	12,168,612	9,365,438	6,537,534	3,708,072	853,686	2,057,434
14 Student housing - studios 150 units	-	£2,442,541	5,895,739	5,154,536	4,413,332	3,672,128	2,930,925	2,189,721	1,448,517	707,313	34,408	786,920	1,539,434
15 Student housing - ensuite 150 units	-	£1,600,716	3,885,039	3,390,903	2,896,768	2,402,632	1,908,497	1,414,360	920,224	426,089	69,085	570,761	1,072,437
16 Student housing - studios 250 units	-	£4,120,369	9,826,232	8,590,893	7,355,553	6,120,214	4,884,874	3,649,535	2,414,195	1,178,856	57,345	1,311,534	2,565,722
17 Student housing - ensuite 250 units	-	£2,741,158	7,053,894	6,216,952	5,380,009	4,543,067	3,706,124	2,869,182	2,032,239	1,195,297	358,354	485,891	1,335,604
18 Student housing - ensuite 300 units	-	£3,274,886	8,464,673	7,460,341	6,456,011	5,451,680	4,447,348	3,443,018	2,438,687	1,434,355	430,025	583,068	1,602,724
19 C2 care scheme - flats	60	£2,318,922	1,274,725	969,333	661,031	351,949	42,867	270,276	584,074	902,250	1,221,208	1,540,166	1,859,125
20 Class E (light industrial) development	-	£3,179,167	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333
21 Class E (retail - convenience) development	-	£3,815,000	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332
22 Class E (retail - supermarket) development	-	£2,289,000	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015
23 Class E (office) development	-	£681,250	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788
24 Class E (office) development	-	£1,362,500	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506
25 Industrial (B2/B8)	-	£25,433,333	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130
26 Industrial (B2/B8)	-	£1,271,667	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807
27 Hotel (city centre) 50 rooms	-	£596,094	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340
28 Hotel (city centre) 75 rooms	-	£894,141	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510
29 Hotel (city centre) 100 rooms	-	£1,192,188	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680
30 Community use/leisure	-	£839,300	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

£4,210,000 PER HA

Description	No of units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 1 House	1	£104,494	176,659	165,707	154,772	143,851	132,947	122,058	111,184	100,326	89,484	78,657	67,846
2 2 Houses	2	£208,988	353,317	331,415	309,543	287,703	265,893	244,115	222,369	200,652	178,967	157,314	135,691
3 5 Houses	5	£522,471	883,293	828,536	773,857	719,256	664,733	610,289	555,920	501,630	447,419	393,284	339,228
4 10 houses	10	£1,044,941	1,766,585	1,657,072	1,547,715	1,438,513	1,329,467	1,220,576	1,111,842	1,003,262	894,837	786,569	678,456
5 30 flats - low density	30	£1,393,255	2,296,832	2,137,383	2,017,614	1,908,911	1,801,255	1,694,741	1,589,276	1,484,961	1,381,706	1,280,511	1,181,376
6 30 flats - medium density	30	£1,253,930	2,159,487	2,048,372	1,938,614	1,829,911	1,722,255	1,615,741	1,510,276	1,405,961	1,302,706	1,200,511	1,100,376
7 30 flats - high density	30	£896,215	2,261,199	2,018,417	1,775,982	1,533,893	1,292,151	1,050,754	809,705	569,003	328,646	88,636	153,332
8 100 houses	100	£10,449,415	16,543,845	15,520,151	14,497,911	13,477,125	12,457,793	11,439,915	10,423,490	9,408,519	8,395,003	7,382,940	6,372,330
9 100 flats - medium density	100	£4,179,766	7,784,180	6,997,674	6,212,290	5,428,027	4,644,887	3,862,869	3,075,255	2,288,240	1,502,357	717,606	67,019
10 200 houses	200	£20,898,829	31,215,020	29,288,607	27,364,930	25,443,989	23,525,784	21,610,314	19,697,580	17,787,582	15,878,526	13,969,837	12,063,891
11 200 flats - medium density	200	£8,359,532	13,307,670	11,889,728	10,473,809	9,059,914	7,648,042	6,238,195	4,828,999	3,408,580	1,990,206	573,876	865,969
12 450 houses	450	£47,022,366	60,024,675	56,320,235	52,621,056	48,927,137	45,238,479	41,555,082	37,876,946	34,204,070	30,536,455	26,874,102	23,210,722
13 450 flats - medium density	450	£18,808,946	26,156,929	23,359,260	20,565,584	17,775,900	14,974,959	12,168,612	9,365,438	6,537,534	3,708,072	853,686	2,057,434
14 Student housing - studios 150 units	-	£1,347,719	5,895,739	5,154,536	4,413,332	3,672,128	2,930,925	2,189,721	1,448,517	707,313	34,408	786,920	1,539,434
15 Student housing - ensuite 150 units	-	£883,226	3,885,039	3,390,903	2,896,768	2,402,632	1,908,497	1,414,360	920,224	426,089	69,085	570,761	1,072,437
16 Student housing - studios 250 units	-	£2,273,493	9,826,232	8,590,893	7,355,553	6,120,214	4,884,874	3,649,535	2,414,195	1,178,856	57,345	1,311,534	2,565,722
17 Student housing - ensuite 250 units	-	£1,512,487	7,053,894	6,216,952	5,380,009	4,543,067	3,706,124	2,869,182	2,032,239	1,195,297	358,354	485,891	1,335,604
18 Student housing - ensuite 300 units	-	£1,806,981	8,464,673	7,460,341	6,456,011	5,451,680	4,447,348	3,443,018	2,438,687	1,434,355	430,025	583,068	1,602,724
19 C2 care scheme - flats	60	£1,279,510	1,274,725	969,333	661,031	351,949	42,867	270,276	584,074	902,250	1,221,208	1,540,166	1,859,125
20 Class E (light industrial) development	-	£1,754,167	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333	531,333
21 Class E (retail - convenience) development	-	£2,105,000	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332	3,275,332
22 Class E (retail - supermarket) development	-	£1,263,000	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015	108,015
23 Class E (office) development	-	£375,893	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788	2,564,788
24 Class E (office) development	-	£751,786	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506	4,990,506
25 Industrial (B2/B8)	-	£14,033,333	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130	17,316,130
26 Industrial (B2/B8)	-	£701,667	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807	865,807
27 Hotel (city centre) 50 rooms	-	£328,906	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340	2,560,340
28 Hotel (city centre) 75 rooms	-	£493,359	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510	3,840,510
29 Hotel (city centre) 100 rooms	-	£657,813	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680	5,120,680
30 Community use/leisure	-	£463,100	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875	1,404,875

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

£1,610,000

Description	No of units	Residual land values									
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH

