SUPPLEMENTARY DOCUMENTS
Council

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REGULATION 18 CONSULTATION UPDATE

SHAPING EALING

Ealing
www.ealing.gov.uk

Your Local Plan

Introduction

Ealing Council is drafting a new Local Plan which sets out planning policy across the borough over the next 15 years – from climate and transport to open spaces and homes and many more things. This report is a high-level summary of the Regulation 18 consultation outputs. It sets out what consultation and engagement has been undertaken to date and the key themes from the responses. We will publish a more extensive report with the planning officers' responses to the representations.

The council carried out the Regulation 18 local plan public statutory consultation between 30 November 2022 and 8 February 2023 on the draft proposals. We received 13,000 responses from over 6,100 people, both statutory and non-statutory consultees and members of the general public. We also conducted the informal consultation, Shaping Ealing, which received over 10,661 responses between November 2021 and May 2022. Shaping Ealing informed part of the evidence base for the draft new local plan.

Consultation statement

As part of the 10-week consultation period Ealing Council carried out 48 public meetings and workshops, attracting over 1,000 attendees from across the borough. These activities drew on support and knowledge from across the council and externally to promote the draft new Local Plan. The events were an opportunity to introduce the draft plan to the general public and statutory consultees and to draw on the knowledge of the public to help shape the draft Plan.

When did the consultation launch and for how long?

The consultation was launched on 30 November 2022 until 8 February 2023. It is a statutory requirement for a local authority to consult on a local plan for a minimum of 6 weeks at regulation 18, LPA Ealing Council had already decided to consult for a minimum of 8 weeks as the consultation was spanning the Christmas period. We consulted for a further 2 weeks after listening to our local communities.

Ealing Central Library

Racecource Estate Northolt

While Ealing is pleased with the number of people that have taken the time to read and respond to the proposals, we recognise the difficulties and time constraints with engaging on the draft new Local Plan.

Which bodies were invited to make representations?

Regulation 18 is a public stakeholder consultation, and it is not restricted to those within the borough but open to any groups and individuals interested in how the borough is developed. Therefore, anyone can send in a representation of the draft proposals.

How did we conduct outreach?

- The Regulation 18 Notice was available on the council's website on the New Local Plan page.
- The Regulation 18 notice, a poster, and a physical copy of the plan were available at all 13 public libraries across the borough.
- An email was sent to several mailing lists held by the council promoting the launch of the consultation.
- Posters were displayed in various locations around the borough.
- Councillors were briefed before the consultation launch and encouraged to engage with their communities.

Databases:

The council keeps a database of community contacts and those who respond to planning policy consultation documents. Any person or organisation can request their details be added to the Local Plan Consultation Database. For instance, the Shaping Ealing consultation resulted in 10,661 (put in the correct figure) comments, and those who took part had the opportunity to be added to the database.

Some of our other outreach methods included:

- The council utilised the Around Ealing publications to circulate information on the consultation. In addition, 138,000 paper copies of the magazine were distributed across the borough, and the magazine's online edition was promoted on social media and sent to the Around Ealing Extra subscriber email, which goes out to more than 150,000 email addresses.
- We promoted the plan on our housing register page, and around 11,000 people registered.
- We promoted it to the schools across the borough using the Ealing Grid for Learning newsletter, resulting in schools like Dormers Wells contacting us to book a workshop.
- We promoted it to the Resident Associations registered on the council's database.
- We used the Communication and Engagement Management team to circulate the draft new local plan and consultation events to the communities and representatives they have worked closely with.
- The planning department advertised the plan and consultation to developers and other stakeholders.
- Other departments within the council supported us with outreach by sending emails and posting on their project social media pages and websites, such as the Inwards Investment team, who promoted the local plan to their '"Good for 'Ealing' contacts via email and social media. The Area Regeneration team announced the consultation to their contacts by email and on their project website '"Visions for 'Northolt' web page.
- The planning team sent emails to the umbrella organisations such as Southall Community Alliance, ECN, Ealing Matters, Ealing Men Cap, and Southall Faith Forum.

These are just some examples of how we engaged the wider community. However, we are always open to suggestions and feedback from our communities, and if you think there are other ways to reach our communities, please drop us an email with your suggestions!

We held 48 events across the borough:

EVENT NAME	TOWN (S)	LOCATION	ENGAGEMENT / CONSULTATION / OUTREACH
Acton town plan workshop	Acton	Act One Cinema	Consultation / Engagement
Ealing town plan workshop	Ealing	Ealing town hall	Consultation / Engagement
Greenford town plan workshop	Greenford	Greenford town hall	Consultation / Engagement
Hanwell town plan workshop	Hanwell	Hanwell community centre	Consultation / Engagement
Northolt town plan workshop	Northolt	Northolt Library	Consultation / Engagement
Perivale town plan workshop	Perivale	Perivale Library	Consultation / Engagement
Southall town plan workshop	Southall	Southall Manor House	Consultation / Engagement
Acton town plan walking tour	Acton	-	
Acton mainline station – Acton central station	Consultation / Engagement		
Ealing town plan walking tour	Ealing	Ealing Broadway Station – West Ealing station	Consultation / Engagement
Greenford town plan walking tour	Greenford	Greenford Station – Greenford Westway	Consultation / Engagement
Hanwell town plan walking tour	Hanwell	Hanwell Station – Trumpers Way	Consultation / Engagement
Northolt town plan walking tour	Northolt	Northolt station – Northolt White Hart roundabout	Consultation / Engagement
Perivale town plan walking tour	Perivale	Perivale station – Segro Industrial Estate	Consultation / Engagement
Southall town plan walking tour	Southall	Southall station – Merrick Road development	Consultation / Engagement
High Street Engagement	Acton	Acton high street by the mount	Outreach
High Street Engagement	Greenford	Greenford high street	Outreach
High Street Engagement	Ealing	Ealing Broadway	Outreach
Library drop-in session	Ealing	Ealing Central Library	Consultation / Engagement
In-door Engagement	Northolt	Northolt leisure centre	Outreach
All aspects of the local plan Q&A session	All borough	Online	Consultation / Engagement
All policies Q&A session	All borough	Online	Consultation / Engagement
Introduction to the draft new local plan Q&A session	All borough	Online	Consultation / Engagement
Special LDPAC meeting	All borough	Ealing Town Hall	Listening exercise

EVENT NAME	TOWN (S)	LOCATION	ENGAGEMENT / CONSULTATION / OUTREACH
School Engagement	Southall	Dormers Wells	Consultation / Engagement
	Northolt	Northolt High	Consultation / Engagement
	Northolt	Alec Reed	Consultation / Engagement
	Acton	Twyford High School	Consultation / Engagement
	Southall	Featherstone High School	Consultation / Engagement
	Southall	Khalsa Primary School	Consultation / Engagement
	Southall	St 'Mary's Primary School	Consultation / Engagement
	Southall	Wolf Fields Primary School	Consultation / Engagement
Youth Groups	Acton	Bollo Brook (x2)	Outreach / Engagement
	Northolt	Northolt youth group – Northolt Library (x2)	Consultation / Engagement
Faith Forum	Southall	Southall - Ramgarhia Gurdwara	Outreach
Developers online Q&A session	All borough	Online	Consultation / Engagement
Developers drop-in sessions (15-min slots)	All borough	Online	Consultation / Engagement
Southall strategic developers roundtable	Southall	Online	Outreach
Southall Business Forum	Southall	Southall Manor House	Outreach
South Acton community group (x2)	Acton	South Acton community centre	Outreach
Acton Youth Association	Acton	South Acton community centre	Outreach
Northolt resident association	Northolt	Northolt Leisure Centre	Consultation / Engagement
Havelock Estate 'Residents' Association	Southall	Cllr engagement	Engagement
Norwood Green residents	Southall	Cllr engagement	Engagement
Friends of the Earth / MOL	Ealing	Perceval House	Consultation / Engagement
Christmas market	Acton	North Acton station	Outreach
Old Oak & Park Royal Cross-Partner Group	North Acton	Online	Outreach
Southall Community Alliance	Southall	Southall Town Hall	Outreach
Bixley Field Allotment holders	Southall	Cllr engagement	Engagement

Engagement approach

We took several steps to make sure we were engaging far and wide across the borough.

1 — We produced a local plan guide that explains what a local plan is, where to find copies of the plan, and how to make representations on the draft local plan policies, and we shared this with several people/organisations to circulate with the broader community including our comms department, councillors, and umbrella organisations.

2 — We produced a summary document of the local plan summarising key themes and policies. Then we translated this into nine languages: Arabic, French, Gujarati, Persian, Polish, Punjabi (India), Somali, Tamil, and Urdu. These summary documents were distributed at outreach events, engagement sessions, and to schools.

3 — We used a digital platform called Built-ID to conduct a targeted marketing approach across the borough, which generated over 16,193 visits to the survey pages and resulted in over 3000 people sending in representations (below, you will see shorter survey statistics).

4 — We allowed for six different ways to send in representations to make it easier for people. These were:

- Sending in an email! Where we received 2,220 representations from individuals, organisations, and statutory bodies.
- Completing policy-specific questions embedded in the draft local plan document using a link or a QR code! Where received 818 representations.
- Completing the shorter survey (and in nine different languages). Where we received 2,519 representations.
- Completing the paper form placed across all 13 libraries in the borough. Where we received 5 representations.
- By writing to us. Where we received 15 responses
- Completing an online form on Survey Monkey. Where we received 541 responses

We will be publishing a more extensive spreadsheet further down the local plan timeline. However, we wanted to list some of the key policy/area concerns that came out of the consultation feedback:

General (information not under a policy)
Acton Town Plan (General)
Ealing Town Plan (General)
D9: Tall Buildings
FLP: Funding
Appendix 3 – Atlas of change
G4: Open Space
SP 2.2 Climate Action
SP.2: Tackling the climate crisis
SP.3: Fighting Inequality
SP.4: Creating good jobs and growth
SP.4: Delivering an inclusive economy

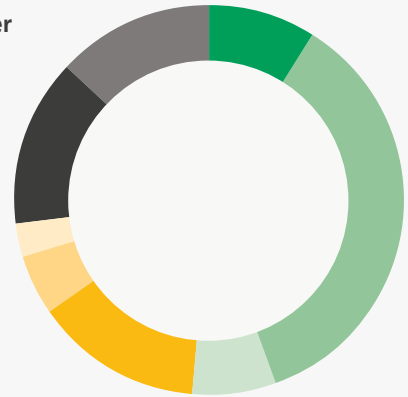
Statistics

Below are the statistics showing responses by town and demographic profile. Please note we could only collate data from the two surveys and the online form. We do not have statistical data from the representations sent by email or handwritten.

Online form statistics

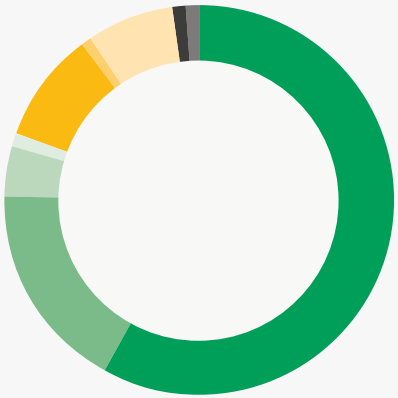
By town

Town	Percentage and number of respondents
Acton	9% (13 people)
Ealing	36% (53 people)
Greenford	7% (11 people)
Hanwell	14% (20 people)
Northolt	5% (7 people)
Perivale	3% (5 people)
Southall	14% (20 people)
Other	13% (19 people)



By demographic race

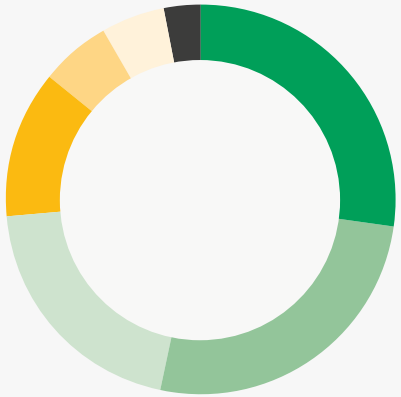
Demographic race	Percentage and number of respondents
White – English, Welsh, Scottish, Northern Irish, British	57% (124 people)
Prefer not to say	17% (38 people)
White – Irish	4% (8 people)
Asian – Indian	1% (2 people)
Mixed White and Asian	9% (20 people)
Arab	1% (3 people)
Black – African	7% (16 people)
Asian – Pakistani	1% (2 people)
Asian – Chinese	1% (4 person)
Mixed White and Balck African	0% (3 people)
White Roma	0% (2 people)
Black – Caribbean	0% (2 people)
Mixed White and Black Caribbean	0% (1 person)
Other	0% 1 people)



Longer survey statistics

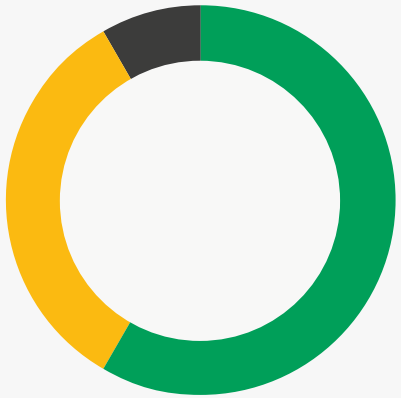
By demographic age

Age	Percentage and number of respondents
35-44	27% (191 people)
45-54	26% (183 people)
55-64	20% (140 people)
65-74	12% (82 people)
25-34	6% (45 people)
Prefer not to say	5% (38 people)
75+	3% (24 people)
18-24	0% (3 people)
Under 18	0% (1 person)



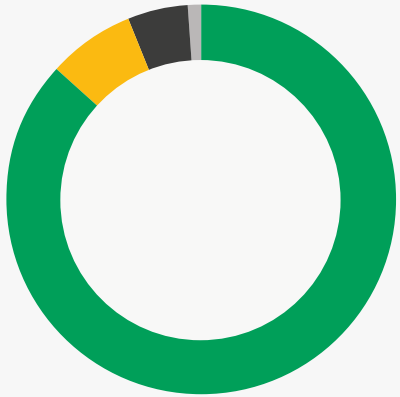
By demographic sex

Age	Percentage and number of respondents
Woman	58% (404 people)
Man	33% (233 people)
Prefer not to say	8% (59 people)
Non-binary	0% (4 people)
Other	0% (1 person)



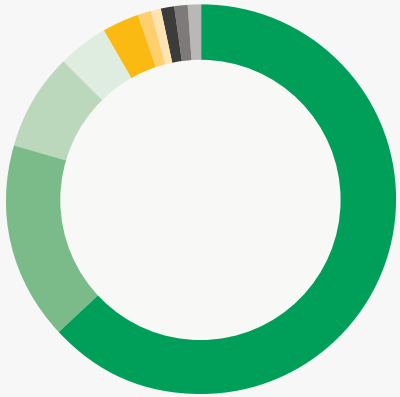
By disability

Disability	Percentage & number of respondents
No	86% (602 people)
Prefer not to say	7% (112 people)
Yes	9% (79 people)
'Don't know / 'can't say	2% (21 people)



How do you describe your ethnicity?

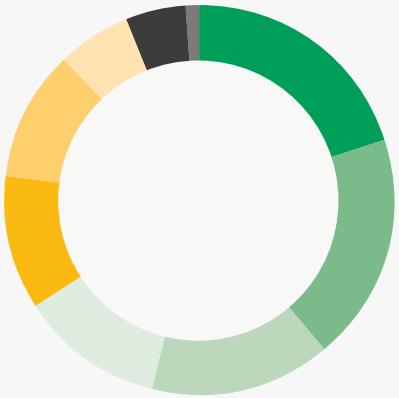
Demographic race	Percentage and number of respondents
White – English, Welsh, Scottish, Northern Irish, British	62% (415 people)
Prefer not to say	16% (109 people)
Other	8% (54 people)
White – Irish	4% (28 people)
Asian – Indian	3% (21 people)
Mixed White and Asian	1% (9 people)
Arab	1% (9 people)
Black – African	1% (5 people)
Asian – Pakistani	1% (4 people)
Asian – Chinese	1% (4 person)
Mixed White and Balck African	0% (3 people)
White Roma	0% (2 people)
Black – Caribbean	0% (2 people)
Mixed White and Black Caribbean	0% (1 person)



Shorter survey statistics

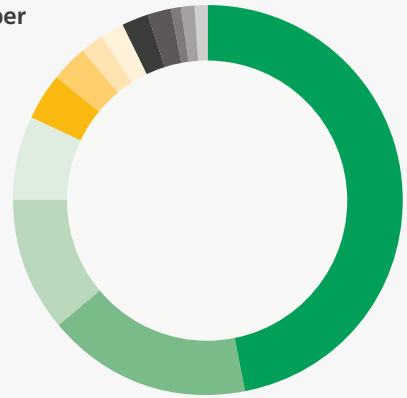
By town

Town	Percentage & number of respondents
Ealing	20% (502 people)
Northolt	19% (489 people)
Southall	15% (384 people)
Greenford	12% (298 people)
Acton	11% (276 people)
Hanwell	11% (276 people)
All parts of Ealing	6% (141 people)
Perivale	5% (137 people)
None of these	1% (26 people)
Park Royal	0% (11 people)



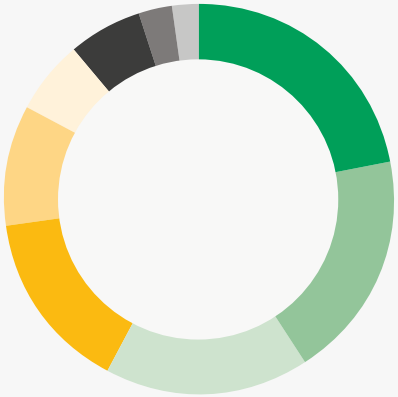
By demographic race

Demographic race	Percentage and number of respondents
White – English/Welsh/Scottish/ Northern Irish/British	47% (391 people)
Prefer not to say	17% (138 people)
Asian – Indian	11% (92 people)
Other	7% (60 people)
White – Irish	4% (32 people)
Asian – Pakistani	3% (23 people)
Black – Caribbean	2% (16 people)
Asian – Chinese	2% (15 people)
Mixed – White and Asian	2% (13 people)
Black – African	2% (13 people)
Arab	1% (9 people)
Mixed – White and Black Caribbean	1% (8 people)
Mixed – White and Black African	1% (5 people)
Asian – Bangladeshi	0% (4 people)
White – Roma	0% (3%)
White – Gypsy or Irish Traveller	0% (2 people)



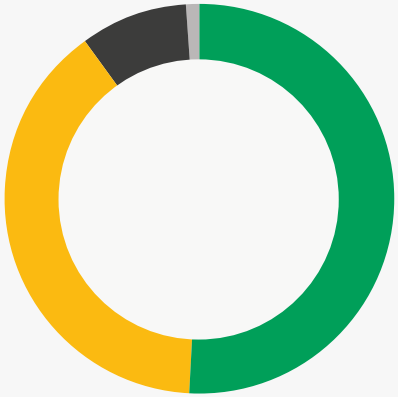
By demographic age

Demographic age	Percentage & number of respondents
45-54	22% (194 people)
55-64	19% (168 people)
35-44	17% (147 people)
25-34	15% (132 people)
65-74	10% (89 people)
Prefer not to say	6% (54 people)
18-24	6% (50 people)
75+	3% (29 people)
Under 18	2% (19 people)



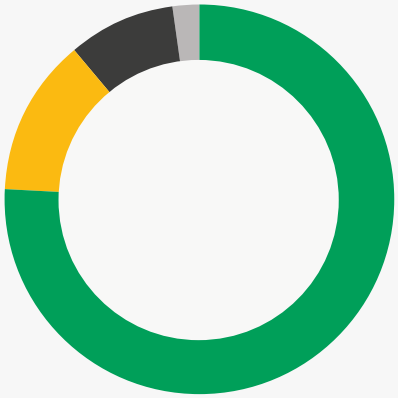
By demographic sex

Demographic sex	Percentage & number of respondents
Woman	51% (440 people)
Man	39% (341 people)
Prefer not to say	9% (74 people)
Non-binary	1% (11 people)
Other	0% (1 person)



By disability

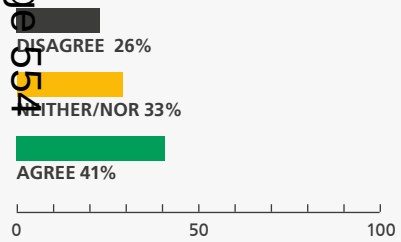
Disability	Percentage & number of respondents
No	76% (660 people)
Yes	13% (112 people)
Prefer not to say	9% (79 people)
'Don't know / 'can't say	2% (21 people)



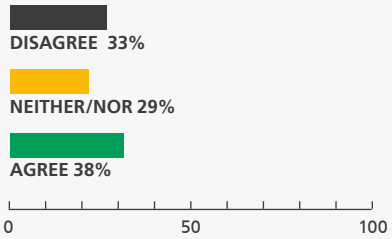
Shorter survey responses (attitudinal statements - slider scale responses):

For each short survey question, we used the give my view ‘’‘value’ column to help us calculate how many respondents agreed/disagreed with the question themes. For each response, a value is generated that equates to a ‘positive’ ‘positive’ or a ‘negative’ ‘negative’ response, making up the ‘value’ column. A five-point scale between 0-100 was created, where 0-20 equated to “strongly disagree’ up to 80-100, which equated to ‘agree’ and so on. We combined the “strongly disagree’ responses with the ‘disagree’ responses and did the same for the agree scores, and then for more straightforward analysis/ interpretation a total percentage for each has been calculated. Please note that we will create bar charts for the designed report.

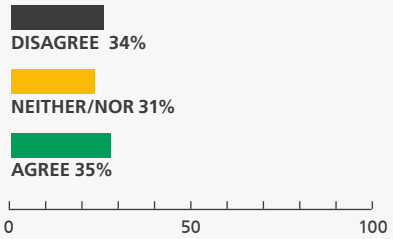
How do you feel about the proposals for creating jobs and growth?



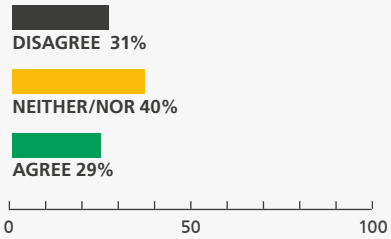
How do you feel about the proposals for tackling the climate crisis?



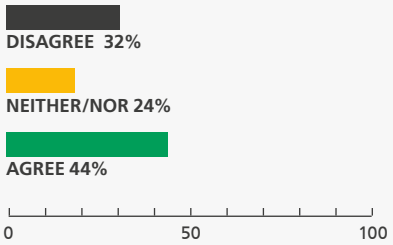
How do you feel about the proposals for fighting inequality?



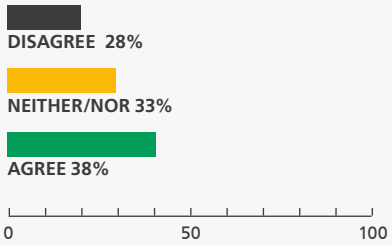
How well do you think the new Local Plan supports the creation of new jobs?



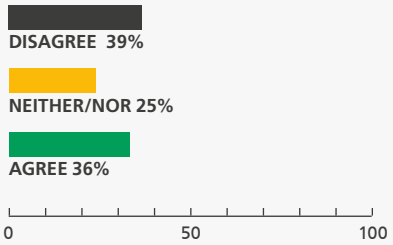
How do you feel about the proposal to introduce 20-minute neighbourhoods?



How do you feel about the introduction of a local Community Infrastructure Levy?



How well do you feel the new Local Plan proposals will facilitate active travel?

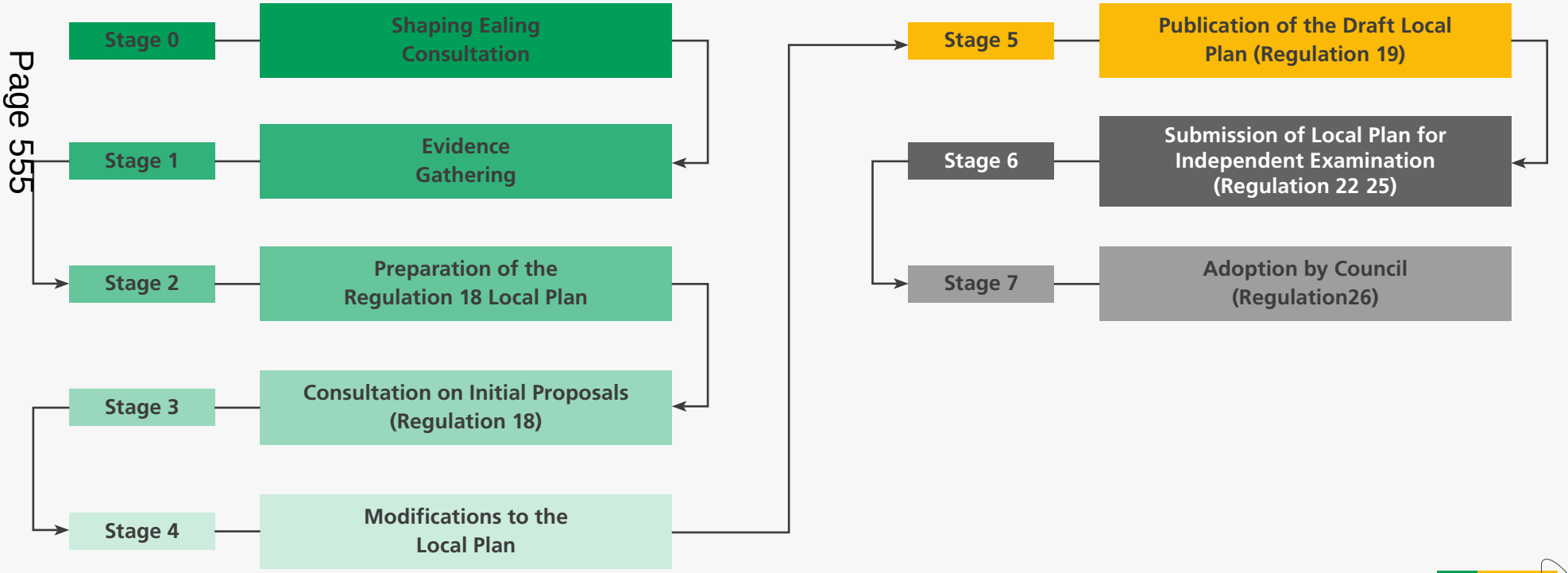


What is next:

We are using your feedback to write the next iteration of the local plan, also known as Regulation 19 (stage 5 below). We will then go out to consult again before making final edits to the plan and submit the plan for independent examination.

The below diagram outlines the different stages of the local plan. We are currently at stage 4, making modifications to the Local Plan.

If you wish to be added to the Local Plan database, please email localplan@ealing.gov.uk



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Summary of Regulation 18 Issues and Responses

This section provides a brief summary of some of the key issues raised during the regulation 18 public and stakeholder consultation and provides an officer's response

Engagement

Issues

- some concerns were raised about the consultation and engagement being Insufficient
- there should been a physical mail-out of notices and/or documentation about the Local Plan

Response

- the statutory period for a Local Plan regulation 18 consultation is six weeks. Ealing Council consulted for 10 weeks, from 30 November 2022 to 8 February 2023. This took account of both the holiday period and the unavoidable complexity of the plan. Direct mailouts do not in fact offer good response rates and would not have been a cost-effective way to engage with the largest number of interested people
- the targeted engagement that was adopted has resulted in a significantly increased number of responses relative to previous Local Plan consultations and has particularly resulted in an increase in responses from people who do not usually engage with the process
- the council organised a series workshops, walking tours, and high street events in each of the seven towns. The consultation was also advertised in Around Ealing, which reaches over 150,000 homes across the borough
- more than 13,000 responses were received which confirms the engagement exercise was highly successful. Any long consultation will inevitably coincide with one or another holiday season and this was clearly not prohibitive given the large number of responses that were received

Climate Action

This section highlights concerns raised about 20 minute neighbourhoods, building performance, and green space protection and urban greening.

20 minute Neighbourhoods and Active Travel

Issues

- significant levels of objection to the concept of 20 minute neighbourhoods were raised. It was viewed as a form of social engineering aimed at imprisoning residents in their local neighbourhood, and curtailing freedom. Cited to be a form of climate change lockdown. Attributed to higher global forces intent on introducing totalitarian oppression. Human made climate change is a fallacy. The concept is Low Traffic Neighbourhoods (LTNs) under another name and or in disguise. Discriminates against less mobile and entrenches disadvantages
- similar concerns raised were also raised regarding active travel measures with significant opposition to (perceived) anti-car interventions – LTNs, 20mph speed restrictions, cycle infrastructure, 20 minute neighbourhoods, ULEZ, to name a few. The policies represent a statement of intent only, with the plan lacking any concrete interventions and actions
- by contrast, there was some support for the 20 minute neighbourhoods' concept, but was more limited in number, and concerns were raised over achievability. The council have merely appropriated a label, to describe the existing situation and or strategy, but proposals are vague representing a statement of ambition only
- the Local Plan is not clear on how it will be achieved, lacking practical and or tangible interventions, and or demonstrates a poor understanding of the place. Where proposals are stated, these are also considered to be too narrow in focus (active travel routes only). Concern that any decision to cancel LTNs will now hamper future efforts to deliver this and similar initiatives

Response

- in responding officers have sought to address the mischaracterisation of the 20 minute neighbourhood approach, clarifying its intent and addressing concerns raised over implementation. Our response advises that the 20 minute neighbourhood model forms an important spatial principle of the Local Plan influencing the direction of future growth and investment
- it is clarified that the goal is to create places where residents are enabled to fulfil the majority of their daily needs within a 20 minute roundtrip walk from their homes. Central to the approach is the need to secure improvements in accessibility and choice for everyone (and minimise reliance on the car), regardless of an individual's circumstances, budget or physical ability
- it is advised that the concept is intended to be tailored to respond to the specific needs of each community and town. It is acknowledged that all towns across the borough already enjoy some of these attributes, but there is variation in how they perform, and many centres do not as yet realise their full potential, owing to under-performing neighbourhood and town centres, alongside high levels of severance.

- creating 20 minute Neighbourhoods in Ealing means reinforcing the existing network of local high streets and centres across our seven towns. It is about growing a more sustainable place where investment and opportunity is fairly distributed across each of the seven towns, each playing a diverse role in promoting economic growth and social and cultural exchange for the communities they serve
- this concept of facilitating complete, compact and walkable neighbourhoods is not new to Ealing, with many of the same basic principles already promoted through earlier Local Plan documents. Whilst it is true that these policies seek to incentivise a return to 'local living,' where travel times are shorter and people are less dependent on cars, there is nothing in these policies which seeks to restrict freedom of movement, or confine individuals to certain areas or neighbourhoods. The concept and policies seek to give people more choice around how they access services, rather than removing existing choice and freedoms
- it is clarified that within each town plan (Chapter 4) a number of interventions are already identified. Further detail is also contained within spatial strategies (including 20 minute neighbourhood frameworks) for each town. To date '20 minute neighbourhood frameworks' have been prepared for Northolt, Acton, Greenford and Perivale. Ealing and Hanwell are due to be completed shortly

These frameworks were community led and prepared in collaboration with their respective local communities. These are non-statutory studies which where relevant form part of the wider evidence base for the new Local Plan.

Building Performance

Issues

- broad support for policies seeking to secure zero carbon developments
- general concern over reliance on offsetting and push for reduced reliance on this going forward
- concern that the overall strategy and policies facilitate and or permits building typologies and or forms which are inherently unsustainable, namely tall buildings with high embodied carbon content, undermining the overall ambition
- broad support for re-use of buildings in preference to new build
- development industry raises reservations around impact of new local policies on viability preferring instead for the council to align with the Government's Future Home Standards

Response

- the Local Plan has been revised and re-organised which should assist in better articulating the outcomes and improve the effectiveness of different policy interventions

- it is noted that a number of additional policies have also been added to Chapter 5 addressing building performance, informed by the latest evidence (see the 'Delivering Net Zero' report). As revised three separate energy policies are proposed, the first encompassing operational energy, the second embodied carbon, and the third covering the whole life cycle approach which brings the first two together. A fourth related policy is proposed which seeks to embed circular economy principles into the decision-making process
- the proposed embodied carbon policy introduces embodied carbon limits for different building types. These policies re-define what qualifies as a zero-carbon development in Ealing, through establishing stretching targets for space heating demand, energy usage and embodied carbon, through mandating the use of more accurate metrics, and through prioritising the highest standards of performance on-site rather than deferring that responsibility off-site through offsetting arrangements
- these policies also extend the requirement to undertake whole life cycle carbon assessments for all major developments. In addition, it is noted that the revised policy now requires applicants to undertake an optioneering exercise as part of the Whole Life Cycle Carbon Assessment which seeks to evaluate in relative terms the carbon emission performance of different development options for an application site to determine the optimum option
- in practice, the findings of this optioneering exercise would be considered alongside other planning considerations to determine the most appropriate option, including consideration of a retrofit first approach, and different building forms (heights). The ‘options’ considered would include reuse/refurbishment options, alongside any new build options if pursued
- in respect of concerns noted by the development industry regarding implications for viability, it has been noted that the evidence base has tested these policies in respect of technical feasibility and viability. The revised policy approach is considered to be justified, effective and consistent with national policy objectives

Green Space Protection and Urban Greening

Issues

- strong push to protect the existing network of green space
- proposals to release or develop green space considered to be at odds with climate action commitment and or goals
- concern that the review of Green Belt and Metropolitan Open Land (MOL) was undertaken to release green open spaces for development
- the policies represent a statement of intent only, with the plan lacking concrete interventions and actions
- notable opposition to loss of allotments and concerns that allotments will be developed

- support for setting Urban Greening targets which exceed London Plan interim standards

Response

- the Local Plan establishes a framework for maintaining, enhancing and expanding the network of green infrastructure in the borough
- the purpose of the review of the borough's Green Belt and MOL designations was not to promote these sites for development but to ensure they have the appropriate designation and that there is consistency in how these designations are applied
- we have decided not to proceed with the original proposals due to objections raised, including by the Mayor of London in his Statement of General Conformity
- Green Belt and MOL boundary changes are proposed only where a site has been identified for development and allocated in this Local Plan. These are a small number of sites (or parts of sites) that do not contribute towards Green Belt and or MOL objectives, and which could be used to meet identified development needs and thus are identified for change in designation, or where limited releases are considered necessary to enable enhancements to the green network, demonstrating the corresponding exceptional circumstances. In addition, to ensure defensible boundaries, some boundary corrections have been made which reflect the current reality and use of sites
- where changes have been proposed to the designation of Green Belt and MOL, in the vast majority of cases these sites continue to be covered by other appropriate policy designations such as Public Open Space, Community Open Space or Site of Importance for Nature Conservation (SINC), and such policies continue to protect these sites from inappropriate development
- the new Local Plan does not propose any reduction in the allotment space available in the borough. Allotments are valuable, not just from an environmental perspective, but also in terms of promoting physical and mental health and wellbeing. Allotments have Community Open Space designation which reflects their local importance and safeguards them from inappropriate development. Bixley Fields (Southall) and Northfield (West Ealing) allotments will not be affected by any plans for the regeneration of the wider area
- Ealing will apply the Urban Greening Factor as set out in the London Plan with a target of 0.4 for residential development and 0.3 for commercial development

Housing Delivery

Issues

- concerns over the quantum and tenure of proposed affordable housing provision

Response

- Ealing is subject to a binding 10 year housing target of 21,570 homes as set out in the London Plan. This is confirmed by the Local Housing Needs Assessment (LHNA), and a full discussion of housing supply is set out in a separate Topic Paper
- policy HOU (in Chapter 5) sets out a unit-by-unit delivery against defined needs set out in the LHNA. This includes affordability levels calculated against ward level income data
- the plan is constrained by the London Plan and national policy relating to viability, but the policy seeks the delivery of the maximum affordable contribution from every housing development, measured by income and against defined local needs

Infrastructure

Issues

- requests for more information on Community Infrastructure Levy (CIL) and the Infrastructure Delivery Plan (IDP)
- development will put pressure on already stretched local services including local parks

Response

- both the CIL Draft Charging Schedule and IDP will be published alongside the Reg 19 draft plan
- the Local Plan has been informed by the IDP which sets out key infrastructure needs to meet proposed new development in Ealing's seven towns and the borough as a whole. Each proposed site allocation includes a set of design principles and key infrastructure requirements

Tall Buildings

Issues

- concerns over restrictions and or permissiveness of tall buildings policy
- concerns that increased densification is not supported by supporting infrastructure

Response

- tall buildings and intensification will follow a character-led approach based upon the comprehensive Ealing Character Study
- detailed guidance on building height is set out in the Tall Buildings Strategy, Policy D9 (Chapter 5) and is reflected in individual site allocations (in Chapter 4)
- infrastructure needs will be supported by the Infrastructure Delivery Plan and Schedule and the introduction of a new Community Infrastructure Levy (CIL)

Draft Charging Schedule. CIL is a charge that local authorities can set on new development to raise funds to help pay for the infrastructure needed to support new homes and businesses
- tall buildings are specifically understood to be an exceptional form of development acceptable only as part of a strategy to optimise growth in the most sustainable areas and subject, as all major development, to whole life carbon assessments

Affordable Workspace

Issues

- concerns over the limits, extent and affordability of the policy on affordable workspace

Response

- the affordable workspace policy (Policy E3 in Chapter 5) has been subject to viability assessment and site-specific viability evidence can also be considered as in any application together with material evidence about onsite provision

Gypsies and Travellers

Issues

- why does the council need to provide additional pitches for the GRT community?
- concern about the loss of Green Belt and MOL land or impact on archaeological monuments
- an adverse impact on residential amenity and house prices of neighbouring residential properties
- an adverse impact on the last working farm in the borough
- the lack of required local infrastructure and amenities
- consultation and engagement were insufficient

Response

- there is a need to provide additional pitches for the Gypsy and Traveller (G&T) community. A need for six additional G&T pitches has been identified through the West London Alliance Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2018) and the council has a statutory responsibility to demonstrate how we can meet this need
- the Local Plan will not be found to be legally compliant or sound if it does not show how it will meet the need for additional G&T pitches
- the council is not proposing to allocate a greenfield site. After careful assessment it has been decided that we proceed with the Kingdom Workshop, Sharvel Lane, next to the Downs Barn Farm, and will accommodate six pitches. The space

proposed is on part of the West London Shooting Ground (Site 5a) and equates to 0.48 hectares. It is located on previously developed land. There will be no impact on accessible green and open space or harm to wildlife

- with the exception of the neighbouring farmhouse there will no adverse amenity impact on neighbouring residential properties
- the allocated site is adjacent to an ancient monument and any future planning application for development on this site will need to consider any impacts. It is quite likely that in the event of any remains of any archaeological interest that these will have been already severely damaged by the existing unauthorised use on the site consisting of a lorry repair yard
- the allocated site is already on developed land and therefore there are no plans to either evict the current leaseholder of the farmland or use of any of the pasture lands currently used for the horse livery and cattle farm. It will also have a negligible impact on requirements for local infrastructure or amenities although the allocated site will need to be connected to the utility network
- regards consultation and engagement, site notices were displayed at the relevant sites, hard copies of the relevant reports were displayed in the two libraries in Northolt and printed notices were placed in the local papers and the council's web pages advertising the consultation. The statutory period for the consultation is six weeks and this was followed. All responses received within the consultation period were read and carefully considered before final proposals were developed

Development Sites

This section deals with general information and then highlights a number of specific Development Sites that are being carried forward to Regulation 19.

General

Issues

- there were a significant number of representations received on proposed Development Sites for a variety of different reasons

Response

- the Development Sites (or Site Allocations) that accompany each Town Plan have been subject to a number of significant changes. These changes are based upon public and stakeholder feedback at Regulation 18 together with a further assessment of site suitability and deliverability. Table 1 provides a summary of the changes

- the key points to note are:

    1. Of the 118 sites consulted upon at Regulation 18, 40 have not been carried through into Regulation 19. These include Acton Central Station

Yard (AC03), West Acton Community Centre (AC13), Ealing Riding School (EA33) and Hanwell Children's Centre (HA03), amongst others
2. Four entirely new sites have been added arising from the ‘call for sites’ making a revised total of 82 sites
3. 21 sites have had their red line boundaries amended

- each of the 82 Development Sites now also includes:

1. updated proposed uses for the site and an indicative timetable for delivery
2. consideration of any relevant contextual circumstances, design principles and key infrastructure requirements to guide any future development proposals
3. where appropriate, specific guidance on the suitability of any tall buildings and parameters on scale, height and massing

Specific Sites

Gurnell Leisure Centre (Reg 18: EA28; Reg 19: 19EA)

Issues

- concerns about the quantum of development and loss of MOL
- desire for the leisure centre to be replaced and for better sports and leisure facilities
- concern expressed about the lack of progress in providing a replacement

Response

- the council has carried out a review of options for the future of Gurnell informed by an extensive listening exercise, including an in-depth survey of local people in June 2022
- the Reg 19 proposed site allocation Gurnell Leisure Centre sets out the Council's proposals for a leisure-led schemed that will reprovide the pool through some enabling development to help with costs of either refurbishing or replacing the existing facilities
- any scheme will be required to incorporate a comprehensive package of open space enhancements, including improvements related to accessibility (including a new pedestrian bridge over the river connecting to Longfield Playing Field), outdoor sporting facilities, landscaping, flood mitigation, wayfinding and biodiversity

Former Barclays Sports Ground (Reg 18: EA31; Reg 19: 21EA)

Issues

- concerns about loss of MOL and or building on MOL

- necessity to bring the sports pitches back into use, particularly for the neighbouring Ada Lovelace School

Response

- development of this site will be to secure replacement supporting leisure facilities, principally for outdoor leisure activities that support wider community access and have regard to the Sports Facilities Strategy
- the quantum of enabling residential development must be limited to the amount absolutely necessary to financially secure the delivery of the replacement leisure centre and limit the amount of development on open space by focussing it on existing previously developed land (the existing club house and immediate hardstanding)

Old Actonians Sports Ground (Reg 18: EA34; Reg 19: 23EA)

Issues

- concerns about the loss of sports fields and facilities and inappropriate development

Response

- the council appreciates the value of Old Actonians Sports Ground. Proposals for Old Actonians are to support the overriding objective to enhance the outdoor leisure offer, secure the long-term future of these activities and improve daytime access for local schools
- any proposed residential development will need to be the smallest amount needed to enable the upgrading and delivery of the leisure facilities alongside greening and biodiversity enhancements and improved management of Baron's Pond

Havelock Estate (Reg 18: SO12; Reg 19: 09SO)

Issues

- objections to development on Bixley Field Allotments

Response

The site boundary has now been amended to remove Bixley Field Allotments from the proposed site allocation.

Warren Farm (Reg 18: SO10; Reg 19: 16SO)

Issues

- objections to any development on MOL and SINC and damage to wildlife and biodiversity
- no need for sports facilities here

Response

- the council appreciates and values Warren Farm's nature, biodiversity, and role as an important green space for local people
- the council are exploring the best way to preserve the wild character of Warren Farm as a place for local people to enjoy nature, as well as re-provide the community sports facilities that have existed on the site for many years and which will serve the people of Southall, Hanwell and beyond

Table 1: Development Sites:
Summary of changes between Regulation 18 and Regulation 19

DEVELOPMENT SITES AT REGULATION 19:	WITHDRAWN DEVELOPMENT SITES AT REGULATION 18:
**** Denotes boundary has been amended** **Note: Numbers/Letters = Reg 19 classification e.g. 01AC whilst Letters/Numbers = Reg 18 classification e.g. AC01**	
ACTON	
01AC Acton Gateway (Morrisons) (AC01)	The Steyne Estate (AC02)
02AC Acton Gardens (AC04)**	Acton Central Station Yard (AC03)
03AC Ealing Common Depot (AC06)	Acton Town Station Approach (AC05)
04AC Builders Merchants Bollo Bridge Road (AC07)	Haddon Court & Burghley Tower (AC10)
05AC Salisbury Street Car Park & Neville Close (AC08)**	Friary Park (AC11)
06AC Acton Vale Industrial Park & Westgate House (AC09)	Acton Crossrail Station Sidings (AC12)
07AC Dean Court (New)	West Acton Community Centre (AC13)
08AC Oaktree Court (New)	
EALING	
01EA Broadway Connection & Arcadia (EA01)**	Ealing Broadway Station (EA04)
02EA Ealing Broadway Shopping Centre & Crystal House (EA02)	Central Chambers (EA05)
03EA Sandringham Mews (EA03)	Haven Green Car Park (EA06)
04EA Eastern Gateway (EA08)**	Carmelita House (EA07)
05EA Perceval House (EA10)	Ealing Studios etc (EA09)
06EA 49 - 69 Uxbridge Road (EA11)	Arden Road Car Park (EA14)
07EA CP House (EA12)	1-19 Broadway etc (EA15)
08EA Craven House (EA13)	130-140 Broadway, W Ealing (EA21)
09EA 66 - 86 Broadway, West Ealing (EA16)	Green Man Lane Estate (EA23)

10EA 59 - 65 Broadway, West Ealing (Lidl) (EA17)	Twyford Abbey (EA30)
11EA Sainsbury's & Library, West Ealing (EA18)	Ealing Riding School (EA33)
12EA Chignell Place, West Ealing (EA19)	University of West London (EA35)
13EA 99 - 113 Broadway, West Ealing (EA20)**	
14EA Western Gateway, 131 - 141 Broadway, West Ealing (EA22)	
15EA Waitrose, West Ealing (EA24)	
16EA West Ealing Station Approach (EA25)	
17EA Castle House (EA26)	
18EA Access House & T Mohan, West Ealing (EA27)	
19EA Gurnell Leisure Centre (EA28)	
20EA Downhurst Residential Care Home (EA29)	
21EA Former Barclays Sports Ground (EA31)	
22EA 96 Queens Drive, Tel Service Centre & 33 Hanger Lane (EA32)**	
23EA Old Actonians Sports Ground (EA34)	
24EA Wickes, South Ealing Road (EA36)	
25EA Travis Perkins, Popes Lane (EA37)	
GREENFORD	
01GR Greenford Hall, Methodist Church, Police Station & Clinic (GR01)**	Stanhope Primary School and Education Centre (GR03)
02GR Greenford Broadway Car Park (GR02)**	Progress House and Garage (GR04)
03GR 370 - 388 Oldfield Lane North (GR07)	Ravenor Park Farm (GR05)
04GR Westway Cross (GR08)	Windmill Nursery Centre (GR06)
05GR Former Greenwich School of Management (GR09)	
06GR Smiths Farm (GR10)	
HANWELL	
01HA Land to the front of Ealing Hospital (HA01)**	Car Sales, Hanwell Bridge (HA02)
02HA Gray's Garage (HA04)	Hanwell Children’s Centre (HA03)
03HA George Street Car Park (HA05)	St Mary’s Convent (HA08)
04HA Site of Lidl and discount store (HA06)	Access Storage (HA09)

05HA Marshall Site, Gold's Gym & Garages on Montague Avenue (HA07)	Eversheds Sports Ground (HA11)
06HA Tile Depot & Lambourn Close (HA10)**	
07HA Copley Close Estate (HA12)	
08HA High Lane Housing Estate (HA13)	
NORTHOLT	
01NO Car Sales Site and Northolt Leisure Centre (NO01)**	Northolt High School (NO03)
02NO Mandeville Parkway (NO02)	Islip Manor Housing Estate (NO04)
03NO Northolt Sorting Office (NO05)	White Hart Roundabout (NO07)
04NO Northolt Driving Range NO06)	Electricity Substation, Ruislip Road (NO10)
05NO Medlar Farm Estate (NO08)	Telephone Exchange (NO11)
06NO Yeading Lane I (NO09)	Community Centre & St Raphael's Primary School (NO14)
07NO Yeading Lane II (NO12)	
08NO Grange Court (NO13)	
09NO Kingdom Workshop, Sharvel Lane (NO15)**	
10NO Airways Estate (New)	
PERIVALE	
01PE BP Garage (PE01)	
02PE Land on the South Side of Western Avenue (PE02)	
03PE Alperton Lane North (PE03)	
04PE Alperton Lane South and Metroline Depot (PE04)	
SOUTHALL	
01SO Southall Crossrail Station and Gurdwara (SO01)	Park Avenue (SO02)
02SO Southall Sidings (SO03)	Herbert Road Car Park (SO07)
03SO Former Sorting Office & Kings Hall Methodist Church (SO04)	The Arches Business Centre (SO09)
04SO Southall West London College (SO05)**	Hansen's Timber Yard (SO21)
05SO 31 - 45 South Road & Tel Exchange, Quality Foods & Iceland (SO06)	Car Sales, Queenstyle and MBS (SO22)
06SO Fairlawn Hall and Science of the Soul Centre (SO08)**	Southall TA Barracks (SO25)
07SO The Limes, Maypole Court, Banq. Centre, 13 - 19 The Green (SO10)	

08SO Middlesex Business Centre (SO11)	
09SO Havelock Estate (SO12)**	
10SO The Green (SO13)	
11SO The Green Quarter (Southall Gasworks) (SO14)	
12SO Scotts Road Trading Estate (SO15)**	
13SO Endsleigh Industrial Estate (SO16)**	
14SO Witley Works (SO17)**	
15SO Monorep Site (SO18)	
16SO Warren Farm and Imperial College Land (SO19)**	
17SO Great Western Triangle Centre (SO20)	
18SO Golf Links Estate (SO23)**	
19SO Cranleigh Gardens Industrial Estate & Kingsbridge Crescent (SO24)**	
20SO Hambrough Tavern (SO26)	
21SO Toplocks Estate (New)	

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ARUP

Ealing Council

Ealing Local Plan

Integrated Impact Assessment – Regulation 19 Report

Reference:

1.0 | 8 February 2024

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 287323-10

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1. Introduction

The Ealing Local Plan provides a framework for development within Ealing for the next 15 years. As part of the preparation of the Local Plan, an Integrated Impact Assessment (IIA) has been carried out. This report describes the IIA process and sets out the results of the assessment.

This section gives an overview of the IIA including scoping. In Section 2, the individual methodologies for each of the constituent assessments making up the IIA are presented. Section 3 focuses on the Equalities Impact Assessment and Section 4, the assessment in accordance with the Habitats Regulations.

1.1 Integrated Impact Assessment

The Integrated Impact Assessment process promotes sustainable development, health and equality through better integration of social, environmental and economic considerations into the development of the spatial options, policies and site allocations that form the Local Plan.

The IIA draws together the following assessments:

Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA);

Health Impact Assessment (HIA); and

Equality Impact Assessment (EqIA)

A Habitats Regulation Assessment (HRA) has also been prepared separately.

This report is an update to the Interim IIA Report that was delivered at the Regulation 18 consultation stage (November 2022 to February 2023), alongside a draft version of the Local Plan.

Additionally, a Non-Technical Summary (NTS) was also published alongside the Interim IIA Report, providing a high-level overview of the IIA in a clear, easy-read format.

Regulation 18 of the Town and Country Planning Regulations 2012, required the local planning authority to notify stakeholders and 'specific consultation bodies' of the Local Plan and invite them to comment on what is proposed within the plan[1]. Based on the comments and findings of the Regulation 18 consultation period, the Local Plan policies and site allocations have been updated and these have been assessed within this report.

1.2 The Plan area

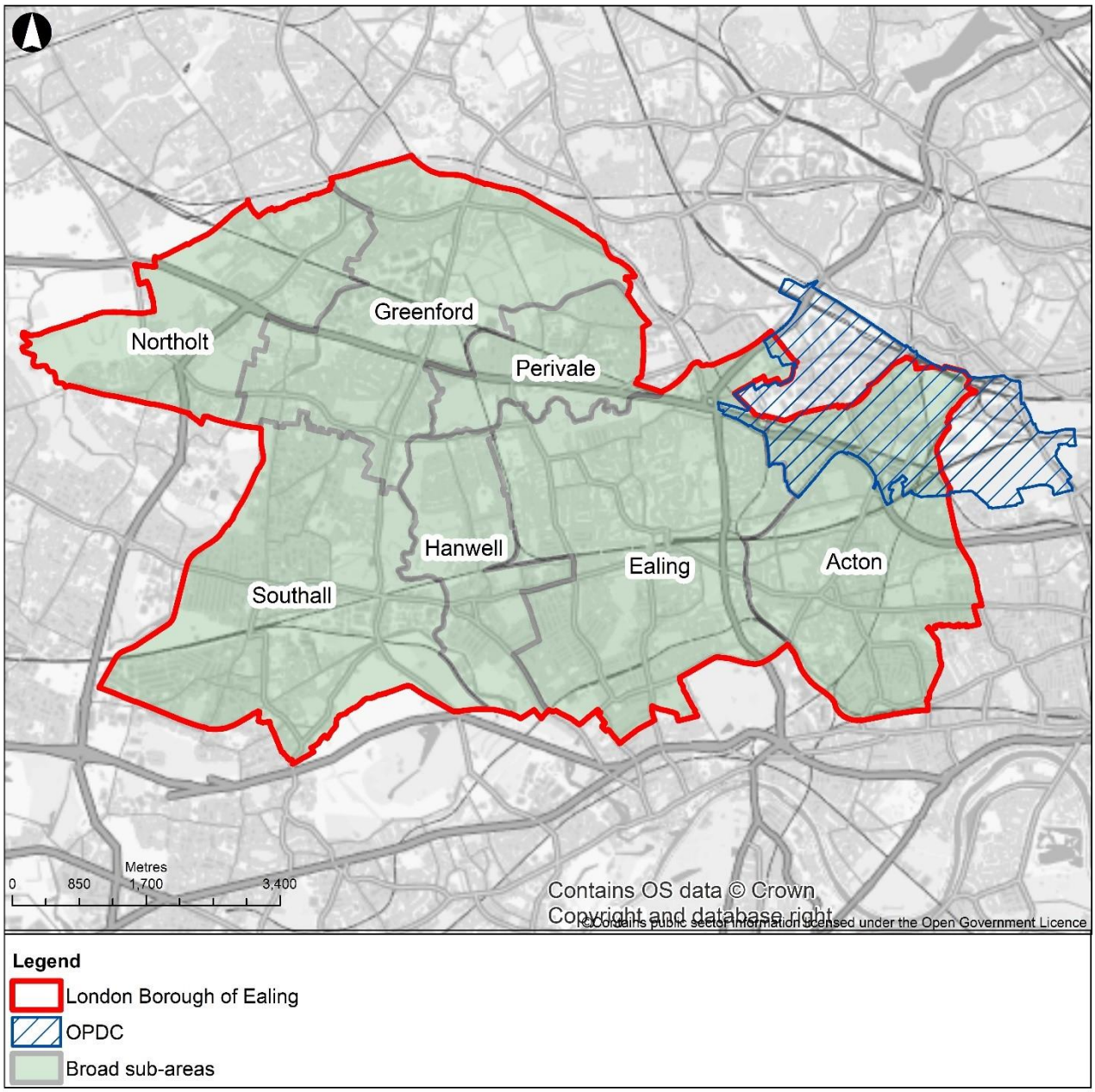
Ealing is located in west London (Figure 1). The borough comprises seven broad sub-areas, or towns, each with their own character: Acton; Ealing; Greenford; Hanwell; Northolt; Perivale; and Southall.

Key features of the borough include the River Brent and the Grand Union Canal and a number of green and open spaces, including Horsenden Hill, Hanger Hill and Brent River Park. An area in the east of the borough, including Park Royal and North Acton, forms part of the Old Oak and Park Royal Development Corporation (OPDC) planning area. The OPDC is the local planning authority and adopted their own Local Plan in June 2022[2].

[1] https://www.legislation.gov.uk/uksi/2012/767/regulation/18

[2] OPDC 2021. Local Plan. Available online at: https://www.london.gov.uk/about-us/organisations-we-work/old-oak-and-park-royal-development-corporation-opdc/get-involved-opdc/local-plan

Figure 1: Ealing local authority area



1.3 The Local Plan

Ealing Council is creating a new Local Plan, which will set out a vision and framework for the future development of the area over the next 15 years. Ealing's new Local Plan will replace Ealing Council's current suite of development plan documents, bringing together updated policies into a single plan.

The spatial vision comprises a vision statement that is supported by the spatial strategy and strategic place interventions. These components provide structure to the policies that are written at the borough-scale and town-scale which are supported by policies to manage development.

The spatial strategy incorporates the three strategic objectives of tackling the climate crisis, fighting inequality and creating good jobs and growth. These objectives provide a specific local response to the London Plan that guides future growth and planning policy and provide core themes that run through the subsequent town plans.

The town policies will support the Local Plan in maximising the role and responsibility of each of the seven towns in Ealing. The policies will help guide future investment within the towns so that development is equitable and inclusive to all residents across the borough.

The role of development management policies is to be the mechanism through which the three overarching strategic objectives will be implemented. The development management policies largely conform to the London Plan but vary according to the local character and include wholly new policies where necessary.

1.4 IIA approach

The IIA provides an assessment of the emerging Ealing Local Plan and its contribution towards achieving a range of environmental, economic, health, equality and other objectives.

The IIA tests the performance of the draft Local Plan to identify the likely significant positive and negative effects. It also assesses the effects of reasonable alternatives to inform the selection of the preferred option. Where significant adverse effects are predicted, the IIA identifies the measures required to mitigate them.

As stated above, the IIA brings together multiple assessments, each with their own legal requirements and / or guidance to adhere to and apply. The SA and HIA are fully integrated, but due to the differences in the methodological approaches (as described further below) the EqIA and HRA are more discrete assessments. Further detail on the methodology and approach for each sub-component of the IIA are described in their relevant sections.

1.4.1 Influencing the Local Plan

As part of the development of the Local Plan, the IIA team have provided ongoing expert advice, regularly testing and challenging the Local Plan team during the development of options and policies. The aim of this has been to support and meaningfully contribute towards the development of an ambitious Local Plan in which sustainable principles are embedded throughout. The IIA team have contributed to workshops, reviewed early drafts of the overall vision of the plan, and attended regular meetings on the plan development. Alongside this, the assessment set out in this report describes the full range of recommendations and suggestions identified as part of the IIA process to improve and enhance the policy text and its outcomes.

1.4.2 Scoping Report

An IIA Scoping Report was published in January 2022[3]. This stage largely comprises a review of existing information, including relevant plans and programmes and baseline information in Ealing for a range of environmental and social topics. This was used to inform the development of an assessment framework, the key output of the Scoping Report.

The Scoping Report was consulted upon in accordance with the requirements of Regulation 12 (5) of the SEA Regulations[4] and was issued to statutory consultation bodies (such as Natural England, Historic England and the Environment Agency) and was also publicly available for comment on the Ealing Council website.

Comments on the Scoping Report were reviewed and have been taken into account as the IIA process has continued. A summary of the consultation responses received and an outline of how these have been addressed is set out in Appendix A of this document. A number of comments have been incorporated into the updated baseline and updated review of relevant plans and policies (Appendix C).

[3] Ealing Council 2022. Integrated Impact Assessment (IIA) Scoping Report for new Local Plan. https://www.ealing.gov.uk/download/downloads/id/17169/integrated_impact_assessment_scoping_report.pdf

[4] https://www.legislation.gov.uk/uksi/2004/1633/regulation/12/made

2. Integrated Impact Assessment Methodology and Findings

2.1 Introduction

This section outlines the approach to the SA / SEA and the HIA, the methodology applied to the IIA and then the findings from the assessment process (equivalent information on EqIA is presented in Section 3 and HRA in Section 4).

2.1.1 SA / SEA approach

Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) are required under two separate legislations with the former (SA) encompassing the requirements of the latter (SEA):

- The Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out an SA of the local plan during its preparation. Section 39 of the Act requires that the authority preparing a Local Plan must do so "with the objective of contributing to the achievement of sustainable development".
- The Environmental Assessment of Plans and Programmes Regulations 2004 (hereafter referred to as 'the SEA Regulations') requires an assessment of the likely significant environmental effects arising from a plan or programme.

Key guidance that informs SA/SEA includes:

- The Royal Town Planning Institute (RTPI) guidance on Strategic Environmental Assessment Improving the effectiveness and efficiency of SEA/SA for land use plans[5];
- Department for Levelling Up, Housing and Communities (DLUHC) Guidance - Strategic environmental assessment and sustainability appraisal[6]; and
- Ministry of Housing, Communities & Local Government (MHCLG) Strategic Environmental Assessment Directive: guidance[7].

2.1.2 HIA approach

In terms of HIA, there is currently no statutory guidance on how to undertake an HIA. The scope, approach and methodology are driven by a range of factors including non-statutory guidance and best practice, stakeholder interests, and project or plan-specific issues, including:

- Public Health England (PHE) Health Impact Assessment in Spatial Planning[8] report;
- The London Healthy Urban Development Unit (HUDU) Rapid Health Impact Assessment Tool[9]; and

[5] RTPI 2018. Strategic Environmental Assessment Improving the effectiveness and efficiency of SEA/SA for land use plans. Available online at: https://www.rtpi.org.uk/research/2018/january/strategic-environmental-assessment-seasa-for-land-use-plans/

[6] DLUHC 2020. Guidance - Strategic environmental assessment and sustainability appraisal. Available online at: https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal

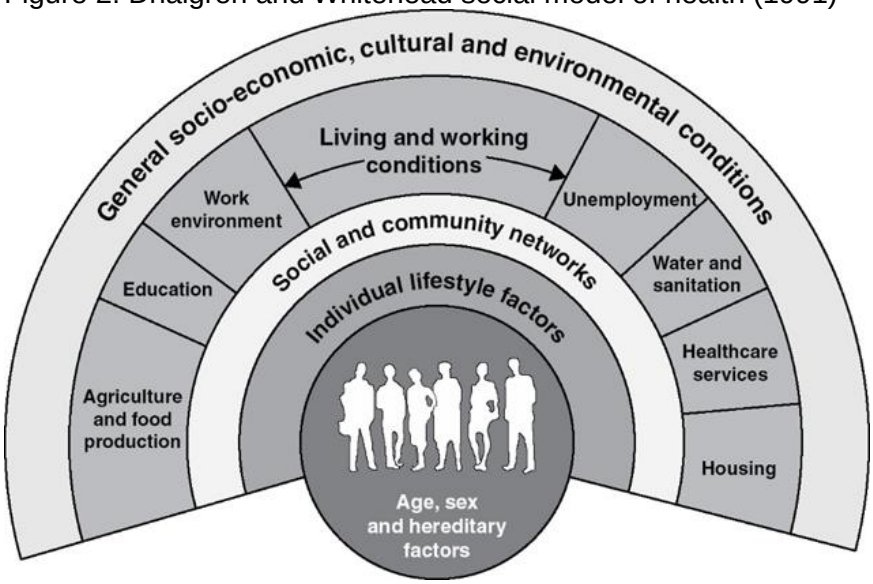
[7] MHCLG 2005. Strategic Environmental Assessment Directive: guidance. Available online at: https://www.gov.uk/government/publications/strategic-environmental-assessment-directive-guidance

[8] Public Health England 2020. Health Impact Assessment in spatial planning. Available online at: https://www.gov.uk/government/publications/health-impact-assessment-in-spatial-planning

[9] NHS London Healthy Urban Development Unit (HUDU) 2019. Rapid Health Assessment Tool. Available online at: https://www.healthyurbandevelopment.nhs.uk/wp-content/uploads/2019/10/HUDU-Rapid-HIA-Tool-October-2019.pdf

- The Dahlgren and Whitehead model (Figure 2)[10],which illustrates the determinants of health raging from individual characteristics and lifestyles to wider economic, cultural, social and environmental conditions.

Figure 2: Dhalgren and Whitehead social model of health (1991)



2.2 IIA Methodology

The assessment stage comprises three main components:

1. Assessment of 'reasonable alternatives' of the Local Plan (Section 2.3)
2. Assessment of the draft Local Plan policies (Section 2.4); and
3. Assessment of site allocation (Section 2.5).

The IIA framework set out in Table 1 was established during scoping and forms the basis of assessing potential effects. The objectives are guided by appraisal questions accompanying each objective. These questions act as prompts to inform the overall assessment of the objectives but are not designed to be assessed individually. The questions included in the framework are also not exhaustive, and some are more relevant to certain Plan elements than others.

Table 1: IIA framework

Framework objective	Guiding questions – does the Local Plan…
1. Housing and communities: To meet current and future housing need and support the development of diverse and sustainable communities	Address housing need in the borough, particularly for more vulnerable groups, such as older people? Deliver a range of types, tenures and affordable homes? Deliver adaptable and flexible housing, for example accessible homes or homes which can accommodate home working? Support mixed-use centres which enhance community services and amenity? Reduce homelessness and overcrowding?
2. Economy: Build a sustainable economy that offers	Develop sustainable and resilient economic centres? Provide a variety of employment land, such as type and location?

[10] Dahlgren G, Whitehead M. 1991. Policies and Strategies to Promote Social Equity in Health. Stockholm, Sweden: Institute for Futures Studies.

Framework objective	Guiding questions – does the Local Plan…
employment opportunities for all	Encourage flexibility to allow businesses and their employees to respond to uncertainties and changing economic conditions? Support more diverse businesses, particularly those owned and used by ethnic minority groups? Improve access to employment opportunities and minimise barriers (e.g. financial, training and qualifications, childcare)? Support small, start-up, local and green businesses?
3. Education and skills: Improve educational attainment and skills at all levels and reduce educational inequalities	Improve access to a diverse range of educational opportunities, including continuing or adult education and vocational education? Support training and education in skills profile reflective of the Ealing economy? Reduce inequalities in access to a good standard of education?
4. Health: Improve mental and physical health and reduce health inequalities	Make provision for new, improved or replacement healthcare facilities to ensure capacity is met for existing and future needs? Create an environment that promotes healthy and active lifestyles, particularly in children, through the provision and enhancement of open spaces and recreational and active travel infrastructure? Promote good mental health and wellbeing by supporting a range of health determinants such as good employment and education, social connectivity and high-quality environments? Allow for adaptation and reaction to potential future health issues and major events, including episodes of extreme weather?
5. Connectivity: Improve connectivity to minimise private vehicle use and promote safe and sustainable forms of transport	Increase safe opportunities for active forms of transport, particularly walking and cycling? Ensure active travel and public transport networks are well-connected to reduce private vehicle use? Ensure active travel opportunities and public transport networks are available for, and reflect the needs of, all groups within the borough, including those who may be more vulnerable.
6. Air quality and noise: Avoid impacts on air quality and reduce noise pollution	Encourage sustainable forms of transport, such as walking, cycling and public transport? Encourage sustainable development which maximises energy efficiency and the use of renewable energy sources? Ensure good spatial planning which avoids exposing people to poor air quality and high noise levels? Improve people's access to quiet spaces?
7. Resources and land use: Maximise efficient and sustainable use and disposal of material resources, including land	Use land efficiently through the development of existing brownfield sites and / or the reuse of existing buildings? Ensure remediation of contaminated land at brownfield sites? Protect and intensify industrial land to contribute to the London economy? Reduce overall waste volumes through reduce and reuse initiatives, and contribute towards achieving self-sufficiency in waste management?
8. Historic environment, and townscape: Protect, enhance, and promote cultural resources, including historic environment and townscape assets	Protect or enhance the character of Ealing's towns and sub-areas? Protect, conserve or enhance the significance of historic environment assets and their setting? Improve and increase opportunities for people to interact and access historic environment assets and learn about the history of the borough?

Framework objective	Guiding questions – does the Local Plan…
9. Biodiversity and Green Infrastructure: Protect and enhance Ealing's natural capital (habitats and species) and the benefits it provides	Protect and enhance green and blue infrastructure? Improve and increase opportunities for people to access green and natural spaces? Apply the principles of biodiversity net gain for all new development? Enhance the biodiversity potential of parks and open spaces? Develop connectivity between the network of open and green spaces across the borough?
10. Water environment: To protect the quality and quantity of water resources	Avoid development in areas at high risk of flooding? Promote the use of SuDS and other flood-resilient design measures? Safeguard water resources and support the efficient use of water, including the recycling of water, to minimise consumption? Improve water quality within Ealing's rivers and waterways? Protect groundwater and enhance groundwater quality?
11. Climate change mitigation: To help tackle climate change impacts through reducing greenhouse gas emissions and moving towards a zero-carbon borough	Help Ealing meet local and London-wide emissions targets? Reduce the built environment's contribution to CO2 emissions? Facilitate investments in green technologies, equipment and infrastructure that reduce GHG emissions? Encourage and facilitate a shift to more sustainable modes of transport?
12. Climate change adaptation: To ensure Ealing adapts and becomes more resilient to the impacts of climate change and extreme weather events	Promote design which can withstand the impacts of future climate change events (such as overheating or flooding)? Reduce the impacts of climate change and extreme weather events on vulnerable groups, e.g., older generation?

The Local Plan has been assessed to determine whether or not it meets the objectives of the IIA framework using scoring criteria set out in Table 2, supported by narrative providing a concise justification for the evaluation.

The assessment is based on professional judgement, using the guiding questions set out in the framework, best practice and relevant evidence to anticipate the scale of change and its impact resulting from the policy intervention. In all cases, effects identified encompass those which are direct or indirect, permanent or temporary.

Table 2: IIA scoring

+	The policy supports the IIA Framework Objective
O	The policy neither supports nor conflicts with the IIA Framework Objective
-	The policy conflicts with the IIA Framework Objective
N/A	The policy is not relevant to the IIA Framework Objective
?	There is insufficient information to reliably assess

Where the assessment identifies a policy conflict, measures are identified that could be implemented to avoid or reduce this effect. In some cases, even where adverse effects have not been identified, recommendations have been made which may further enhance the policy.

2.3 IIA Options Assessment

In this section, the three spatial policies are assessed. This is followed by the preferred option assessment in section 2.3.4.

2.3.1 Spatial Option 1: Strategic Corridor Focus

2.3.1.1 Description

Spatial Option 1 focusses growth along the planned Elizabeth Line Corridor and A4020 Corridor that intersect with the borough's Opportunity Area and Metropolitan Centre. This Spatial Option therefore intends to reinforce the historic pattern of growth and development within Ealing. This involves maximising development and density in locations that have the highest existing concentration of services and economic activity and where strong existing or planned east-west connectivity takes place.

In addition, this Spatial Option looks to maintain the role of the wider town centre network by reinforcing these locations through low-moderate scale densities and development. The following key development principles underpin Spatial Option 1:

1. Focussed growth on strategic east-west corridors as defined by the London Plan.
2. Delivering Metropolitan scale growth at Southall Opportunity Area and Ealing Metropolitan Centre.
3. Building upon the existing hierarchy and structure of LB Ealing's town centre network.

2.3.1.2 Assessment

Table 3 sets out the IIA of Spatial Option 1.

Table 3: Spatial Option 1 Assessment

Objective	Score	Assessment	Mitigation/Recommendations
Housing and communities	+	The delivery of residential development around Ealing Metropolitan Centre and Southall Opportunity Area would contribute to addressing housing need in the borough, including overcrowding. Although not directly addressed, in line with the London Plan a proportion of development would be expected to be affordable. A range of development densities and types of homes are proposed across the borough which would help support a diverse community at a borough level, although individual town areas are expected to be dominated by specific housing typologies which may not support diversity at a more local level. Consideration has been given to concentrating development around areas with good levels of existing services, economic activity and connectivity, and to supporting new residential development with provision of services and social infrastructure, which would contribute to building vibrant, mixed-use centres.	Ensure where new development is not directly supported by services that there is good access, including via public transport and active travel modes, to other development centres providing services.
Economy	+	Focusing development at Ealing and Southall would strengthen existing economic centres where significant employment opportunities are available. Lower scale development would be encouraged across other town centres, and Strategic Industrial Locations (SIL) and Locally Significant Industrial Locations (LSIL) would be protected for existing industrial uses, but also intensified in some areas to create space for new uses. This would therefore help to diversify economic opportunities across the borough and support a range of skill types, including for smaller and locally focussed businesses. Focussing growth along the Elizabeth Line Corridor would increase connectivity for residents in proximity to this corridor to employment opportunities in the wider region and may encourage investment into the borough. However, due to the focus of development along this corridor, there would not be a wide enough geographic spread of opportunities to address employment deprivation elsewhere in the borough, particularly around Northolt.	North-south connectivity should be enhanced to ensure that residents in areas of the borough away from the east-west corridor are also able to benefit from the major employment opportunities that would be focused on Ealing and Southall.
Education	?	Focusing development around historic areas of growth and ensuring new residential development is supported by new or existing services would likely support access to new and existing educational and/or skill opportunities. Additionally, development around strong transport routes, especially public transport, could increase access to educational and skills opportunities outside of the borough.	This option has the potential to have a positive impact on education/skills, however further detail is required on any educational or training opportunities that could be delivered.

Objective	Score	Assessment	Mitigation/Recommendations
Health	+	Focusing development around historic areas of growth and ensuring new residential development is supported by new or existing services would likely support access to new and existing health and social services and facilities. Southall in particular has the highest levels of health deprivation in the borough and therefore the provision of residential development, economic opportunity and supporting services would help improve key determinants of health. Limiting residential development along road corridors would help to avoid increasing the number of people exposed to poor air quality. Encouraging the use of public transport would also support better air quality outcomes. Supporting low-moderate scale development across the wider town centre network may encourage active travel if appropriate services and opportunities are available locally, encouraging physical activity and healthier lifestyles. Additionally, improving the public transport network can facilitate active travel when travelling to transport hubs.	Concentrating growth around the A4020 corridor would likely increase exposure to poor air quality. Mitigation measures should be implemented to limit negative impacts on the health of residents.
Connectivity	0	Focusing development along the Elizabeth Line/A4020 corridor would reinforce existing east-west connectivity, encouraging the use of the public transport network and creating demand for further transport development, such as the local bus network. Development within existing town centres may encourage active travel if appropriate services and opportunities are available locally. Active travel could also be supported by development around the Elizabeth Line and the opportunities for more local services, such as the bus network. However, prioritising east-west connectivity within the borough would not address existing poor public transport connectivity in the north. Additionally, the east-west road network forms a key part of this option which may limit a modal shift to more sustainable forms of transport.	The option notes the possibility of developing the bus network as part of support to local services across the lower order town centres. Pursuing this would help to mitigate the poor north-south connectivity in the borough that this option does not otherwise address. Other improvements to north-south connectivity, including active travel modes, should be considered.

Objective	Score	Assessment	Mitigation/Recommendations
Air quality and noise	**0**	Development within existing town centres may encourage active travel if appropriate services and opportunities are available locally. This could contribute towards improvements in air quality and noise levels within the borough. This option prioritises east-west connectivity within the borough and would not address poor public transport connectivity in the north of the borough. Four of LB Ealing's eight Air Quality Focus Areas (AQFAs) occur around roads in the north and therefore opportunities to improve air quality would be more limited in these areas. The remaining four AQFAs occur around roads along the Elizabeth Line/A4020 corridor. Focussing development in these areas may attract more cars, worsening air quality. However, improved public transport access and car-free development as required by the London Plan may be sufficient to offset or improve this.	North-south connectivity via public and active travel modes should be enhanced to ensure that residents in areas of the borough away from the east-west corridor can benefit from air quality and noise improvements.
Resources and land use	**+**	Prioritising development in Ealing Metropolitan Centre, Southall Opportunity Area, and along the east-west Elizabeth line/A4020 corridor would maximise efficient land use as most of LB Ealing's brownfield sites are located in these areas. Actively protecting, intensifying and diversifying SIL and LSIL would also safeguard the important economic contribution these play in the Ealing and London economy.	
Heritage and townscape	**-**	LB Ealing has a diverse range of townscapes within its seven towns. Prioritising significant levels of development is likely to include some tower buildings, in Ealing Metropolitan Centre and Southall Opportunity Area. There are limited heritage assets in Southall, which has already seen the development of tall buildings. This option is therefore likely to promote development in keeping with or building upon the current townscape in Southall. However, there is more likely to be negative effects on the townscape within the Ealing Metropolitan Centre, which is characterised by historic lower-scale development and a large number of heritage assets. Although some taller buildings are located along the A4020, high density development focusing on high-rise buildings may conflict with the wider townscape.	To limit the impact on historic town centres, tall buildings should be focused around areas where they form part of the existing townscape.

Objective	Score	Assessment	Mitigation/Recommendations
Biodiversity and green infrastructure	**0**	Protecting open and green spaces and prioritising development in Ealing Metropolitan Centre, Southall Opportunity Area, and along the east-west Elizabeth line/A4020 corridor would support safeguarding of Ealing's natural capital. Designated ecological sites within the borough are predominantly located in the north, away from the areas of significant development proposed. Whilst natural capital would be protected, the option does not include any aims around enhancement. However, Biodiversity Net Gain (BNG) requirements would ensure some enhancement in areas of development. There are currently poor levels of access to nature and open spaces within Ealing Metropolitan Centre and Southall Opportunity Area which would be exacerbated by further development.	Consider how natural capital could be enhanced beyond the fulfilment of BNG requirements. Consider how access to nature and open spaces can be improved in areas of high development.
Water resources	**0**	The borough as a whole is largely within fluvial Flood Zone 1, with the main areas at risk of flooding concentrated along the River Brent. Prioritising development in Ealing Metropolitan Centre, Southall Opportunity Area, and along the east-west Elizabeth line/A4020 corridor ensures development is predominantly within areas at low risk from fluvial flooding. The exception is a small area where the corridor crosses the River Brent at Hanwell, however, this is unlikely to increase overall vulnerability to flood risk. There are areas of surface water Flood Zone 3a throughout Ealing, including along major infrastructure corridors that pose an increased risk of flooding. There are already a number of Critical Drainage Areas within the borough, and it should be ensured that the significant levels of high-density development proposed at Southall and Ealing do not exacerbate this risk. Prioritising development within east-west Elizabeth line/A4020 corridor would largely avoid potential impacts to water quality within the borough's rivers, which are mostly located away from the corridor.	New developments should aim to improve drainage of surface water where they intersect with Critical Drainage Areas. Mitigation measures should be implemented to reduce the risk of surface water flooding during both construction and operational phases of any developments.

Objective	Score	Assessment	Mitigation/Recommendations
Climate change mitigation	**0**	Supporting development within existing town centres may encourage active travel modes and less car usage if appropriate services and opportunities are available locally. This option also promotes the use of public transport modes, particularly along the east-west corridor. Increased use of active and public transport modes would contribute to a reduction in emissions. The option proposes significant residential development. New homes typically have lower energy demands which would help to align with LB Ealing's 'zero-carbon borough' ambition, as set out in the Climate and Ecological Strategy. However, there are substantial emissions associated with all new construction and in some cases reusing and retrofitting existing buildings may be the more sustainable option. Tall buildings, which may be developed in order to meet the housing targets, typically have a larger carbon footprint than other housing typologies which would not support the objective of reducing carbon emissions.	North-south connectivity via public and active travel modes should be enhanced. Where SIL and LSIL is made available for new uses, consideration should be given to encouraging the development of green industry uses. Consideration should be given when deciding on housing typology and density in order to meet the housing needs of Ealing but not compromising on the objective to reduce carbon emissions.
Climate change adaptation	**0**	The borough as a whole is largely within Flood Zone 1, with the main areas at risk of flooding concentrated along the River Brent. Prioritising development in Ealing Metropolitan Centre, Southall Opportunity Area, and along the east-west Elizabeth line/A4020 corridor ensures development is predominantly within areas at low risk from fluvial flooding, and therefore is unlikely to increase overall vulnerability to flood risk. However, there are areas of surface water Flood Zone 3a throughout Ealing, including along major infrastructure corridors that pose an increased risk of flooding. There are already a number of Critical Drainage Areas within the borough, and it should be ensured that the significant levels of high-density development proposed at Southall and Ealing do not exacerbate this risk.	New developments should aim to improve drainage of surface water where they intersect with Critical Drainage Areas. As well as mitigate the risk of surface water flooding during the construction and operation of developments.

2.3.2 Spatial Option 2: Network Connectivity Focus

2.3.2.1 Description

Spatial Option 2 looks to prioritise north-south connectivity, without compromising east-west connectivity. This provides a bespoke Ealing response to the London Plan that incorporates strategic priorities of east-west connectivity to the Central Activity Zone and Heathrow Airport whilst addressing the local sustainable connectivity issues within Ealing.

The following key development principles underpin Spatial Option 2:

1. Incorporate the spatial vision of the London Plan, while creating a bespoke LB Ealing focussed response.
2. Reinforce east-west connectivity prioritised in the London Plan (via the Elizabeth Line, A40, Uxbridge Road).
3. Re-orientate the borough with a focus on improving north-south connectivity (via West London Orbital, Greenford Line Improvements and wider road network to promote active travel modes).

2.3.2.2 Assessment

Table 4 sets out the IIA of Spatial Option 2.

Table 4: Spatial Option 2 Assessment

Objective	Score	Assessment	Mitigation/Recommendations
Housing and communities	+	The delivery of residential development around Ealing Metropolitan Centre and Southall Opportunity Area would contribute to addressing housing need in the borough, including overcrowding. Significant levels of residential development are also proposed across the other borough town centres. Although not directly addressed, in line with the London Plan a proportion of development would be expected to be affordable. A limited range of development densities are proposed across the borough, with most sites developed to a medium density. The lack of range supported by this option may limit appropriate housing availability for diverse groups of residents. However, the dispersed pattern of growth across the towns in Ealing, in comparison to Options 1, may offer the opportunity to develop a greater range of housing typologies. The spread and density of development proposed by this option may not be able to support good levels of services at all residential sites.	Ensure where new development is not directly supported by services that there is good access, including via public transport and active travel modes, to other development centres providing services.
Economy	+	Focusing development in Ealing and Southall would help to develop economic centres where significant employment opportunities are available. Moderate development is proposed across the other town centres, which would help to balance employment and economic opportunities across the borough, addressing pockets of employment deprivation. This option would protect SIL and LSIS but would look to maximise unproductive industrial land near town centres for non-industrial in-demand skills and businesses. This would create additional employment and economic opportunities but may have a negative impact on industrial businesses and employment. Focussing growth along the Elizabeth Line Corridor in conjunction with north-south connectivity would increase connectivity for all residents to employment opportunities in the wider region and may encourage investment into the borough.	This option has the potential to have a positive impact on education/skills, however further detail is required on any educational or training opportunities that could be delivered.
Education	?	Consideration is given to ensuring that residential development is supported by new or existing services, which would likely include educational and/or skills opportunities. However, the spread and density of development proposed by this option may not be able to support strong services at all residential sites. Development around strong transport routes, especially public transport, could increase access to educational and skills opportunities across and outside of the borough.	This option has the potential to have a positive impact on education/skills, however further detail is required on any educational or training opportunities that could be delivered.

Objective	Score	Assessment	Mitigation/Recommendations
Health	+	The delivery of residential development which is supported by new or existing services would likely include health and social services and facilities. Southall in particular has the highest levels of health deprivation in the borough, and therefore the provision of residential development, economic opportunity and supporting services would help improve key determinants of health. However, the spread a of development proposed may not be able to support strong service offerings at all residential sites. Limiting residential development along road corridors would alleviate increasing exposure to poor air quality. Encouraging the use of public transport network would also support better air quality outcomes. Supporting moderate scale development across the wider town centre network may encourage active travel if appropriate services and opportunities are available locally, encouraging physical activity and healthier lifestyles. Additionally, improving the public transport network can facilitate active travel.	
Connectivity	+	This option supports the development of north-south connectivity corridors with a focus on improving public and active travel modes, in addition to focused growth along the east-west Elizabeth line/A4020 corridor. This would help to address poor public transport connectivity in the north of the borough. Supporting moderate scale development across the wider town centre network may encourage active travel if appropriate services and opportunities are available locally. Active travel could also be supported by development around the Elizabeth Line and the opportunities for more local services, such as the bus network. However, much of the connectivity improvement opportunities relies on longer term delivery or improvement of infrastructure through the West London Orbital and Greenford Line Improvement, so would not provide immediate solutions.	Improvements to the bus and active travel networks should be delivered within a timescale that mitigates the gap in north-south connectivity until rail infrastructure projects are delivered
Air quality and noise	+	Development within existing town centres may encourage active travel if appropriate services and opportunities are available locally. This would lead to an improvement in air quality and noise levels within the borough. This option focusses on improving north-south connectivity with a focus on public and active travel. Four of LB Ealing's eight AQFAs are in the north of the borough and this focus would help to support improvements in air quality in these areas. This option would limit residential development along road corridors, which would limit increases in residents exposed to poor air quality.	Developing within existing town centres may increase exposure to poor air quality as these are typically hotspots for poor air quality. Mitigation measures should be implemented to limit negative impacts on the health of residents and town centre users.

Objective	Score	Assessment	Mitigation/Recommendations
Resources and land use	**0**	Prioritising development in Ealing Metropolitan Centre, Southall Opportunity Area, and along the east-west Elizabeth line / A4020 corridor would maximise efficient land use as most of LB Ealing's brownfield sites are located in these areas. The option aims to maximise the usage of SIL and LSIL which would also increase efficient land use. However moderate development is also proposed across the other town centres within the borough, which may not drive efficient use of land as limited brownfield land is located in these areas.	Ensure usage of brownfield land is maximised across all of LB Ealing, before other options are pursued.
Heritage and townscape	**0**	The borough has a diverse range of townscapes within its seven towns. Heritage assets in the borough are largely focussed around Ealing. This option focuses development around Ealing Metropolitan Centre and Southall Opportunity Area, however moderate development is also proposed across the other town centres within the borough. The majority of sites would likely be developed to medium density with a range of medium and some low-rise buildings. This option is likely to promote development in keeping with the current townscapes across the borough, although would be likely to increase residential density in some of the smaller towns.	The moderate development proposed across the lower order towns should be located in areas where densification would not detract from historic character.
Biodiversity and green infrastructure	**0**	Protecting open and green spaces and prioritising development in Ealing Metropolitan Centre and Southall Opportunity Area would support safeguarding of Ealing's natural capital. Designated ecological sites within the borough are located in the north, where although moderate development is proposed it is unlikely to be at a scale that impacts these sites. Whilst natural capital would be protected, the option does not include any aims around enhancement. However, Biodiversity Net Gain (BNG) requirements would ensure some enhancement in areas of development. The north of the borough is characterised by more green spaces and development in this area would support access to nature and open spaces, although increased access to nature may have a negative impact on biodiversity where the scale and type of access is not appropriate. There are currently poor levels of access to nature and open spaces within Ealing Metropolitan Centre and Southall Opportunity Area and supporting further development in these areas would exacerbate this issue.	Consider how natural capital could be enhanced beyond the fulfilment of BNG requirements, and also protected in the context of increasing access to nature for residents. Consider how access to nature and open spaces can be improved in areas of high development

Objective	Score	Assessment	Mitigation/Recommendations
Water resources	**0**	The borough as a whole is largely within Flood Zone 1, with the main areas at risk of flooding concentrated along the River Brent. Development is prioritised in Ealing Metropolitan Centre and Southall Opportunity Area, with moderate development proposed across the other town centres within the borough and along north-south connectivity route. This approach ensures development is predominantly within areas at low risk from flooding, although some sites proposed for moderate development do fall close to areas of increased flood risk along the River Brent. There are already a number of Critical Drainage Areas within the borough, and it should be ensured that the development proposed across the borough does not exacerbate this risk. Some moderate development is proposed along the River Brent corridor which risks potential impacts to water quality within the borough's rivers from increased pollution associated with the construction and operation of new development.	New developments should aim to improve drainage of surface water where they intersect with Critical Drainage Areas. Assessment of water quality impacts from development along the River Brent corridor would be required to avoid adverse effects and understand if development in this area is appropriate.
Climate change mitigation	**0**	Supporting development within existing town centres may encourage active travel modes and less car usage if appropriate services and opportunities are available locally. This option also supports improvement of public and active travel modes along existing north-south corridors and development within these areas which would contribute to a reduction in emissions. The option proposes significant residential development. New homes have a lower energy demand which would help to align with LB Ealing's 'zero-carbon borough' ambition. However, there are substantial emissions associated with all new construction.	Where SIL and LSIL is made available for new uses, consideration should be given to encouraging the development of green industry uses.
Climate change adaptation	**0**	The borough as a whole is largely within Flood Zone 1, with the main areas at risk of flooding concentrated along the River Brent. Development is prioritised in Ealing Metropolitan Centre and Southall Opportunity Area, with moderate development proposed across the other town centres within the borough and along north-south connectivity route. This approach ensures development is predominantly within areas at low risk from flooding, although some sites proposed for moderate development do fall close to areas of increased flood risk along the River Brent, which may increase overall vulnerability to flood risk. There are already a number of Critical Drainage Areas within the borough, and it should be ensured that the development proposed across the borough does not exacerbate this risk.	New developments should aim to improve drainage of surface water where they intersect with Critical Drainage Areas. Proposed development within or near to areas existing flood risk areas should fully assess and mitigate any potential impacts.

2.3.3 Spatial Option 3: Neighbourhood Centre Focus

2.3.3.1 Description

Spatial Option 3 focuses on delivering growth within LB Ealing's neighbourhood centres to provide a more equal provision of infrastructure and opportunity (i.e., connectivity, economic opportunity, social infrastructure) across the borough. This option promotes a polycentric approach to urban development that will look to deliver growth from Metropolitan Centres to Neighbourhood Centres.

The Spatial Option will seek to deliver more opportunities close to where people live through a balanced approach to development. This Spatial Option will also continue to support the strategic priorities of the London Plan, in particular east-west connectivity. The following key development principles underpin Spatial Option 3:

1. Focus growth within LB Ealing's vibrant centres to provide an equality of provision across the borough.
2. Use new development to distribute opportunity and services close to where people live.
3. Reinforce interdependences so that centres are greater than the sum of their part.
4. Development more evenly spread across the borough.

2.3.3.2 Assessment

Table 5 sets out the IIA of Spatial Option 3.

Table 5: Spatial Option 3 Assessment

Objective	Score	Assessment	Mitigation/Recommendations
Housing and communities	+	Concentrating development within existing neighbourhood centres would reinforce the interdependencies of neighbourhoods across LB Ealing delivering of more opportunities close to where people live. The delivery of residential development around Ealing Metropolitan Centre and Southall Opportunity Area would contribute to addressing borough-wide housing need, including overcrowding. Although not directly addressed, in line with the London Plan, a proportion of development would be expected to be affordable. A range of development densities and types of homes are proposed across the borough which would help support a diverse community at a borough level, although individual town areas are expected to be dominated by specific housing typologies which may not support diversity at a more local level. The dispersed pattern of development proposed may not support a good level of services at all residential sites.	Ensure where new development is not directly supported by services that there is good access, including via public transport and active travel modes, to other development centres providing services.
Economy	+	Growth at Ealing and Southall would help to develop economic centres where significant opportunities are available. The provision of development within neighbourhood centres would also create accessible economic opportunities which support local residents. Strategic Industrial Locations (SIL) and Locally Significant Industrial Location (LSIL) would be protected for existing industrial uses but also intensified in some areas to create space for new uses. This option would help to diversify economic opportunities across the borough and support a range of skill types, including for smaller and locally focussed businesses. By focussing growth across LB Ealing, there would be a greater geographic spread of opportunities to address employment and deprivation issues.	
Education	?	Proposals for development across neighbourhoods within the wider catchment, not just in Ealing and Southall town centres, should be supported by new or existing services including educational and/or skill opportunities. Additionally, development around strong transport routes, especially public transport, could increase access to educational and skills opportunities outside of the borough.	Further detail is required to understand the education impacts of this spatial option.

Objective	Score	Assessment	Mitigation/Recommendations
Health	+	The delivery of residential development which is supported by new or existing services would likely include access to health and social services and facilities. Southall and Ealing in particular have the highest levels of health deprivation in the borough and therefore the provision of residential development, economic opportunity and supporting services would help improve key determinants of health. However, the neighbourhood centre focus would help target health interventions in most areas across LB Ealing, such as Acton which has poor air quality and overcrowding. Supporting development across the borough may encourage active travel if appropriate services and opportunities are available locally, encouraging physical activity and healthier lifestyles.	
Connectivity	?	This delivery of the Elizabeth Line would enable the neighbourhood centre approach to encourage active travel if appropriate services and opportunities are available locally. Increased infrastructure around neighbourhood centres, not just metropolitan centres would encourage more sustainable forms of transport.	The option notes the use of the Elizabeth Line to support local services across the lower order town centres. This does not help address the issue of poor north-south connectivity in the borough. Further detail is required to understand the improvements to north-south connectivity.
Air quality and noise	+	Development within existing town centres may encourage active travel if appropriate services and opportunities are available locally. This would lead to an improvement in air quality and noise levels within the borough. This option recognises east-west connectivity within the borough, through its reliance on the Elizabeth Line but does not explicitly address poor public transport connectivity in the north of the borough. Four of LB Ealing's eight Air Quality Focus Areas (AQFAs) are in the north of the borough and therefore improvements in air quality be more limited in these areas. However, a neighbourhood centre approach would allow for targeted interventions to reduce poor air quality in areas such as Acton, rather than just focussing on Southall and Ealing.	North-south connectivity via public and active travel modes should be enhanced to ensure that residents in areas of the borough away from the east-west corridor can benefit from air quality and noise improvements.

Objective	Score	Assessment	Mitigation/Recommendations
Resources and land use	+	Development in Southall would maximise efficient land use as many of LB Ealing's brownfield sites are located in this area. The redevelopment of land between Greenford and Perivale would unlock economic opportunities in the north of the borough. Actively protecting, intensifying and diversifying SIL and LSIL would also safeguard the important economic contribution these play in the LB Ealing and London economy.	
Heritage and townscape	0	LB Ealing has a diverse range of townscapes within its seven towns. Focussing significant levels of development across focal points on the borough is likely to include medium rise building typologies with some limited higher elements. A number of sites would support lower levels of developments with low rise buildings which would be sympathetic to the local character. There are limited heritage assets to the north and west of the borough. Therefore, development in these areas is less likely to have negative effect on the existing townscape.	To limit the impact on historic town centre, tall building should be focussed around areas where they form part of the existing townscape.
Biodiversity and green infrastructure	0	The north of the borough is characterised by more green spaces and delivery of new development away from metropolitan centres could put pressure on existing ecological sites, habitats and species. However, this option proposes moderate development which is unlikely to be at a scale that impacts these sites and would support access to nature and open spaces for new residents. No aims or commitments are included in relation to enhancement; however, Biodiversity Net Gain (BNG) requirements would ensure some enhancement in areas of development.	Consider how natural capital could be enhanced beyond the fulfilment of BNG requirements. Consider how access to nature and open spaces can be improved in areas of high development. Consider identifying areas, off-site from the developments, that could be used to increase biodiversity net gain across the borough.

Objective	Score	Assessment	Mitigation/Recommendations
Water resources	**0**	The borough as a whole is largely within Flood Zone 1, with the main areas at risk of flooding concentrated along the River Brent. Development in the north of the borough near south Greenford could potentially affect or be impacted by flooding. There are also areas of surface water Flood Zone 3a throughout Ealing, therefore it will be difficult to avoid developing in or near to areas that have an increased risk of flooding. However, this would avoid areas of flood risk and protect green and open spaces which would provide natural forms of flood risk mitigation. There are already a number of Critical Drainage Areas (CDAs) within the borough, and it should be ensured that the significant levels of high-density development proposed at Southall and Ealing do not exacerbate this risk. Focusing development on other neighbourhood areas would help alleviate pressure on already stressed CDAs.	New developments should aim to improve drainage of surface water where they intersect with Critical Drainage Areas. Proposed development within or near to areas existing flood risk areas should fully assess and mitigate any potential impacts. Mitigation measure should be implemented to reduce the risk of surface water flooding during both the construction and operational phases of any development.
Climate change mitigation	**+**	Supporting development within existing town centres may encourage active travel modes and less car usage if appropriate services and opportunities are available locally. Increased use of active and public transport modes would contribute to a reduction in emissions and improve the overall air quality. The dispersed approach to development would allow residents to live closer to economic opportunities, retail and leisure which may reduce travel and contribute to a reduction in emissions. This proposes residential development across the borough. New homes have a lower energy demand which would help align with LB Ealing's 'zero-carbon borough' ambition. However, there are substantial emissions associated with all new construction.	North-south connectivity via public and active travel modes should be enhanced. Where SIL and LSIL is made available for new uses, consideration should be given to encouraging the development of green industrial uses.
Climate change adaptation	**0**	The borough as a whole is largely within Flood Zone 1, with the main areas at risk of flooding concentrated along the River Brent. This would avoid areas of flood risk and protect green and open spaces which would provide natural forms of flood risk mitigation. There are already a number of Critical Drainage Areas within the borough, and it should be ensured that the significant levels development proposed at Southall and Ealing and moderate levels of development dispersed across the borough do not exacerbate this risk. This would protect environmentally sensitive land and open spaces which provide natural capital in the form of carbon storage and sequestration.	New developments should aim to improve drainage of surface water where they intersect with Critical Drainage Areas. Proposed development within or near to areas existing flood risk areas should fully assess and mitigate any potential impacts.

2.3.4 Preferred Option

2.3.4.1 Description

The IIA assessment considered the potential environmental, social and economic effects of each Spatial Option and made recommendations which directly contributed to the development of the Preferred Option. This analysis recognised that each town in LB Ealing will play a different role in accommodating the growth and development of the borough and resulted in merging components of all three spatial options to form an option which builds upon the wider London Plan Spatial Framework and is underpinned by the following principles:

- Delivering Growth Along Transport Corridors.
- Focussing on Neighbourhood Centres.
- Promoting Sustainable Connectivity.

2.3.4.2 Assessment

Table 6: Preferred Option Assessment sets out the IIA of the Preferred Option.

Table 6: Preferred Option Assessment

Objective	Score	Assessment	Mitigation/Recommendations
Housing and communities	+	The housing-led growth of neighbourhood centres, particularly around Greenford and Northolt, will provide an equality of provision across the borough rather than just continuing to develop the centres of Ealing town and Southall. This would support the provision of a range of services, opportunities and cultural industries which will support the development of diverse and sustainable communities. The protection of open spaces would provide attractive areas for recreation, exercise and relaxation, enhancing community amenity.	It could be beneficial to also consider specialist housing or people of all ages and those will long-term disabilities or accessibility requirements.
Economy	+	The balanced approach to growth across the borough will support a diversified economy and resilience of town centres enabling more residents to access economic opportunities and address deprivation issues. The provision of mixed-use centres could generate revenue and deliver a range of employment types for local residents. Reinforcing LB Ealing's relationship with the Central Activities Zone (CAZ) and Heathrow Airport will reinforce LB Ealing's functional link with the rest of London unlocking further employment opportunities.	The Preferred Option could make reference to supporting small, local and/or green businesses and social enterprises.
Education	+	The Preferred Option would provide school places for early years and secondary pupils in Southall. Development around strong transport routes, especially public transport, could increase access to educational and skills opportunities across and outside of the borough.	Further detail is required to understand the education impacts of this spatial option. It could be beneficial to make reference to supporting industries and employers which provide training and educations opportunities, such as workshops, spaces for skills and collaboration with local colleagues and schools.

Objective	Score	Assessment	Mitigation/Recommendations
Health	+	The Preferred Option would support several health determinants associated with the built environment and socio-economic factors, such as increased employment opportunities, access to recreational and social activities and open space. The option also directly supports active travel within town centres, encouraging healthier lifestyles. Accessibility to healthcare facilities in Ealing and Southall will be improved along with the air quality in Ealing Metropolitan Centre helping to address key health determinants in these towns	
Connectivity	+	The Preferred Option strongly supports this objective by reinforcing north-south connectivity, delivered through the West London Orbital rail infrastructure scheme and reinforcing the central corridor between the CAZ and Heathrow Airport improving east-west connectivity within the borough and connectivity to key economic centres outside of LB Ealing. The option also supports measures to allow most people to access what they need within twenty minutes from their homes in an active way, which would result in direct positive improvements in connectivity across the borough.	It could be beneficial include reference to measures that allow active travel to be safe and affordable.
Air quality and noise	+	This Preferred Option encourages public and active travel routes which would reduce private vehicle use and have a beneficial impact on local emissions. Air quality is a key health determinant within Ealing Metropolitan Centre and the option identifies the need to address this.	It could be beneficial to promote new buildings and businesses in town centres which adopt energy efficient measures and construction techniques which minimise emissions.
Resources and land use	+	The Preferred Option strongly supports the protection and intensification of industrial land, which would positively contribute to both the local and London economy. It also notes the potential for mixed-intensification, further supporting the efficient use of land in Ealing. Supporting measures that allow most people to access what they need within twenty minutes from their homes would likely promote efficient land use practices across the borough and the provision of mixed-use developments to achieve this.	The Preferred Option could make reference to measures which ensure the remediation of any contaminated land prior to development.

Objective	Score	Assessment	Mitigation/Recommendations
Heritage and townscape	+	The Preferred Option would facilitate the protection of open spaces and their views, preserving the existing townscapes of Ealing. Open spaces within the urban environment typically provide more natural, attractive areas, helping to enhance the local townscape and create a more desirable area for residents, businesses and visitors. Growth across the borough would rejuvenate the town centres through the provision of mixed commercial and leisure facilities. It is anticipated that the significance of historic environment would be protected via relevant planning requirements and design standards.	The policy could include measures to encourage sensitive design that limits visual intrusion of industrial sites according to local character.
Biodiversity and green infrastructure	+	The Preferred Option would protect and enhance open spaces and green infrastructure across LB Ealing, benefiting local biodiversity and facilitating opportunities for people to access nature.	The option could go further and prohibit all development within open and green spaces and enhance existing open space particularly that which is currently of low ecological value.
Water resources	+	The Preferred Option will encourage development to avoid areas at risk of flooding and the development of industrial land may offer the chance to enhance groundwater quality on brownfield sites through remediation of contamination sources. It is assumed that existing planning requirements and design standards would ensure flood risk and water resources are managed sufficiently at the development stage	It could be beneficial to include measures that encourage the use of flood resilient design measures for new developments, including SUDS. This would be particularly relevant to town centres in the river corridor areas of the borough.
Climate change mitigation	+	The Preferred Option would facilitate forms of active travel, such as walking and cycling, which would reduce reliance on private vehicle usage and encourage more sustainable modes of transport supporting the reduction of CO_2 emissions. Development of industrial sites is likely to result in carbon emissions. However, industrial development may facilitate investments in green technologies, equipment and infrastructure that reduce GHG emissions.	The policy could include measures to encourage connectivity with sustainable forms of transport and the use of sustainable construction materials, as part of good design and mitigating climate change impacts.

Objective	Score	Assessment	Mitigation/Recommendations
Climate change adaptation	+	The Preferred Option would directly improve the borough's resilience to climate change through the provision of mixed centres by offering resilience through shared public infrastructure. The Preferred Option supports the avoidance of development at risk of flooding but does not actively promote flood resilient design. Supporting the protection of public open space and nature sites, could help avoid exacerbating flood risk, and to provide cooler areas of shade and alleviate urban heat island effects.	It could be beneficial to include measures to encourage resilience as part of good design and promote sustainable design practices.

2.4 IIA Policy Assessment

In this section the overarching Strategic policies are assessed, followed by the Town policies in section 2.4.2 and the Development Management policies in Section 2.4.3.

2.4.1 Strategic policies IIA

For Strategic Policy text, refer to Chapter 3 of the Local Plan.

2.4.1.1 A Vision for Ealing

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	+	The policy would provide equitable access to jobs that provide decent living incomes that can support genuinely affordable homes for all.	The policy could detail whether 'equitable access' relates to physical access or equalities.
Economy	+	The policy aims to make Ealing the engine of west London's new economy, provide equitable access to jobs with living incomes, and grow and diversify Ealing's business space. Doing so would have a positive effect on Ealing's economy.	
Education and skills	0	The policy would not directly affect educational provision in the borough. However, promoting 20 minute neighbourhoods across the borough could help contribute towards minimising education inequalities through improved connectivity to schools and education facilities.	It could be beneficial for the newly accessible jobs to include training schemes and/or upskilling opportunities.
Health	+	Promoting 20 minute neighbourhoods across the borough would encourage residents to walk and cycle, which would positively affect health.	It could be beneficial to include wording on making walkways and cycle routes both safe and accessible for all.
Connectivity	+	The policy would promote active travel through the delivery of 20 minute neighbourhoods, enhancing connectivity through sustainable means across Ealing.	It could be beneficial to include wording on making walkways and cycle routes both safe and accessible for all.
Air quality and noise	+	Promoting 20 minute neighbourhoods across the borough would encourage residents to walk and cycle, which would reduce reliance on private vehicles, and therefore positively affect air quality and noise.	

Objective	Score	Assessment	Mitigation / Recommendations
Resources and land use	+	The policy supports the strengthening of Ealing's industrial spaces, which would positively contribute to both the local and London economy.	
Historic environment, culture and townscape	0	The policy would enhance the unique characteristics and cultural identities of each of Ealing's seven towns.	
Biodiversity and Green Infrastructure	+	The policy mentions becoming a 'greener and more sustainable borough' which would likely benefit local biodiversity.	The policy could include details of what 'greener' means in terms of biodiversity and/or green infrastructure.
Water environment	N/A	The policy is not considered relevant to this objective.	
Climate change mitigation	+	Promoting 20 minute neighbourhoods across the borough would encourage residents to walk and cycle, which would reduce reliance on private vehicles, and therefore greenhouse gas emissions.	
Climate change adaptation	0	The policy mentions becoming a more sustainable borough and taking action on climate change.	The policy could include wording to detail what action will be taken i.e., resilient design practices.

2.4.1.2 Tackling the climate crisis

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	+	The policy would support the delivery of good quality housing and promotes thriving communities.	The policy could make reference to setting measurable sustainability standards for new developments, such as BREEAM or Passivhaus.
Economy	+	Policy SP2.1 specifically aims to support an inclusive economy which spreads growth across the borough more equally. Additionally, investment in public transport and active travel infrastructure would provide the opportunity to create new strategic north-south routes that will either reinforce or establish interdependencies between employment sites.	
Education and skills	N/A	The policy is not considered relevant to this objective.	
Health	+	The policy would direct development toward sustainable locations through the creation of 20-minute neighbourhoods. This would encourage walking and cycling, which would improve the mental and physical health of Ealing's residents. The policy would also promote community food growing, orchards, protect allotments and support food partnerships. This would improve opportunities for healthy eating. Policy SP2.3 specifically seeks to safeguard and improve existing social infrastructure, and deliver new infrastructure, which is likely to include a number of health, social and community needs. This would provide a wide range of community and social support and encourage social cohesion and connectivity.	The policy could make reference to supporting walking and cycling routes which are safe and accessible to all.
Connectivity	+	The policy would direct development toward sustainable locations through the creation of 20-minute neighbourhoods. This would encourage walking and cycling, which would improve the mental and physical health of Ealing's residents.	The policy could make reference to supporting walking and cycling routes which are safe and accessible to all.
Air quality and noise	+	The policy would support the reduction in vehicle usage and number of journeys made in Ealing, and associated noise and air emissions. The policy would enhance the usage of low and zero carbon energy sources and technologies, such as heat pumps and solar heating. The policy would also help to improve air quality by ensuring new developments do not deteriorate existing air quality, avoid exposure to unacceptable levels of poor air quality, and contribute towards direct air quality improvements where possible. The	The policy refers to monitoring and reporting on environmental targets for aviation. The policy could be strengthened by also adding measures to remediate / mitigate where necessary.

Objective	Score	Assessment	Mitigation / Recommendations
		policy would also mitigate the environmental impacts of the aviation industry, which are large contributors towards noise and air emissions. The creation of Ealing Regional Park would likely improve air quality for future generations by acting as a “green lung” for London.	Adaptation of buildings to conserve energy could also seek to enhance building conditions for users e.g. good sound insulation for residential users.
Resources and land use	+	The policy would encourage the efficient use of land by supporting the 20-minute neighbourhood concept to ensure needs can be met through sustainable forms of transport. The policy also supports meanwhile uses for multi-phase vacant land, maximising the opportunities on available land. Additionally, the policy would promote sustainable design and construction techniques, including the re-use of existing buildings and their materials and creating resilient and adaptable homes. The policy would also support that the life span of buildings and their materials is for as long as possible. The policy commits the council to working with West London Waste Authority to create a circular economy hub to support waste reduction. Lastly, the policy actively supports reducing waste and encouraging self-sufficiency.	
Historic environment, culture and townscape	+	The policy would support a character and heritage-led approach to mitigate the causes and effects of climate change in areas of high character, or of heritage value. The creation of a new Ealing Regional Park would provide another destination to enjoy cultural events.	
Biodiversity and Green Infrastructure	+	The policy would improve opportunities for urban greening and a net gain in biodiversity increasing the potential for carbon sequestration and improving resilience of the green infrastructure network. The policy would also enhance and expand the network of green and blue infrastructure and other natural features. The policy would support tree planting, woodlands, orchards, hedgerows, and rewilding to promote greater biodiversity. The creation of Ealing Regional Park would likely promote greater biodiversity.	
Water environment	+	The policy would promote sustainable design and construction techniques, including those that reduce water consumption. The policy would also prevent an increase of flood risk through appropriate development and the promotion of SuDS.	

Objective	Score	Assessment	Mitigation / Recommendations
Climate change mitigation	+	The policy is centred around mitigating climate change, with an overarching goal of a net carbon neutral Ealing by 2030. This would be achieved by investing in sustainable connectivity across the borough. The policy includes a number of measures to achieve this, including electric vehicle charging points, sustainable design standards and the use of low and zero carbon energy sources. Carbon optioneering will allow the best and most cost-effective approach for buildings and materials re-use to be identified, in terms of climate change mitigation. The creation of Ealing Regional Park, which will act as a "green lung" for this part of London capturing atmospheric carbon dioxide and subject to appropriate design (i.e., inclusion of a water body and appropriate marginal planting) would likely improve biodiversity.	
Climate change adaptation	+	The policy would result in the delivery of targeted infrastructure and public realm improvements which would build resilience to future climate related events. Measures include the promotion of resilient and adaptable infrastructure, the use of SuDS and other measures to alleviate flood risk, and the creating of Ealing Regional Park which will act as a "green lung" for London.	

2.4.1.3 Fighting inequality

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	+	Policy SP 3.3.C would contribute positively to the delivery of mixed-use centres that are based on 20 minute neighbourhood principles which would encourage access to community services as well as enhancing existing community facilities. In addition, the introduction of Health Impact Assessments for major developments could assist with the delivery of healthy places to live and work.	
Economy	+	Policy SP 3.1.B would maximise opportunities for employment across the borough. The delivery of 20 minute neighbourhoods would provide employment opportunities closer to home, which supports resilient and flexible economic centres and Policy SP 3.3 D would also help reduce commuting time by better integrating land uses.	
Education and skills	+	The policy supports educational opportunities through the identification of educational need for new establishments within and around developments.	
Health	+	The policy is oriented towards the delivery of healthy places to live and work in Ealing and ensuring any development minimises or mitigates any harm to health. The policy would achieve this through the delivery of easily accessible neighbourhoods, necessary social and community infrastructure as well as implementation of Health Impact Assessment for new strategic developments. It also supports wider determinants of health, such as encouraging active travel, increasing access to healthy food, improving access to green and open spaces and recreational activity and improving housing. The creation of a new outdoor swimming facility would encourage exercise and therefore promote health and wellbeing.	
Connectivity	+	The policy would promote active travel through the delivery of 20 minute neighbourhoods, enhancing connectivity through sustainable means across Ealing.	The policy could make reference to delivering safe and accessible walking and cycling routes. The policy could also make reference to supporting existing and new infrastructure which is in close proximity to public transport options.

Objective	Score	Assessment	Mitigation / Recommendations
Air quality and noise	+	Policy SP 3.3 would contribute positively to air quality within Ealing through the delivery of 20 minute neighbourhoods which would reduce reliance on private vehicles and support the use of more sustainable forms of transport. This would also help to improve the respiratory health of local communities.	The policy could make reference to particular interventions in relation to how air quality would be improved.
Resources and land use	+	Policy SP 3.3 specifically supports the efficient use of land and resources through the reintegration of land uses and improving the supply of outdoor recreational facilities which could lead to improved physical and mental health.	
Historic environment, culture and townscape	+	Policy SP 3.3.C would support this objective by encouraging development which recognises the importance of local character.	
Biodiversity and Green Infrastructure	+	SP 3.3.E would contribute to the maintenance of existing and new green and open spaces and improvement of access to such infrastructure.	The policy could also include reference to supporting open green spaces which are safe and accessible.
Water environment	N/A	This policy is unlikely to contribute to flood risk and water environment objectives in the borough.	
Climate change mitigation	+	Policy SP 3.3.H would contribute to mitigating climate change through improving existing housing stock and alleviate urban heat island effects.	
Climate change adaptation	+	The policy would result in the delivery of targeted green infrastructure and public realm improvements which would build resilience to future climate related events.	

2.4.1.4 Creating good jobs and growth

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	+	Maintaining and managing industrial land would limit land available for other uses, including housing. However, Policy SP 4.3 commits to meeting and where appropriate exceeding the 10-year housing supply target by supporting the development of homes across a mix of tenures, thereby supporting inclusive and sustainable communities. Mixed and balanced communities will also be supported by avoiding over concentrations of particular tenures. The policy would support, enhance and create economic, neighbourhood and local centres and cultural industries, which enhance community services and amenity, thus supporting the development of diverse and sustainable communities. The policy would also create improved opportunities for good quality and affordable market rented properties.	The policy could refer to the protection and enhancement of existing specialist housing, ensuring they are of a high standard, fit for purpose and maintained where there is demand. It may be difficult to avoid over concentrations of particular tenures. Therefore, the policy could reference developing a monitoring regime in order to help achieve mixed and balanced communities. The policy could make reference to how 'good quality' will be measured at the planning stage in terms new housing. Additionally, the policy could state that new housing should be built to a standard that will last/endure.
Economy	+	Policy SP 4.2 would deliver sustainable and resilient economic centres by providing a variety of economic opportunities in industrial, commercial, creative and night-time economies, as well as delivering affordable workspaces. Maintaining industrial sites and uses would also provide positive economic impacts for relevant businesses. This policy could also have a positive impact on London's economy by increasing industrial output.	The policy could include reference to support minority, green businesses and social enterprises.
Education and skills	0	Whilst some uses may provide training and learning opportunities for people which could result in an upskilling within the Ealing economy, the policy would not directly affect educational provision in the borough.	The policy could make reference to the provision of training opportunities, which would contribute towards an inclusive economy.
Health	+	The policy would support several health determinants associated with the built environment and socio-economic factors, such as increased employment opportunities and active travel opportunities. The policy commits to delivering quality, affordable homes which support inclusive communities and would provide residents with homes which support both good physical and mental health.	

Objective	Score	Assessment	Mitigation / Recommendations
Connectivity	+	Policy SP 4.2.F recognises the opportunity for better local connectivity by maximising the economic benefits of the Heathrow expansion. Through the Infrastructure Delivery Plan, stated in Policy SP 4.1.G.II the policy could also encourage connectivity with sustainable forms of transport, including active travel and the use of public transport.	
Air quality and noise	+	Policy SP 4.1.B is likely to contribute towards meeting this objective as well-connected sustainable transport modes should encourage a reduction in private vehicle use and associated emissions. Additionally, new social infrastructure should be placed in appropriate locations, as poor air quality and high noise levels can have greater impacts on more vulnerable groups who may be using these services.	The policy could make reference to ensuring new housing developments are accessible via public transport or active travel routes.
Resources and land use	+	The policy strongly supports the protection and intensification of industrial land, which would positively contribute to both the local and London economy. It also notes the potential for mixed-intensification, further supporting the efficient use of land in Ealing.	
Historic environment, culture and townscape	+	The policy actively supports cultural industries and where appropriate will use heritage-led regeneration and development which would preserve Ealing's built heritage. Appropriately locating tall buildings would also help maintain the local character.	The policy could include measures to encourage sensitive design that limits visual intrusion of industrial sites according to local character.
Biodiversity and Green Infrastructure	0	The maintenance of industrial land and delivery of housing is unlikely to make a significant contribution towards this objective, but new development, particularly on a large scale, should seek opportunities to increase access to nature and open spaces, facilitated through good design and planning requirements, such as biodiversity net gain.	The policy could include specific measure to support green infrastructure across Ealing, such as the requirement for the provision of on-site biodiversity.
Water environment	0	The maintenance and reuse of existing industrial land does not allow for areas at high risk of flooding to be avoided. However, it may offer the chance to enhance groundwater quality on brownfield sites through remediation of contamination sources. It is assumed that existing planning requirements and design standards would ensure flood risk and water resources are managed sufficiently at the development stage.	

Objective	Score	Assessment	Mitigation / Recommendations
Climate change mitigation	+	Development of an industrial site is likely to result in carbon emissions. However, industrial development may facilitate investments in green technologies, equipment and infrastructure that reduce GHG emissions. Directing development towards sustainable locations that are well connected would encourage reduced private vehicle usage and may reduce the associated emissions.	The policy could encourage measures such as sustainable construction at the development stage. It could be beneficial to favour the recycling of existing units to deliver the housings supply target and to contribute to the net zero target by 2030.
Climate change adaptation	0	This policy is unlikely to play a significant role in climate change adaptation.	The policy could promote sustainable, resilient design practices as part of new developments and any re-development of existing employment sites to ensure climate risk, such as flooding, are managed sufficiently at the development stage.

2.4.2 Town policies IIA

For Town Policy text, refer to Chapter 4 of the Local Plan.

2.4.2.1 Acton

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	+	Policy A.1.L would positively contribute to addressing the specific housing needs of Acton residents through the delivery of affordable housing. Policy A.1.E and F would support the delivery of new neighbourhood centres with mixed-uses, which enable residents to access services and amenities. In doing so, Policy A.1.A would support the cultural identity of Acton communities.	It could be beneficial to explicitly reference the types of social infrastructure that it plans to deliver. The policy could also define how appropriate levels of infrastructure would be identified, for example by reviewing annual population projections.
Economy	+	Policy A1.B would maximise the economic opportunities presented from Acton's strategic location in relation to connectivity to Elizabeth Line and HS2 stations at Old Oak Common. The policy would also support local needs-based growth along key north-south corridors which is considered supportive to the overall growth of Acton. Policy A.1.H would protect and intensify industrial sites within Acton and the associated employment opportunities. The policy would also encourage greater activity within the town centre and therefore supporting the local economy. Policy A1.K would expand and enhance the current services and employment sectors within Acton as well as intensifying uses at LSIS, increasing the number and variety of employment opportunity for residents. The policy would also deliver appropriate and affordable space and infrastructure for businesses to grow which is considered supportive for small and start-up businesses. This is further complemented by policies A.2 and A.3 which would seek for the delivery of a diversified employment offer among Acton's town centres and neighbourhood centres.	Policy A.1.D could add reference to community safety in support of delivering town centres which are used day and night.
Education and skills	+	Policy A.1.IV would help contribute towards minimising education inequalities through delivering education, employment, and skills	

Objective	Score	Assessment	Mitigation / Recommendations
		opportunities that support residents in the most deprived wards as part of the wider focus on improving Acton's economy and labour market conditions.	
Health	+	Policy A.1 would help improve the general living conditions and amenity for residents across Acton through the delivery of a network of green open spaces and children's play areas as well as addressing GP capacity needs as a result of population growth. The policy would also help create an environment which facilitates healthy active lifestyles through the provision and enhancement of green infrastructure, and active travel infrastructure. The policy supports a range of the wider health determinants such as good employment opportunities, access to high quality housing and environments, connectivity and social integration which can improve mental and physical health. This is further complemented by policies A.3, A.4 and A.5 which look to contribute to the delivery of active travel infrastructure, promoting healthy and active lifestyles and environments across Acton's town and neighbourhood centres.	
Connectivity	+	Policy A.1 would improve connectivity across Acton through the delivery of better and safer public transport connections. The policy seeks to reduce the use of private vehicle use and promotes investment in active and sustainable travel routes and active travel infrastructure. This also supported by policies A.3 and A.4 which aim to deliver active travel options and routes for the respective towns and neighbourhoods within Acton.	
Air quality and noise	+	The policy would encourage active forms of travel, such as walking and cycling, which would reduce reliance on private vehicle usage, and the associated noise and emissions. The policy also looks to deliver new urban greening through new developments to help address poor air quality.	
Resources and land use	+	Policies A.1and A4 would make productive use of unused TfL and National Rail land alongside railway routes to support a non-publicly accessible	The policy could include reference to promoting the use of brownfield land to increase local housing and employment land available.

Objective	Score	Assessment	Mitigation / Recommendations
		wildlife corridor. In addition, the policy would look to protect and intensify industrial land which would benefit the local and wider London economy.	
Historic environment, culture and townscape	+	Policy A.1 would contribute to new development providing modern, high-quality environment which respects and preserves the heritage of Acton. Policy A.1.Lrecognises the role of heritage in place-making and it would conserve and enhance the historic centre at Acton Town Centre through active measures including the creation of a Heritage Action Zone.	The policy could include wording to support the repair and protection of heritage assets, particularly those currently rated 'at risk'.
Biodiversity and Green Infrastructure	+	Policy A.1 would improve the existing green infrastructure and deliver urban greening through new developments. The policy would deliver a number of measures to improve the connectivity of the green infrastructure network, enhance biodiversity and increase public accessibility to green infrastructure	The policy could include reference to ensuring that green infrastructure can be accessed and maintained and that areas of green/open space are safe to use at all times of the day.
Water environment	0	The policy is unlikely to have a strategic impact on avoiding development in flood zones, or to promote flood resilient design. The development and re-use of existing industrial land may offer the chance to enhance groundwater quality on brownfield sites. It is assumed that existing planning obligations would ensure flood risk and water resources are managed sufficiently at the development stage.	The policy could include measures to encourage the use of flood resiliant design measures including SuDS.
Climate change mitigation	+	Policy A.1 would improve the overall reliance on private vehicles through the delivery of active travel routes and improved access to public transport network thus encouraging the shift to more sustainable modes of transport and reducing the local built environment's contribution to CO_2 emissions.	This policy could include measures to encourage the use of sustainable construction materials and sustainable operating systems (such as renewable energy sources for cooling), as part of good design and mitigating climate change impacts.
Climate change adaptation	+	Policy A.1 includes the improvement of green spaces. This could potentially reduce exacerbating flood risk in these areas by minimising new development. The policy would result in the delivery of targeted green infrastructure and public realm improvements which would build resilience to future climate related events.	This policy could include measures to encourage resilience as part of good design.

2.4.2.2 Ealing

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	+	Policy E.1.C and E.1.J recognises that growth in Ealing presents an opportunity to deliver more affordable housing. The provision of such housing would positively impact Ealing Town's more vulnerable groups in particular. Policies E.2.A and E.2.B would additionally address the town's housing need by delivering high density residential growth. It is considered that communities would also benefit from the social infrastructure and community infrastructure that Policies E.1.A, E.1.K and E.2.VIII, E.3 and E.4 would enhance.	Whilst Policy E.1.C recognises the importance of delivering affordable housing, it does not actually commit to its provision. As such, it could be beneficial for Policies E.2.A and E.2.B to make reference to affordability. It could also be beneficial for Policies E.1.A, E.1.K and E.2.VIII, E.3 and E.4to explicitly reference the types of social and community infrastructure that it plans to improve. These policies could also define how appropriate levels of infrastructure would be identified, for example by reviewing annual population projections.
Economy	+	Policies E.1.C, E.2.A and E.2.C.IV recognise the important role of high value employment-led growth in driving Ealing town's economy. Policy E.2.B would improve Ealing town's economy by delivering strategic office, commercial and retail growth. The provision of a variety of employment land is considered to foster a sustainable economy that offers employment to all. Policy E.2.C.VI would maintain and enhance Ealing Metropolitan Town Centre by providing affordable work space. This would improve access to employment opportunities by minimising financial barriers.	As well as referencing the delivery of high value employment, Policies E.1.C and E.2.A could also make reference to the provision of support to minority, small, local and/or green businesses, and social enterprises.
Education and skills	+	Policy E.1.C seeks to strengthen Ealing Broadway's economic identity as a hub for well-paid, knowledge-intensive jobs. This would result in a significant upskilling within the area and provide a multitude of meaningful training opportunities. Depending on which type of social infrastructure would be improved, Policy E.2.C.VII could also deliver educational benefits.	It could be beneficial for Policy E.2.C.VIII to explicitly reference the types of social infrastructure that it aims to improve. The policy could also define how appropriate levels of infrastructure would be identified, for example by reviewing annual population projections.
Health	+	Policies E.1, E.2, E.3 and E.4 would lead to health improvements across the town by encouraging active travel. Policy E.2.B would directly improve health in Ealing town by improving key health determinants, such as accessibility to and the provision of healthcare facilities. Depending on which type of social infrastructure would be	Policy E.1.H makes reference to cycle safety. It could be beneficial for all other active travel-related policies to also make explicit reference to safety, as well as accessibility for all.

Objective	Score	Assessment	Mitigation / Recommendations
		improved, Policy E.2.C.VIII could also deliver health benefits. Lastly, Policy E.3.I and E.4.III would enhance health across Northern and Southern Ealing by enhancing the area's leisure infrastructure which would encourage the adoption of healthier lifestyles.	It could be beneficial for Policy E.2.C.VIII to explicitly reference the types of social infrastructure that it plans to improve. The policy could also define how appropriate levels of infrastructure would be identified, for example by reviewing annual population projections.
Connectivity	+	Policies E.1, E.2, E.3 and E.4 would enhance connectivity across the town by encouraging active travel. Policy E.1.O would also improve connectivity in Ealing by improving road infrastructure.	Policy E.1.C.H makes reference to cycle safety. It could be beneficial for all other active travel-related policies to also make explicit reference to safety, as well as affordability and accessibility for all.
Air quality and noise	+	Policies E.1, E.2, E.3 and E.4 would lead to improvements in air quality and noise across the town by encouraging active travel, and thus reducing reliance on private vehicle usage. Policy E.2.B also commits to improving air quality within the town centre. The creation of Ealing Regional Park, referenced in Policy E.1.G would likely improve air quality for future generations by acting as a "green lung" for this part of London.	
Resources and land use	+	Policy E.3.IV would have a positive effect on resources and land use by optimising use of Hanger Lane Gyratory Strategic Industrial Location by redesignating it as a Locally Significant Industrial Site.	This policy could include acknowledgement that developing industrial and brownfield sites will require remediation works.
Historic environment, culture and townscape	+	Policies E.2.C.I, E.3.II and E.4.II would have a positive effect on Ealing's Historic environment, culture and townscape by taking a character-led approach to development that strengthens the Town's local character.	The policy could include wording to support the repair and protection of heritage assets, particularly those currently rated 'at risk'.
Biodiversity and Green Infrastructure	+	Policies E.1.M, E.1.O, E.2.C.IX would have a positive effect on biodiversity by delivering increased urban greening and upgrading existing wildlife corridors, respectively.	
Water environment	+	The urban greening and enhanced wildlife corridors delivered by Policies E.1.M and E.I.O could lead to improvements in water quality across Ealing town. The addition of vegetation in the town may also	The policy could include measures to encourage the use of flood resilient design measures including SuDS.

Objective	Score	Assessment	Mitigation / Recommendations
		increase rates of interception, which may reduce the risk of surface water flooding.	
Climate change mitigation	+	Policies E.1, E.2, E.3 and E.4 would contribute to the mitigation of climate change by reducing reliance on private vehicle usage by encouraging active travel.	This policy could include measures to encourage the use of sustainable construction materials and sustainable operating systems (such as renewable energy sources for cooling), as part of good design and mitigating climate change impacts.
Climate change adaptation	+	Urban greening delivered by Policy E.1.M could have a cooling effect which would reduce the effects of overheating that occurs as a consequence of climate change.	This policy could include measures to encourage resilience as part of good design.

2.4.2.3 Greenford

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	+	Policy G.1 would improve the diversification of housing provision in the district centre which contributes to the delivery of a resilient mixed-use centre, helping reduce overcrowding and homelessness issues. The policy would also contribute to the delivery of higher density and higher quality developments around Greenford Station, which is also reinforced by Policy G.5.	Policy could include reference to balancing the delivery of housing, employment and retail uses within the town centre to avoid overconcentration of particular uses in the town centre. It could also be beneficial to explicitly reference the types of social infrastructure that it plans to deliver. The policy could also define how appropriate levels of infrastructure would be identified, for example by reviewing annual population projections.
Economy	+	Policy G.1 would contribute of the delivery of resilient and sustainable economic centres across Greenford. The policy would deliver a good range of employment opportunities, including appropriate and affordable space and infrastructure for businesses to grow which is considered supportive for small and start-up businesses. Furthermore, Policy G.1 would deliver more diverse employment opportunities beyond the existing dominant sectors in Greenford which results in a resilient local economy. This is further complemented by policies G.3, G.4 and G5 which also seek to deliver diversified employment among Greenford's town centres and neighbourhood centres. Policy G.2 supports the expansion of a safe night-time economy in Greenford Town Centre for all users. Policy G.6 would protect and grow Greenford's industrial cluster which would likely deliver new employment opportunities.	
Education and skills	0	The policy would not directly affect educational provision in the borough. However, Policy G.1 could help contribute towards minimising education inequalities through improved connectivity to schools and education facilities.	Policy G.1 could include wording around encouraging education and training programmes to support the growth of the local economy.
Health	+	Policy G.1 would improve the general health conditions for residents across Greenford through the delivery of easily accessible, connected and fit-for-purpose health and community facilities. The policy would help create an	

Objective	Score	Assessment	Mitigation / Recommendations
		environment which promotes healthy active lifestyles through the provision and enhancement of green and blue infrastructure, and active travel infrastructure. The policy supports a range of the wider health determinants such as good employment opportunities, access to high quality housing and environments, connectivity and social integration. This is further complemented by policies G2, G3, G4 and G5 which look to contribute to the delivery of active travel infrastructure, promoting healthy and active lifestyles and environments across Greenford's town and neighbourhood centres.	
Connectivity	+	Policy G.1 provides a strong focus on improving connectivity across Greenford through delivery of better and safer public transport connections. The policy seeks to reduce the use of private vehicle use through the delivery of active travel routes, also supported by policies G2, G3, G4 and G5 which look delivery active travel options and routes for the respective towns and neighbourhoods in Greenford.	The policy could consider the connectivity of Greenford with other towns in the borough.
Air quality and noise	+	The policy would encourage forms of active travel, such as walking and cycling, which would reduce reliance on private vehicle usage, and the associated noise and emissions. The policy also looks to deliver new urban greening through new developments to help address poor air quality. Policy G.6 will explore diverting goods movement away from residential roads which may have localised benefits to air quality, noise and safety and associated potential for health benefits.	
Resources and land use	+	Policy G2 would help improve land optimisation for development opportunities in Greenford Town Centre through restoring long-vacant properties back into use.	The policy could include reference to promoting the use of brownfield land as a way to increase the sustainable delivery and expansion of the local employment sites.
Historic environment,	+	Policy G.1 would contribute to the delivery of measures to secure the future repair, reuse and long-term survival of heritage assets across Greenford.	The policy could include wording to support the repair and protection of heritage assets, particularly those currently rated 'at risk'.

Objective	Score	Assessment	Mitigation / Recommendations
culture and townscape		Policy G.2 will provide modern, high-quality environments which respect and preserve the heritage of Greenford Town Centre.	
Biodiversity and Green Infrastructure	+	Policy G1 would improve the existing green infrastructure and deliver urban greening through new developments. The policy would deliver a number of measures to improve the connectivity of, and public accessibility to, the blue and green infrastructure network.	
Water environment	+	The policy seeks to improve existing blue infrastructure and deliver improved accessibility for public. It is assumed that existing planning requirements and design standards would ensure flood risk and water resources are managed sufficiently at the development stage.	The policy could include measures to encourage the use of flood resilient design measures including SuDS. This would be particularly relevant in the river corridor areas of the borough.
Climate change mitigation	+	Policy G.1 would reduce reliance on private vehicles through the delivery of active travel routes and improved access to public transport network thus encouraging the shift to more sustainable modes of transport.	This policy could include measures to encourage the use of sustainable construction materials and sustainable operating systems (such as renewable energy sources for cooling), as part of good design and mitigating climate change impacts.
Climate change adaptation	+	Policy G.1 includes the improvement of green and blue spaces, including the Grand Union Canal and River Brent. This could potentially reduce exacerbating flood risk in these areas by minimising new development. The policy would result in the delivery of targeted green infrastructure and public realm improvements which would build resilience to future climate related events.	This policy could include measures to encourage resilience as part of good design.

2.4.2.4 Hanwell

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	+	Policy H1 will support mixed-use centres by maximising the new Elizabeth Line to enhance Hanwell centre and the current community services. Policy H.1 would also help address the housing need within Hanwell by providing a range of housing types, including affordable housing and specialist housing alongside the supporting social infrastructure.	New residential developments should consider resident access to public or active transport routes, especially in the south of Hanwell where there is greater dependency on local bus routes and private vehicle use. It could also be beneficial to explicitly reference the types of social infrastructure that it plans to improve. The policy could also define how appropriate levels of infrastructure would be identified, for example by reviewing annual population projections.
Economy	+	Policy H.1 and H.2 would expand the current services and employment within Hanwell Town Centre as well as provide a variety of economic opportunities as part of the masterplan-led intensification of LSIS. Policy H.1 also highlights the importance of local services and inclusive economic growth that will help reduce Hanwell's dependence on a small number of large public sector employers and relatively low-paid primary employment and would encourage more diverse businesses.	The policy could include reference to affordability and the provision of support to minority, small, local and/or green businesses, and social enterprises.
Education and skills	0	Whilst the increase in employment opportunities may provide some training and learning opportunities for people, the policy would not directly affect educational provision in the borough.	The policy could look at how attracting younger working population could be accompanied by an increase in training opportunities.
Health	+	As good employment is a key health determinant, Policies H.1 and H.2 would have some mental and physical health benefits. Policy H.1C would also support this objective by providing an integrated network of active travel routes and a broader pedestrian network. This would create an environment which promotes healthy and active lifestyles.	
Connectivity	+	Policy H.1C will also support this objective by providing an integrated network of active travel routes and a broader pedestrian network which aims to reduce the severance across the borough, particularly regarding north-south connectivity and between the north of Hanwell and Greenford.	

Objective	Score	Assessment	Mitigation / Recommendations
		The policy also includes investing in new active travel infrastructure aligning with the borough-wide aim to support a shift away from car-based movements.	
Air quality and noise	+	Policy H.1 recognises the importance of protecting and enhancing green, open spaces which would provide areas within the urban environment further from sources of noise or poor air quality, such as industry or roads. It would also provide quiet spaces for people, supporting wider health benefits. This policy also encourages public and active travel routes which would reduce private vehicle use and have a beneficial impact on local emissions.	
Resources and land use	+	Policies H.1E supports the objective of developing and intensifying industrial land at Trumper's Way LSIS and a SIL north of the Hospital. This would positively contribute to the local and London economy.	This policy could include measures to ensure the remediation of any contaminated land prior to development.
Historic environment, culture and townscape	+	Policy H.1D and E will deliver design that promotes heritage assets and maximise opportunities for heritage-led regeneration around Trumper's Way/Grand Union Canal and the Wharncliffe Viaduct. Policy H.2A will implement character-led intensification around Hanwell town centre, helping to enhance the character of Hanwell. It is anticipated that the significance of historic environment assets and their setting would be protected via relevant planning obligations.	The policy could include measures to encourage sensitive design that limits visual intrusion of developments according to local character. The policy could also include wording to support the repair and protection of heritage assets, particularly those currently rated 'at risk'.
Biodiversity and Green Infrastructure	+	Policy H.1C would protect and enhance green and blue infrastructure across Hanwell, benefiting local biodiversity, alongside facilitating opportunities for people to access nature and blue and green spaces.	
Water environment	0	The policy is unlikely to have a strategic impact on avoiding development in flood zones, or to promote flood resilient design. Although recognising the importance of public open space and the canal network may to lead to improvements in watercourse quality. The maintenance or re-use of existing industrial land may offer the chance to enhance groundwater quality on brownfield sites. It is assumed that existing planning obligations would ensure flood risk and water resources are managed sufficiently at the development stage.	The policy could include measures to encourage the use of flood resilient design measures including SuDS. This would be particularly relevant in the river corridor areas of the borough.

Objective	Score	Assessment	Mitigation / Recommendations
Climate change mitigation	+	Policy H.1 supports this objective as it would invest in and facilitate active travel routes for pedestrians and cyclists across Hanwell, reducing the local built environment's contribution to CO_2 emissions.	This policy could include measures to encourage the use of sustainable construction materials and sustainable operating systems (such as renewable energy sources for cooling), as part of good design and mitigating climate change impacts.
Climate change adaptation	+	Policy H.1 includes the protection of green and blue spaces, including Elthorne Park and the network of spaces around the River Brent and Grand Union Canal. This would potentially reduce exacerbating flood risk in these. Large areas of open space can also provide cooler areas of shade and alleviate urban heat island effects.	This policy could include measures to encourage resilience as part of good design.

2.4.2.5 Northolt

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	+	Policy N.1A and G would improve the quality and accessibility of selected housing estates and directly support mixed-use centres which enhance community services and amenity, supporting the development of diverse and sustainable communities.	It could be beneficial to explicitly reference the types of social infrastructure that it plans to deliver. The policy could also define how appropriate levels of infrastructure would be identified, for example by reviewing annual population projections.
Economy	+	The development and intensification of industrial and commercial uses, through Policy N.1, would provide employment opportunities for local residents and deliver sustainable and resilient economic centres through the provision of affordable workspace. By providing affordable workspaces, Northolt will continue to be an attractive area for business start-ups and create further opportunities for growth and employment. Modernising industrial sites and uses, in Policy N.1H, would also provide positive economic impacts for relevant businesses and have a positive impact on London's economy by increasing industrial output. Policy N.4 specifically supports the improvement of Northolt Industrial Estate and would redesignate the existing Northolt Driving Range as a new SIL. The policy will help deliver increased floorspace and employment opportunities as well providing active travel routes between Northolt Industrial Estate and Northolt Underground Station.	
Education and skills	0	Whilst some uses may provide training and learning opportunities for people which could result in an upskilling within the Ealing economy, the policy would not directly affect educational provision in the borough.	The policy could include wording around providing workspaces to encourage education and training programmes to support the growth of the local economy.
Health	+	The provision of new businesses and amenities, depending on the nature of these new provisions and who has access to them, would improve mental health and wellbeing by supporting various determinants of health. Policy N.1E promotes green infrastructure creating an environment which promotes healthy and active lifestyles by providing space for exercise, recreation or relaxation. Policy N.1.F supports investment in town centres and increased provision and access to social infrastructure and services which would also support various determinants of health.	The policy could include promoting equitable access to business related opportunities such as employment to optimise positive health outcomes.

Objective	Score	Assessment	Mitigation / Recommendations
Connectivity	+	Policies N.1D and E strongly support this objective by reinforcing north-south connectivity within Northolt and improving transport connections between Ealing towns and other key destinations. The policy also encourages active forms of transport by providing safer, more convenient spaces for walking and cycling.	The policy could consider connecting the active travel routes to public rights of way or national cycle networks.
Air quality and noise	+	The policy would encourage forms of active travel, such as walking and cycling, which would reduce reliance on private vehicle usage, and the associated noise and emissions.	
Resources and land use	+	Policy N.1H and Policy N.4 support the development and intensification of industrial and commercial uses and would seek to develop adjacent opportunity sites, further supporting the efficient use of land in Ealing.	
Historic environment, culture and townscape	+	Policy N.2A would rejuvenate the town centres through the provision of mixed commercial and leisure facilities. It is anticipated that the significance of historic environment would be protected via relevant planning requirements and design standards. The policy will preserve and reinforce the character of Northolt town centre.	The policy could include wording to support the repair and protection of heritage assets, particularly those currently rated 'at risk'.
Biodiversity and Green Infrastructure	+	Policy N.1E will promote green infrastructure and Policy N.2A.V maximises the benefits of high-quality green spaces. These policies will benefit local biodiversity and facilitate opportunities for people to access nature and green spaces.	
Water environment	+	Policy N.1E will promote green infrastructure and enhance green routes which will incorporate measures to alleviate stormwater flooding. Developing and improving industrial areas may offer the chance to enhance groundwater quality on brownfield sites through remediation of contamination sources. It is assumed that existing planning requirements and design standards would ensure flood risk and water resources are managed sufficiently at the development stage.	
Climate change mitigation	+	The policy would encourage forms of active travel, such as walking and cycling, and encourage more sustainable modes of transport which would support the reduction of CO_2 emissions.	This policy could include measures to encourage the use of sustainable construction materials and sustainable operating systems (such as renewable

Objective	Score	Assessment	Mitigation / Recommendations
			energy sources for cooling), as part of good design and mitigating climate change impacts.
Climate change adaptation	+	Policy N.1E will promote green infrastructure and enhance green routes which will incorporate measures to alleviate stormwater flooding and help avoid exacerbating flood risk.	This policy could include measures to encourage resilience as part of good design.

2.4.2.6 Perivale

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	+	P.1G states Perivale will see limited levels of residential-led development. Therefore, this policy is unlikely to significantly contribute to addressing the borough's housing needs. However, Policies P.2 and P.3 would create a stronger sense of place and community by supporting mixed-use centres across Perivale neighbourhoods, particularly the areas near to Bilton Road and Medway Parade.	The policy could include reference to providing assurance that residential development, even if on a limited scale, will consider resident accessibility to employment opportunities and public transport routes.
Economy	+	The policy will reinforce Perivale's identity as a strong economic hub by safeguarding, intensifying and diversifying its industrial core, enhancing local shopping parades such as Medway Parade and diversifying uses at local centres such as Bilton Road. Policy P.1.F will improve connections between Perivale's industry to other towns within Ealing as part of the A40 Productivity Arc which could increase the number and security of employment opportunities.	The policy could include reference to affordability and the provision of support to minority, small, local and/or green businesses, and social enterprises.
Education and skills	0	Whilst the increase in employment opportunities may provide some training and learning opportunities for people, the policy would not directly affect educational provision in the borough.	The policy could look at how attracting younger working population could be accompanied by an increase in training opportunities.
Health	+	As good employment is a key health determinant the policy would have some mental and physical health benefits. Policy P.1 will also support this objective by providing better links to green and blue spaces and active travel routes. This would create an environment which promotes healthy and active lifestyles.	It could be beneficial to explicitly reference the types of social and community infrastructure that it plans to deliver. The policy could also define how appropriate levels of infrastructure would be identified, for example by reviewing annual population projections.
Connectivity	+	Policy P.1F would maintain good levels accessibility for workers by public transport. Policy P.1C would support this objective by improving safe and attractive public and active travel modes which aims to reduce the severance across the borough, particularly regarding north-south connectivity. The policy will also promote a continuous active travel corridor from Perivale Park into	

Objective	Score	Assessment	Mitigation / Recommendations
		Greenford and Hanwell improving connectivity between the towns. These measures would reduce reliance of private-care usage.	
Air quality and noise	+	Policy P.1C would support safer, more attractive public and active travel modes and mitigate the severance between the north and south of the town. This would reduce reliance of private-care usage and have a beneficial impact on local emissions. Policy P.1D states improving public realm, greening and new green spaces will be required as part of new developments which would support this objective by helping address poor air quality.	
Resources and land use	+	Policies P.1F supports this objective by safeguarding, intensifying and enhancing Perivale's industrial core, as well as improving Perivale's connection to other towns in Ealing. This will positively contribute to the local and London economy. Policy P.4 supports the potential development of a new neighbourhood in the vicinity of Perivale Station which could explore circular economy practices within a strategic masterplan.	This policy could include acknowledgement that developing industrial and brownfield sites will require remediation works.
Historic environment, culture and townscape	0	The policy is unlikely to have a strategic impact on the culture or historic environment of the area. However, Policy P.1D will seek to increase the attractiveness of Perivale's streetscapes which may enhance the setting of current assets.	The policy could include measures to encourage sensitive design according to local character and support the repair and protection of heritage assets, particularly those currently rated 'at risk'.
Biodiversity and Green Infrastructure	+	Policy P.1D will require improvements to public realm, greening and new green spaces as part of new developments which will benefit local biodiversity. Improving the connections between blue and green spaces will also benefit habitat connectivity and facilitate opportunities for people to access nature.	
Water environment	0	The policy is unlikely to have a strategic impact on avoiding development in flood zones, or to promote flood resilient design. Although recognising the importance of public open space and the canal network may to lead to improvements in watercourse quality.	The policy could include measures to encourage the use of flood resilient design measures including SuDS. This would be particularly relevant in the river corridor areas of the borough.

Objective	Score	Assessment	Mitigation / Recommendations
		It is assumed that existing planning obligations would ensure flood risk and water resources are managed sufficiently at the development stage.	
Climate change mitigation	+	Policy P.1C supports this objective as it would invest in and facilitate active travel routes for pedestrians and cyclists across Perivale, reducing the local built environment's contribution to CO_2 emissions.	This policy could include measures to encourage the use of sustainable construction materials and sustainable operating systems (such as renewable energy sources for cooling), as part of good design and mitigating climate change impacts.
Climate change adaptation	+	Policy P.1 will enhance green and blue spaces which would potentially reduce exacerbating flood risk in these areas by minimising new development. Large areas of open spaces can also provide cooler aeras of shade and alleviate urban heat island effects.	This policy could include measures to encourage resilience a part of good design.

2.4.2.7 Southall

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	+	Policy S.1H supports development that will promote regeneration which will benefit communities with specific issues such as deprivation and poor access to community services and amenities. Policy S.1J will help address the housing needs of Southall by delivering more housing, facilitating inter-generational living and providing specialist housing. Policy S.1J notes moderate levels of development and regeneration at Golf Links Estate and Havelock Estate. This would encourage a stronger sense of place and community in these neighbourhoods. Policies S.4 and S.5 will also support this objective by providing genuinely affordable housing in West and East Southall.	It could be beneficial to explicitly reference the types of social infrastructure that it plans to deliver and enhance. The policy could also define how appropriate levels of infrastructure would be identified, for example by reviewing annual population projections.
Economy	+	Policy S.1A will capitalise on Southall's strategic location on the Elizabeth Line and Heathrow Airport to maximise economic opportunities. Policy S.1I will support the provision of employment spaces encouraging diversity and higher paying jobs as well as supporting the provision of affordable workspace in Southall. Policies S.2, S.3, S.4 and S.5 will create employment opportunities through enhancing the mixed-use town centres.	
Education and skills	+	Policies S.4 and S.5 will provide a new primary school in West Southall and East Southall respectively.	New schools should consider providing access to the site that allows staff and pupils/families to travel using safe public or active transport routes.
Health	+	As good employment is a key health determinant Policy S.1I would support this objective and would have some mental and physical health benefits. Policy S.1 and S.2 will add to the network of green open spaces and improve active travel routes. This would create an environment which promotes healthy and active lifestyles. Policy S.1G would also improve accessibility to primary healthcare infrastructure at Southall Jubilee Gardens and Lady Margaret Road medical centres as well as identifying	

Objective	Score	Assessment	Mitigation / Recommendations
		opportunities for new health infrastructure and services as well as providing new play and sports facilities.	
Connectivity	+	Policy S.1F would support the improvement of active travel connections along north-south routes, across the railway and upgrading safe cycle routes that allow continuous travel between town centres across the borough. These measures would reduce reliance of private-car usage. Policies S.2 and S.4 will also improve connectivity within and between the neighbourhood centres. Policy S.5 would deliver an east-west active and public transport route connecting Havelock Estate and Merrick Road.	
Air quality and noise	+	Policy S.1F would support safer, more attractive public and active travel modes and mitigate the severance between the north and south of Southall and improve connections with other towns in Ealing. This would reduce reliance of private-car usage and have a beneficial impact on local emissions.	
Resources and land use	+	Policy S.1I will protect strategic industrial land and LSIS to improve the long-term security of these jobs. This policy will also redesignate Charles House and Balfour Business centre as LSIS.	This policy could include measures to remediate any contaminated land prior to development.
Historic environment, culture and townscape	+	Policy S.1H strongly supports this objective by supporting the repair and survival of currently rated ‘at risk’ heritage assets. The policy would also deliver growth around the two conservation areas in Southall through careful, contextual design complementary to the existing character. The policy would promote awareness and community cohesion which would in turn increase opportunities for people to access and enjoy the heritage assets and local character in Southall. Policy S.2, S.3, S.5 will maintain and preserve the local heritage assets in Southall town centre, King Street Neighbourhood Centre and East Southall.	

Objective	Score	Assessment	Mitigation / Recommendations
Biodiversity and Green Infrastructure	+	Policy S.1H will promote development that incorporates ecological improvements along the Grand Union Canal towpath. Policies S.4 and S.5 will provide a connected network of green and open spaces in West and East Southall. These measures would benefit local biodiversity and will facilitate opportunities for people to access nature.	
Water environment	0	The policy is unlikely to have a strategic impact on avoiding development in flood zones, or to promote flood resilient design. It is assumed that existing planning obligations would ensure flood risk and water resources are managed sufficiently at the development stage.	The policy could include measures to encourage the use of flood resilient design measures including SuDS. This would be particularly relevant in the river corridor areas of the borough.
Climate change mitigation	+	The policy supports this objective as it would invest in and facilitate active travel routes for pedestrians and cyclists across Southall, reducing the local built environment's contribution to CO_2 emissions.	This policy could include measures to encourage the use of sustainable construction materials and sustainable operating systems (such as renewable energy sources for cooling), as part of good design and mitigating climate change impacts.
Climate change adaptation	+	Policy S.1I will create green jobs through the West London College Green Skills Hub which would help encourage sustainable and resilient development in the future. The policy will enhance green and blue spaces which would potentially reduce exacerbating flood risk in these areas by minimising new development. Large areas of open spaces can also provide cooler aeras of shade and alleviate urban heat island effects.	This policy could include measures to encourage resilience a part of good design.

2.4.3 Development management policies IIA

The Development Management policies largely confirm to those set out in the London Plan but do vary according to local circumstances. Some of the policies are new where they better suit the strategic and spatial vision of the Ealing Local Plan. For Development Management Policy text, refer to Chapter 5 of the Local Plan.

2.4.3.1 Design and Amenity

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	+	The policy encourages the development of high-quality housing that minimises adverse lighting, visual and privacy impacts with particular reference to residential uses. The policy would support the development of homes that are attractive and of a high standard, and therefore support sustainable communities.	
Economy	+	The policy is unlikely to substantially impact economic objectives in the borough. However, the policy would encourage development that is attractive and therefore support sustainable communities and create a more desirable place to live and work. It also supports new development which considers surrounding context, which can help avoid inappropriate development, such as placing noise-sensitive receptors alongside noisy-generating businesses, which can put these businesses at risk.	
Education and skills	0	The policy supports the protection of existing educational infrastructure within the borough but is unlikely to lead to improvements in access or quality of provision.	
Health	+	The policy is likely to promote good mental health and wellbeing through the provision of high-quality homes and protection of public open spaces. The policy supports the protection of existing health infrastructure within the borough but is unlikely to lead to improvements in access or quality of provision.	The range of sensitive uses included in the policy could be expanded to include other health and social care facilities, such as care homes or day centres.
Connectivity	+	The policy references the importance of not creating isolated communities which would have wider benefits for connectivity across	The policy could include measures to encourage connectivity with sustainable forms of transport, as part of good design.

Objective	Score	Assessment	Mitigation / Recommendations
		Ealing, helping to manage existing severance issues, predominantly associated with linear rail and road infrastructure.	
Air quality and noise	+	The policy supports development that avoids and mitigates impacts from poor air quality and noise and vibration.	The policy could include measures related to air quality and noise as part of the criteria for development.
Resources and land use	+	The policy supports the provision of well-designed developments which avoid negative impacts on the surrounding environment.	
Historic environment, culture and townscape	+	The policy commits to development that complements the local context and draws on the Ealing Character Study and conservation documents. This would enhance the character of Ealing's towns and sub-areas. It is anticipated that the significance of historic environment assets and their setting would be protected via relevant planning requirements and design standards.	
Biodiversity and Green Infrastructure	+	The policy actively supports the protection of public open space and nature sites.	The policy could include measures to encourage the enhancement as well as protection of sensitive uses by developers, including public open space and nature sites.
Water environment	0	The policy supports the avoidance and mitigation of impacts caused by development, which may include flood risk, but is unlikely to have a strategic impact on avoiding development in flood zones, or to promote flood resilient design. Although the water environment is not specifically mentioned, the policy actively supports the protection of public open space and nature sites, however, this is unlikely to lead to improvements in water quality.	The policy could include measures to encourage the use of flood resilient design measure including SUDS, as part of agent of change driven good design. This would be particularly relevant in the river corridor areas of the borough.
Climate change mitigation	0	Any development is likely to result in carbon emissions. The design measures and impacts referenced in the policy are unlikely to have an impact on overall emissions within the borough.	The policy could include measures to encourage connectivity with sustainable forms of transport and use of sustainable construction materials, as part of good design and mitigating climate change impacts.
Climate change adaptation	0	The policy supports the avoidance and mitigation of impacts caused by development, which may include flood risk, but does not actively promote flood resilient design. The policy supports the protection of public open space and nature sites, which could help avoid	The policy could include measures to encourage resilience as part of good design and promote sustainable design practices. Whilst the policy commits to meeting current design standards, it could go further to ensure new development is resilient to future climate change.

Objective	Score	Assessment	Mitigation / Recommendations
		exacerbating flood risk, and to provide cooler areas of shade and alleviate urban heat island effects.	

2.4.3.2 Tall Buildings

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	+	Tall buildings are an effective mechanism for meeting housing needs. The policy balances this requirement with the need to ensure the height of buildings is appropriate to their location, therefore supporting the development of sustainable communities. However, provision of housing through tall buildings may not support the delivery of a range of home types, particularly those appropriate for more vulnerable groups.	The policy could include measures to encourage a range of appropriate housing types and tenures in addition to tall buildings and to promote tall residential buildings which are provided alongside sufficient existing or proposed community services and amenities.
Economy	+	The policy directs the development of tall buildings to appropriate locations within the borough. Mixed-use or commercial-led tall buildings in appropriate locations could support vibrant economic centres and attract businesses to the area.	
Education and skills	N/A	The policy is not considered relevant to this objective.	
Health	+	The policy aims to ensure the height of buildings is appropriate to their location, and therefore may promote good mental health and wellbeing through the provision of high-quality environments and protection of public open spaces.	
Connectivity	0	Tall buildings increase population density, and in appropriate locations may therefore minimise private vehicle use and support active travel and public transport.	The policy could include measures to promote tall buildings which are provided alongside sufficient existing or proposed community services and amenities, and to encourage connectivity with sustainable forms of transport.
Air quality and noise	0	Tall buildings increase population density, and in appropriate locations may minimise private vehicle use and support active travel and public transport, therefore providing an opportunity to reduce poor air quality. However, in certain locations they may also substantially increase the numbers of people exposed to poor air quality and high noise levels.	The policy could include measures to encourage connectivity with sustainable forms of transport, and to consider a wider range of criteria for appropriateness of location beyond local character, e.g. air quality and noise.
Resources and land use	+	Tall buildings are an effective mechanism for land use in the delivery of high proportions of residential or commercial units.	

Objective	Score	Assessment	Mitigation / Recommendations
Historic environment, culture and townscape	+	The policy protects local character by restricting the development of tall buildings to certain development plots and providing a variable definition of 'tall' dependent on area. Well-designed tall buildings have the opportunity to create local landmarks and attractive destinations (such as viewing platforms) which can positively contribute to an area if the design is sensitive to the surrounding landscape. It is anticipated that the significance of historic environment assets and their setting would be protected via relevant planning requirements and design standards, as noted in the policy.	The policy could include measures to encourage sensitive design that limits visual intrusion of tall buildings according to local character.
Biodiversity and Green Infrastructure	0	Tall buildings are an effective mechanism for land use, and therefore the policy may indirectly support the protection of open space but is unlikely to lead to improvements in access or quality. It is anticipated that any biodiversity present or in proximity to a site would be protected via relevant planning requirements and design standards.	
Water environment	0	The policy is unlikely to have a strategic impact on avoiding development in flood zones, or to promote flood resilient design. Although the water environment is not specifically mentioned, the policy may indirectly support the protection of public open space and natural sites through effective land use, however, is unlikely to lead to improvements in watercourse quality. Tall buildings may have deep basements which could impact groundwater quality.	The policy could include measures to encourage the use of flood resilient design measures including SUDS. This would be particularly relevant in the river corridor areas of the borough.
Climate change mitigation	-	Tall buildings are inherently large and usually new build developments which are likely to result in carbon emissions. They also typically require mechanical cooling systems, have limited roof space in proportion to the floor area constraining BeGreen savings and therefore can use a substantial amount of energy to operate. Therefore, the policy does not support the objective of reducing CO_2 emissions. Tall buildings may also increase the urban density in an area, exacerbating issues such as the urban heat island effect. Tall buildings increase population density, however in appropriate locations may minimise private vehicle use and support active travel and public transport.	The policy could include measures to encourage connectivity with sustainable forms of transport and use of sustainable construction materials and sustainable operating systems (such as renewable energy sources for cooling), as part of good design and mitigating climate change impacts. The policy could also seek to identify what is the optimum height of tall building from a sustainability and carbon emissions perspective.

Objective	Score	Assessment	Mitigation / Recommendations
Climate change adaptation	**0**	Tall buildings are an effective mechanism for land use, and therefore the policy may indirectly support the protection of public open space and nature sites which could help avoid exacerbating flood risk, and to provide cooler areas of shade.	The policy could include measures to encourage climate change resilient design and promote sustainable design practices.

2.4.3.3 Affordable Housing

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	+	The policy strongly supports this objective as the affordable housing provision will be based upon London Plan targets and comprise an appropriate mix of tenures and unit sizes that meet the identified local housing needs.	The policy could stipulate a higher target level of affordable housing, not just minimum requirements, to better meet local housing need.
Economy	0	The policy would not directly support this objective but providing affordable housing could mean people will be able to spend more money in the local economy beyond basic needs. This may support the local retail, leisure and entertainment businesses.	
Education and skills	0	The policy would not directly affect educational provision in the borough.	
Health	+	Housing is a significant determinant of health. Therefore, providing affordable housing is likely to contribute to healthy outcomes for the mental and physical health of the community.	The policy could make reference to supporting high quality housing that is adaptable to meeting changing needs and promotes stable communities.
Connectivity	0	The policy would not directly contribute towards improvements to connectivity or minimising private vehicle use, but placing affordable housing in appropriate, well-connected locations which are accessible via sustainable forms of transport should be supported.	The policy could support affordable housing which is well-connected to the public transport network.
Air quality and noise	N/A	The policy is not considered relevant to this objective.	The policy could make reference to placing the affordable housing developments away from areas with poor air quality and noise pollution.
Resources and land use	0	The delivery of affordable housing is unlikely to make a significant contribution towards this objective, but benefits would arise where housing is delivered on brownfield land or through the reuse or redevelopment of existing buildings.	The policy could reference the recycling of existing residential units for the provision of affordable housing.
Historic environment, culture and townscape	0	The delivery of affordable housing is unlikely to make a significant contribution towards this objective and it is anticipated that the significance of historic environment assets and their setting would be protected via relevant planning requirements and design standards.	

Objective	Score	Assessment	Mitigation / Recommendations
Biodiversity and Green Infrastructure	**0**	The policy is not considered relevant to this objective.	The provision of affordable housing should incorporate biodiversity measures to improve the local environment. The policy could support affordable housing which is located close to open and green space which will benefit the health and quality of life of residents.
Water environment	**0**	Affordable housing is unlikely to contribute to flood risk and water environment objectives in the borough. It is assumed that existing planning requirements and design standards would ensure flood risk and water resources are managed sufficiently at the development stage.	The policy could include measures to encourage the use of flood resilient design measures including SuDS, as part of good design. This would be particularly relevant in the river corridor areas of the borough.
Climate change mitigation	**0**	Placing housing in appropriate, well-connected locations which are accessible via sustainable forms of transport should be supported to reduce private vehicle reliance and associated emissions.	The policy could support affordable housing which is well-connected to the public transport network. This policy could include measures to encourage the use of sustainable construction materials and sustainable operating systems (such as renewable energy sources for cooling), as part of good design and mitigating climate change impacts.
Climate change adaptation	**0**	Affordable housing is unlikely to play a significant role in climate change adaptation. It is assumed that existing planning requirements and design standards would ensure climate risk, such as flooding, are managed sufficiently at the development stage.	This policy could include measures to encourage the implementation of climate change resilient design such as solar screens and insulation.

2.4.3.4 Large Scale Purpose Built Shared Living

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	+	The policy supports the objective of meeting housing targets by permitting the development of large-scale residential buildings within Ealing Metropolitan Town Centre.	
Economy	0	The policy would not directly affect the local economy or employment opportunities.	
Education and skills	0	The policy would not directly affect educational provision in the borough.	
Health	+	The policy supports this objective as it will help meet the housing needs of LB Ealing. Housing is a key health determinant, for both physical and mental health and therefore would likely have positive impacts on the residents.	The policy could include explicit reference to ensuring existing health care facilities can accommodate the increase in local population or that expansion to health care provision will be implemented.
Connectivity	+	The location of large-scale purpose-built living within Ealing town centre would capitalise on existing good levels of connectivity especially via public transport.	The policy could include reference to ensuring the public transport infrastructure includes active travel options.
Air quality and noise	+	By ensuring that the large-scale, shared living accommodation is located close to public transport links, it encourages the use of public transport rather than private vehicles which may lead to a reduction in emissions.	
Resources and land use	+	The policy supports this objective as the conversion of existing buildings is an efficient use of land.	
Historic environment, culture and townscape	0	By only permitting large-scale, purpose-built accommodation within Ealing Metropolitan Town Centre, the policy respects the character of other neighbourhoods and town centres within the borough.	
Biodiversity and Green Infrastructure	0	The policy would not directly affect biodiversity or green infrastructure in the borough.	The policy should require the provision of biodiversity measures into existing buildings being adapted for Large Scale Purpose Built Shared Living.

Objective	Score	Assessment	Mitigation / Recommendations
Water environment	**0**	The policy is unlikely to contribute to flood risk and water environment objectives in the borough.	Opportunities for Sustainable Urban Drainage Schemes should be pursued in all adaptation schemes.
Climate change mitigation	**0**	The policy would encourage the use of public transport which may lead to a reduction in the local CO_2 emissions, but this is unlikely to have an impact on overall emissions within the borough.	The policy could encourage the adaptation of existing buildings over new build developments as this would likely result in lower CO_2 emissions.
Climate change adaptation	**0**	The policy would not directly contribute to this objective. However, any new developments should be built to be resilient from the impacts if climate change.	

2.4.3.5 Small Sites contribution

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	+	The policy supports the objective as it will help address the borough's needs of increasing affordable housing provision.	The policy could make reference to supporting high quality housing which will be determined against a specific set of measures.
Economy	+	Supporting the provision of affordable housing means people will be able to spend more money in the local economy beyond basic needs. This may support the local retail, leisure and entertainment businesses.	
Education and skills	0	The policy would not directly affect educational provision in the borough.	
Health	+	Housing is a significant determinant of health. Therefore, providing affordable housing is likely to contribute to healthy outcomes for the mental and physical health of the community.	The policy could make reference to supporting high quality housing that is adaptable to meeting changing needs and promotes stable communities.
Connectivity	0	The policy would not directly contribute towards improvements to connectivity or minimising private vehicle use, but placing affordable housing in appropriate, well-connected locations which are accessible via sustainable forms of transport should be supported.	The policy could support affordable housing which is well-connected to the public transport network.
Air quality and noise	N/A	The policy is not considered relevant to this objective.	The policy could make reference to placing the affordable housing developments away from areas with poor air quality and noise pollution.
Resources and land use	0	The delivery of affordable housing is unlikely to make a significant contribution towards this objective, but benefits would arise where housing is delivered on brownfield land or through the reuse or redevelopment of existing buildings.	The policy could reference the recycling of existing residential units for the provision of affordable housing.
Historic environment, culture and townscape	0	The delivery of affordable housing is unlikely to make a significant contribution towards this objective and it is anticipated that the significance of historic environment assets and their setting would be protected via relevant planning requirements and design standards.	

Objective	Score	Assessment	Mitigation / Recommendations
Biodiversity and Green Infrastructure	**0**	The policy is not considered relevant to this objective.	The provision of affordable housing should incorporate biodiversity measures to improve the local environment. The policy could support affordable housing which is located close to open and green space which will benefit the health and quality of life of residents.
Water environment	**0**	Affordable housing is unlikely to contribute to flood risk and water environment objectives in the borough. It is assumed that existing planning requirements and design standards would ensure flood risk and water resources are managed sufficiently at the development stage.	The policy could include measures to encourage the use of flood resilient design measures including SuDS, as part of good design. This would be particularly relevant in the river corridor areas of the borough.
Climate change mitigation	**0**	Placing housing in appropriate, well-connected locations which are accessible via sustainable forms of transport should be supported to reduce private vehicle reliance and associated emissions.	The policy could support affordable housing which is well-connected to the public transport network. This policy could include measures to encourage the use of sustainable construction materials and sustainable operating systems (such as renewable energy sources for cooling), as part of good design and mitigating climate change impacts.
Climate change adaptation	**0**	Affordable housing is unlikely to play a significant role in climate change adaptation. It is assumed that existing planning requirements and design standards would ensure climate risk, such as flooding, are managed sufficiently at the development stage.	This policy could include measures to encourage the implementation of climate change resilient design such as solar screens and insulation.

2.4.3.6 Affordable Workspace

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	+	The policy would support economic centres which enhance community services and amenity, thus supporting the development of diverse and sustainable communities.	
Economy	+	The policy would provide a variety of economic opportunities and deliver sustainable and resilient economic centres through the provision of affordable workspace, which would particularly benefit small, start-up, local and minority-owned businesses. The policy would also support businesses through more difficult economic conditions.	
Education and skills	+	The policy would increase employment opportunities within the borough, which would likely result in an upskilling within Ealing's economy.	The policy could make reference to providing workspace which also supports training and educational opportunities.
Health	+	Good employment is a key health determinant and therefore the provision of a range of workspaces, including affordable opportunities, is likely to contribute to healthy outcomes.	The policy could make reference to supporting businesses that focus on improving the health of its customers, such as healthy food establishments or fitness clubs.
Connectivity	0	The policy would not directly contribute towards improvements to connectivity or minimising private vehicle use, but placing workspaces in appropriate, well-connected locations which are accessible via sustainable forms of transport should be supported.	The policy could support affordable workspaces which are well-connected to the public transport network.
Air quality and noise	0	The provision of affordable workspace could support a range of businesses which may have impacts on local amenity in relation to noise and emissions. However, the requirement to demonstrate that the space is suitable and will be appropriately managed is a key mechanism which should help to minimise impacts.	The policy could include wording to encourage proposed uses which are suitable within the surrounding context.
Resources and land use	0	The delivery of affordable workspace is unlikely to make a significant contribution towards this objective, but benefits would arise where infrastructure is delivered on brownfield land or through the reuse or redevelopment of existing buildings.	The policy could reference the recycling of existing units for the provision of affordable workspace.
Historic environment,	0	The delivery of affordable workspace is unlikely to make a significant contribution towards this objective and it is anticipated that the	

Objective	Score	Assessment	Mitigation / Recommendations
culture and townscape		significance of historic environment assets and their setting would be protected via relevant planning requirements and design standards.	
Biodiversity and Green Infrastructure	**N/A**	The policy is not considered relevant to this objective.	
Water environment	**0**	Affordable workspace is unlikely to contribute to flood risk and water environment objectives in the borough. It is assumed that existing planning requirements and design standards would ensure flood risk and water resources are managed sufficiently at the development stage.	
Climate change mitigation	**0**	Placing workspaces in appropriate, well-connected locations which are accessible via sustainable forms of transport should be supported to reduce private vehicle reliance and associated emissions.	The policy could support affordable workspaces which are well-connected to the public transport network.
Climate change adaptation	**0**	Affordable workspace is unlikely to play a significant role in climate change adaptation. It is assumed that existing planning requirements and design standards would ensure climate risk, such as flooding, are managed sufficiently at the development stage.	

2.4.3.7 Land for Industry, Logistics and Services to support London's economic function

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	+	The policy supports industrial intensification and the reuse of existing sites as the primary source of industrial land. However, the policy does support mixed-intensification where appropriate industrial/employment uses would complement other uses, including housing, although these sites would prioritise industrial provision over affordable housing in the first instance.	
Economy	+	This policy would provide economic opportunities by supporting the redevelopment of available sites that will follow an employment-led approach. Where mixed-intensification is suitable a greater range of employment opportunities could be available.	The policy could include reference to the provision of affordable industrial, or (where applicable) housing units, and also support to minority, small, local and/or green businesses, and social enterprises.
Education and skills	0	Whilst some uses may provide training and learning opportunities for people, the policy would not directly affect educational provision in the borough.	
Health	+	The reuse and intensification of industrial land is unlikely to make a significant contribution towards this objective, but as good employment is a key health determinant, the policy would have some mental and physical health benefits in Ealing. Additionally, where mixed-intensification is suitable, additional housing, services and opportunities would further support other health determinants.	
Connectivity	0	The policy would not directly contribute towards improvements to connectivity or minimising private vehicle use, but placing new industrial provision in well-connected locations which are accessible via sustainable forms of transport should be supported.	This policy could directly refer to delivering well-connected uses, particularly where mixed-intensification is proposed.
Air quality and noise	0	Mixed-intensification may result in adverse impacts on new development where uses are not appropriate, for example placing noise-generating businesses near noise-sensitive receptors. The policy promotes conforming uses where sites contain are mixed, which should reduce the risk of locating opposing uses in proximity to each other.	The policy could commit to good master planning design and consideration of the local environment, as acknowledge in the Locally Significant Industrial Sites policy.

Objective	Score	Assessment	Mitigation / Recommendations
Resources and land use	+	The policy strongly supports efficient land use through the protection and intensification of industrial land, alongside the reuse of existing sites. It also identifies the availability of mixing complementary uses, increasing the potential of industrial sites.	
Historic environment, culture and townscape	0	Maintaining industrial land and delivering new sites is unlikely to contribute towards this objective. However, it is anticipated that the significance of historic environment assets and their setting would be protected via relevant planning requirements and design standards.	
Biodiversity and Green Infrastructure	0	As sites would be designated for industrial or mixed-intensification uses, this policy is unlikely to substantially support/provide biodiversity or green infrastructure. Owing to the provision of appropriate planning requirements and design standards, it is anticipated that any biodiversity present or in proximity to a site would be protected.	
Water environment	0	The maintenance and reuse of existing sites does not allow for areas at high risk of flooding to be avoided. However, it may enhance groundwater quality on brownfield sites through remediation of contamination sources. It is assumed that existing planning requirements and design standards would ensure flood risk and water resources are managed sufficiently at the development stage.	
Climate change mitigation	0	Development of an industrial site is likely to result in carbon emissions. However, industrial development may facilitate investments in green technologies, equipment and infrastructure that reduce GHG emissions.	
Climate change adaptation	0	Considered development or re-use of industrial land and existing planning requirements and design standards could support land and buildings which are able to withstand the potential future impacts of climate change and risks such as flooding are managed sufficiently at the development stage.	This policy could promote sustainable design practices as part of new designations or the redevelopment of industrial sites.

2.4.3.8 Locally Significant Industrial Sites

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	**0**	The protection of industrial land would limit land available for other uses, including housing. However, where mixed-intensification is more suitable, there is the opportunity for housing uplift and improvements to the overall community amenity.	
Economy	**+**	This policy would provide economic opportunities and where mixed-intensification is suitable would encourage a greater range of employment opportunities and likely support smaller businesses and industrial uses. Conforming uses with high employment and economic value will be prioritised.	The policy could include reference to the provision of support to minority, small, local and/or green businesses, and social enterprises.
Education and skills	**0**	Whilst some uses may provide training and learning opportunities for people, the policy would not directly affect educational provision in the borough.	
Health	**+**	The protection of industrial land is unlikely to make a significant contribution towards this objective, but as good employment is a key health determinant, the policy would have some mental and physical health benefits in Ealing. Additionally, where mixed-intensification is suitable, additional services and opportunities may further support other health determinants.	
Connectivity	**0**	This policy commits to ensuring any mixed intensification would deliver necessary supporting infrastructure, which could include transport.	This policy could directly refer to delivering well-connected uses, particularly where mixed-intensification is proposed.
Air quality and noise	**0**	Mixed-intensification may result in adverse impacts on new development where uses are not appropriate, for example placing noise-generating businesses near noise-sensitive receptors. The policy does however commit to high quality built environments and placemaking, and alongside good master planning design, this potential impact should be avoided.	As part of the delivery of a high-quality built environment, the policy could refer to consideration of the local context and ensuring the mix of uses is appropriate.
Resources and land use	**+**	The policy strongly supports the protection and intensification of industrial land, which would positively contribute to both the local and London economy. It also notes the potential for mixed-intensification, further supporting the efficient use of land in Ealing.	

Objective	Score	Assessment	Mitigation / Recommendations
Historic environment, culture and townscape	**0**	Primary consideration to industrial needs is unlikely to contribute towards this objective. However, it is anticipated that the significance of historic environment assets and their setting would be protected via relevant planning requirements and design standards.	
Biodiversity and Green Infrastructure	**0**	As sites would be designated for industrial or mixed-intensification uses, this policy would not support much biodiversity or green infrastructure. Owing to the provision of appropriate planning requirements and design standards, it is anticipated that any biodiversity present or in proximity to a site would be protected.	
Water environment	**0**	The intensification or redevelopment of existing sites does not allow for areas at high risk of flooding to be avoided. However, it may offer the chance to enhance groundwater quality on brownfield sites through remediation of contamination sources. It is assumed that existing planning requirements and design standards would ensure flood risk and water resources are managed sufficiently at the development stage.	
Climate change mitigation	**0**	Development of an industrial site is likely to result in carbon emissions. However, industrial development may facilitate investments in green technologies, equipment and infrastructure that reduce GHG emissions. Integrating land uses may reduce the number of vehicle movements which in turn could reduce the associated emissions.	
Climate change adaptation	**0**	Considered development of LSIS and existing planning requirements and design standards could ensure the land and buildings are able to withstand the potential future impacts of climate change and risks such as flooding are managed sufficiently at the development stage.	This policy could promote sustainable design practices as part of new designations or the redevelopment of LSIS.

2.4.3.9 Open space

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	+	The protection of open spaces would provide attractive areas for recreation, exercise and relaxation, enhancing community amenity.	
Economy	0	Open spaces are unlikely to substantially contribute to economic objectives in the borough. However, depending on their type, they may support certain businesses such as cafes, and generally provide more attractive, natural areas in the borough, creating a more desirable place to live and work.	The policy could seek to approach open space and green infrastructure so that the space achieves multiple benefits beyond its basic functionality.
Education and skills	0	The protection of open spaces is unlikely to contribute directly to education and skills, however measures could be encouraged which support educational and learning opportunities, such as field studies and trips, outdoor play or nature-based learning.	As part of the associated recreation referred to in the policy, educational and learning opportunities could be considered.
Health	+	The policy is likely to create an environment that promotes healthy and active lifestyles through the protection and/or enhancement of open areas, providing space for activities such as exercise, recreation or relaxation.	Other enhancement measures could be included beyond greening, particularly where open spaces serve an amenity purpose. For example, measures around good traffic management, connectivity and accessibility, or providing/protecting interactive and playful spaces.
Connectivity	+	The policy would contribute to encouraging active forms of transport by providing spaces for walking and cycling.	The policy could make reference to accessible and well-connected open spaces to encourage their use, for example connecting to public rights of way or national cycle networks.
Air quality and noise	+	The protection and enhancement of larger open spaces would provide areas within the urban environment further from sources of noise or poor air quality, such as industry or roads. It would also provide quiet spaces for people, supporting wider health benefits. However, the size of open spaces varies geographically and by type, and therefore in some smaller areas, sources of loud noise or emissions are likely to be closer.	
Resources and land use	0	The policy seeks to protect open spaces from development, which may facilitate the efficient use of land elsewhere in the borough in more appropriate areas.	The policy could go further and prohibit all development within open spaces, facilitating the protection of natural

Objective	Score	Assessment	Mitigation / Recommendations
			and recreational spaces and encouraging more efficient land use planning.
Historic environment, culture and townscape	+	The policy would facilitate the protection of open spaces and their views, preserving the existing townscapes of Ealing. Open spaces within the urban environment typically provide more natural, attractive areas, helping to enhance the local townscape and create a more desirable area for residents, businesses and visitors.	
Biodiversity and Green Infrastructure	+	The policy would protect and enhance green infrastructure across Ealing, benefiting local biodiversity, alongside facilitating opportunities for people to access nature and green spaces.	The policy could go further and prohibit all development within open spaces, facilitating the protection of natural and recreational spaces and encouraging and enhancing open space, which is in a poor state, location or not fit for purpose.
Water environment	+	The policy commits to the protection of open and green spaces, including the Blue Ribbon network. This would help to protect and improve Ealing's key rivers and waterways, and potentially reduce exacerbating flood risk in these areas by minimising new development.	
Climate change mitigation	+	Through restricting development to protect open spaces, the policy may encourage more efficient use of land and repurposing of buildings elsewhere in the borough. Protecting the existing open spaces supports the carbon sequestration function of the network. Measures to encourage greater connectivity to sustainable forms of transport should be encouraged. The policy notes that open space development proposals should be led by climate change mitigation.	The policy could make reference to accessible and well-connected open spaces to encourage their use, for example connecting to public rights of way or national cycle networks. The policy could more strongly promote open spaces which are able to withstand future climate change pressures, such as the provision of drought-resistant plant species and areas which provide shade.
Climate change adaptation	+	The policy commits to the protection of open and green spaces, including the Blue Ribbon network. This would potentially reduce exacerbating flood risk in these areas by minimising new development. Large areas of open spaces can also provide cooler areas of shade and alleviate urban heat island effects.	

2.4.3.10 Urban Greening

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	+	Urban greening of residential properties would likely create a more pleasant environment to live. It would also deliver more sustainable communities owing to the wide range of positive environmental effects that urban greening has, such as improving flood resilience and providing opportunities to enhance biodiversity.	The policy could include reference to ensuring that green infrastructure implemented within residential developments can be accessed and/or utilised by its residents where appropriate. For example, it could favour the implementation of green roofs where residents can spend time.
Economy	0	The Urban Greening Factor standard would not directly impact the economy. However, the policy could provide employment opportunities regarding the design and/or construction of greening features, such as green roofs as well as ongoing maintenance	
Education and skills	0	The Urban Greening Factor standard would not directly affect education and skills. However, it could provide opportunities for residents to understand more about the importance of biodiversity and sustainable design.	
Health	+	Urban greening has been proven to improve both mental and physical health. For example, it would boost morale and wellbeing amongst residents via the creation of high-quality environments.	The policy could make reference to adopting the Urban Greening Factor among active travel routes. This may encourage active travel and reduce private vehicle use with resulting improvements in the physical health of users.
Connectivity	0	The Urban Greening Factor standard would not directly affect connectivity. However, it could improve user experience by increasing the quality of the surrounding environment.	The policy could make reference to adopting the Urban Greening Factor among active travel routes. This would improve user experience, thus encouraging residents to adopt these routes, rather than using private vehicles.
Air quality and noise	+	Urban greening, if implemented appropriately, may improve local air quality and reduce public exposure to air pollution. Urban greening would also create the perception of quieter and cleaner spaces within Ealing.	
Resources and land use	+	Urban greening would enhance water retention, thus increasing the efficient use of this particular resource.	The policy could include specific reference to favouring urban greening practices that work to harvest rainwater, such as

			green roofs. The policy could also encourage urban greening into the design and redevelopment of brownfield sites.
Historic environment, culture and townscape	+	The Urban Greening Factor standard would not significantly impact Ealing's historic environment, cultural setting. However, urban greening would improve the overall quality of townscape.	
Biodiversity and Green Infrastructure	+	Urban greening would directly improve biodiversity by providing an increase in habitats for wildlife.	The policy could include reference to ensuring that green infrastructure can be accessed and maintained where appropriate. The policy could also support planting plans that promote a diverse range of plant species with high ecological value.
Water environment	+	Urban greening would attenuate and filter rainwater, thus reducing flood risk, supporting the efficient use of water and improving water quality.	The policy could include specific reference to favouring urban greening practices that work to harvest rainwater, such as green roofs.
Climate change mitigation	+	Urban greening would contribute to the mitigation of climate change by increasing opportunities for biological carbon sequestration. This would help Ealing reduce the built environment's contribution to CO_2 emissions.	The policy could include specific reference to favouring urban greening practices that have high carbon sequestration potential, such as tree planting. The policy could also make reference to adopting the Urban Greening Factor among active travel routes. This would improve user experience, thus encouraging residents to adopt these routes, rather than using private vehicles.
Climate change adaptation	+	The policy would promote design which can reduce the impacts of climate change and extreme weather events, namely flooding and overheating.	The policy could include specific reference to favouring urban greening practices that work to harvest rainwater, such as green roofs. This would work to optimise flood risk reduction.

2.4.3.11 Biodiversity and Access to Nature

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	+	Achieving biodiversity net gain targets on site or near to residential properties would likely create a more pleasant environment to live. It would also deliver more sustainable communities owing to the wide range of positive environmental effects that biodiversity has, such as flood management and improved air quality.	Policy F.III wording could be amended to say 'must' instead of should' in order to ensure Ealing residents and communities receive the benefits of biodiversity.
Economy	0	Biodiversity Net Gain targets would not directly impact the economy. However, the policy could provide employment opportunities regarding the design and/or construction of greening features, such as green roofs as well as ongoing maintenance	
Education and skills	0	Biodiversity Net Gain would not directly affect education and skills. However, it could provide opportunities for residents to understand more about the importance of biodiversity and sustainable design.	
Health	+	Increased biodiversity would likely increase wellbeing amongst residents via the creation of high-quality environments. Other health benefits include improved air quality.	
Connectivity	0	Biodiversity Net Gain would not directly affect connectivity. However, it could improve user experience by increasing the quality of the surrounding environment.	
Air quality and noise	+	Biodiversity Net Gain, if implemented appropriately, may improve local air quality and reduce public exposure to air pollution.	
Resources and land use	+	Biodiversity Net Gain would enhance soil stability and water retention, thus increasing the efficient use of these resources.	The policy could also encourage increased biodiversity into the design and redevelopment of brownfield sites.
Historic environment, culture and townscape	+	Biodiversity Net Gain targets would not significantly impact Ealing's historic environment and cultural setting. However, increased biodiversity would likely improve the overall quality of townscape.	

Objective	Score	Assessment	Mitigation / Recommendations
Biodiversity and Green Infrastructure	+	The policy would directly improve biodiversity by providing an increase in habitats for wildlife.	The policy could also support planting plans that promote a diverse range of plant species with high ecological value.
Water environment	+	Increased biodiversity would likely attenuate rainwater, thus reducing flood risk, supporting the efficient use of water and improving water quality.	The policy could include specific reference to favouring flora species and planting designs that work to absorb/harvest rainwater.
Climate change mitigation	+	The policy would contribute to the mitigation of climate change by increasing opportunities for biological carbon sequestration. This would help Ealing reduce the built environment's contribution to CO_2 emissions.	The policy could include specific reference to favouring flora species and designs that have high carbon sequestration potential, such as tree planting.
Climate change adaptation	+	The policy would promote design which can reduce the impacts of climate change and extreme weather events, namely flooding and overheating.	The policy could include specific reference to favouring design practices and species that work to optimise flood risk reduction.

2.4.3.12 Sports and Recreation Facilities

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	+	The policy would support community amenity services through affordable community access (where possible) and would resist the loss of existing sporting facilities.	The policy could state that where provision of sports and recreation facilities cannot be met, a S106 contribution or equivalent shall be sought for residential developments of 300 units or above.
Economy	0	The policy could result in new employment opportunities if additional sports and recreation facilities are provided alongside new development.	
Education and skills	0	The policy would not directly affect educational provision in the borough. However, promoting affordable community access to new sports provision, particularly in educational uses will help increase access for students with potential for associated health and wellbeing benefits.	
Health	+	The policy would require sufficient provision of, and more affordable access to, sports and recreation facilities for all, which would encourage more active lifestyles which would help improve the mental and physical health of Ealing's residents.	
Connectivity	0	The policy would not directly contribute towards improvements to connectivity or minimising private vehicle use, but placing sports and recreation facilities in appropriate, well-connected locations which are accessible via sustainable forms of transport should be supported.	The policy could support sports and recreation facilities which are well-connected to the public transport network.
Air quality and noise	N/A	The policy is not considered relevant to this objective.	The policy could make reference to placing outdoor sports and recreations facilities away from areas with poor air quality and noise pollution. The policy could also state that the provision of any outdoor sports and recreation facilities in close proximity to residential areas will be accompanied by a noise impact assessment in order to prevent an adverse impact of local noise levels for residents.

Objective	Score	Assessment	Mitigation / Recommendations
Resources and land use	**0**	The delivery of sports and recreation facilities is unlikely to make a significant contribution towards this objective, but benefits would arise where facilities are delivered on brownfield land or through the reuse or redevelopment of existing buildings.	
Historic environment, culture and townscape	**0**	The delivery of sports and recreation facilities is unlikely to make a significant contribution towards this objective and it is anticipated that the significance of historic environment assets and their setting would be protected via relevant planning requirements and design standards.	
Biodiversity and Green Infrastructure	**0**	As sites would be designated for sports and recreation uses, this policy would not support much biodiversity or green infrastructure. Owing to the provision of appropriate planning requirements and design standards, it is anticipated that any biodiversity present or in proximity to a facility would be protected.	
Water environment	**N/A**	The policy is not considered relevant to this objective.	
Climate change mitigation	**0**	Placing sports and recreation facilities in appropriate, well-connected locations which are accessible via sustainable forms of transport should be supported to reduce private vehicle reliance and associated emissions.	The policy could support sports and recreation facilities which are well-connected to the public transport network.
Climate change adaptation	**0**	Sports and recreation facilities are unlikely to play a significant role in climate change adaptation. It is assumed that existing planning requirements and design standards would ensure climate risk, such as flooding, are managed sufficiently at the development stage.	

2.4.3.13 Operational Energy Performance

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	**0**	Operational Energy Performance standards would not directly impact housing and community objectives. However, the policy would help deliver more sustainable housing adaptable to changing energy demands and energy use which will provide residents with more financial stability.	
Economy	**0**	Operational Energy Performance standards would not directly impact the economy. However, the policy would likely help deliver more sustainable workplaces adaptable to changing energy demands and energy use which will provide business owners with more financial stability.	
Education and skills	**N/A**	The policy is not considered relevant to this objective.	
Health	**N/A**	The policy is not considered relevant to this objective.	
Connectivity	**N/A**	The policy is not considered relevant to this objective.	
Air quality and noise	**+**	The policy would directly encourage sustainable development which maximises energy efficiency and low carbon heat. This would help Ealing reduce the built environment's contribution to CO_2 emissions.	
Resources and land use	**N/A**	The policy is not considered relevant to this objective.	
Historic environment, culture and townscape	**N/A**	The policy is not considered relevant to this objective.	
Biodiversity and Green Infrastructure	**N/A**	The policy is not considered relevant to this objective.	

Objective	Score	Assessment	Mitigation / Recommendations
Water environment	**N/A**	The policy is not considered relevant to this objective.	
Climate change mitigation	**+**	The policy would directly encourage sustainable development which maximises energy efficiency and low carbon heat. This would help Ealing reduce the built environment's contribution to CO_2 emissions.	
Climate change adaptation	**+**	The policy would promote design which can reduce the impacts of climate change.	

2.4.3.14 Embodied Carbon

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	**N/A**	The policy is not considered relevant to this objective.	
Economy	**N/A**	The policy is not considered relevant to this objective.	
Education and skills	**N/A**	The policy is not considered relevant to this objective.	
Health	**N/A**	The policy is not considered relevant to this objective.	
Connectivity	**N/A**	The policy is not considered relevant to this objective.	
Air quality and noise	**+**	The policy would help Ealing reduce the built environment's contribution to CO_2 emissions.	
Resources and land use	**N/A**	The policy is not considered relevant to this objective.	
Historic environment, culture and townscape	**N/A**	The policy is not considered relevant to this objective.	
Biodiversity and Green Infrastructure	**N/A**	The policy is not considered relevant to this objective.	
Water environment	**N/A**	The policy is not considered relevant to this objective.	
Climate change mitigation	**+**	This would help Ealing reduce the built environment's contribution to CO_2 emissions.	

Objective	Score	Assessment	Mitigation / Recommendations
Climate change adaptation	+	The policy would promote design which can reduce the impacts of climate change.	

2.4.3.15 Whole Life Cycle Carbon Approach

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	**N/A**	The policy is not considered relevant to this objective.	
Economy	**N/A**	The policy is not considered relevant to this objective.	
Education and skills	**N/A**	The policy is not considered relevant to this objective.	
Health	**N/A**	The policy is not considered relevant to this objective.	
Connectivity	**N/A**	The policy is not considered relevant to this objective.	
Air quality and noise	**+**	The policy would help Ealing reduce the built environment's contribution to CO_2 emissions.	
Resources and land use	**+**	The policy would encourage a reduction in waste volumes through a retrofit first approach.	
Historic environment, culture and townscape	**N/A**	The policy is not considered relevant to this objective.	
Biodiversity and Green Infrastructure	**N/A**	The policy is not considered relevant to this objective.	
Water environment	**N/A**	The policy is not considered relevant to this objective.	
Climate change mitigation	**+**	This would help Ealing reduce the built environment's contribution to CO_2 emissions.	
Climate change adaptation	**+**	The policy would promote design which can reduce the impacts of climate change.	

2.4.3.16 Reducing Waste and Supporting the Circular Economy

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	**N/A**	The policy is not considered relevant to this objective.	
Economy	**N/A**	The policy is not considered relevant to this objective.	
Education and skills	**N/A**	The policy is not considered relevant to this objective.	
Health	**N/A**	The policy is not considered relevant to this objective.	
Connectivity	**N/A**	The policy is not considered relevant to this objective.	
Air quality and noise	**+**	The policy would help Ealing reduce the built environment's contribution to CO_2 emissions.	
Resources and land use	**+**	Circular economy principles encourage a reduction in waste volumes by sharing, reusing and recycling existing materials and resources where and for a long as possible.	
Historic environment, culture and townscape	**N/A**	The policy is not considered relevant to this objective.	
Biodiversity and Green Infrastructure	**N/A**	The policy is not considered relevant to this objective.	
Water environment	**N/A**	The policy is not considered relevant to this objective.	
Climate change mitigation	**+**	This would help Ealing reduce the built environment's contribution to CO_2 emissions.	

Objective	Score	Assessment	Mitigation / Recommendations
Climate change adaptation	+	The policy would promote design which can reduce the impacts of climate change.	

2.4.3.17 Funding the Plan

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	+	The policy would follow the approach set out in the London Plan and will therefore aim to meet housing targets.	
Economy	+	The policy would likely improve access to employment opportunities through improvements to physical, social and green infrastructure.	
Education and skills	+	The policy can be expected to improve educational provision in the borough through the Community Infrastructure Levy.	
Health	+	The policy would support several health determinants by promoting improvements to physical, social and green infrastructure which could lead to improvements in physical and mental health.	
Connectivity	+	The policy would promote improvements to physical, social and green infrastructure which could lead to better connectivity across the borough.	
Air quality and noise	+	The policy would promote improvements to green infrastructure which could lead to improved air quality across the borough. A focus on and investment in public transport would help reduce noise and air pollution.	
Resources and land use	+	The policy would follow the approach set out in the London Plan and is therefore likely to encourage integrated, efficient land use.	
Historic environment, culture and townscape	+	The policy would follow the approach set out in the London Plan and is therefore likely to respect Ealing's historic environment asset and local character.	
Biodiversity and Green Infrastructure	+	The policy would promote improvements to green infrastructure which could lead to local biodiversity improvements.	
Water environment	+	If contributions from multiple developments are combined, this could create opportunities to implement larger scale measures to combat flood risk and promote sustainable urban drainage than would be possible on a project by project basis.	

Objective	Score	Assessment	Mitigation / Recommendations
Climate change mitigation	+	The policy would promote improvements to physical, social and green infrastructure which could facilitate active travel uptake across the borough, reducing reliance on private vehicle usage and associated emissions.	
Climate change adaptation	+	The policy would directly improve the borough's resilience to climate change through improvements to green infrastructure.	

2.4.3.18 Enabling development

Objective	Score	Assessment	Mitigation / Recommendations
Housing and communities	**?**	Housing targets alone are not considered enabling development and therefore this policy is unlikely to substantially contribute to housing need. The policy does however allow for the delivery of development which would outweigh any harm, which may facilitate the delivery of housing. Nevertheless, housing sites could be put at risk if they were subject to the application of enabling development.	The policy could include measures to protect certain services, facilities or land uses such as housing.
Economy	**?**	The policy allows for the delivery of development which would outweigh any harm, which may facilitate the delivery of key economic and growth opportunities in the borough. However, it could put other employment uses or services at risk, including small, affordable or minority-owned businesses, if they were subject to the application of enabling development.	The policy could include measures to protect certain services, facilities or land uses such as more vulnerable employment uses such as small or minority-owned businesses, or affordable workspace.
Education and skills	**?**	The policy allows for the delivery of development which would outweigh any harm, which may facilitate the delivery of educational services or facilities in the borough. However, it could put institutions or services at risk if they were subject to the application of enabling development.	The policy could include measures to protect certain services, facilities or land uses such as educational institutes.
Health	**?**	The policy allows for the delivery of development which would outweigh any harm, which may facilitate the delivery of health services or facilities in the borough. However, it could put services at risk if they were subject to the application of enabling development.	The policy could include measures to protect certain services, facilities or land uses such as healthcare facilities.
Connectivity	**0**	The policy would not directly contribute to this objective, however placing any new development should be in appropriate, well-connected locations which are accessible via sustainable forms of transport should be supported, which would contribute to minimising further harm.	The policy could make reference to promoting new developments which are well-connected.
Air quality and noise	**0**	The policy would not directly contribute to this objective, however new development should be located in appropriate and well-connected areas and alongside complementary uses to avoid negative impacts on the local environment.	The policy could make reference to ensuring the local environment and context are considered as part of enabling development considerations to minimise impacts on the local environment associated with noise or poor air quality.

Objective	Score	Assessment	Mitigation / Recommendations
Resources and land use	**0**	The policy would not directly contribute to this objective, however where enabling developments are applied, efficient land use practices, such as the reuse of existing infrastructure or providing a mix of uses, should be promoted.	Efficient land use practices, such as the reuse of existing infrastructure or providing a mix of uses, should be promoted.
Historic environment, culture and townscape	**0**	The policy derives from a heritage led approach aimed at addressing a conservation deficit which would therefore support this objective. However, the policy also allows for the delivery of development which would outweigh any harm. This may result in adverse impacts on designated assets.	The policy could add detail regarding how the protection of heritage assets and conservation areas will remain a priority.
Biodiversity and Green Infrastructure	**-**	The policy allows for the delivery of development which would outweigh any harm, which may result in adverse impacts on designated sites.	
Water environment	**0**	The policy would not directly contribute to this objective; however, it may offer the chance to enhance groundwater quality on brownfield sites through remediation of contamination sources. It is assumed that existing planning requirements and design standards would ensure flood risk and water resources are managed sufficiently at the development stage.	
Climate change mitigation	**0**	Any development is likely to result in carbon emissions. The design measures and impacts referenced in the policy are unlikely to have an impact on overall emissions within the borough.	
Climate change adaptation	**0**	The policy would not directly contribute to this objective, however where enabling developments are applied, new infrastructure should be built to be resilient from the impacts of climate change.	

2.4.4 Policy modifications based on IIA

Throughout the IIA process the proposed policies have undergone several iterations. IIA recommendations that have been incorporated included minor wording changes to ensure consistency across the policies, particularly town policies, other recommendations increased the policy scoring, these were:

references to affordability against the 'Housing and Communities' and 'Economy' objectives,

including affordable workspace across the towns and industrial sites

references to supporting minority businesses,

supporting access to open/green spaces,

references to the safety of users on active travel routes.

2.4.5 Cumulative assessment

In addition to assessing the effects of policies on an individual basis, a review of the likely cumulative impacts of the policies has been undertaken. This assessment determines how some policies reinforce each other and their positive impacts and other policies can be conflicting which may result in negative impacts when assessed against the IIA framework objectives. The findings are presented in Table 7 below.

Table 7: Cumulative impacts of the Local Plan policies

Objective	Positive	Negative
Housing and communities	The Local Plan manages the density of development in order to use land efficiently whilst not overpopulating the neighbourhoods and town centres. The Local Plan seeks to develop in areas where necessary supporting infrastructure is currently available or provide investment for supporting infrastructure. This will likely improve community services and amenity.	There will need to be a balance between delivering the housing target and protecting open space across LB Ealing.
Economy	Range of economic opportunities provided would support different groups and business types.	There will be a need to protect smaller scale, less profitable businesses (such as creative & cultural industries).

Objective	Positive	Negative
	Improving links between LB Ealing and Central London and regenerating the borough's town centres may encourage high-quality employers to (re)locate into the area.	
Education and skills	The proposed economic and employment opportunities would likely lead to an increase in training and qualification for local residents.	Depending on the exact location of new developments in relation to education facilities, there could be a risk of increasing pressure on the capacity of local schools and colleges.
Health	The Local Plan supports many of the wider determinants of health, including increased employment and active travel options which will likely have a positive impact on both the mental and physical health of residents. The Local Plan would also see the delivery of more direct health interventions such as health and social infrastructure.	Depending on the location of housing developments in relation to healthcare facilities, there could be a risk of increasing or exceeding capacity and placing these facilities under pressure.
Connectivity	Maximising existing infrastructure and investing in green infrastructure could make travel plans more sustainable. It is also likely that increased rates of active travel would contribute to improving health, both physical and mental, and wellbeing of residents.	Depending on the location of new developments and employment opportunities there could be a risk of increasing capacity pressures on existing infrastructure services.
Air quality and noise	Encouraging public and active travel routes through better connectivity could result in lower vehicle emissions leading to better local air quality.	Mechanical ventilation as a solution may conflict with other objectives like climate mitigation. The construction and operation associated with the increase in employment/industrial and residential developments could lead to an increase in the borough's consumption of energy and associated GHG emissions, negatively impacting air quality.
Resources and land use	The Local Plan will encourage development on previously developed land or brownfield sites which could unlock	Any new development on previously undeveloped land or greenfield sites has the potential to negatively impact air quality, noise, traffic congestion and biodiversity. New

Objective	Positive	Negative
	economic opportunities and offer the chance for remediation and improving groundwater quality.	developments could also become a potential new target for criminal activity.
Historic environment, culture and townscape	Overall, it is expected that the Local Plan would support developments that are sensitive to local character and setting.	New developments could result in the loss of local character or damage to existing heritage assets and their setting, especially if the development is on or near to green open spaces.
Biodiversity and Green Infrastructure	Biodiversity net gain will be a requirement for planning applications. This will likely have a positive impact on local biodiversity, above the baseline, and could improve local amenity and mental health. Protecting and, where possible, enhancing green spaces could improve local air quality which in turn could support a key health determinant and reduce GHG emissions.	Increasing connectivity and encouraging the use of green space will likely bring several benefits but could result in added pressure on nature. Development vs protection of sites. Encouraging use of open space may unintentionally lead to crime and anti-social behaviour, leading to an increased risk for vulnerable groups.
Water environment	The Local Plan recognises the importance of protecting blue infrastructure which will help maintain or improve the current water quality status of these waterbodies.	An increase in residential and economic growth would likely lead to an increase in the total water consumption of the borough. Development on greenfield sites or previously undeveloped land could lead to an increase in impermeable land and therefore increases the risk of surface water flooding. Where development is close to rivers and/or waterbodies, the construction phase could pose a pollution and contamination risk if construction management best practise is not adhered to.
Climate change mitigation	The protection, enhancement, and delivery of green infrastructure for public amenity and social infrastructure could also increase the carbon sink capacity of the borough.	Numerous infrastructure policies which on their own would not pose a significant climate change risk (e.g., social infrastructure, culture industry infrastructure, meanwhile use), could collectively have a significant impact.

Objective	Positive	Negative
		The construction and operation associated with the increase in employment/industrial and residential developments could lead to an increase in the borough's consumption of energy and associated GHG emissions. Although growth within Ealing may provide the opportunity to better facilitate climate change mitigation, the increased consumption of resources, as part of such development, may counteract the beneficial impacts.
Climate change adaptation	Protecting and enhancing green and blue spaces could potentially reduce exacerbating flood risk and provide cooler areas of shade.	Numerous infrastructure policies which on their own would not pose a significant climate change risk but collectively increase developed areas across the borough which results in less permeable surface and potential heat island effects.

2.5 IIA Sites assessment

2.5.1 Methodology

The IIA sites appraisal comprises of a review of the short-list of site allocations. The short-list has been determined by the Arup Sites Team in consultation with the Ealing Local Plan Team based on size, availability and existing development.

The sites assessment uses the IIA framework objectives and, where applicable, the guiding questions which were agreed at the IIA Scoping Stage. To inform the assessment and provide justification for the scoring against each objective, a range of criteria has been developed in conjunction with the Sites Team, as shown in Table 8.

Publicly available information, including spatial data and aerial imagery, was used when the scoring criteria was objective, such as distances or land classification (i.e., contaminated land and flood zones). In some cases, where data was not available or the criteria was subjective, professional judgement was used (i.e., changes in employment capacity and potential enhancement to heritage asset and settings). Where required, a rationale for the scoring and any recommended mitigation / considerations were provided as part of the appraisal.

The scoring system set out in Table 2 used for the policy assessments was also used for the sites assessment. The findings of the Sites Assessment are shown in Appendix D.

Table 8: The IIA framework guiding questions and criteria used to determine the Sites appraisal scoring.

IIA Objective	ID	Relevant guiding questions	Sites appraisal criteria				
			+	O	-	N/A	?
1. Housing and communities	1	Address housing need in the borough?	Site would deliver new homes	Site would not deliver new homes	Site would result in a net loss of homes	Not applicable	Not enough information
2.Economy	2	Secures existing or new employment capacity?	Site would deliver new employment capacity	Site would result in no change to employment capacity	Site would result in a net loss of employment capacity		
3.Education and skills	3	Improve access to a diverse range of educational opportunities?	Site includes provision for a school / or is less than 1km from an existing primary school	Site is within 1-4km of an existing primary school	Site is over 4km from an existing primary school.		
	4		Site includes provision for a school / or is less than 2km from an existing secondary school	Site is within 2-5km of an existing secondary school	Site is over 5km from an existing secondary school		
4.Health	5	Make provision for new, improved or replacement healthcare facilities?	Site includes healthcare provision, or is within 1km of an existing GP surgery	Site is within 1-4km of an existing GP surgery	Site is over 4km from an existing GP surgery		

	6		Site incorporates Public Open Space addressing deficiency		Site is within an area deficient in access to local or district open spaces, or would result in a loss of public open space		
	7a		Site is less than 1.5km from a health facility	Site is between 1.5 and 2.5km of a health facility	Site is over 2.5km from a health facility / could result in the loss of facilities		
	7b		Site is less than 1.5km from a leisure facility	Site is between 1.5 and 2.5km of a leisure facility	Site is over 2.5km from a leisure facility / could result in the loss of facilities		
5. Connectivity	8	Ensure active travel opportunities and public transport networks are available?	Site PTAL is between 4 and 6b	Site PTAL is between 2 and 3	Site PTAL is between 0 and 1b		
	9	Increase safe opportunities for active forms of transport?	Site is within 1km of active travel routes (Public Rights of Way or National Cycle Networks)	Site is between 1km and 2km of active travel routes	Site is located over 2km from active travel routes		
6.Air quality and noise	10	Ensure good spatial planning which avoids exposing people to poor air quality and high noise levels?	The site is not located within an area which falls within the following limits: - PM10 30µg/m^3 - NO2 30µg/m^3	Part of the site is located within an area which falls within the following limits, and sensitive design would be required: - PM10 30µg/m^3 - NO2 30µg/m^3	The site is located within an area which falls within the following limits, and mitigation would be required: - PM10 30µg/m^3 - NO2 30µg/m^3		
	11	Ensure good spatial planning which avoids exposing people to poor air quality and high noise levels?	Average noise levels of the site are less than 55db		Average noise levels of the site are 55db or over		
7. Resources and land use	12	Use land efficiently through the development of existing brownfield sites and / or the reuse of	Site is located on contaminated land / old landfill sites	Site is previously developed but has no known contamination issues	Site is on greenfield land		

		existing buildings? Ensure remediation of contaminated land at brownfield sites?					
8.Heritage and Townscape	13	Protect, conserve or enhance the significance of historic environment assets and their setting? Improve and increase opportunities for people to interact and access historic environment assets and learn about the history of the borough?	Site could enhance the significance of the heritage asset or designation, or its setting (including Conservation Areas, Listed Buildings, Scheduled Monuments or local designations); or Site offers the potential to remove an asset from the Heritage at Risk Register	Site is considered to have a neutral impact on heritage assets due to being over 500m from an asset or designation.	Site is located within a Conservation Area/ its setting or contains/ is within the setting of a heritage asset and it is unlikely effects can be mitigated; or Proposals would likely result in the loss of a heritage asset.		
9.Biodiversity and Green Infrastructure	14	Protect and enhance green and blue infrastructure? Improve and increase opportunities for people to access green and natural spaces? Develop connectivity between the network of open and green spaces across the borough?	Site has the potential for habitat connectivity at the landscape scale through its proximity to open spaces	Site offers little potential for connectivity to existing open spaces	Site could result in the severance / loss of existing open spaces		
	15	Protect and enhance green and blue infrastructure? Improve and increase opportunities for people to access green and natural spaces?	Development offers potential to introduce biodiversity on a site that currently has no / very little ecological value	Baseline site is of low ecological value	Site would result in the loss of areas of high ecological value		

	16	Protect and enhance green and blue infrastructure?	The site is not located within a designated site and provides an opportunity to enhance the existing network.		The site is located on a designated site and may involve the loss of open space with no opportunities for offsetting.		
10. Water resources	17	Avoid development in areas at high risk of flooding?		Site is within Flood Zone 1	Site is within Flood Zone 2 or 3		
	18	Avoid development in areas at high risk of flooding?	Site offers potential to significantly reduce flood risk (fluvial and surface) (e.g. an existing area of large hard standing)	Site would have no / limited impact on reducing flood risk	Site has the potential to result in increased flood risk (e.g. a current greenfield site)		
	19	Protect groundwater and enhance groundwater quality?	Site is within an area of low groundwater vulnerability	Site is within an area of medium groundwater vulnerability	Site is within an area of high groundwater vulnerability		
11. Climate change mitigation	See Objective 5. Connectivity for relevant criteria						
12. Climate change adaptation	See Objective 10. Water resources for relevant criteria						

2.5.2 Strategic Flood Risk Assessment

Introduction

Part of developing the site allocation and proposed uses within the Local Plan involves considering site suitability in areas of potential flood risk. This section of the IIA sites assessment summarises the findings of the Strategic Flood Risk Assessment (SFRA) prepared by Metis Consultants in December 2023 and issued in February 2024 alongside the Local Plan. Therefore, this summary should be read in conjunction with the SFRA.

National policy context

The National Planning Policy Framework (NPPF), 2023, states that a Local Plan should apply a sequential approach to potential flood risk showing consideration for current and future impacts of climate change and directing development towards areas at lowest risk of flooding. Therefore, sequential and exception tests have been undertaken in order to determine if the wider benefits of the proposed development on allocated sites within flood zones (fluvial or surface water) will outweigh potential flood risk.

The sequential test should be undertaken where development is proposed for areas known to be at current or future risk of flooding. If the development cannot be moved to an area with lower or no known flood risk and depending on the vulnerability classification of the proposed development, the exception test should be applied. In order for the exception test to be passed, it should be demonstrated that both of the following elements can be satisfied:

i. the development would provide wider sustainability benefits to the community that outweigh the flood risk; and

ii. the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

More details on the sequential and exception tests are presented in Section 1.2 of the SFRA.

Summary of SFRA results

The Ealing Local Plan proposes to allocate 82 sites for a mix of uses including residential, commercial and industrial. The SFRA screening process used the following criteria to determine if a site assessment was required:

"A Site Assessment is recommended where the Sequential Test is required (there is a greater than 0.49% extent of Flood Zone 2, Flood Zone 3a (fluvial), Flood Zone 3b (fluvial) and / or the Main River 1% AEP +35% climate change scenario), and Flood Zone 3a (surface water) extent is greater than 7.5% of the site.

Of the 82 sites, 30 lie wholly within Flood Zone 1. There are no known alternative sites which are currently available in the lower risk flood zones. The implication of pursuing only sites which are wholly located in Flood Zone 1 is addressed further below.

The remaining 52 sites are affected by one or more Flood Zones 2, 3a (fluvial), 3a (surface) or 3b (fluvial). Of these 52 sites, seven are considered to be appropriate for its flood zone and therefore undertaking the exception test for these sites is not required.

45 sites trigger the exception test. The Level 2 SFRA site assessments provide further evidence with regard to the second part of the exception test, confirming that all 45 sites can be made safe subject to certain conditions/mitigation measures. More detailed commentary is provided as follows.

The three sites triggered solely by fluvial flood risk, cannot be relocated as the proposed development will be a regeneration/redevelopment of existing buildings and infrastructure or improved access to existing open space at the Ealing Hospital, Gurnell Leisure Centre and High Lane Housing Estate sites. The one site triggered by both fluvial and surface water flood risk is proposed for industrial-led intensification on a detached site which is part of the Park Royal Strategic Industrial Land (SIL). Therefore, these sites pass the sequential test.

All four sites pass the exception test if they incorporate flood resistant measures, Sustainable Urban Drainage Systems (SuDS) and flood storage compensation measures into the development design. These measures will make the sites safe throughout their development lifetime without increasing flood risk elsewhere and in some cases offer the opportunity to improve the current flood risk on site. Thereby satisfying both parts of the exception test.

The 14 sites triggered by surface water flood risk also pass the sequential test as the land has previously been developed and the proposed use is deemed appropriate for the site. 13 of these sites are required to undergo an exception test as the proposed uses fall into the 'more vulnerable category', i.e., proposed use includes residential.

All 13 sites pass the exception test if they incorporate flood resistant measures and SuDS into the development design. These measures will make the sites safe throughout their development lifetime without increasing flood risk elsewhere and in some cases offer the opportunity to improve the current flood risk on site. Thereby satisfying both parts of the exception test.

Development needs

The London Plan is an integral part of Ealing's development plan. Policy H1 of the London Plan sets the ten-year target for net housing completion in each borough. For Ealing, this is 21,570 for the period 2019-20 to 2028-29. This also forms an annual target of 2157 units for the rest of the local plan period.

Chapter One of the London Plan includes objectives about making the best use of land (GG2), delivering the homes Londoners need (GG4) and increasing efficiency and resilience (GG6). Policy GG6 is particularly relevant to the SFRA as it ensures "building and infrastructure are designed to adapt to a changing climate…reducing impacts from natural hazards like flooding…".

Up to 2041, Ealing's population is projected to increase to a range of 337,000 to 368,300[11] (this number varies depending on the projection method used). In addition to increased housing provision, social infrastructure will need to be developed to meet the needs of the current and future population, as stated in Ealing's Local plan Policy S4.1 G (ii) which says "Producing an Infrastructure Delivery Plan (IDP) and schedule that sets out what infrastructure will be needed and how it will be delivered at the right locations and at the right time to support the planned levels of growth, reflecting borough wide and local infrastructure priorities."

These development needs create potential competition for available land, especially as developing on greenfield land often coincides with the sites being designated (i.e., Metropolitan Open Land, Sites of Importance for Nature Conservation). Therefore, where potential flood risk can be mitigated on brownfield and/or already developed sites, development can be deemed appropriate when taken into the planning balance.

The 30 sites which lie wholly in Flood Zone 1 would provide a future capacity of 2,503 net dwellings (3,125 dwellings including those with extant permissions) over the life of the Local Plan. Therefore, there is a need to look at other sites across the borough in order to accommodate the housing and infrastructure needs.

The information provided in this document and in the Level 2 SFRA demonstrate that both parts of the exception test are satisfied for the purposes of plan making for all the allocated sites, but that individual development sites would still need to demonstrate part two of the exception test through an appropriate site-specific Flood Risk Assessment (FRA), as part of a planning application. The site-specific FRA should include an assessment of all forms of flood risk.

The information presented in the Level 2 SFRA does not preclude the potential for mitigation requirements that require careful consideration at the planning application stage to integrate into development proposals, nor does it guarantee that solutions can be found on individual sites that can be considered safe in accordance with part two of the exception test.

Conclusion

Ideally, the sequential test would result in all new development being delivered in the areas at least risk of flooding, i.e. sites wholly in Flood Zone 1. However, as the sequential test shows this has not been possible if Ealing Council are to meet the Local Plan targets.

Upon consideration of the Strategic Housing Land Available Assessment (SHLAA), Ealing Local Housing Needs Assessment (2022), the outcomes of the call for sites process (November 2022 to February 2023) and the Level 2 SFRA, the Ealing Local Plan team considers that the most realistically deliverable sites which offer sufficient levels of capacity to meet the plan targets have been identified.

[11] Ealing Council 2021. JSNA 2021 Population Characteristics. Available online at: https://www.ealing.gov.uk/download/downloads/id/17842/population_characteristics_-_jsna_2021.pdf

3. Equalities Impact Assessment

3.1 Introduction

This section summarises the EqIA, which is presented as a discrete assessment.

The Equality Act 2010 imposes a duty on public bodies that shape policy, deliver service and/or employ people. The duty requires public bodies to:

- have due regard to the need to eliminate discrimination;
- advance equality of opportunity; and,
- foster good relations between different people when carrying out their activities.

EqIA is a means of systematically identifying and assessing the likely effects arising from the design and implementation of a proposed plan, policy, or project for people sharing one or more protected characteristics. EqIA itself is not a legal requirement[12] and formal guidance on the approach is not available. However, it is a recognised method commonly employed to demonstrate compliance with the Equality Act.

3.2 Methodology

The EqIA identifies the likely effects on discriminatory practices, the potential to alter the opportunities of certain groups of people and/or effects on relationships between different groups of people which could arise as a result of the proposals.

In order to understand which groups of people (or individuals) may suffer discrimination the Equality Act sets out a series of “protected characteristics”:

1. age
2. disability
3. gender reassignment
4. marriage and civil partnership
5. pregnancy and maternity
6. race
7. religion or belief
8. sex
9. sexual orientation

The assessment identifies whether people with protected characteristics would be disproportionately or differentially affected by the proposals. This can be defined as:

- Disproportionate: there may be a disproportionate equality effect where people with a particular protected characteristic make up a greater proportion of those affected than in the wider population.
- Differential: there may be a differential equality effect where people with a protected characteristic are affected differently from the general population as a result of vulnerabilities or restrictions they face because of that protected characteristic.

[12] House of Commons 2020. The Public Sector Equality Duty and Equality Impact Assessments. Available online at: https://researchbriefings.files.parliament.uk/documents/SN06591/SN06591.pdf

The equality duty only applies to the protected characteristic of marriage and civil partnership in relation to employment discrimination. It is therefore considered unlikely that there would be effects from the Local Plan proposals for people on the basis of marriage and civil partnership. As such, this characteristic was scoped out of the assessment at the Scoping Stage.

Whilst socio-economic status is not a characteristic protected by the Equality Act, it is best practice to consider this topic in an EqIA due to its close association with the protected characteristics. Socio-economic groups to be considered in the EqIA include those on low incomes, carers and those living in deprived areas.

3.3 EqIA Assessment

In the following sections, the preferred Option is assessed, see section 3.3.1. This is followed by the Strategic policies in section 3.3.2, the Town policies in 3.3.2 and the Development Management policies in section 3.3.3.

3.3.1 Preferred option EqIA

Positive Effects	Negative Effects	Mitigation / Recommendations
The Preferred Option focusses on reinforcing the town's industrial core and diversifying local centres. This would create a resilient local economy and a variety of employment opportunities. This would benefit **younger** and **working-age people** as well as those of a **low socio-economic status,** which generally disproportionately includes **those with disabilities** and **minority ethnic** and **religious groups**. The Preferred Option would benefit **all protected characteristic groups** by providing a range of mixed-use centres and enhancing connectivity between the various neighbourhood and town centres of LB Ealing. This will enable people to access more services, amenities and employment opportunities. The Preferred Option would improve access to healthcare, thus positively affecting individuals who are relatively prone to health problems and/or require frequent health care, such as **those with disabilities**, **the elderly**, and **pregnant people**. Policy would also protect and promote green infrastructure benefiting **all of the protected characteristic groups** with improvements to air quality particularly benefitting the **young, elderly**, those with underlying health conditions and those from **lower socio-economic groups** that are more vulnerable to health effects of poor air quality.	The Preferred Option would protect and promote the network of green and open spaces. Open spaces may unintentionally attract activities which lead to crime and anti-social behaviour and may lead to increased risk and vulnerability for certain groups including **women, people with gender reassignment,** people who identify as **LGBTQ+** and **minority ethnic** and **religious groups.** The Preferred Option would encourage a reduction in private vehicle usage across the town, which may negatively affect those who cannot access public transport, or other forms of transport, as easily. These groups include **individuals with certain disabilities or mobility issues, which may include the elderly**. No negative effects have been identified for **pregnant people**.	The Preferred Option seeks to improve open space networks and user experience. Therefore, the policy could include wording around ensuring safety measures are implemented in and around open spaces which aim to prevent crime and anti-social behaviour towards certain groups, namely **women, people with gender reassignment,** people who identify as **LGBTQ+** and **minority ethnic** and **religious groups.** The Preferred Option could also refer to making employment opportunities inclusive for all members of society, not just those with the most skills and the highest qualifications. This could, for example, include text that refers to entry level roles with training programmes and other upskilling opportunities. The Preferred Option could be amended to include wording on making sure that residential-development and regeneration is inclusive, and that it has good representation from **all protected characteristic groups.**

3.3.2 Strategic policies EqIA

Policy	Positive Effects	Negative Effects	Mitigation / Recommendations
SP1: A Vision for Ealing	Promoting 20-minute neighbourhoods would enable certain groups, such as people with **disabilities,** people going through **pregnancy** and **maternity** as well as **younger and older people,** to utilise services and amenities within an accessible distance. Promoting 20-minute neighbourhoods would encourage residents to walk and/or cycle. This would reduce reliance on private vehicle usage, and therefore improve air quality. This would benefit the **young**, the **elderly**, those with underlying health conditions and those **in lower socio-economic groups** who are more vulnerable to the health effects of poor air quality. The policy states that promoting 20-minute neighbourhoods would create a greener Ealing. Greening is considered to bring a number of positive benefits for **all protected characteristic groups**, mainly by delivering improvements to residents' quality of life. The policy would enhance the unique characteristics and cultural identities of Ealing's seven towns through the application of locally sensitive Good Growth principles. This would positively affect **minority ethnic** and **religious groups**. The policy would provide equitable access to jobs that provide decent living incomes. This would positively affect those of a **low socio-economic**	Encouraging pedestrian trips and cycling could have negative impacts on **young, elderly**, and **disabled groups** who may be less able to make active travel journeys due to mobility issues and health and safety risks. Whilst focusing on tackling climate change has been identified to positively affect **all protected characteristic groups**, many climate change mitigation measures, such as transitioning to electric vehicles and implementing modern energy efficient technologies within homes, are expensive. Given this, people of a **low socio-economic status** may struggle with matching the progress made by others within the borough creating inequalities within communities. Diversifying and growing Ealing's business could encourage employment-led development that incorporates the provision of knowledge intensive, highly skilled jobs. This could disproportionately benefit individuals who are more qualified. This would be at the detriment of those who are less skilled, such as those of a **low socio-economic status**, which generally disproportionately includes those with **disabilities** and **minority ethnic** and **religious groups**.	It could be beneficial to include wording on making pedestrian and cycling routes safe and accessible to all. It could also be beneficial to include wording on the inclusion of training programmes and qualification opportunities for the newly accessible jobs. It is recommended to split SP.1.D so fighting crime and fighting inequality are separate points. This is because fighting crime and fighting inequality are separate aims that will likely require a different policy response.

Policy	Positive Effects	Negative Effects	Mitigation / Recommendations
	status, which generally disproportionately includes those with **disabilities** and **minority ethnic** and **religious groups.** The diversification and growth of Ealing's business could result in the provision of more skilled jobs that include training and qualification opportunities for its employees. This would positively affect **working-age** individuals. Shaping the future of Ealing in a way that helps all children and young people get a fairer start in life will positively affect **younger people.** Taking firm action on climate change to protect the borough's future would positively affect **all protected characteristic groups** by decreasing the negative effects that climate change would otherwise create. It is considered that a reduction in these risks would particularly benefit people of a **low socio-economic status** because the economic pressures associated with damage would be reduced. A focus on fighting crime and inequality would positively affect **all protected characteristic groups.**		
SP2: Tackling the climate crisis	The implementation of 20-minute neighbourhood and strategic infrastructure that enhances connectivity would enable certain groups such as people with **disabilities,** people going through **pregnancy** and **maternity** as well as **younger and older people** to utilise services and amenities within an accessible distance. The reduction in carbon emissions and flood risk, alongside the promotion of design measures which	The reduction of vehicle usage within the borough could negatively affect **people with disabilities** and the **elderly population** who are generally more reliant on private vehicles compared to public transportation. Many climate change mitigation measures, such as transitioning to electric vehicles and implementing modern energy efficient technologies within homes, are expensive. Given this, people of a **low socio-economic**	The policy could include reference to making sure that public transport networks and active travel networks are safe and accessible for all.

Policy	Positive Effects	Negative Effects	Mitigation / Recommendations
	minimise the risk of overheating without increasing energy usage, would bring a number of positive benefits for **all protected characteristic groups** by decreasing the negative effects that climate change and flooding would otherwise create. It is considered that a reduction in these risks would particularly benefit people of a **low socio-economic status** because the economic pressures associated with damage would be reduced. It is also considered that measures to improve access to nature and protect biodiversity would benefit **all protected characteristic groups**, primarily by increasing residents' quality of life. The growing of local food would additionally benefit **all protected characteristic groups** by encouraging healthier lifestyles. This policy may particularly benefit those of a **low socio-economic status** as it could reduce the amount of money that people in this group need to spend on food. Creating a new regional park that will act as a "green lung" for London will likely improve air quality. Improved air quality would benefit **all protected characteristic groups** by reducing the negative health effects associated with poor air quality. It is considered that a reduction in these health risks would particularly benefit **pregnant people and foetuses, babies and young children and older people and some ethnic groups**. Measures to reduce the impacts of the aviation industry could benefit **individuals with**	**status** may struggle with matching the progress made by others within the borough creating inequalities within communities.	

Policy	Positive Effects	Negative Effects	Mitigation / Recommendations
	disabilities, particularly those with sensory issues, by alleviating impacts from noise and vibrations that would otherwise negatively affect them.		
SP3: Fighting Inequality	Designing safe, secure and accessible environments brings benefits to a number of groups who may not otherwise feel safe to use certain spaces including **women,** the **elderly, the disabled and the LGBTQ+ population**. Investing in a new purpose built and designed **Gypsy, Roma, and Traveller** site to meet an identified future need of six additional pitches will directly benefit this protected group. The delivery of education and community infrastructure through this policy could provide a number of opportunities to improve quality of life and could help address existing inequalities which would benefit all protected characteristic groups. In particular, this would benefit young people who access education on a daily basis and those in **lower socio-economic groups** who tend to live in the less favourable locations. Improving air quality could benefit the young, elderly, those with underlying health conditions and those in **lower socio-economic groups** who are more vulnerable to the health effects of poor air quality. The implementation of 20 minute neighbourhood would enable a number of people within certain groups such as people with **disabilities,** people going through **pregnancy** and **maternity** as well	No negative effects associated with this policy have been identified for any protected characteristic.	The policy states the council will work with NHS partners to identify opportunities for health infrastructure delivery. The policy could include reference to also working together with relevant stakeholder groups of local communities that are facing particular struggles in accessing healthcare such as **low socio-economic status groups, gender reassignment** and **sexual orientation groups (including women and LGBTQ+),** as well as **maternity** and **pregnancy groups.** The policy could include reference to ensuring that the supply of indoor and outdoor recreational facilities within the borough are accessible and inclusive for all regardless of protected characteristic or socio-economic status. It would be beneficial for the new swimming facility to hold designated time slots for particular groups, such as **people with disabilities, females, young children and families, and certain religious groups** whose beliefs impose restrictions on swimwear. It would also be beneficial for wording on ensuring safety at this facility to be included in this policy.

Policy	Positive Effects	Negative Effects	Mitigation / Recommendations
	as **younger and older people** to access services and amenities within an easily walkable distance. The reintegration of land uses can encourage social cohesion and integration and can be particularly beneficial for certain groups such as **ethnic minorities** and **religious groups** as well as **the elderly**, who are more likely to suffer from social isolation. Green open space and indoor/outdoor sports infrastructure is considered to bring a number of positive benefits for **all protected characteristic groups**, but particularly in the physical development of **younger people**, rehabilitation of **older people** or those with **disabilities,** and groups going through **pregnancy** or **maternity.** Creating a new outdoor swimming facility that is inclusive should benefit **all protected characteristic groups.**		
SP4: Creating Good Jobs and Growth	The policy would provide local employment opportunities, associated on-the-job training and potential job-related qualifications for **younger** and **working-age** people as well as those with a **low socio-economic status,** which generally disproportionately includes those with **disabilities** and **minority ethnic** and **religious groups.** Delivering affordable workspaces would also benefit these protected groups. The provision of affordable homes and higher-quality social rented properties will likely benefit those in **lower socio-economic groups** which generally disproportionately includes those with	The allocation of non-designated sites for industrial use could impact **all protected characteristic groups** if the land has the potential for residential development, open space or a place of worship. Supporting the night-time economy in town centres may lead to increased risk and vulnerability for certain groups, such as **women,** people who identify as **LGBTQ+** and **minority ethnic** and **religious groups.**	The policy could include reference to: • supporting the allocation of non-designated sites which will not negatively impact on **protected characteristic groups**; • the provision of specialist housing units for people with long-term **disabilities** and accessibility needs; and • supporting activities and services which are well-connected and safe, especially for night-time uses.

Policy	Positive Effects	Negative Effects	Mitigation / Recommendations
	disabilities and **minority ethnic and religious groups**. Working with residents to support local community-led housing initiatives enables those from protected characteristic groups to have a voice and ensure that new housing meets the specific needs of these groups. Enhancing the role of neighbourhood and local centres should benefit **all protected characteristic groups.**		

3.3.3 Town policies EqIA

Policy	Positive Effects	Negative Effects	Mitigation / Recommendations
Acton Town Policy	The policy would benefit **all groups with protected characteristics** by providing a range of mixed uses across neighbourhood centres. The policy would also reinforce the north-south connectivity whilst improving the permeability of local neighbourhoods and supporting health and environment outcomes. This will enable people to access more services, amenities and employment opportunities. The policy would also deliver better accessibility to green infrastructure and social infrastructure such as green open spaces, children's play areas, and community uses which would also benefit **all of the protected characteristic groups.** The policy has a strong focus on providing diversified and resilient local economy through delivery of various employment spaces, including affordable and creative workspaces which can support small local businesses. This would benefit those of a **low socio-economic status,** which generally disproportionately includes those with **disabilities** and **minority ethnic** and **religious groups**. The policy also focuses on education, employment and skills opportunities that would support residents in the	The policy would add to the network of green and open spaces. Open spaces may unintentionally attract activities that could lead to crime and anti-social behaviour and may lead to increased risk and vulnerability for certain groups, the **elderly**, **women, people with gender reassignment,** people who identify as **LGBTQ+, people with disabilities** and **minority ethnic** and **religious groups.** Supporting the night-time economy in town centres may also lead to increased risk and vulnerability for certain groups, such as the **elderly**, **women,** people who identify as **LGBTQ+, people with disabilities** and **minority ethnic** and **religious groups**. No negative effects have been identified for **pregnant people or** those with a low **socio-economic status.**	Policy A.1 could be amended to include wording around ensuring safety measures are implemented in and around open spaces and town centres, particularly at night, which aim to prevent crime and anti-social behaviour towards certain groups, namely **women, people with gender reassignment,** people who identify as **LGBTQ+** and **minority ethnic** and **religious groups.** Policy A.1 could also be amended to include wording around making open spaces and town centres high quality and inclusive spaces. This would benefit all groups, especially those with accessibility problems, such as **the elderly and people with certain disabilities.** The policy could be amended to include wording on making sure that residential-led growth and regeneration is inclusive, and that it has good representation from **all protected characteristic groups.**

Policy	Positive Effects	Negative Effects	Mitigation / Recommendations
	most deprived wards. This would benefit those from **lower socio-economic backgrounds**, particularly **younger people**. The provision of affordable housing units would directly benefit **younger** people and those of a **low socio-economic status.** The policy would improve access to healthcare, thus positively affecting individuals who generally require frequent health care, such as those with **disabilities**, the **elderly**, and **pregnant people.** The policy focuses on a residential-led approach to growth and regeneration, which would enable local residents from **all protected characteristic groups** to contribute towards growth and regeneration that meets their own specific needs. The policy would support the existing cultural identity of Acton communities which would likely benefit minority ethnic and religious groups.		
Ealing Town Policy	The policy would foster affordable housing according to local need, and workplaces which would positively affect those of a **low socio-economic status**, which generally disproportionately includes those with	The policy would reduce vehicle usage across the town, which may negatively affect those who cannot access public transport, or other forms of transport, as easily. These groups include **individuals with certain disabilities**	The policy could be amended to reference enhancements to active travel routes making them safe and accessible to all. The policy could also refer to making employment-led development inclusive for all members of society, not just those

Policy	Positive Effects	Negative Effects	Mitigation / Recommendations
	disabilities and **minority ethnic** and **religious groups**. The policy would improve access to healthcare, thus positively affecting individuals who generally require frequent health care, such as those with **disabilities**, the **elderly**, and **pregnant people**. The policy would also protect and enhance accessibility to green and blue infrastructure and the connectivity between these spaces which would also benefit **all of the protected characteristic groups.** The policy would also improve Ealing town's cultural offer, which is considered to positively affect those belonging to **minority ethnic** and **religious groups**. The policy would enhance neighbourhood centres, community infrastructure and social infrastructure specifically focusing on and benefiting **younger people and older adults**; and providing accessible provision which would benefit those with **disabilities**. It would also result in the delivery of a variety of uses, including retail space, commercial space, leisure facilities and offices. It is considered that this would benefit **all groups**. The policy would enhance connectivity across the town through improvements	**or mobility issues, which may include the elderly**. The policy would encourage employment-led development that incorporates the provision of knowledge intensive, highly skilled jobs. This could disproportionately benefit individuals who are more qualified. This would be at the detriment of those who are less skilled, such as those of a **low socio-economic status**, which generally disproportionately includes those with **disabilities** and **minority ethnic** and **religious group**s. No negative effects have been identified for **pregnant people.**	with the most skills, the highest qualifications and/or holding office-based roles. This could, for example, include text that refers to entry level roles with training programmes and other upskilling opportunities. The policy notes that evening and night-time offers will be managed in a safe way that reduces antisocial behaviour. This aspect of the policy could be amended by also including specific wording on making evening and night-time offers "safe" for all protected characteristic groups, especially **women, people with gender reassignment,** people who identify as **LGBTQ+** and **minority ethnic** and **religious groups.**

Policy	Positive Effects	Negative Effects	Mitigation / Recommendations
	in active travel, road infrastructure and cycle pathways. This would help **all groups** access everything they need more easily, particularly those in **lower socio-economic groups** who are less likely to have access to private vehicles.		
Greenford Town Policy	The policy would benefit **all groups with protected characteristics** by providing a more diverse range of mixed uses across town centres and will strive to improve connectivity across Greenford and between the various neighbourhood and town centres of Greenford. This will enable people to access more services, amenities, leisure and employment opportunities, particularly beneficial for **lower socio-economic groups** who are less likely to have access to private vehicles. The policy would also deliver better accessibility to green and blue infrastructure and social infrastructure such as health, education, cultural and community uses which would also benefit **all of the protected characteristic groups.** The policy has a strong focus on providing diversified and resilient local economy through delivery of various employment spaces, including affordable spaces which can support small local businesses. This would	The policy would add to the network of green spaces and improve accessibility to blue infrastructure such as the River Brent and Grand Union Canal. Open spaces can unintentionally lead to crime and anti-social behaviour and may lead to increased risk and vulnerability for certain groups including **women, people with gender reassignment,** people who identify as **LGBTQ+** and **minority ethnic** and **religious groups.** No negative effects have been identified for **pregnant people**, those with **disabilities**, or those with a low **socio-economic status.**	Policy G1 could be amended to include wording around implementing safety measures in and around open spaces (in particular how safety will be provided around blue infrastructure such as Grand Union Canal) which aim to prevent crime and anti-social behaviour towards certain groups, namely **women, people with gender reassignment,** people who identify as **LGBTQ+** and **minority ethnic** and **religious groups.** The policy could also include wording to ensure that active travel routes are inclusive to all by including measure such as step-free access. This would be beneficial to groups such as **pregnant people** and those with certain **disabilities**. The wording of Policy G2 could be amended to include reference to making other groups who feel excluded from the night-time economy, not just families, feel safe.

Policy	Positive Effects	Negative Effects	Mitigation / Recommendations
	benefit those of a **low socio-economic status,** which generally disproportionately includes those with **disabilities** and **minority ethnic** and **religious groups**. The policy would improve access to healthcare, thus positively affecting all groups but particularly individuals who are more likely to require frequent health care, such as those with **disabilities,** the **elderly**, and **pregnant people**. Policy G.2 also looks to support the expansion of the night-time economy in a safe and inclusive manner therefore providing opportunities for people within certain groups (including those who identify as **LGTB+, religious groups, women, ethnic minorities, younger people)** to experience Greenford town centres at night in a safe environment.		
Hanwell Town Policy	The policy would benefit **all groups with protected characteristics** by providing a range of mixed uses across town centres and will strive to improve connectivity across Hanwell particularly between the north and south of the town. This will enable people to access more services, amenities and employment opportunities. The policy would provide local employment opportunities and potentially associated on-the-job training and potential job-related	Policy H.1.C would invest in the network of green spaces. Open spaces may unintentionally attract activities that lead to crime and anti-social behaviour and may lead to increased risk and vulnerability for certain groups, **women, people with gender reassignment,** people who identify as **LGBTQ+** and **minority ethnic** and **religious groups.**	Policy H.1.C could be amended to include wording around ensuring safety measure are implemented in and around open spaces, particularly at night, which aim to prevent crime and anti-social behaviour towards certain groups, namely **women, people with gender reassignment,** people who identify as **LGBTQ+** and **minority ethnic** and **religious groups.**

Policy	Positive Effects	Negative Effects	Mitigation / Recommendations
	qualifications for **younger** and **working-age** people as well as those with a **low socio-economic status,** which generally disproportionately includes those with **disabilities** and **minority ethnic** and **religious groups.** The provision of specialist housing units for the elderly population and first-time buyers directly benefits **older** and **younger** people, respectively. The policy would also deliver better accessibility to green and blue infrastructure and community uses which would also benefit **all of the protected characteristic groups.**		
Northolt Town Policy	The provision of alternative housing units for the elderly population and affordable housing directly benefits **older** and **younger** people, respectively. The regeneration of housing estates will have benefits for low socio-economic groups, which generally disproportionality includes those with disabilities and minority ethnic and religious groups. The policy would benefit **all groups with protected characteristics** by providing a range of mixed uses across town centres and would strive to improve connectivity across Northolt particularly between the north and south of the town. This increased provision of social infrastructure and access to services would be particularly	Supporting the night-time economy in town centres may lead to increased risk and vulnerability for certain groups, such as **women,** people who identify as **LGBTQ+** and **minority ethnic** and **religious groups.**	The policy could be amended to include wording around ensuring safety measures implementation in and around open spaces/night-time uses which aim to prevent crime and anti-social behaviour towards certain groups, namely **women, people with gender reassignment,** people who identify as **LGBTQ+** and **minority ethnic** and **religious groups.** The policy could also include wording to ensure that all active travel routes are inclusive to all by including measures such as step-free access, not just at Northolt Underground Station.

Policy	Positive Effects	Negative Effects	Mitigation / Recommendations
	beneficial to groups such as the **young**, **elderly** and **low socio-economic status** which generally disproportionately includes those with **disabilities** and **minority ethnic groups** and **religious groups**. Policy N.2 would enhance Northolt Underground Station, including the provision of step-free access. This would particularly benefit those with **certain disabilities and/or mobility issues** and **pregnant people**. The policy would provide local employment opportunities and potentially associated on-the-job training and potential job-related qualifications for **younger** and **working-age** people as well as those with a **low socio-economic status,** which generally disproportionately includes those with **disabilities** and **minority ethnic** and **religious groups.** Policy would also promote green infrastructure and enhance the public realm benefiting **all of the protected characteristic groups** with improvements to air quality particularly benefitting the **young**, **elderly**, those with underlying health conditions and those from **lower socio-economic groups** that are more vulnerable to health effects of poor air quality**.**		
Perivale Town Policy	The policy would benefit **all groups with protected characteristics** by	The policy would enhance the network of green, blue and open spaces. Open	Policy P.1D could be amended to include wording around ensuring safety measures

Policy	Positive Effects	Negative Effects	Mitigation / Recommendations
	providing a range of mixed uses across neighbourhood centres. The policy would also reinforce the north-south connectivity whilst improving the permeability of local neighbourhoods and supporting health and environment outcomes. This will enable people to access more services, amenities and employment opportunities. The policy would also deliver better accessibility to green and blue infrastructure and community uses which would also benefit **all of the protected characteristic groups.** The policy has a strong focus on reinforcing the town's industrial core and diversifying local centres. This would create a resilient local economy and a variety of employment opportunities, including for small local businesses. This would benefit **younger** and **working-age** people as well as those of a **low socio-economic status,** which generally disproportionately includes those with **disabilities** and **minority ethnic** and **religious groups.** The policy's increased provision of local, skilled jobs and access to vocational training would also benefit these groups, especially those with a **lower socio-economic status**. The policy aspires to provide a greater range of housing types and tenures,	spaces may unintentionally attract activities that lead to crime and anti-social behaviour and may lead to increased risk and vulnerability for certain groups, **women, people with gender reassignment,** people who identify as **LGBTQ+** and **minority ethnic** and **religious groups.** The policy would reduce vehicle usage across the town, which may negatively affect those who cannot access public transport, or other forms of transport, as easily. These groups include **individuals with certain disabilities or mobility issues, which may include the elderly**. No negative effects have been identified for **pregnant people.**	are implemented in and around open spaces and town centres, particularly at night, which aim to prevent crime and anti-social behaviour towards certain groups, namely **women, people with gender reassignment,** people who identify as **LGBTQ+** and **minority ethnic** and **religious groups.**

Policy	Positive Effects	Negative Effects	Mitigation / Recommendations
	which would directly benefit **the elderly population, low income groups and young people.**		
Southall Town Policy	The policy would benefit **all protected characteristic groups** by providing a range of mixed-use centres, including the Southall Major Centre, and enhancing connectivity between the various neighbourhood and town centres of Southall. This will enable people to access more services, amenities and employment opportunities. Facilitating inter-generational living would benefit **elderly** grandparents by providing them with the opportunity to live comfortably with their younger relatives who can look after them. The policy also refers to meeting the specific housing needs of **older people**, as well as that for homeless people (who would be of a **low socio-economic status), people with disabilities and minority ethnic groups**. The policy supports an employment mix and affordable workspace provision to meet a wide range of needs. It would foster business start-ups and an Inclusive Economy Plan which would respond to the specific conditions of poverty and deprivation. It would also provide support to entrepreneurs. Each of these initiatives would benefit those	The policy would increase nighttime activity through the provision of increased night-time/24-hour services. This may lead to increased risk and vulnerability for certain groups, **women, people with gender reassignment,** people who identify as **LGBTQ+** and **minority ethnic** and **religious groups.** No negative effects have been identified for **pregnant people**, those with **disabilities**, or those with a low **socio-economic status.**	The policy can be amended to include wording around ensuring safety measures are implemented in and around night-time (24 hour) uses which aim to prevent crime and anti-social behaviour towards certain groups, namely **women, people with gender reassignment,** people who identify as **LGBTQ+** and **minority ethnic** and **religious groups.**

Policy	Positive Effects	Negative Effects	Mitigation / Recommendations
	of a **low socio-economic status,** which generally disproportionately includes those with **disabilities** and **minority ethnic** and **religious groups**. It is considered that the provision of affordable workspace would also benefit **younger people**, as would the policy's provision of links with schools, colleges and higher education in the area and the provision of new play pitches and sports facilities on the Southall/Hanwell borders. The policy aspirations to enhance social and community infrastructure will specifically benefit those from **religious/faith groups**, **younger people** and the homeless. The policy would improve access to healthcare, thus positively affecting individuals who are relatively prone to health problems and/or require frequent health care, such as those **with disabilities, the elderly, and pregnant people**. The policy notes how public realm interventions would be required to combat perceptions of poor safety and vulnerability to crime. This would benefit **women, people with gender reassignment,** people who identify as **LGBTQ+** and **minority ethnic** and **religious groups.** The policy would see the involvement of the community in development plans,		

Policy	Positive Effects	Negative Effects	Mitigation / Recommendations
	which would result in development that meets the needs of **all protected characteristic groups.**		

3.3.4 Development management policies EqIA

Policy	Positive Effects	Negative Effects	Mitigation / Recommendations
Design and Amenity	Ensuring new development is responsible for avoiding adverse impacts through high quality design will positively affect **all protected characteristic groups**, but particularly those who are more susceptible to impacts from environmental conditions, including **older people** and **people with disabilities**, as well as those who are less able to exercise choice or influence over their environment, including groups with low socio-economic status. The protection of sensitive uses, in particular education and healthcare facilities and open spaces would directly benefit **younger** and **older people**, as well as groups going through **pregnancy and maternity**, and **people with disabilities**.	No negative effects associated with this policy have been identified for any protected characteristic.	The policy could be amended to: • include measures which support inclusive / diverse design; • include measures which meet accessibility needs and standards; and • consider other sensitive uses, such as places of worship and health and social facilities such as care homes, elderly homes or day centres.
Tall Buildings	Restricting tall buildings to specific sites may support the delivery at a borough-level of a range of housing types which could increase housing availability for more vulnerable groups, such as **older** people and **people with disabilities.** The designation of specific sites that are deemed more appropriate for tall buildings and can support their development may help to deliver affordable housing within the borough, benefitting groups with low **socio-economic status**. No specific positive effects associated with this policy have been identified for the **ethnic minority**, **religion**, **pregnancy and maternity**, **gender reassignment, sexual orientation or sex** protected characteristics.	The use of tall buildings to meet housing need, including for affordable housing, may result in the overprovision of smaller, apartment style accommodation with limited outside space, negatively impacting housing choice for **older** people, families containing **children, people with disabilities**, and groups with low **socio-economic status**. Additionally, people with more limited mobility, such as those with **disabilities** or **older people,** or **parents** with pushchairs, may be less attracted to homes in high rise buildings where their access would be very restricted if, for example, a lift broke. The limitation of tall buildings to specific sites within the borough may create areas	The policy could be amended to support the overall delivery of tall buildings as an appropriate proportion of overall housing delivery, both at a borough level and also at town or sub-town level.

Policy	Positive Effects	Negative Effects	Mitigation / Recommendations
		where people who require specialist types of housing are not able to live, including **older** people and **people with disabilities**. No specific negative effects associated with this policy have been identified for the **ethnic minority**, **religion**, **gender reassignment, sexual orientation or sex** protected characteristics.	
Affordable Housing	The provision of affordable housing that meets identified need in terms of mix and tenure will likely benefit **all of the protected characteristic groups**, but particularly those with a **low socio-economic status**; those from certain **minority and ethnic groups** who may have different needs in terms of unit size; those with **disabilities** who may have specialist housing needs; and **young people** who may disproportionately struggle to afford housing.	No negative effects have been identified **for women, people with gender reassignment,** people who identify as **LGBTQ+, pregnant people, those with disabilities** and **minority ethnic** and **religious groups.**	The Policy could include wording to support the provision of specialist housing units for people with long-term **disabilities** and accessibility needs.
Large-scale Purpose-Built Shared Living	Restricting large-scale, purpose-built shared living developments to Ealing Metropolitan Town Centre may support the delivery of a range of housing types which could increase the availability for more vulnerable groups, such as **older people** and people with **disabilities**. No specific positive effects associated with this policy have been identified for the **ethnic minority, religion, pregnancy and maternity, gender reassignment, sexual orientation** or **sex** protected characteristics.	The use of large-scale, purpose-built shared living developments may result in the overprovision of apartment style accommodation with limited internal and external space, negatively impacting housing choice for those in Ealing Metropolitan Town Centre, particularly **older people, families containing children, people with disabilities**, and groups with **low socio-economic status**. No specific negative effects associated with this policy have been identified for the **ethnic minority, religion, pregnancy and maternity, gender reassignment, sexual**	The policy could be amended to ensure large-scale, purpose-built housing is an appropriate proportion of the overall housing delivery within Ealing Metropolitan Town Centre. The policy could also incorporate design based standards to address the lack of policy detail regarding this accommodation type, such as setting minimum internal space, amenity and accessible design standards.

Policy	Positive Effects	Negative Effects	Mitigation / Recommendations
		orientation or **sex** protected characteristics.	
Small Sites Contribution	The provision of affordable housing that meets identified need in terms of mix and tenure will likely benefit **all of the protected characteristic groups**, but particularly those with a low socio-economic status; those from certain minority and ethnic groups who may have different needs in terms of unit size; those with **disabilities** who may have specialist housing needs; and young people who may disproportionately struggle to afford housing.	No negative effects have been identified for **women**, people with **gender reassignment,** people who identify as **LGBTQ+, pregnant people**, those with **disabilities and minority ethnic** and **religious groups**.	N/A
Affordable workspace	Affordable workspace would support a range of businesses, which could include small businesses and those owned by, and providing services for, **minority ethnic** groups. Affordable workspaces would provide local employment opportunities, and associated on-the-job training and potential job-related qualifications, supporting those with a **low socio-economic status,** which generally disproportionately includes those with **disabilities** and **minority ethnic** and **religious groups**. No positive effects associated with this policy have been identified for the **gender reassignment, sex, disabilities, sexual orientation** or **pregnancy** and **maternity** protected characteristics.	No negative effects associated with this policy have been identified for any protected characteristic.	The policy could be amended to include support for small businesses and those which directly support specific protected characteristic groups.
Land for Industry, Logistics and Services to support London's	Maintaining and intensifying industrial land could support businesses which provide local employment opportunities, associated on-the-job training and potential job-related qualifications for **younger** and **working-age** people as well as those with a **low socio-economic status,** which	No negative effects associated with this policy have been identified fir any protected characteristic.	The policy could include reference to ensuring that allocation of non-designated land will not negatively impact any **protected characteristic groups** and where mixed development is deemed appropriate there will be affordable work

Policy	Positive Effects	Negative Effects	Mitigation / Recommendations
Economic Function	generally disproportionately includes those with **disabilities** and **minority ethnic** and **religious groups.** No specific positive effects associated with this policy have been identified for the **pregnancy and maternity, gender reassignment, sexual orientation or sex** protected characteristics.		and business spaces to ensure that people of a low **socio-economic** status can benefit. This policy could also be amended to include reference to public and active travel networks as supporting infrastructure.
Locally significant industrial sites	Management of Locally Significant Industrial Sites (LSIS) would support businesses which provide local employment opportunities, and potentially associated on-the-job training and potential job-related qualifications, supporting **younger** and **working-age** people as well as those with a **low socio-economic status,** which generally disproportionately includes those with **disabilities** and **minority ethnic** and **religious groups.** No specific positive effects associated with this policy have been identified for the **pregnancy and maternity, gender reassignment, sexual orientation or sex** protected characteristics.	No negative effects associated with this policy have been identified for any protected characteristic.	This policy could be amended to: • include reference to supporting industrial and mixed-use businesses which provide training opportunities; and • include reference to public and active travel networks as part of the supporting infrastructure.
Open Space	The delivery of open space could provide a number of opportunities to improve quality of life for all residents of the borough within **all protected characteristic groups.** In particular, depending on type of open space, they may support certain smaller businesses, such as cafes or outdoor exercise clubs, providing opportunities for people with **low socio-economic status**, which generally disproportionately includes those with **disabilities** and **minority ethnic** and **religious groups.**	Poorly designed open spaces may attract activities that can unintentionally lead to crime and anti-social behaviour and may lead to increased risk and vulnerability for certain groups, such as **women, people with gender reassignment,** people who identify as **LGBTQ+** and **minority ethnic** and **religious groups.**	This policy could be amended to: • include reference to the creation of safe and welcoming open spaces; and support inclusivity through accessible and inclusive design.

Policy	Positive Effects	Negative Effects	Mitigation / Recommendations
	The provision of open space infrastructure, such as play spaces, would directly benefit **younger** people, as well as groups going through **pregnancy** and **maternity,** and potentially **people with disabilities.**		
Urban Greening	Urban greening is considered to bring a number of positive benefits for **all protected characteristic groups**, mainly by delivering improvements to residents' quality of life.	No negative effects associated with this policy have been identified for any protected characteristic.	The policy could include reference to ensuring the provision of locally appropriate urban greening opportunities. These could include, for example, green routes that promote active travel, as well as the delivery of publicly accessible open space to reduce local deficiencies in access to open space. Where urban greening initiatives are intended to be interacted with/used by the public, the policy could make reference to making them accessible and inclusive to all.
Biodiversity and Access to Nature	Setting biodiversity net gain targets at a minimum of 20% and ensuring residents have access to these spaces and nature is considered to bring a number of positive benefits for **all protected characteristic groups**, mainly by delivering improvements to residents' quality of life.	No negative effects associated with this policy have been identified for any protected characteristic.	The policy wording could be amended to ensure that any biodiversity net gain provision that is offsite is accessible via walking or active travel options.
Sports and recreation facilities	The provision of sports facilities that meet the current context of needs and with affordable community access will particularly benefit those with **lower socioeconomic status**, which typically includes a disproportionate number of those with **disabilities and minority ethnic and religious groups.**	No negative effects associated with this policy have been identified for any protected characteristic.	This policy could be amended to include reference to the creation of safe and welcoming facilities; and supporting inclusivity through accessible and inclusive design.
Operational Energy Performance	Designing new dwellings to achieve Net Zero Carbon in operation is considered to bring positive benefits for **all protected characteristic groups**,	No negative effects associated with this policy have been identified for any protected characteristic.	N/A

Policy	Positive Effects	Negative Effects	Mitigation / Recommendations
	especially for people with **low socio-economic status** as it will help protect against the increased cost of energy bills related to traditional fossil fuels.		
Embodied Carbon	N/A	N/A	N/A
Whole Life Cycle Carbon Approach	N/A	N/A	N/A
Reducing Waste and Supporting the Circular Economy	N/A	N/A	N/A
Funding the Local Plan	Promoting improvements in physical, social and green infrastructure will likely benefit **all of the protected characteristic groups** as they will reflect local priorities.	No negative effects have been identified.	The improvements to all types of infrastructure should meet community needs and be accessible to all.
Enabling Development	Depending on its nature, the provision of enabling development regardless of local policy and designations has the potential to positively affect **all protected characteristic groups**. For example, provision of affordable housing in place of a significant heritage designation would benefit those of a **low socio-economic status**, Construction and operation associated with enabling development would additionally provide employment and training opportunities which could benefit those of a **low socio-economic status** as well.	Depending on its nature, the provision of enabling development regardless of local policy and designations has the potential to negatively affect **all protected characteristic groups**. For example, the provision of commercial space in place of a place to worship will negatively affect **religious groups.**	The policy could include reference to ensuring that enabling development will take the needs of **all protected characteristic groups** into account during decision making.

3.3.5 Policy modifications based on EqIA

EqIA recommendations that have been incorporated included minor wording changes to ensure consistency across the policies, other recommendations included:

references to affordable workspace, particularly across the Town policies,

ensuring employment opportunities for all, particularly those from lower socio-economic backgrounds,

ensuring night-time spaces, open spaces and the urban environment as a whole is safe and inclusive for everyone.

4. Habitats Regulation Assessment

4.1 Introduction

This section summarises the HRA, which is a discrete process, with the full assessment set out in Appendix E.

European Council Directive 92/43/EEC on the Conservation of natural habitats and of wild flora and fauna (the 'Habitats Directive') requires that any plan or programme likely to have a significant impact upon Special Areas of Conservation (SAC), Special Protection Areas (SPA), and Ramsar sites, which is not directly concerned with the management of the site for nature conservation, must be subject to an Appropriate Assessment. This process is referred to as a Habitats Regulations Assessment (HRA).

4.2 Methodology

HRA screening has been undertaken to determine whether the Local Plan would cause an adverse impact on the integrity of protected areas, in terms of their conservation objectives and qualifying interests. The following steps were completed as part of the assessment:

- Identification of all National Site Network (NSN) sites potentially affected (including those outside of the LB Ealing Local Plan area for which the impact pathways have been identified);
- A review of each site, including the features for which the site is designated, the Conservation Objectives, and an understanding of the current conservation status and the vulnerability of the individual features to threats;
- A review of the policies which have the potential to affect the NSN sites, and whether the sites are vulnerable to these effects (this has included a categorisation of the potential effects of the policy, in line with guidance from Natural England); and
- A consideration of impacts in combination with other plans or projects

This process is documented further in a Screening Report set out in Appendix E.

4.3 HRA Summary

None of the policies set out in the LB Ealing Local Plan would lead to direct impacts upon NSN sites. The significance of the potential effects was assessed taking into account clearly established and uncontroversial standard construction industry practices that are required by current UK legislation.

It is proposed that this assessment should not progress to Stage 2 of the HRA process (Appropriate Assessment). However, it is recommended that any future development applications within the LB Ealing should be subject to a detailed project level HRA, to reduce the residual potential for adverse effects on the NSN sites over time.

5. Next steps

This report will be subject to public consultation alongside the Regulation 19 Local Plan. The Regulation 19 consultation process will occur over a 6-week period, it will run from February 28th until April 10th. All consultation feedback received will be considered and used to refine the Local Plan.

The Local Plan and IIA Report will then be subject to public examination. Following this, if amendments to the Local Plan are required, the IIA will be updated prior to the publication of the adopted version of the Local Plan.

A Post-Adoption Statement will then be published shortly after the adoption of the Local Plan, as per the requirements of the SEA Regulations. This will set out:

- how environmental, health and equalities considerations have been taken into account as part of developing the Local Plan;
- how the opinions expressed by consultees have been taken into account;
- the reasons why the preferred options of the Local Plan were taken forward and why reasonable alternatives were discounted; and
- key indicators which will be used to monitor the effects of the Local Plan objectives in terms of achieving the IIA objectives set out in the IIA framework.

Ealing Council will monitor the significant effects of the implementation of the plan with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action.

Appendix A

Scoping Report Statutory Consultee responses

This appendix summarises the comments received during the consultation of the IIA Scoping Report and describes how these comments have been addressed.

Stakeholder	Summary of comment	Response
Environment Agency	On the topic of water and flood risk 'avoid increasing flood risk, including constructing development in areas of high flood risk' is stated to be a key consideration. We are pleased to see this included in the IIA Scoping Report. It might be useful moving forward to identify areas (and these may include cross boundary flood risk issues) where particular and cumulative flood risk issues exist, and to develop actions and policy approaches aimed at reducing these risks. This might be addressed in the Local Plan or under Table 27: IIA framework on page 52, in reference to object 12. Climate Change adaptation to 'Promote design which can withstand the impacts of future climate change events (such as overheating or flooding)'.	Cumulative flood risk impacts are considered within the IIA policy assessment as appropriate, as set out in Sites Assessment (Section 2.5) and the Policy Assessment (Section 2.4).
	The baseline section uses the terms "non-aquifer" and "major aquifer". Please note that these terms were replaced effective from 1 April 2010, to be consistent with the Water Framework Directive (WFD) and should also be updated in this document. It should also be noted that the superficial Taplow Gravels to the southwest of the borough are classed as a Principal Aquifer – defined as an aquifer that can provide significant quantities of water (both potable and for business needs) and can support water supply and/or baseflow to rivers, lakes and wetlands on a strategic scale. Please see the Environment Agency's Approach to Groundwater Protection for types of development proposals that we would object to within a Principal Aquifer (i.e. D3 -sub water table storage of hazardous substances and E1 –landfill location). The Upper Chalk aquifer should be considered for developments where deep piled foundations are proposed. Should foundations works penetrate through the London Clay to the Chalk then it is likely that a Foundation Works Risk Assessment (FWRA) would be required to ensure that the risks to groundwater are minimised.	The baseline has been updated in relation to aquifers. The Sites Assessment considers impacts on flood risk and groundwater as appropriate. Aspects such as foundation levels would be considered at a more detailed planning stage, for example as part of an application for a development on site.
	Brownfield sites, especially those with industrial former uses, may be contaminated. We note that the requirements for remediation of contaminated land have not been discussed with respect to redevelopment of brownfield sites. With respect to contaminated land issues:	The IIA objective regarding brownfield sites has been amended to reflect the need for remediation of contamination issues (see

Stakeholder	Summary of comment	Response
	Specific National Planning Policy Framework (NPPF) paragraphs 174 and 183 should be considered. Relevant guidance such the Environment Agency's Approach to Groundwater Protection and Land Contamination Risk Management (LCRM) should be promoted. The Approach to Groundwater Protection should be considered with regard to development proposals that we would object to in principle. Policies should require developers to submit a Preliminary Risk Assessment (PRA) together with a planning application where land is potentially contaminated. Policies should require developers to ensure sites are suitable or made suitable for intended use. Policies should require developers to prevent discharges to ground through land affected by contamination.	IIA Framework in Table 1). Relevant guidance has been included in the updated policy review (Appendix C). Recommendations regarding policies are considered as appropriate in the IIA policy assessment (Section 2.4).
	There is no reference for the following statement under 4.11.2 Climate change trends: 'Despite London's relatively adaptable and resilient water supply, the city is at risk of drought following two dry winters. Average daily water consumption in London is already over 10% higher than the national average and it is forecasted that by 2040 London will have a water supply deficit of 400m litres per day.' This statement contradicts itself; a resilient water supply would not forecast over abstraction.	The IIA baseline has been updated and amended in line with this comment (Appendix B).
	Ground Source Heating and Cooling (GSHC) systems use energy stored in the ground to heat or cool buildings. They can deliver a more efficient and renewable source of energy than conventional heating and cooling methods. GSHC systems fall into one of two categories –closed loop and open loop. Under normal operation, closed loop systems do not require any permits from us. The Environment Agency regulates open-loop ground source heating and cooling schemes. Proposed developments would require: a groundwater investigation consent (section 32/3 of the Water Resources Act 1991) to drill and test pump. a full abstraction licence (Water Resources Act 1991), if the volume of groundwater abstracted is greater than 20 m3/day. an exemption, if it meets the criteria for a low-risk activity, or environmental permit (under the Environmental Permitting (England & Wales) Regulations 2016 to discharge Applicants would be advised to contact the Environment Agency on 03708 506 506 for pre-permit application discussions. Further guidance can be found at: https://www.gov.uk/government/publications/new-	The Sites Assessment considers energy consumption and efficiencies as appropriate. Aspects such as the specific type of heat and cooling systems and licencing would be considered at a more detailed planning stage, for example as part of an application for a development on site.

Stakeholder	Summary of comment	Response
	ground-source-heating-and-cooling-scheme-form-and-guidance-notes. The Environment Agency Good Practice Guide relating to the installation and operation of open and closed loop ground source heating and cooling systems can be found on the Ground Source Heat Pump Association website at: http://www.gshp.org.uk/pdf/EA_GSHC_Good_Practice_Guide.pdf.	
	We are pleased to see the recommendation for increasing the number of flood storage areas. We would like to see that these Natural flood management methods are included in development proposals to promote the multiple benefits that not only include increasing flood storage as well as creating recreational areas habitat, open spaces. 'Ensure developments steered to the areas of lowest risk of flooding' is part of the Sequential and Exception Test in the NPPF. We would like to see in addition to this a suggestion that measures to address flood risk will be integral to development proposals and considered early in the design process. To strengthen this section, we recommend the additional consideration 'Ensure developments protect and enhance the river corridor and habitats.'	The IIA objectives and guiding questions regarding flood risk and the protection and enhancement of river corridors have been amended in line with these comments (see IIA Framework in Table 1).
	It is unclear why groundwater issues have been included in the key considerations in Section 3.5 for Water & Flood Risk, and then not discussed at all in Section 4.12 Water and flood risk.	The IIA baseline has been updated include a paragraph on groundwater.
	Table 26 outlines that there will be increased promotion of SuDS solutions. The discussion of SuDS solutions should be expanded to consider the need for an Environmental Permit for discharges of surface water run-off at sites where land is potentially contaminated. See section G11 of the Environment Agency's Approach to Groundwater Protection: "Discharges of surface water run-off to ground at sites affected by land contamination, or from sites used for the storage of potential pollutants are likely to require an environmental permit. This applies especially to sites where storage, handling or use of hazardous substances occurs (for example, garage forecourts, coach and lorry parks/turning areas and metal recycling/vehicle dismantling facilities). These sites will need to be subject to risk assessment with acceptable effluent treatment provided."	The Sites Assessment considers SuDs and flood risk as appropriate. Aspects such as specific permits would be considered at a more detailed planning stage, for example as part of an application for a development on site.
	Water resources have been included in 4.11 Climate Change. Whilst the current and future forecasted pressures associated with water resources in London are exacerbated by climate change, they are exclusive of climate change. The section should highlight these pressures and how they will be considered, i.e. water neutrality, sustainable housing etc. Furthermore, we	Water resource pressures have been included within the Water and flood risk section of the baseline. There is a guiding question for the Water and

Stakeholder	Summary of comment	Response
	recommend the borough's blue network is given consideration, in reference to WFD objectives.	flood risk objective that considers safeguarding water resources and supporting the efficient use of water.
	Framework objective 7. Resources and land use, should be expanded to consider land contamination issues at brownfield sites. A key guiding question should be "Does the local plan ensure remediation of contaminated land at brownfield sites?" Our comments on Section 4.8.2 are relevant to the above guiding question.	The IIA objectives and guiding questions regarding resource and land use have been amended in line with this comment (see IIA Framework in Table 1).
	Framework Objective 10. Water Resources of Table 27 should be expanded to consider groundwater as well as surface water. Again, a key guiding question should be "Does the local plan protect groundwater and enhance groundwater quality?" The "protect groundwater" wording of this guiding question considers both groundwater quality and quantity issues. Development should not be a detriment to groundwater flow or quantity, nor should it be a detriment to groundwater quality. We also reiterate consideration of Environmental Permit requirements for SuDS solutions at sites affected by land contamination.	The IIA objectives and guiding questions regarding groundwater have been amended in line with this comment (see IIA Framework in Table 1). Aspects such as specific permits would be considered at a more detailed planning stage, for example as part of an application for a development on site
	Section 10 (Water Resources) of Table 28 discusses Source Protection Zones (SPZs) as a potential indicator for site assessment. This should be expanded to also consider: •Groundwater Vulnerability of a location •Aquifer Designation of a location	The baseline is based on open source and publicly available data and the evidence presented in Appendix B.
	Relevant plans, policies and programmes should include: •Multi-agency Flood Plan •Surface Water Management Plan •A new Water Cycle Study for the London Borough of Ealing	Relevant guidance has been included in the updated policy review Appendix C.
Historic England	There are a number of other relevant plans and programmes that should be included in Section 3 *Relevant Plans, Policies and Programmes*, and Section A.1.9.1 these include: Convention for the Protection of the Architectural Heritage of Europe Planning (Listed Buildings & Conservation Areas) Act 1990 Ancient Monuments & Archaeological Areas Act 1979	Relevant guidance has been included in the updated policy review Appendix C.

Stakeholder	Summary of comment	Response
	Local Conservation Area Appraisals and Management Plans	
	We are pleased to reference to Ealing's designated heritage assets and Archaeological Priority Areas (APAs). However, we advise that the IIA also considers local views and listed buildings on the Heritage at Risk Register. The IIA also makes no reference to non-designated heritage assets, or to the setting of heritage assets. The Local Plan has the potential to impact upon all elements of the historic environment, both positively and negatively, it is therefore important that the IIA process is robust to predict the likely trajectory of local plan's implications.	The IIA objectives and guiding questions regarding local views and heritage at risk have been amended in line with this comment (see IIA Framework in Table 1).
	The local Historic Environment Record (HER) should form part of the baseline evidence with regards to the historic environment, along with its archives and Local Studies department. Historic England's Greater London Archaeological Service (GLAAS) maintains the Greater London Historic Environment Record (GLHER) which aims to cover all aspects of the capital's historic environment.	The baseline is based on open source and publicly available data and the evidence presented in the Appendix B.
	Objective 8 addresses heritage and townscape. We advise that the setting of heritage assets is included in the objective, and it should also feature in the guiding questions, for example: Protect, *conserve* or enhance the *significance of heritage assets and their setting?*	The IIA guiding question and approach to the sites assessment local views and heritage at risk have been amended in line with this comment (see IIA Framework in Table 1).
	We would recommend the term "historic environment" is used instead of "heritage" within the objective as it encompasses all aspects of cultural heritage and would achieve a more robust assessment of impact to a wider spectrum of relevant variables.	Terminology has been updated throughout.
	It would be helpful if the Scoping Report recognises the adverse impacts that other aspects such as transport and carbon emissions could have upon the historic environment. Traffic and pollution for example can result in emissions which affect the historic environment, as well as noise and vibration detracting from the setting of heritage assets and adversely affecting people's enjoyment of it, or the increase in environmental aggressors deriving from emissions which could accelerate the erosion and decline of historic fabric.	Effects from all topic areas has been considered as part of the assessment (Section 2).
	The IIA would be improved if a question was added which sought the explore the ability of the emerging Plan to deal with the effects of unknown heritage assets on the development proposals. For example, how will the plan deal with development proposals in areas with archaeological potential but with no known designated or non-designated heritage assets and	Aspects such as the impact on unknown archaeology would be considered at a more detailed planning stage, for example as part of an

Stakeholder	Summary of comment	Response
	does the Plan outline how this situation is to be addressed by prospective applicants.	application for a development on site
	The historic environment should be a factor when considering a method for the generation of alternative proposals. The impact of proposals on the significance of heritage assets should be taken into consideration at an early stage. In terms of sites, this should be based on more than just measuring the proximity of a potential allocation to heritage assets. Impacts on significance are not just based on distance or visual impacts, and assessment requires a careful judgement based on site visits and the available evidence base.	Historic environment indicators for the sites assessment have been expanded from proximity measures to allow for consideration of a wider context including the overall contribution of the site to the historic environment. The baseline is based on open source and publicly available data and the evidence presented in Appendix B.
	Monitoring should seek to identify unforeseen adverse effects and enable appropriate remedial action regarding the plan's implementation. Guidance on indicators and monitoring in respect of the historic environment can be found in the advice note.	Monitoring indicators will be set out in the Post-adoption statement and aligned to the monitoring requirements of the Local Plan.
Natural England	No comments were received on the IIA Scoping Report.	

IIA Regulation 18 Report Statutory Consultee responses

No comments were received by statutory consultees on the IIA Regulation 18 Report.

Appendix B

Updated IIA baseline

Appendix B

Updated IIA baseline

1. Baseline Information and Key considerations

This integrated baseline provides the basis for assessing the likely significant effects of the Ealing Local Plan. It describes the existing situation in Ealing, and where available, also describes future trends.

The scope of the baseline covers all component parts of the IIA, describing information in relation to the environment, health and equalities. It also incorporates other topics relevant to the Local Plan development, such as transport and housing. A summary of the key baseline features and considerations for the IIA and Local Plan are set out at the end of each topic section.

The baseline uses information from a range of publicly available sources, including data collected by Office for National Statistics (ONS), Greater London Authority, Public Health England and Transport for London. Data collected by Ealing Council is also included in the baseline, including monitoring reports from their previous Local Plan[1].

The COVID-19 pandemic, which began to severely impact the UK in 2020, will have had a substantial effect on several topics discussed within the baseline, including health and well-being, economy and employment, transport and air quality. The effects of the pandemic have been experienced differently by different groups of people, in particular according to age, race, income and occupation[2] and are interlinked with multiple other inequalities that are represented within the baseline. Effects may be short-term or long-term, and may not yet be reflected in the most recent data available. Where a COVID-19 effect appears within the data, or has not yet appeared but may impact future trends, this is noted in the relevant sections.

2021 Census results

The 2021 census results were released on 28th June 2022. The population of Ealing was recorded as approximately 367,100, making it the third largest borough in London after Croydon and Barnet. The population increased 8.47% between 2011 and 2021 which was higher than the ONS projected figure and higher than the rate of growth for London and England.

The age profile of Ealing is similar to that of London but much younger when compared the age profile of England. Ealing has seen a decline in the number of children ages 0-4 and young adults aged 20 to 34. However, there has been an increase in children aged 5 to 19 years and people aged 65 years and over. This reflects Ealing's declining birth rate and suggests there is an aging population.

Ealing's population is approximately 50.7% female to 49.3% male. This aligns with the national split of 51.0% female and 49.0% male.

'Census Day' was 21st March 2021 and respondents were required to complete the census based on their place of residence on that day. As this was during the COVID-19 pandemic and some lockdown measures were still in place, there are questions over the accuracy of the data. It is likely

[1] Ealing Council 2021. Interim Authorities Monitoring Reports 2014-2019. Available online at: https://www.ealing.gov.uk/downloads/download/560/annual_monitoring_report_amr

[2] PHE 2020, Disparities in the risk and outcomes of COVID. Available online at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/908434/Disparities_in_the_risk_and_outcomes_of_COVID_August_2020_update.pdf

that students, younger people and workers on furlough may have temporarily relocated to family homes outside of London resulting in an under representation of these groups in the London figures. This in turn could have impact future policies and funding allocation.

1.1 Population, demographics and equality groups

1.1.1 Population

The population of Ealing is around 367,100 people. Table 1 shows that the population is predicted to decline by 2031, a contrast to London and England projections[3,4].

Table 1: Population estimates and projections

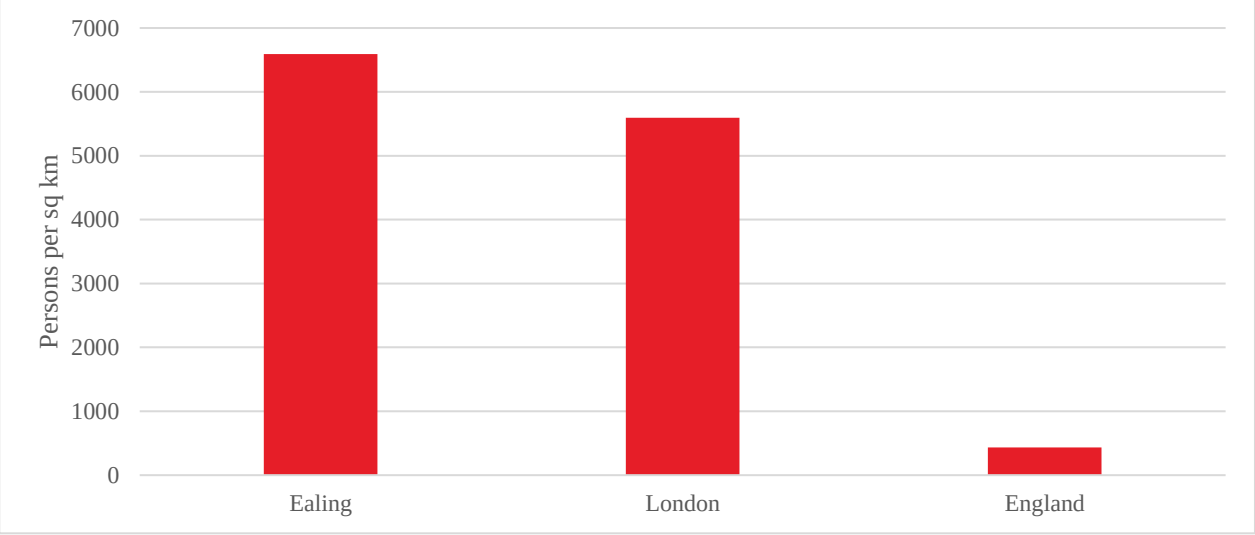
	Midyear population estimates 2021	Projected population 2031	Projected population % increase 2020-2031
Ealing	366,127	335,119	-8.5%
London	8,796,628	9,431,095	7.2%
England	56,536,419	59,389,102	5.0%

1.1.2 Population density

Ealing has an average population density that is higher than the London average and considerably higher than the national average

Figure 1)[5]. Population density varies substantially across different areas within the borough (Figure 2)[6].

Figure 1: Population density



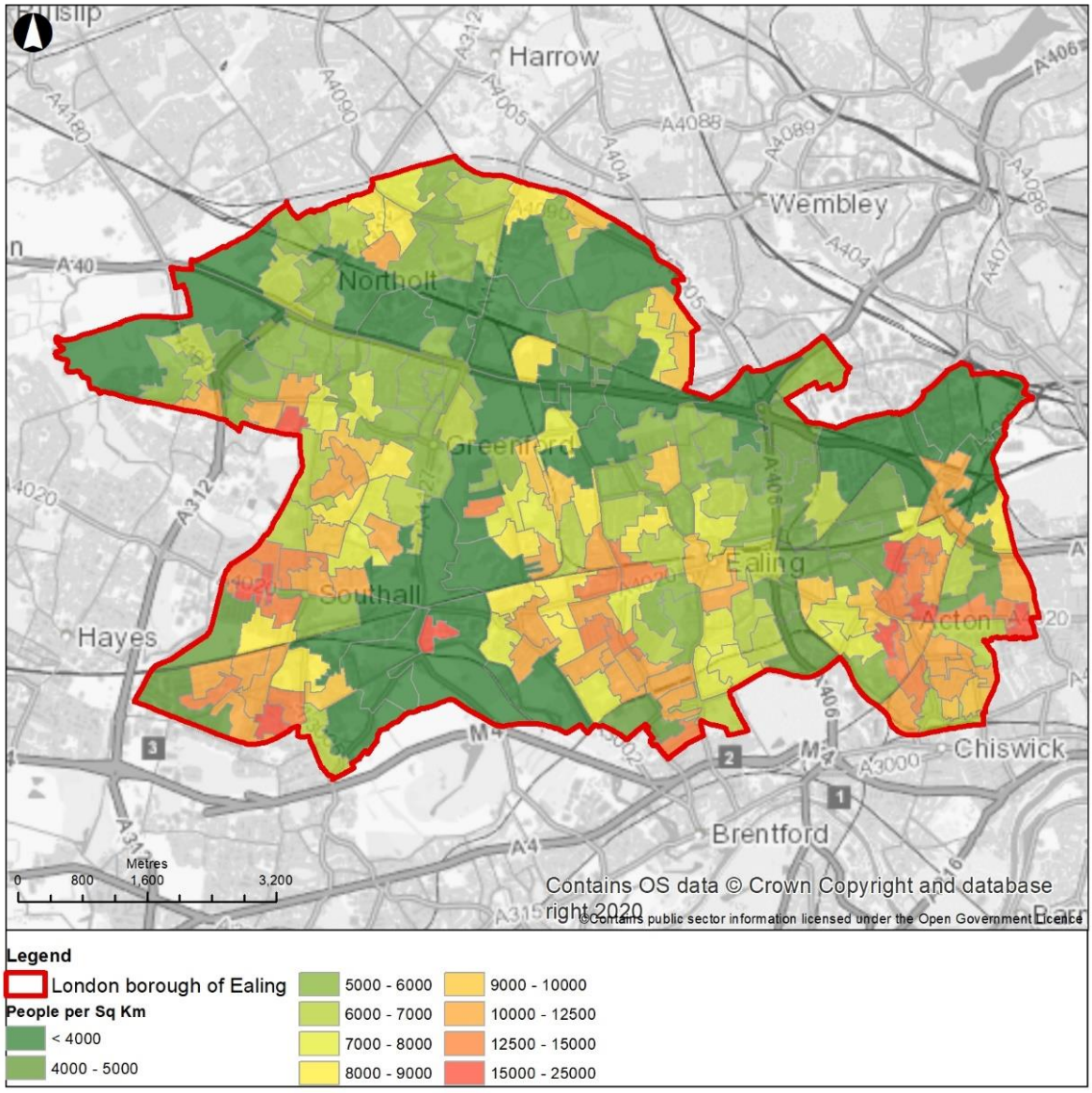
[3] ONS 2021. Estimates of the population for the UK, England and Wales, Scotland and Northern Ireland. Available online at: https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland

[4] ONS 2018. Population projections for local authorities. Available online at: https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/localauthoritiesinenglandtable2

[5] ONS 2021. Estimates of the population for the UK, England and Wales, Scotland and Northern Ireland. Available online at: https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland

[6] ONS 2020. Lower layer Super Output Area population density. Available online at: https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/lowersuperoutputareapopulationdensity

Figure 2: Population density in Ealing



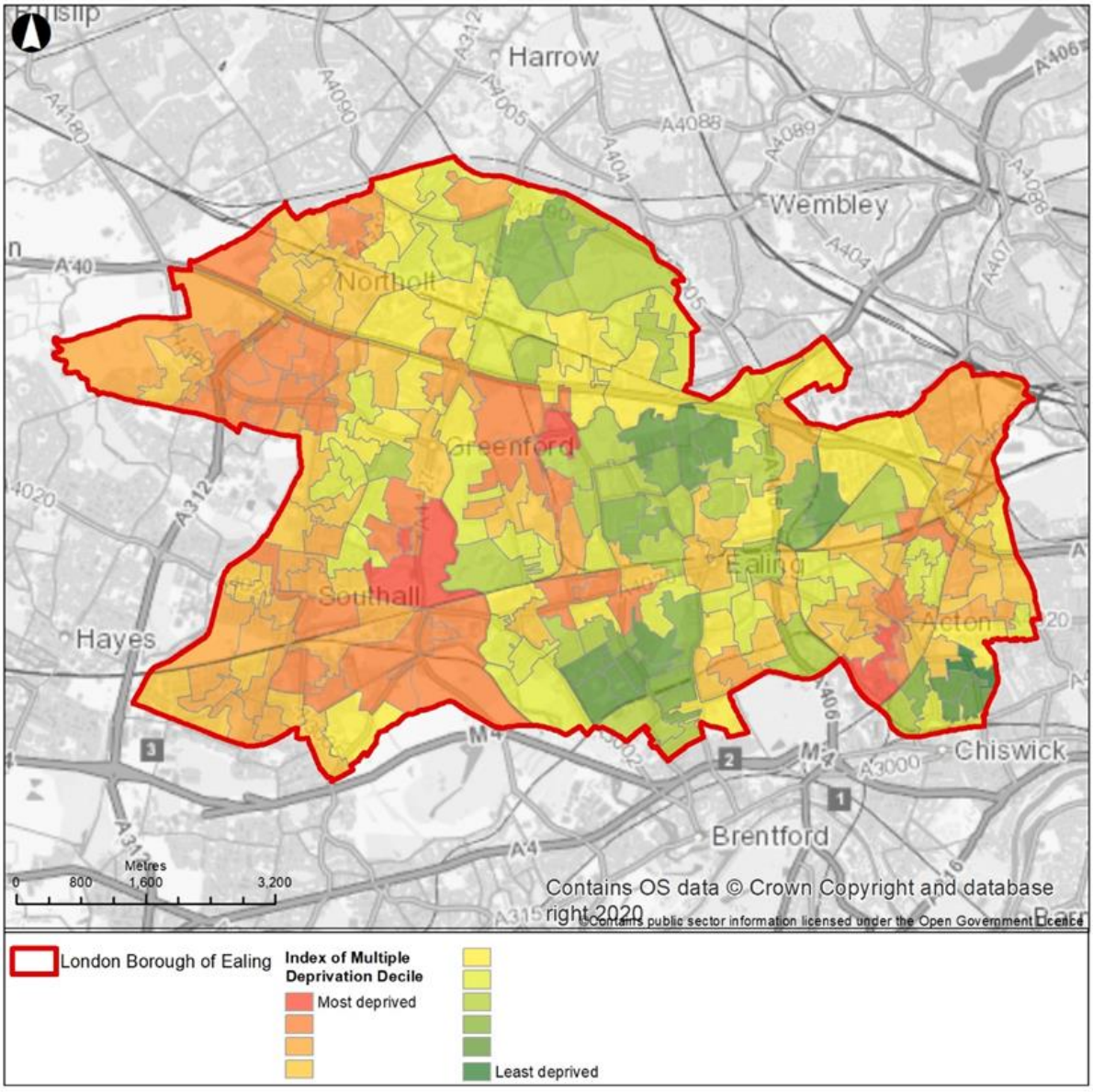
1.1.3 Deprivation

The Index of Multiple Deprivation (IMD) is the official measure of relative deprivation in England, based on 39 separate indicators across seven key domains (income; employment; health deprivation and disability; education skills and training; crime; barriers to housing and services; and living environment). Deprivation is distinct from living on a low income in that people are considered deprived if they lack any kind of resources, not just income.

The IMD in Ealing varies substantially across the borough, and there are a number of pockets of deprivation, particularly in the west (Figure 3)[7].

[7] ONS 2019. English indices of deprivation. Available online at: https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019

Figure 3: Deprivation in Ealing



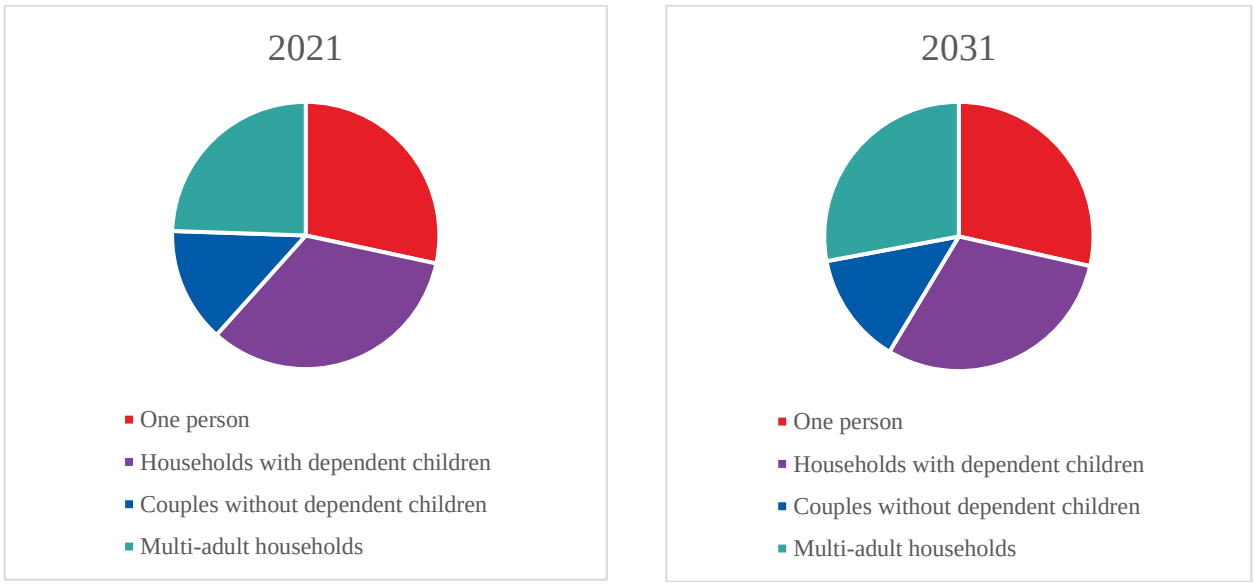
1.1.4 Household composition

Within Ealing there are an estimated 144,369 households. Figure 4 illustrates estimates for current and future household composition[8].

The most common type of household currently is those with dependent children. It is estimated that by 2031, households with dependent children will account for a smaller proportion of household composition and will be broadly comparable to the proportions of both single person and multi-adult households. In both 2021 and 2031, couples without dependent children make up the smallest proportion of households.

[8] GLA 2015. GLA Household projections. Available online at: https://www.ealing.gov.uk/downloads/download/1330/household_projections.

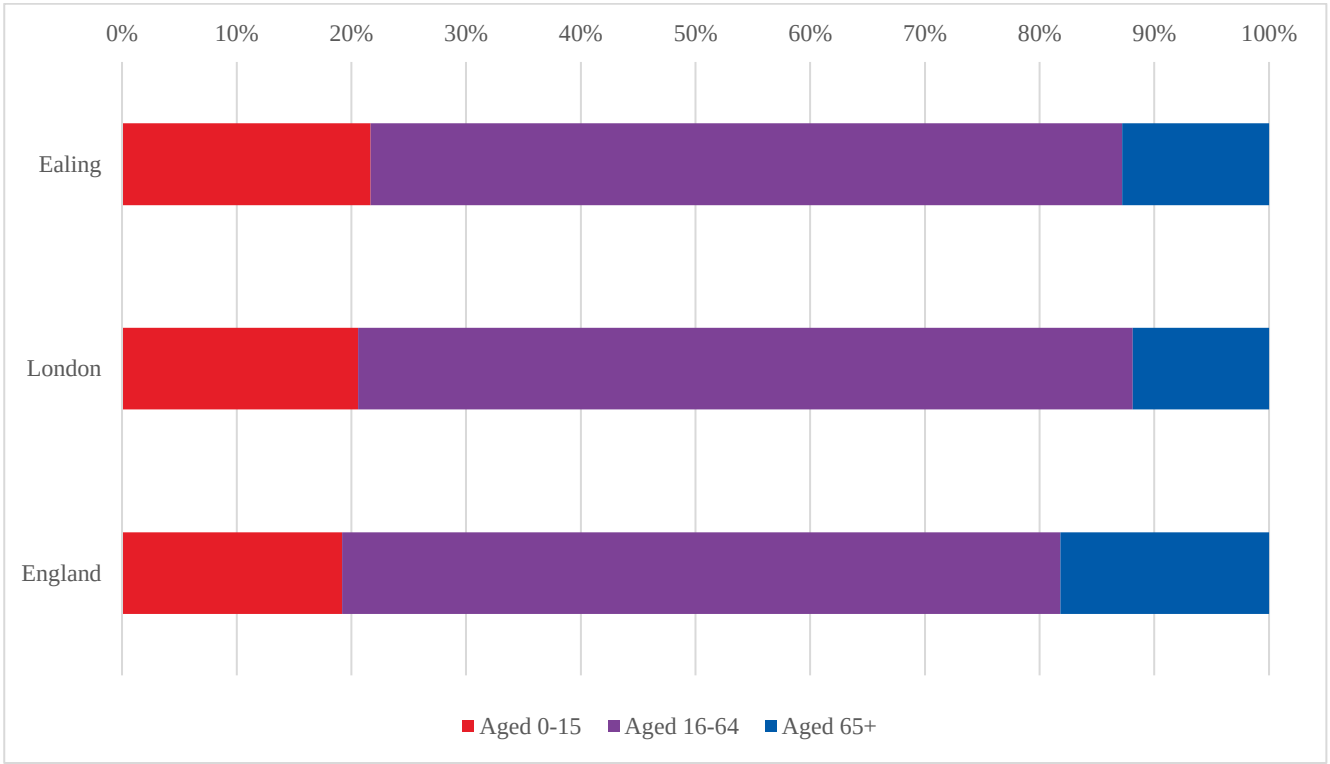
Figure 4: Household composition: 2021 and 2031



1.1.5 Age

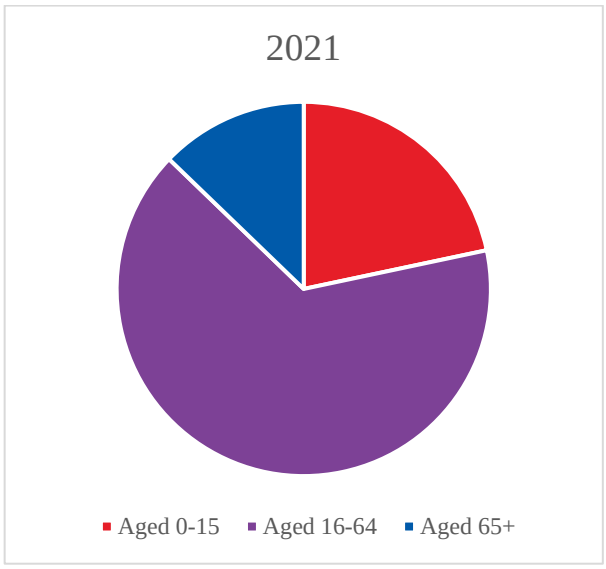
Ealing has an average population aged 0-15, a population aged 16-64 that is in line with the London average but higher than the national average, and a population aged 65+ that is in line with the London average but lower than the national average (Figure 5)[3].

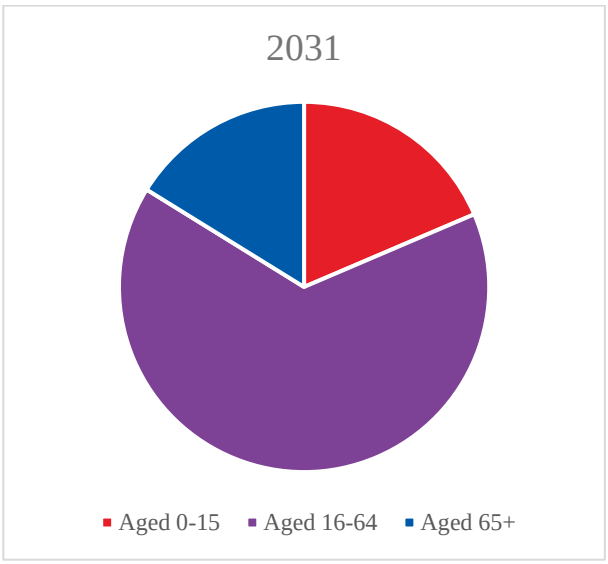
Figure 5: Population age breakdown



There is projected to be a small decrease in the proportion of the population aged 0-15 by 2031, and a small increase in the proportion of the population aged over 65 (Figure 7b)[3].

Figure 7b: Population age breakdown: 2021 and 2031

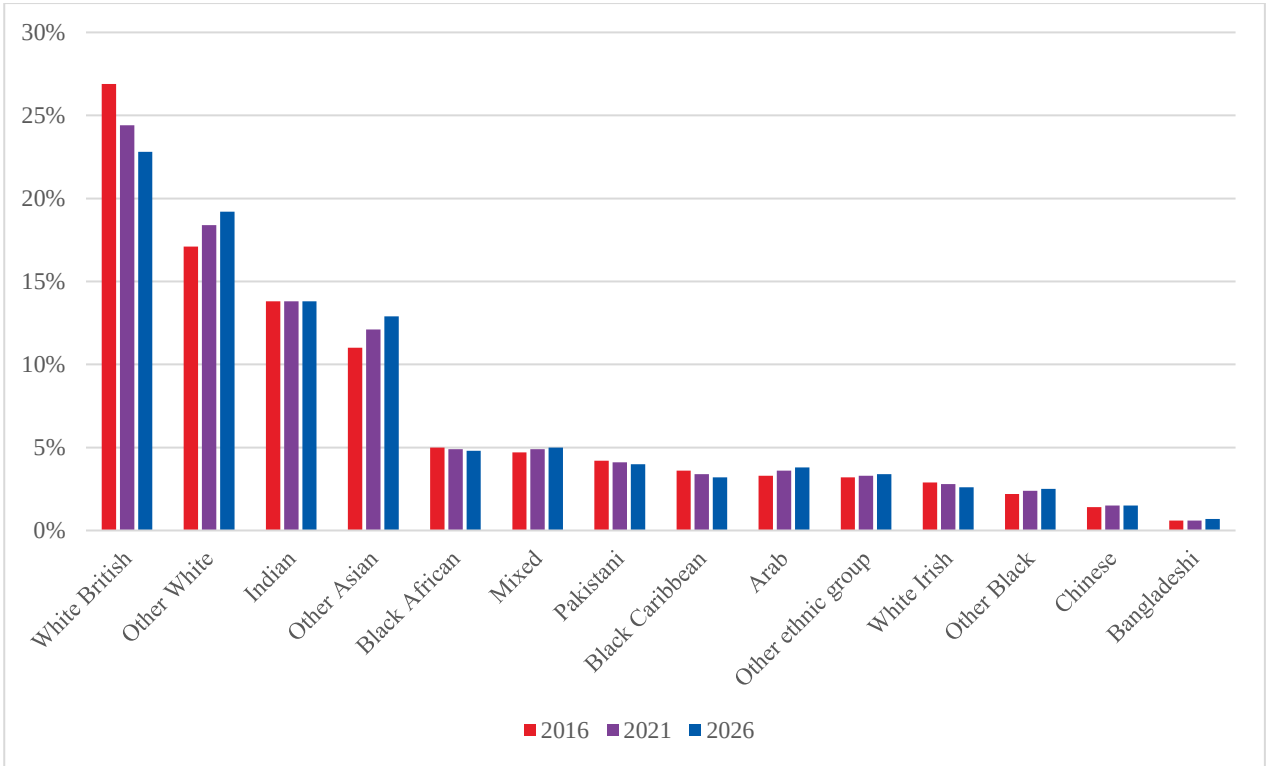




1.1.6 Ethnicity

Ealing is ethnically diverse, As presented in Figure 6[9], ethnicity trends are broadly stable, with a minor reduction in the 'White British' group and minor increases in the 'Other White' and 'Other Asian' groups between 2016 and 2026.

Figure 6: Ethnicity (2016, 2021 and 2026)



According to the 2021 Census, Ealing had a UK-born population of 49%, lower than the regional and national averages at 59% and 83% respectively[9]. Although these figures are likely to have changed, the broad comparison that Ealing has a large foreign-born population is likely to have remained accurate.

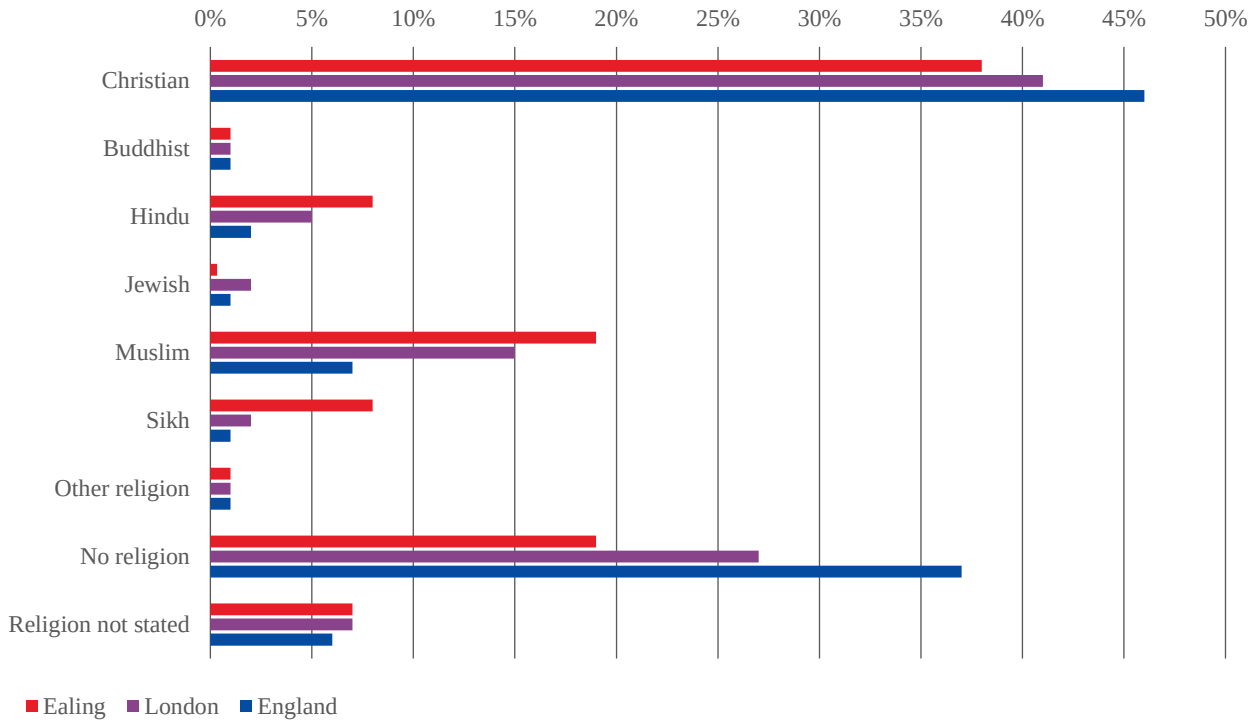
[9] ONS Census, 2021. Dataset: TS004 - Country of birth. Available online at: https://www.nomisweb.co.uk/query/construct/summary.asp?menuopt=200&subcomp=

1.1.7 Religion or belief

The percentage of residents in Ealing belonging to different religions varies substantially compared to both the regional and national figures (Figure 7)[10].

The most common religion is Christianity, although this is lower than London, and significantly lower than the national figure. Ealing has large Hindu and Muslim populations, a significantly larger Sikh population, and a small population of those who actively state that they have no religion.

Figure 7: Religion (Ealing, London and England 2011)



1.1.8 Sex

The population of Ealing is 49% male and 51% female. This is broadly in line with regional and national populations[11].

1.1.9 Sexual orientation

Experimental data on sexual orientation is available at a regional scale[12]. Table 2 shows that 6.2% of the population of London are estimated to identify as gay, lesbian, bisexual or other.

Table 2: Sexual orientation estimates

	London	England
Heterosexual or straight	89.5%	93.2%
Gay or lesbian	3.3%	1.8%
Bisexual	2%	1.5%

[10] ONS Census, 2021. Dataset : TS030 - Religion. Available online at: https://www.nomisweb.co.uk/query/construct/summary.asp?menuopt=200&subcomp=

[11] ONS 2021. Population Estimates for the UK, England and Wales, Scotland and Northern Ireland. Available online at: https://www.ons.gov.uk/file?uri=/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland/mid2021/ukpopestimatesmid2021on2021geographyfinal.xls

[12] ONS 2022. Sexual identity UK. Available online at: https://www.ons.gov.uk/file?uri=/peoplepopulationandcommunity/culturalidentity/sexuality/datasets/sexualidentityuk/2012to2022/finalsexualorientationtable.xlsx

	London	England
Other	0.9%	0.6%
Don't know or refuse	4.3%	2.9%

1.1.10 Gender reassignment

Trans is a general term for people whose gender is different from the gender assigned to them at birth. For example, a trans man is someone that transitioned from woman to man.

2021 Census data on gender identity in England and Wales reveals that 262,000 people do not identify their gender with the sex registered at birth[13].

1.1.11 Population, demographics and equalities summary

Table 3 summarises the key features of the population, demographics and equalities baseline and outlines considerations for the IIA and Local Plan in relation to these topics.

Table 3: Population, demographic and equality baseline summary

Key baseline features	Considerations
Aging population High population density High working age population Falling population projections Pockets of deprivation Ethnically and religiously diverse populations High foreign-born populations Households with dependent children	New developments should reflect the diverse character of the area. Services should cater for ethnically and religiously diverse communities. Future housing need should reflect population trends. Larger than national average working age population can support economic growth. Homes should be built to the London Housing Design Guide[14]. Deliver adaptable and accessible homes for disabled and elderly residents. Work in partnership with families, ethnic minorities and vulnerable groups.

1.2 Housing

1.2.1 Housing tenure

Approximately 48.3% of homes in Ealing are owner-occupied, and approximately 51.8% of homes are rented, 34.1% privately and 17.5% socially.[15] (Table 4).

In terms of rental prices, the monthly average (mean) was £1557 between January 2020 and December 2020, which is lower than the London average of £1579 for the same time period[16].

Table 4: Housing tenure

Ownership and tenancy type	Ealing	London
Owned: owned outright	23%	21%
Owned: owned with a mortgage or loan	28%	27%

[13] ONS 2021. Gender identity, England, and Wales: Census 2021. Available online at: at: https://www.ons.gov.uk/peoplepopulationandcommunity/culturalidentity/genderidentity/bulletins/genderidentityenglandandwales/census2021

[14] GLA 2016. Housing design. Available online at: https://www.london.gov.uk/what-we-do/housing-and-land/improving-quality/housing-design

[15] Ealing data 2021. Housing data. Available online at: https://data.ealing.gov.uk/housing/#/view-report/85fe651fd2af40e0bf133770aaa91687/___iaFirstFeature/G3

[16] ONS 2021. Private rental market in London: January to December 2020. Available online at: https://www.ons.gov.uk/file?uri=/peoplepopulationandcommunity/housing/adhocs/12871privaterentalmarketinlondonjanuarytodecember2020/londonrentalstatisticsq42020.xls

Ownership and tenancy type	Ealing	London
Shared ownership (part owned and part rented)	2%	1%
Private rented: private landlord or letting agency	26%	24%
Private rented: other	1%	1%
Social rented: rented from council (Local Authority)	10%	13%
Social rented: other	8%	11%
Living rent free	2%	1%

1.2.2 House prices

Over the last two decades housing affordability has worsened, largely driven by increasing house prices[17]. Alongside the rest of London, Ealing has a higher property price to earnings ratio than other parts of the country. In Ealing, the ratio was 14.7 in 2020 compared to 9.6 in 2010. This 2020 ratio is significantly higher than the England average of 7.8.

The average (median) price of a property in Ealing is higher than the London average. In December 2020 the average price in Ealing was £506,000, compared with £495,000 across London. This is the result of a strong upward trend over the previous decade, when the average house price in Ealing was £279,000 and £287,000 across London.

1.2.3 Homelessness and overcrowding

Ealing has a higher than average (median) number of those considered homeless and in priority need, with 5.2% in this category compared to the London average of 4.2%[15].

Levels of overcrowding are slightly higher than then the London average at 15.2% compared to 12.5%, respectively[18].

1.2.4 Housing need

It is estimated that affordable housing for 17,935 households is needed in Ealing, which would provide for the current unmet needs for affordable housing in addition to the projected future growth in affordable housing need[19].

1.2.5 Housing summary

Table 5 summarises the key features of the housing baseline and outlines considerations for the IIA and Local Plan in relation to this topic.

Table 5: Housing baseline summary

Key baseline features	Considerations
High housing prices – in terms of rental accommodation and home ownership Overcrowding and homelessness	A range of homes, including affordable housing, are required throughout the borough. Deliver advice and support through the provision of suitable accommodation, training and employment. Consider adaptable housing with space for home working.

[17] ONS 2023. Housing affordability in England Wales: 2022. Available online at: https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/housingaffordabilityinenglandandwales/2022

[18] ONS 2023. Overcrowding and under-occupancy by household characteristics, England and Wales: Census 2021. Available online at: https://www.ons.gov.uk/file?uri=/peoplepopulationandcommunity/housing/datasets/overcrowdingandunderoccupancybyhouseholdcharacteristicsenglandandwalescensus2021/census2021/hou04dataset.xlsx

[19] Ealing Council 2018. [current] Ealing Strategic Housing Market Assessment. Available online at: https://www.ealing.gov.uk/downloads/download/3015/ealing_strategic_housing_market_assessment

1.3 Economy and Employment

1.3.1 Employment

In Ealing 77.5% of the population is in employment, above the London average (74.6%) and the national average (75.9%). Employment rates in Ealing differ between females and males. Of the female population, 77.1% is in employment, which is higher than regional and national figures, compared to 77.7% of the male population, which is slightly lower than regional and national figures[20].

Based on 2023 data, professional, scientific and technical industries are the largest industries within Ealing. This reflects the London and national trends[21] (Table 6). Other sizeable industries include construction and information and retail.

Table 6: Percentage of businesses by Broad Industry Group

Industry	Ealing	London	England
Agriculture, forestry & fishing	<1%	<1%	4%
Production	4%	3%	5%
Construction	15%	12%	14%
Motor trades	2%	1%	3%
Wholesale	6%	4%	4%
Retail	11%	8%	8%
Transport & Storage (inc. postal)	5%	3%	5%
Accommodation & food services	5%	5%	6%
Information & communication	10%	12%	7%
Finance & insurance	1%	3%	2%
Property	5%	5%	4%
Professional, scientific & technical	15%	20%	16%
Business administration & support services	9%	9%	9%
Public administration & defence	<1%	<1%	<1%
Education	2%	2%	2%
Health	4%	4%	4%
Arts, entertainment, recreation & other services	6%	7%	7%

The COVID-19 pandemic had an initial downward impact on national employment rates. ONS reporting states that employment rates have continued to recover throughout 2021, to just over 1% lower than before the COVID-19 pandemic[22]. The COVID-19 pandemic has had different impacts across different occupations, in particular through the temporary loss of employment in certain sectors and through the increased exposure to COVID-19 experienced by those working in 'front-line' occupations[23].

[20] ONS 2023. Annual population survey. Available online at: https://www.nomisweb.co.uk/reports/lmp/la/1946157266/report.aspx?c1=2013265927&c2=2092957699

[21] ONS 2023. UK business: activity, size and location. Available online at: https://www.ons.gov.uk/file?uri=/businessindustryandtrade/business/activitysizeandlocation/datasets/ukbusinessactivitysizeandlocation/2023/ukbusinessworkbook2023.xlsx

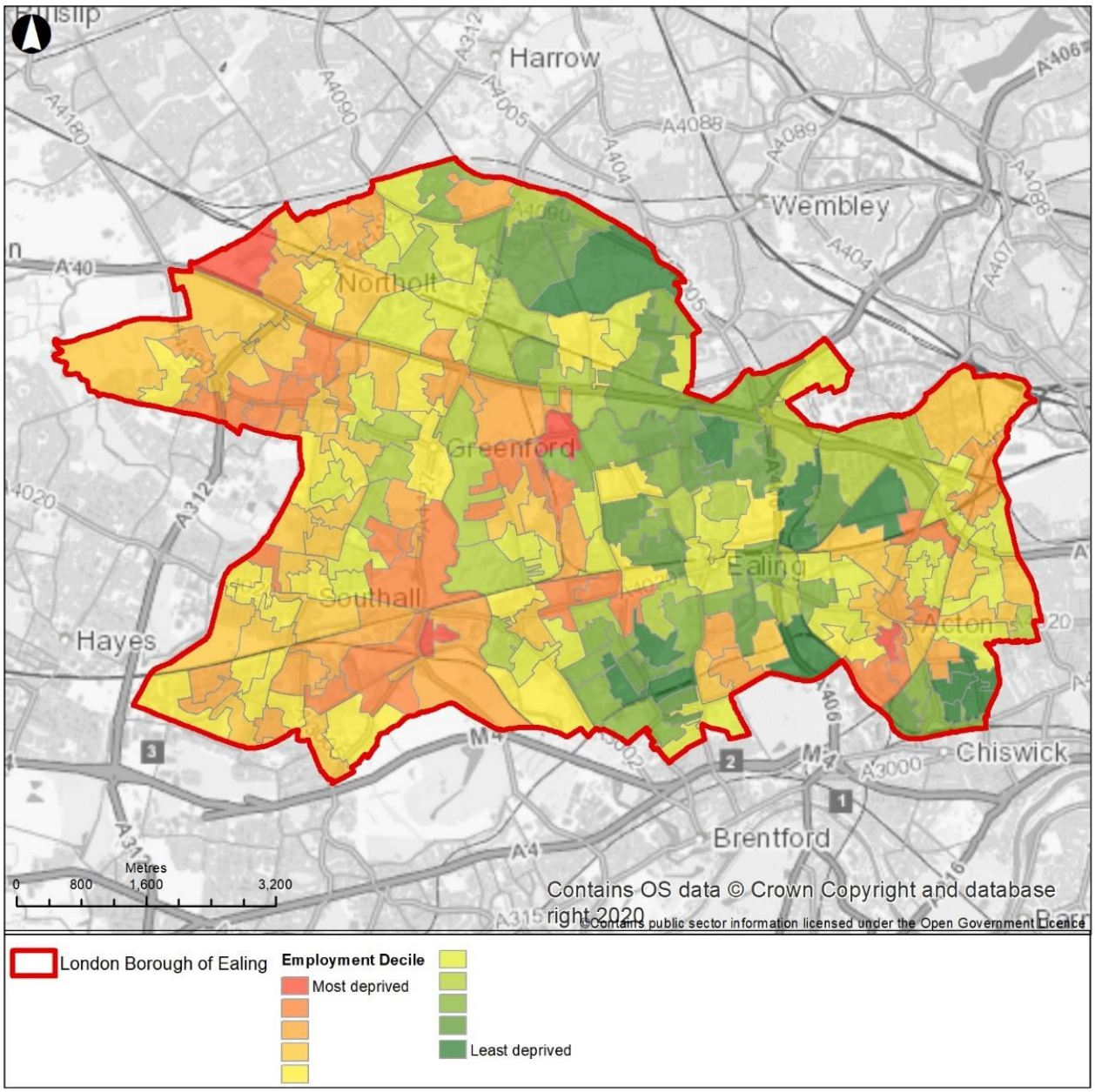
[22] ONS 2021. Employment in the UK. Available online at: https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/bulletins/employmentintheuk/latest

[23] PHE 2020, Disparities in the risk and outcomes of COVID. Available online at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/908434/Disparities_in_the_risk_and_outcomes_of_COVID_August_2020_update.pdf

1.3.2 Employment deprivation

The IMD Employment domain measures the numbers of adults involuntarily excluded from the labour market. Although there is a mix of very high and very low employment deprivation, in general employment deprivation is worse in the west, and towards the eastern edge, with lower deprivation in the central zone (Figure 8).

Figure 8: Employment deprivation in Ealing



1.3.3 Economic sites and businesses

According to the 2012 State of Ealing report, Ealing is in a good economic position due in part to its location between the West End and Heathrow Airport[24].

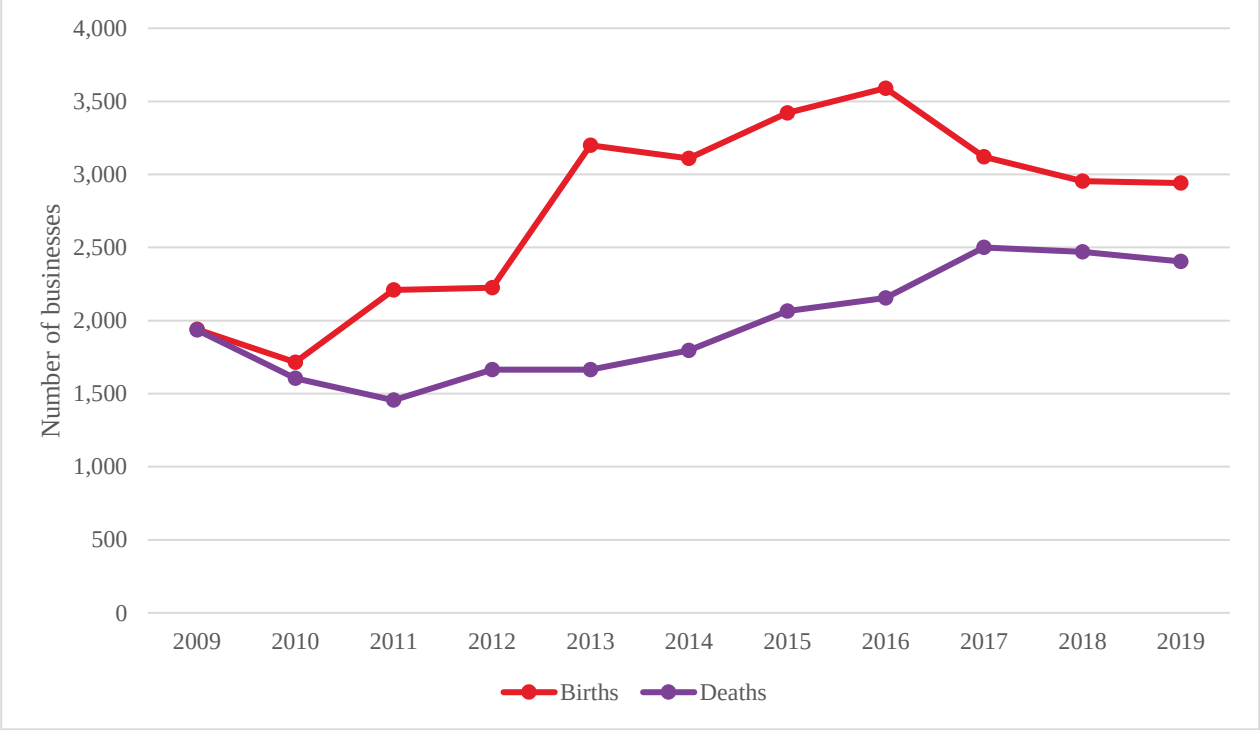
[24] Ealing council 2012. State of Ealing – Economy and Enterprise. Available online at: https://www.ealing.gov.uk/downloads/download/997/state_of_ealing_-_economy_and_enterprise

There is a hierarchy of Town Centres in London, as defined by the London Plan: International Centres, Metropolitan Centres, Major Centres and District Centres[25]. Ealing Town Centre is the main commercial centre and the only Metropolitan Centre designation in the borough. Southall is designated a Major Centre.

The 2010 Joint Retail Needs Study Update reported that Ealing Metropolitan Centre was performing strongly as a consequence of demand in the market and a high level of comparison goods expenditure growth, which had not been matched by any significant new floorspace being developed[26]. It noted that additional floorspace is needed in Ealing Town Centre and in the smaller towns of Acton, Hanwell and Greenford. It concluded that Ealing was fulfilling the role of a Metropolitan Centre, but support is needed to ensure the centre responds to competition from Westfield and Brent Cross.

Although Ealing did not see a net loss of businesses between 2009 and 2022, growth stagnated from 2013[27]. There has been a steady decline in the number of new businesses as well as an increase in the number of business closures under since 2016 (Figure 9 and Figure 10).

Figure 9: Ten year trend in business births and deaths in Ealing

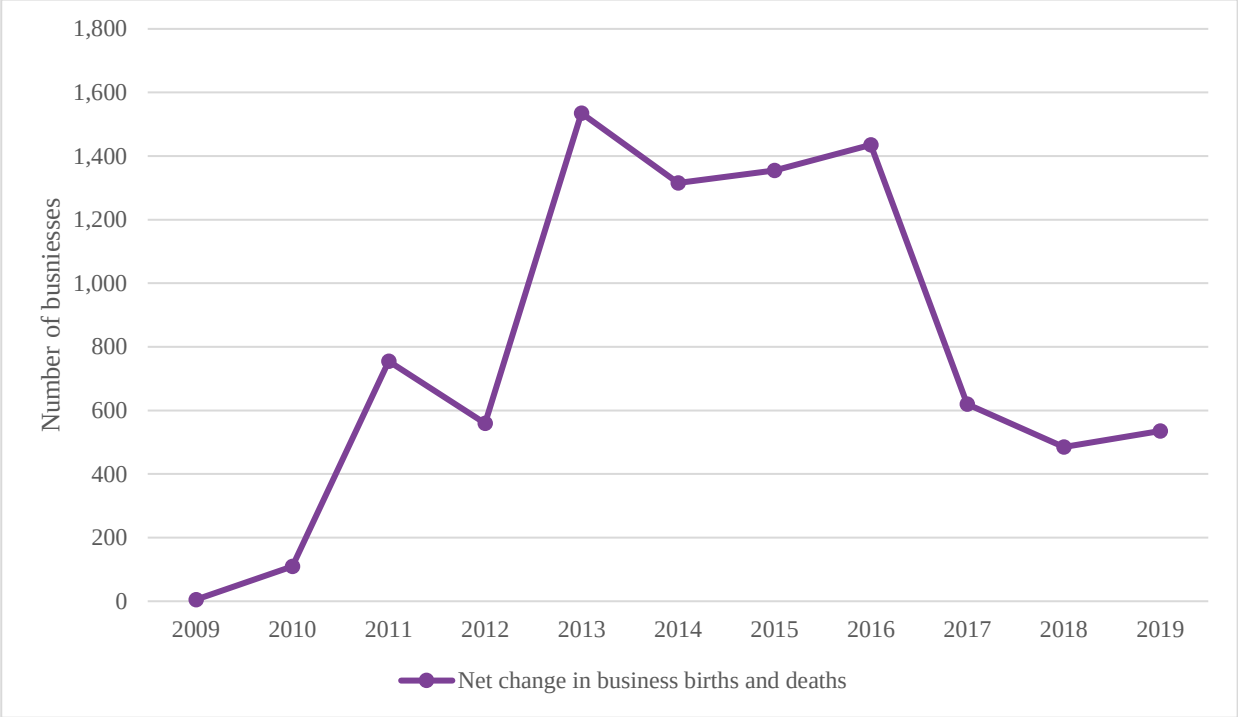


[25] Greater London Authority 2021. The London Plan 2021 – Chapter Two London's Places. Available online at: https://www.london.gov.uk/what-we-do/planning/london-plan/past-versions-and-alterations-london-plan/london-plan-2016/london-plan-chapter-two-londons-places/policy-2

[26] Ealing Council 2017. Ealing town centre retail and leisure study. Available online at: https://www.ealing.gov.uk/downloads/download/4269/ealing_town_centre_retail_and_leisure_study

[27] ONS 2023. Business demographics and survival rates, boroughs. Available online at: https://data.london.gov.uk/dataset/business-demographics-and-survival-rates-borough

Figure 10: Ten year trend in the net change of number of business in Ealing



The COVID-19 pandemic has had an impact on businesses, which is not yet visible in all annually produced data sets. The ONS has indicated that nationally, business closures in 2022 are higher than the previous four years, and it is likely that this will be reflected in some way within Ealing[28].

Table 7 shows the provisional Gross Value Added (GVA) contribution by broad industry group for Ealing in 2021[29]. The service sector which includes retail, food, financial and insurance activities, professional, scientific and technical activities, education, healthcare and the arts amongst others, contributes the most.

Table 7: Provision GVA data by broad industry group for Ealing (2018)

Sector type	£ (million)
Production	910
Construction	800
Services	8,005
All industries	9,715

Ealing contributes 2% towards the total GVA for London. Out of the 33 local authorities in London, the GVA of Ealing ranks 12th highest.[30]

[28] ONS 2023. Business demography, quarterly experimental statistics, UK. Available online at: https://www.ons.gov.uk/businessindustryandtrade/business/activitysizeandlocation/datasets/businessdemographyquarterlyexperimentalstatisticsuk

[29] ONS 2021. Regional gross value added balanced by industry and all ITL regions 1998 to 2021. Available online at: https://www.ons.gov.uk/file?uri=/economy/grossvalueaddedgva/datasets/nominalandrealregionalgrossvalueaddedbalancedbyindustry/current/regionalgrossvalueaddedbalancedbyindustryandallitlregions.xlsx

[30] ONS 2021. Regional gross value added (balanced) by industry: local authorities by NUTS1 region. Available online at: https://www.ons.gov.uk/economy/grossvalueaddedgva/datasets/regionalgrossvalueaddedbalancedlocalauthoritiesbynuts1region

1.3.4 Economy and employment summary

Table 8 summarises the key features of the economy and employment baseline and outlines considerations for the IIA and Local Plan in relation to these topics.

Table 8: Economy and employment baseline summary

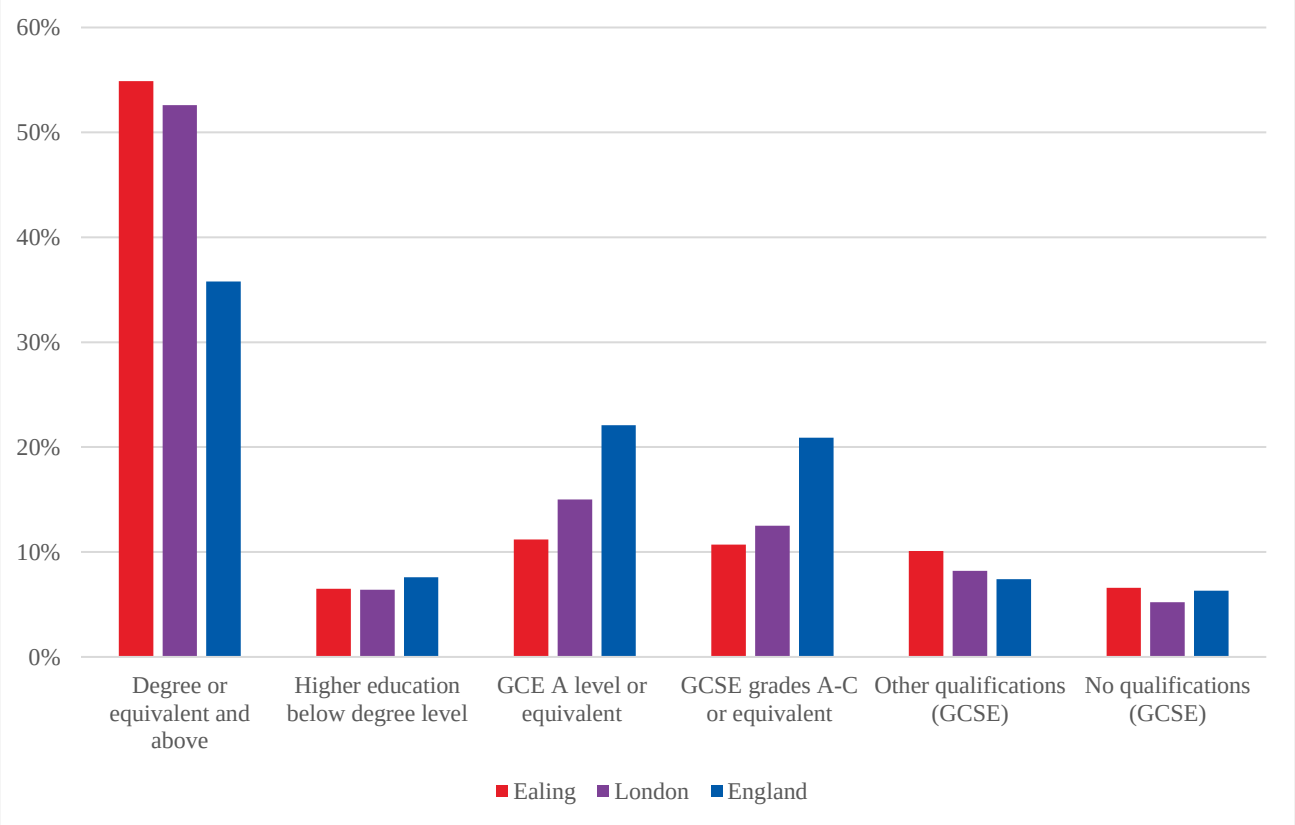
Key baseline features	Considerations
Areas of employment deprivation Low female employment rates Lack of diversity in employment types Trend of businesses closures and lack of business 'births' in recent years Competition from Westfield and Brent Cross General impacts from COVID-19 pandemic on businesses	Create more mixed environments for both business and residential uses. Improve the economy in and around Ealing, supporting existing businesses and new start-ups. Promote innovation and increase competitiveness, particularly through supporting local town centres in terms of comparison and convenience floorspace. Support more diverse businesses, particularly those owned and used by ethnic minority groups. Ensure economic recovery from COVID-19 includes and supports those working in most impacted occupations Promote flexibility in future ways of working and progressive approaches to the workplace

1.4 Education

1.4.1 Highest qualification of residents

Ealing has a higher proportion of residents who have attained qualifications at degree level or above than both the London and national averages (Figure 11). It also has a slightly higher than average proportion of residents with qualifications below GCSE grades A-C or with no qualifications[31].

Figure 11: Highest qualification of residents

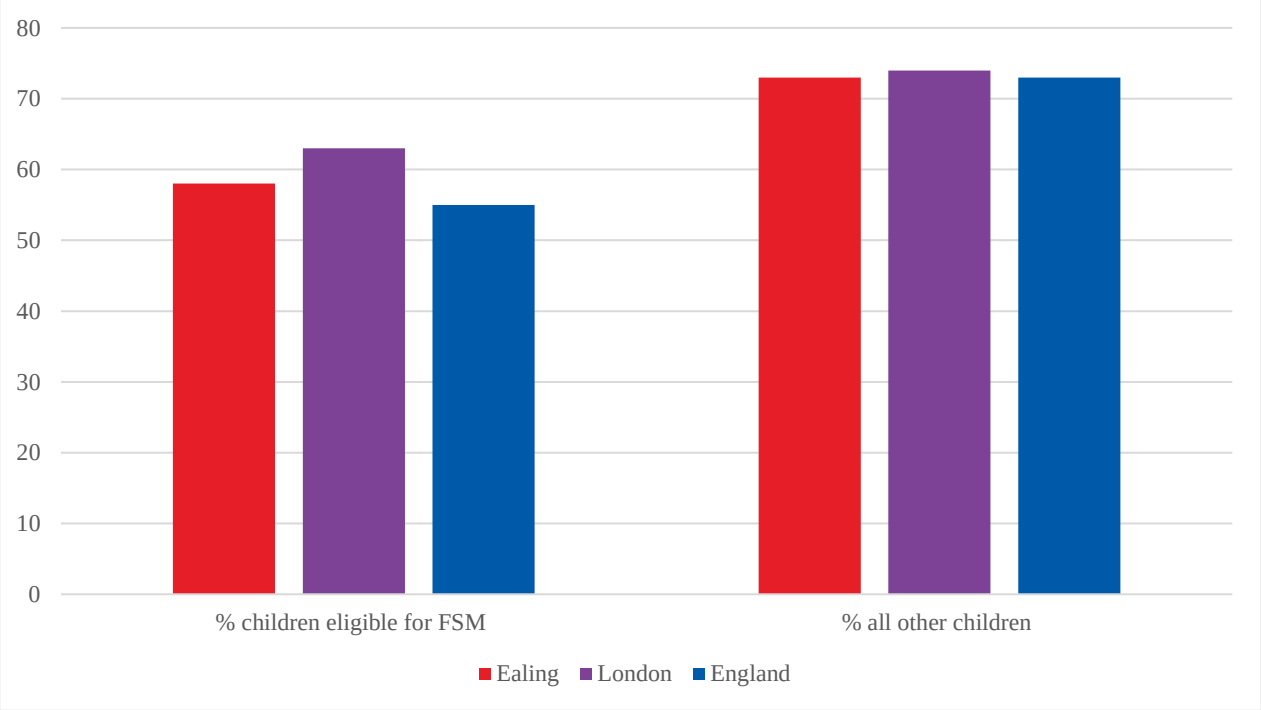


[31] ONS 2021. Annual population survey. Available online at: https://www.nomisweb.co.uk/

1.4.2 Pupils receiving a good standard of education.

A lower proportion of pupils eligible for free school meals (FSM) in Ealing are achieving the expected early years foundation stage (EYFS) standard than those not eligible for FSM (Figure 12). This is also reflected at London and national level, however the gap is greater in Ealing than the London average[32]. This gap continues throughout secondary education[33].

Figure 12: Children achieving the expected EYFS standard



1.4.3 School places

There are 69 Primary and 17 Secondary schools in Ealing. There is not expected to be a significant change in demand over the next years for primary school places, whilst secondary school demand is predicted to decline slightly (Table 9)[34, 35].

Table 9: Current and project school places in Ealing (updated data unavailable)

	Current	Projected			
	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025
Primary	29,160	30,285	29,861	29,459	29,195
Secondary	21,824	18,939	19,435	19,830	19,899

1.4.4 Educational deprivation

The IMD Education, Skills and Training domain measures the lack of attainment and skills in the local population. Figure 13 indicates that areas within Ealing generally fall within the less deprived

[32] Department for Education 2020. Early Years Foundation Stage Profile. Available online at: https://www.gov.uk/government/statistics/early-years-foundation-stage-profile-results-2018-to-2019

[33] Department for Education 2020. GCSEs. Available online at: https://www.gov.uk/government/collections/statistics-gcses-key-stage-4

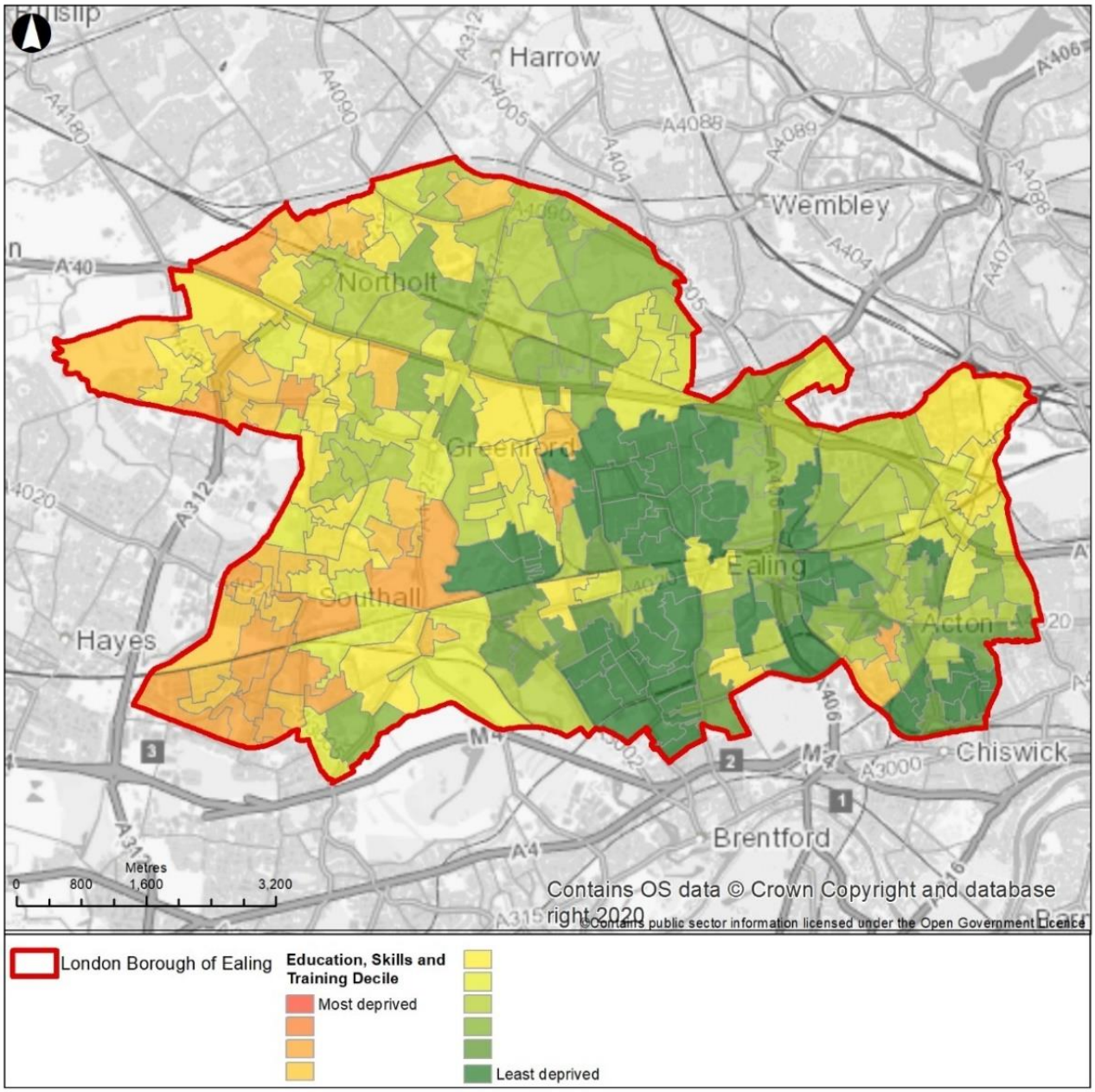
[34] Department for Education 2021. Schools, pupils and their characteristics. Available online at: https://explore-education-statistics.service.gov.uk/data-tables/school-pupils-and-their-characteristics#subjectTabs-createTable

[35] Greater London Authority 2018. 2018 Pan-London demand projections. Available online at: https://data.london.gov.uk/dataset/pan-london-school-place-demand

deciles for education skills and training deprivation, although within the borough the west is clearly more deprived in terms of education[36].

The COVID-19 pandemic has impacted access to education for the majority of children, however effects have been more severe in more deprived areas and both shorter and longer term increases in the attainment gap between disadvantaged and other pupils is expected[37].

Figure 13: Education, skills and training deprivation



1.4.5 Education summary

Table 10 summarises the key features of the education baseline and outlines considerations for the IIA and Local Plan in relation to this topic.

[36] ONS 2019. English indices of deprivation. Available online at: https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019

[37] Parliamentary Office for Science and Technology 2020. COVID-19 and the disadvantage gap. Available online at: https://post.parliament.uk/covid-19-and-the-disadvantage-gap/

Table 10: Education baseline summary

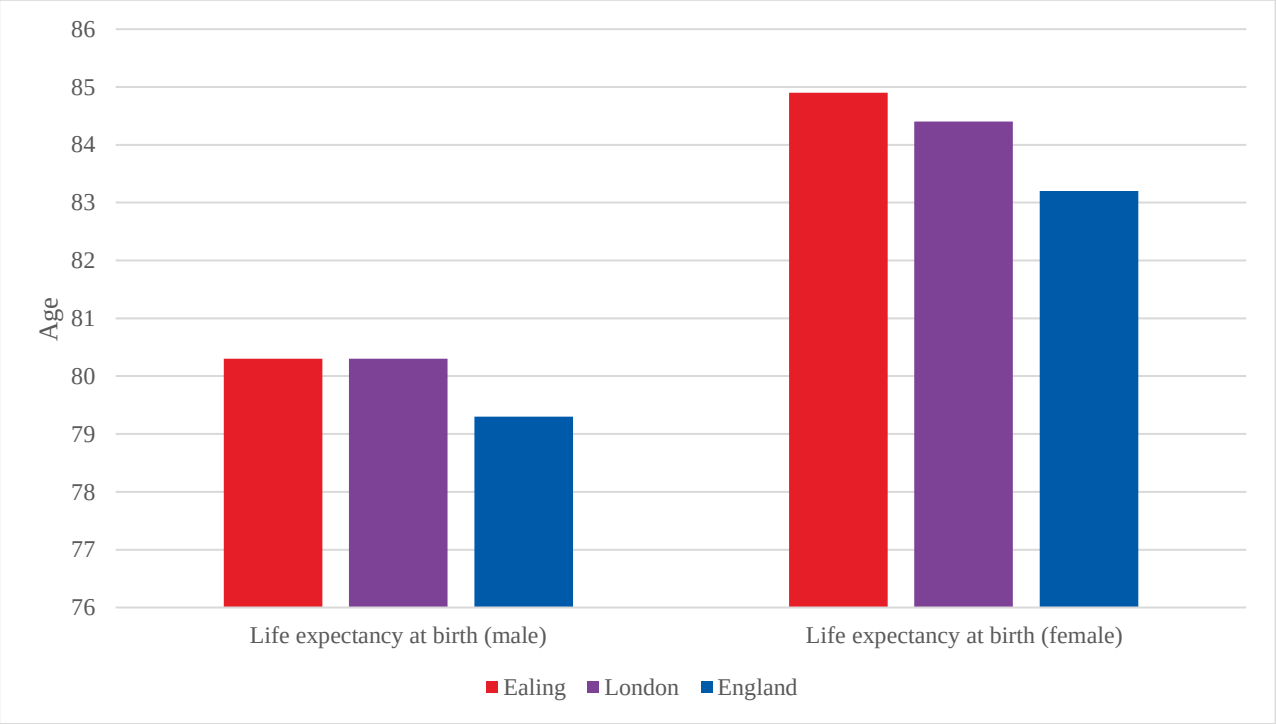
Key baseline features	Considerations
Children eligible for FSM achieve poorer educational outcomes Higher proportion of residents without qualification at GCSE (A-C) level Some small pockets of educational deprivation	Target educational support to disadvantaged children, including to minimise any increase in the educational attainment disadvantage gap as a result of COVID-19. Improve access to a diverse range of educational opportunities, including continuing or adult education, vocational education and apprenticeships. Ensuring education and training opportunities reflect the future economic needs of Ealing.

1.5 Health and well-being

1.5.1 Life expectancy

Both male and female life expectancy in Ealing is slightly higher than the regional average and approximately a year higher than the national average (Figure 14)[38].

Figure 14: Life expectancy at birth



1.5.2 Disability

Table 11 shows the proportion of Ealing residents claiming two forms of disability allowance, compared with the regional and national averages[39]:

- Attendance Allowance (AA) is payable to those over State Pension age who are severely disabled (physically or mentally) where they need significant help with personal care or supervision.
- Personal Independence Payments (PIP) are payable to those with long term physical or mental health conditions or disability.

[38] PHE 2022. Life expectancy at birth. https://fingertips.phe.org.uk/profile/health-profiles/data#page/1/ati/302/are/E09000009

[39] DWP 2021. Attendance Allowance and Personal Independence Payments. Available online at: https://stat-xplore.dwp.gov.uk/webapi/jsf/dataCatalogueExplorer.xhtml

Ealing has a lower entitled claimant rate for both payments when compared to the national average. In comparison to London, the AA claimant rate is higher for Ealing whilst the PIP rate is lower. This may be due to Ealing having a higher proportion of residents aged over 65, as AA is payable to this age group.

Table 11: Disability allowance cases with entitlement

	Ealing	London	England
Attendance Allowance	1.7%	1.4%	2.2%
Personal Independence Payments	2.8%	3.0%	3.9%

1.5.3 Pregnancy and maternity

There are no NHS maternity units in Ealing. Residents access services in neighbouring boroughs as part of a wider North-west London group which offers both consultant-led and midwife-led care across six hospital sites.

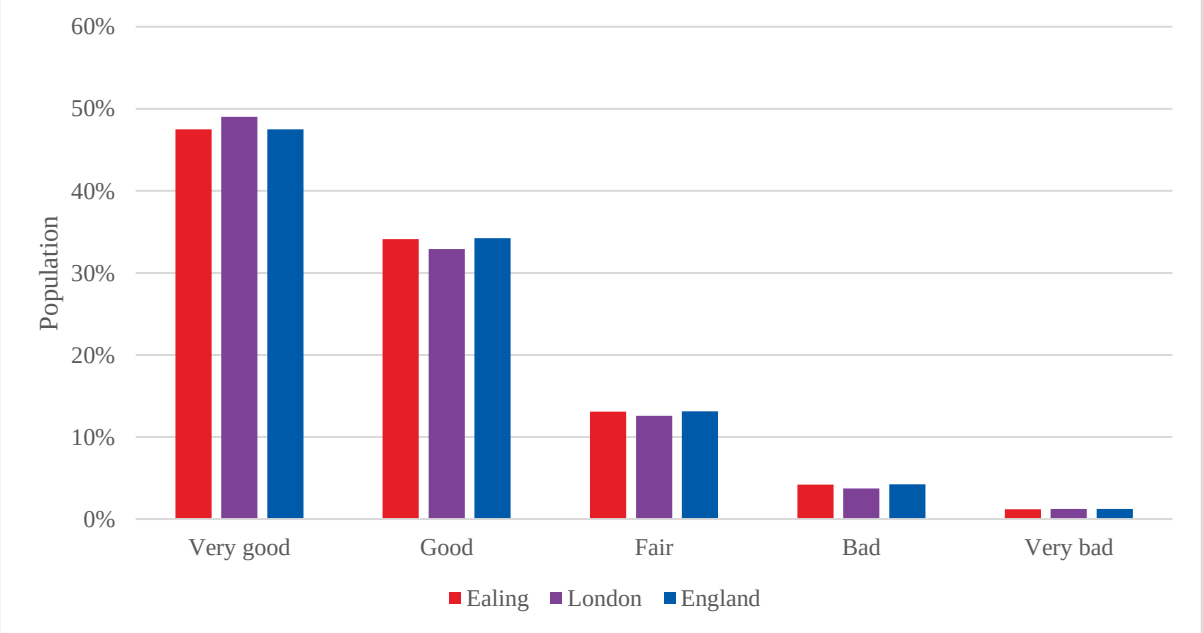
The total fertility rate (the average number of children born to a woman) in Ealing is high, at 1.95, compared with a London rate of 1.60 and national rate of 1.66[40]

The still-birth rate for Ealing is 6.7 per 1000 births against a regional average of 4.2 and national average of 4.0.[41]

1.5.4 General health

Self-assessed health ratings provide an indication of the population's general physical and mental health. Ealing residents' self-assessment of general health were generally in line with the regional average.[42] (Figure 15).

Figure 15: General health



[40] ONS 2020. Births in England and Wales. Available online at: https://www.ons.gov.uk/peoplepopulationandcommunity/birthsdeathsandmarriages/livebirths/datasets/birthsummarytables

[41] ONS 2022. Information on birth statistics. Available online at: https://www.ons.gov.uk/file?uri=/peoplepopulationandcommunity/birthsdeathsandmarriages/livebirths/datasets/birthsummarytables/2022/birthsummary2022workbook.xlsx

[42] ONS 2023. How life has changed in Ealing: Census 2021. Available online at: https://www.ons.gov.uk/visualisations/censusareachanges/E09000009/

1.5.5 Health risk factors

Significant risk factors that can decrease healthy life expectancy and increase premature deaths include smoking, alcohol misuse, low levels of physical activity and obesity[43].

Ealing residents exhibit lower smoking prevalence but higher inactivity and obesity prevalence than the regional and national averages. Alcohol-specific mortality is lower among females but higher among males than the regional and national averages (Table 14).

Table 12: Risk factors in Ealing

Risk factor	Ealing	London	England
Smoking prevalence in adults (18+) – current smokers	10%	13%	14%
Alcohol-specific mortality – male (per 100,000)	19%	12%	15%
Alcohol-specific mortality – female (per 100,000)	3%	4%	7%
Physically inactive adults	28%	25%	23%
Prevalence of overweight and obesity: Year 6	38%	38%	35%

The estimated prevalence of common mental disorders within the population served by the NHS Ealing Care Commissioning Group (CCG) is 19.2%[44]. Nationally, evidence indicates that the COVID-19 pandemic has had at least a short-term negative impact on the prevalence of mental ill health and on the rate of access to relevant services[45].

1.5.6 Other health determinants

Health determinants are non-medical factors that influence health outcomes, including employment, education, housing and social inclusion. In Ealing, 13% of households are considered fuel poor[46] and 18% of children were living in low-income families in 2020, up from 14% in 2015[47].

The local environment, including air quality and noise levels, can also influence health outcomes. Ealing has high particulate pollution in line with London. Additionally, there is a 5.8% fraction of mortality attributable to particulate air pollution[48].

Other health determinants are described throughout this baseline including housing (Section 1.2), income and employment (Section 1.3), education (Section 1.4) and air quality and noise (Section

[43] PHE 2021. Public Health Outcomes Framework. Available online at: https://fingertips.phe.org.uk/public-health-outcomes-framework#gid/1000042/ati/6

[44] PHE 2017. Common Mental Health Disorders. Available online at: https://fingertips.phe.org.uk/profile-group/mental-health/profile/common-mental-disorders/data#page/0

[45] PHE 2020. COVID-19 mental health and well-being surveillance: report. Available online at: https://www.gov.uk/government/publications/covid-19-mental-health-and- well-being-surveillance-report

[46] Department for Business, Energy & Industrial Strategy 2019. Sub-regional fuel poverty data. Available online at: https://www.gov.uk/government/statistics/sub-regional-fuel-poverty-data-2021

[47] DWP 2021. Children in relative low income families. Available online at: https://www.gov.uk/government/statistics/children-in-low-income-families-local-area-statistics-2014-to-2020

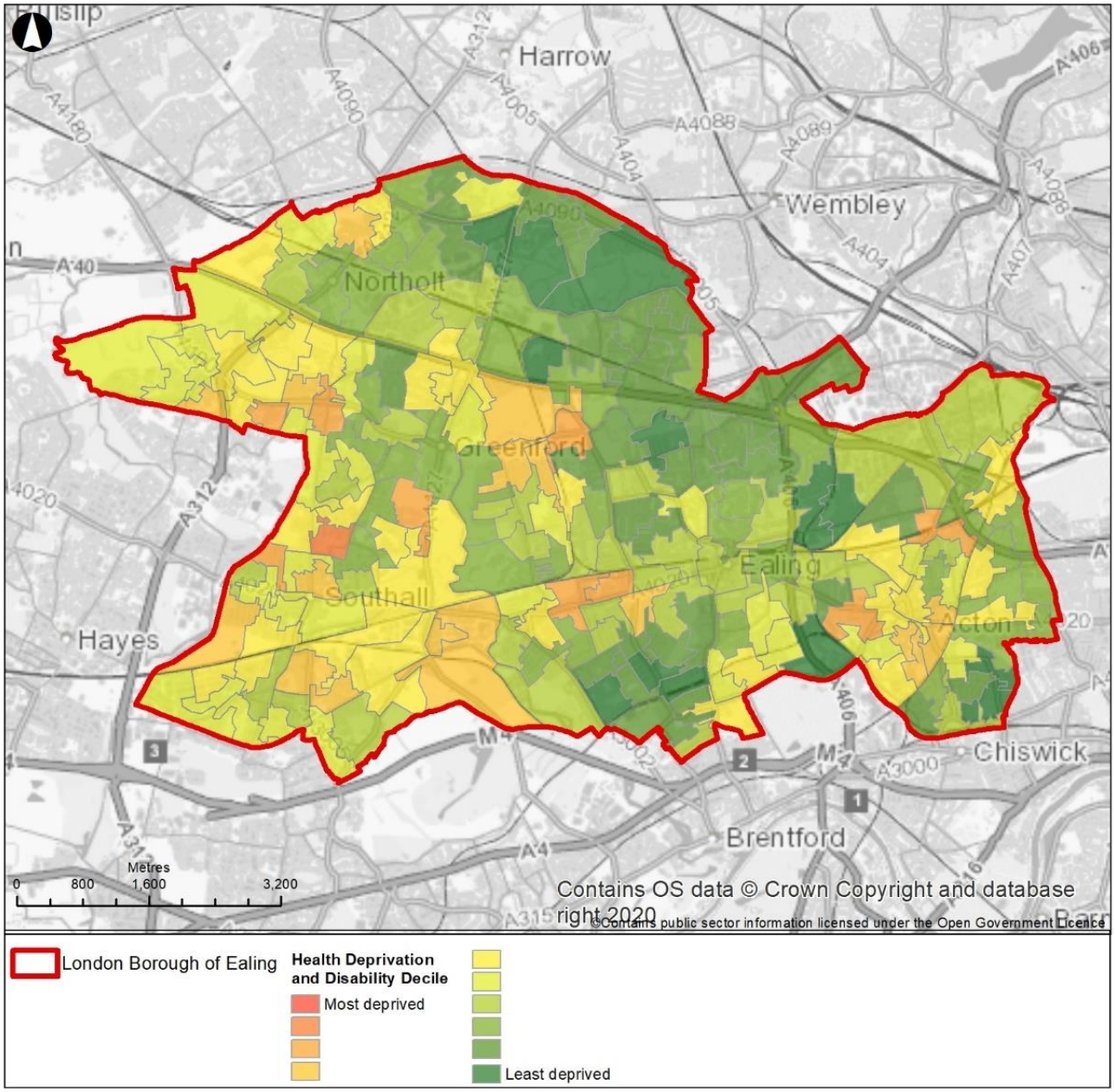
[48] PHE 2022. Public Health Outcomes Framework. Available online at: https://fingertips.phe.org.uk/search/fine%20particulate

1.7). The COVID-19 pandemic is anticipated to have negatively impacted a number of these wider determinants of health[49], exacerbating the health inequalities outlined in the next section.

1.5.7 Health deprivation

The IMD Health deprivation and disability domain measures the risk of premature death and the impairment of quality of life through ill health or disability. Figure 16 indicates that areas within Ealing generally fall within the less deprived deciles for health deprivation and disability, although there are scattered pockets within the borough of significantly higher health deprivation[50].

Figure 16: Health and disability deprivation in Ealing



[49] PHE 2020. Disparities in the risk and outcomes of COVID. Available online at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/908434/Disparities_in_the_risk_and_outcomes_of_COVID_August_2020_update.pdf

[50] ONS 2019. English indices of deprivation. Available online at: https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019

1.5.8 Health and well-being summary

Table 13 summarises the key features of the health and well-being baseline and outlines considerations for the IIA and Local Plan in relation to these topics.

Table 13: Health issue and opportunities

Key considerations	Opportunities
Life expectancy inequality Low physical activity levels in adults High childhood obesity rates High rates within poverty related risk factors including fuel poverty and low income families. Small pockets of health deprivation	Targeting health interventions to reduce health inequalities, including those exacerbated by the COVID-19 pandemic. Supporting healthy lifestyles through improving physical activity levels, access to green spaces and access to healthy food. Ensuring access to healthcare services, including mental health services, that match the specific needs of the population of Ealing. Adaptability to major health events and extreme climate events. Develop services that reflect interdependencies between health and economic trends.

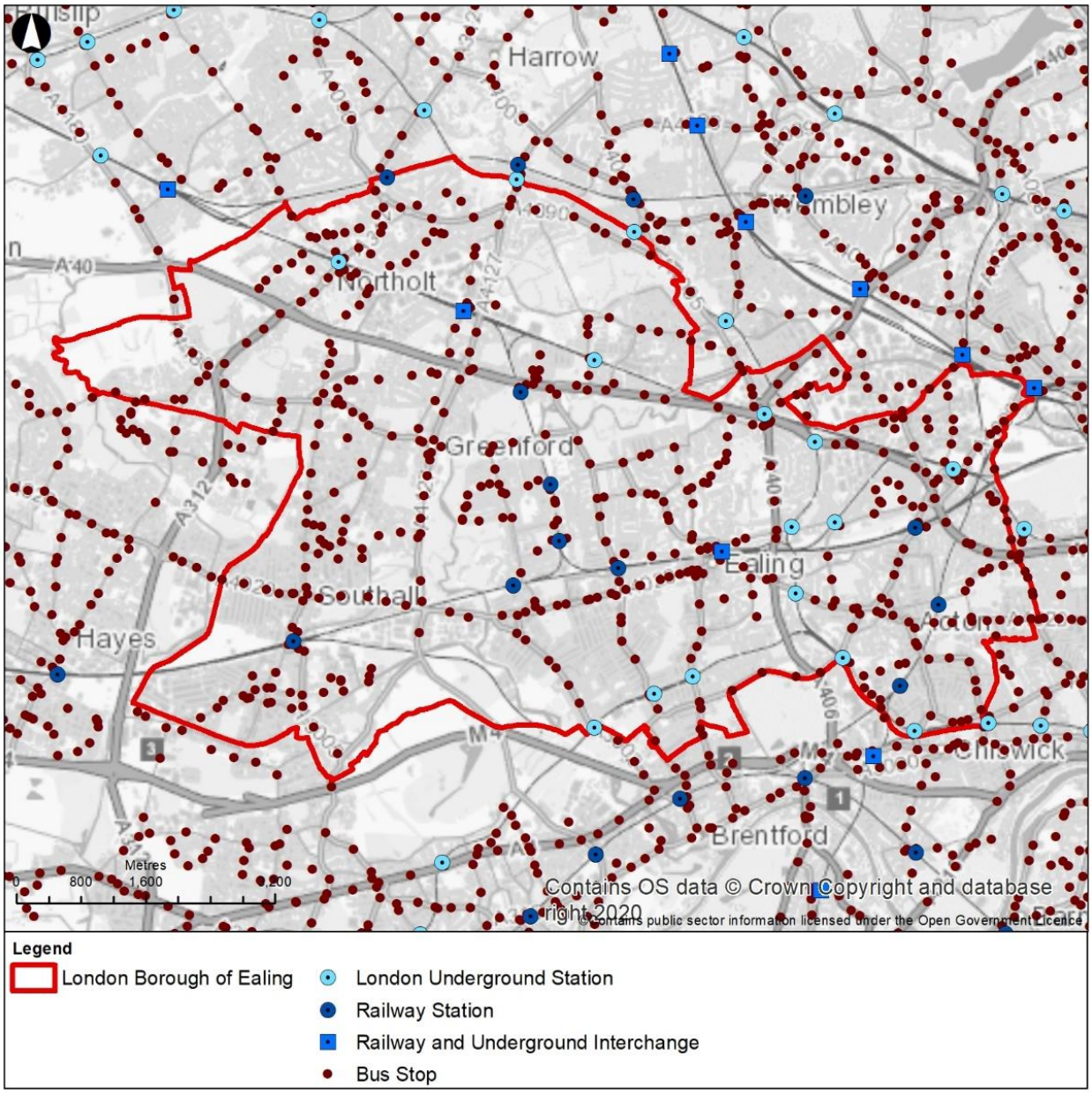
1.6 Transport and connectivity

1.6.1 Transport network

Ealing has substantial public transport provision, which is characteristic of its location within a major city (Figure 17). The main transport hub for trains, London Underground and buses is Ealing Central. A key transport feature of Ealing is the Great Western Main Line, which traverses through the centre of the borough.

The borough is also well-connected by major roads, including the North Circular (A406), the A40 and Uxbridge Road.

Figure 17: Public transport network



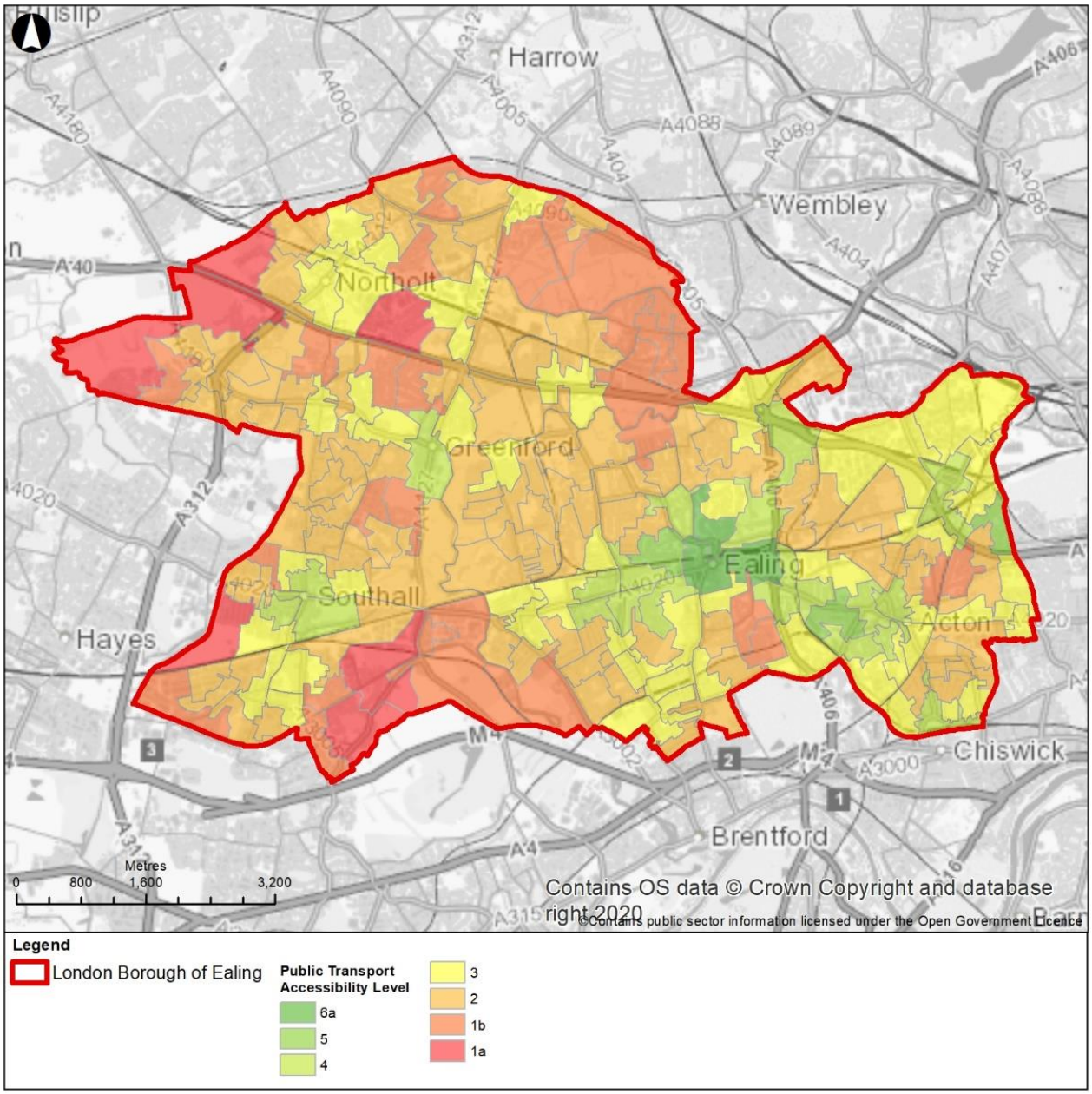
1.1.1 Public Transport Access Levels

Public Transport Access Levels (PTAL) is a measure of accessibility to the public transport network in London, taking into account walking times and service availability. Each area is graded between 0 and 6b, where a score of 0 is very poor access and 6b is excellent access to public transport.

PTAL varies substantially across the borough (Figure 18)[51]. Good accessibility is located in Ealing town centre and Ealing Broadway, and to a lesser extent around the other borough town centres and along main roads. PTAL tends to be lower towards northern, southern and western edges of the borough.

[51] TfL 2015. Public Transport Accessibility Levels. Available online at: https://data.london.gov.uk/dataset/public-transport-accessibility-levels

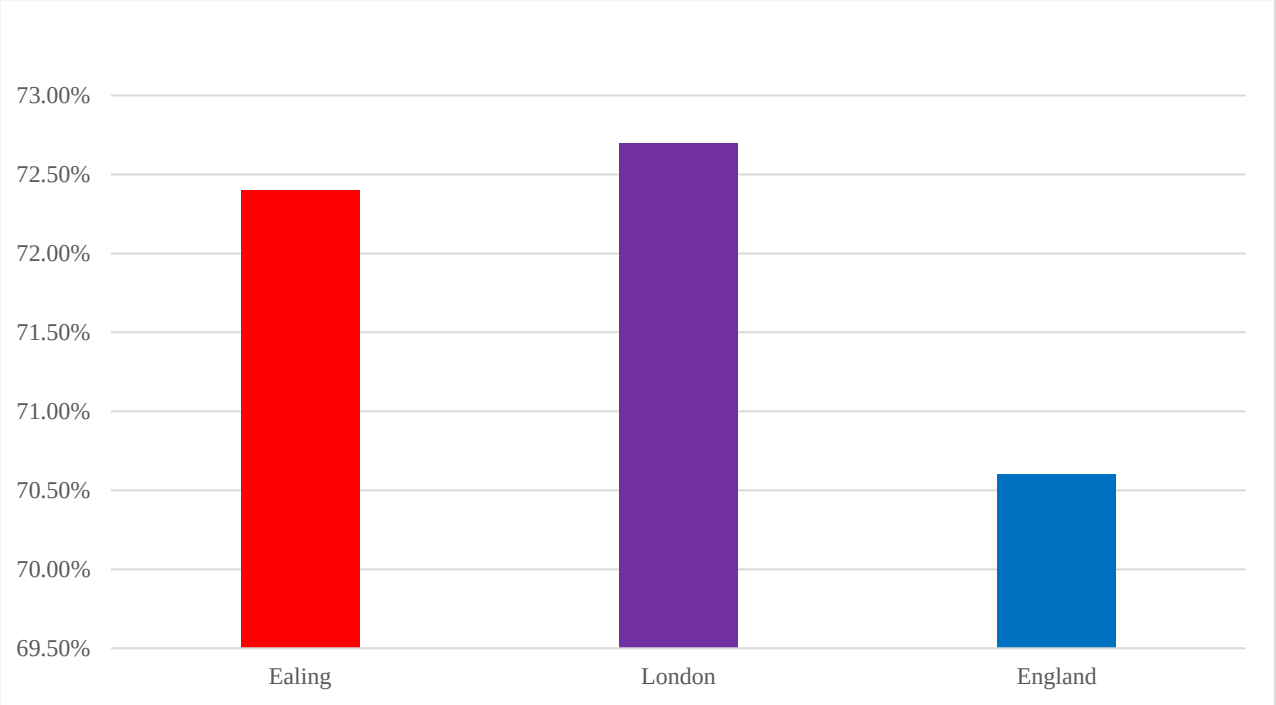
Figure 18: PTAL in Ealing



1.6.2 Active travel

Figure 19 shows that the proportion of Ealing residents who do any walking or cycling once a week is lower than regional average but above the national averages[52].

Figure 19: Percentage of residents who walk or cycle once a week



Transport for London's most recent 'Travel in London' report suggests that the COVID-19 pandemic has had at least a short-term impact on travel trends, significantly increasing the number of journeys made on foot or bicycle[53]. As workers who have been working from home partially return to offices, this increase is also likely be reflected in their travel to work modes, at least in the short term. An overall gradual upwards trend in active travel was already evident before the pandemic and so is likely to continue in the long-term[54].

1.6.3 Travel to work

In line with all areas of London, public transport usage is much higher than the national average in Ealing (Figure 20)[55]. Noticeable variations from the London average include higher car usage. This is reflective of the geography of Ealing as an outer borough, and the distribution of mainline train routes within London. Use of active travel modes to work (cycling and walking) are lower than both the regional and national averages.

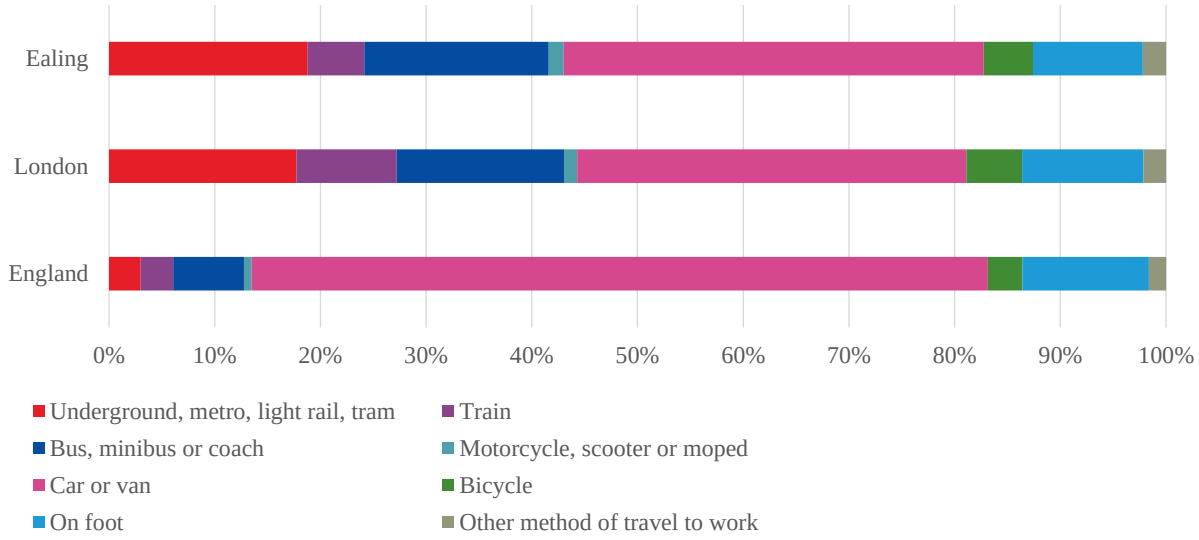
[52] DfT 2023. CW0301: Proportion of adults who do any walking or cycling, for any purpose, by frequency and local authority: England. Available online at: https://www.gov.uk/government/statistical-data-sets/walking-and-cycling-statistics-cw

[53] TfL 2020. New TfL data shows significant increase in walking and cycling since the pandemic started. Available online at: https://tfl.gov.uk/info-for/media/press-releases/2020/december/new-tfl-data-shows-significant-increase-in-walking-and-cycling-since-the-pandemic-started

[54] TfL 2020. Travel in London Report 13. Available online at: https://content.tfl.gov.uk/travel-in-london-report-13.pdf

[55] ONS Census 2021. Dataset: TS061 - Method of travel to work. Available online at: https://www.nomisweb.co.uk/query/construct/summary.asp?menuopt=200&subcomp=

Figure 20: Travel to work



1.6.4 Safety

There were 890 road accidents in Ealing in 2022, a decline when compared with the figures from 2021[56].

1.6.5 Transport and connectivity summary

Table 14 summarises the key features of the transport and connectivity baseline and outlines considerations for the IIA and Local Plan in relation to these topics.

Table 14: Transport and connectivity baseline summary

Key baseline features	Considerations
Variable transport connectivity Lower than average active travel mode usage Changes in transport patterns as a result of the COVID-19 pandemic Severance by major transport infrastructure routes	Increasing opportunities for active travel. Leveraging new development to increase equitable distribution of transport connectivity. Potential for great connectivity associated with future transport schemes, including HS2 and the Elizabeth Line. Reducing private vehicle use. Reducing severance associated with major linear transport infrastructure within the borough.

[56] DfT 2021. Accidents by country, English region, local authority and road class. Available online at: https://www.gov.uk/government/statistical-data-sets/reported-road-accidents-vehicles-and-casualties-tables-for-great-britain

1.7 Air and noise pollution

1.7.1 Air quality

Air Quality Management Areas (AQMAs) are areas which have been declared due to monitored or modelled exceedances of the national air quality objectives and are designated by a local authority. Air Quality Focus Areas (AQFAs) are areas where there is significant human exposure to NO_2 pollution in excess of safe limits.

Ealing is subject to a borough-wide AQMA and also has eight AQFAs, located predominantly along major roads in the borough (Figure 21).

Figure 21: Air Quality Focus Areas

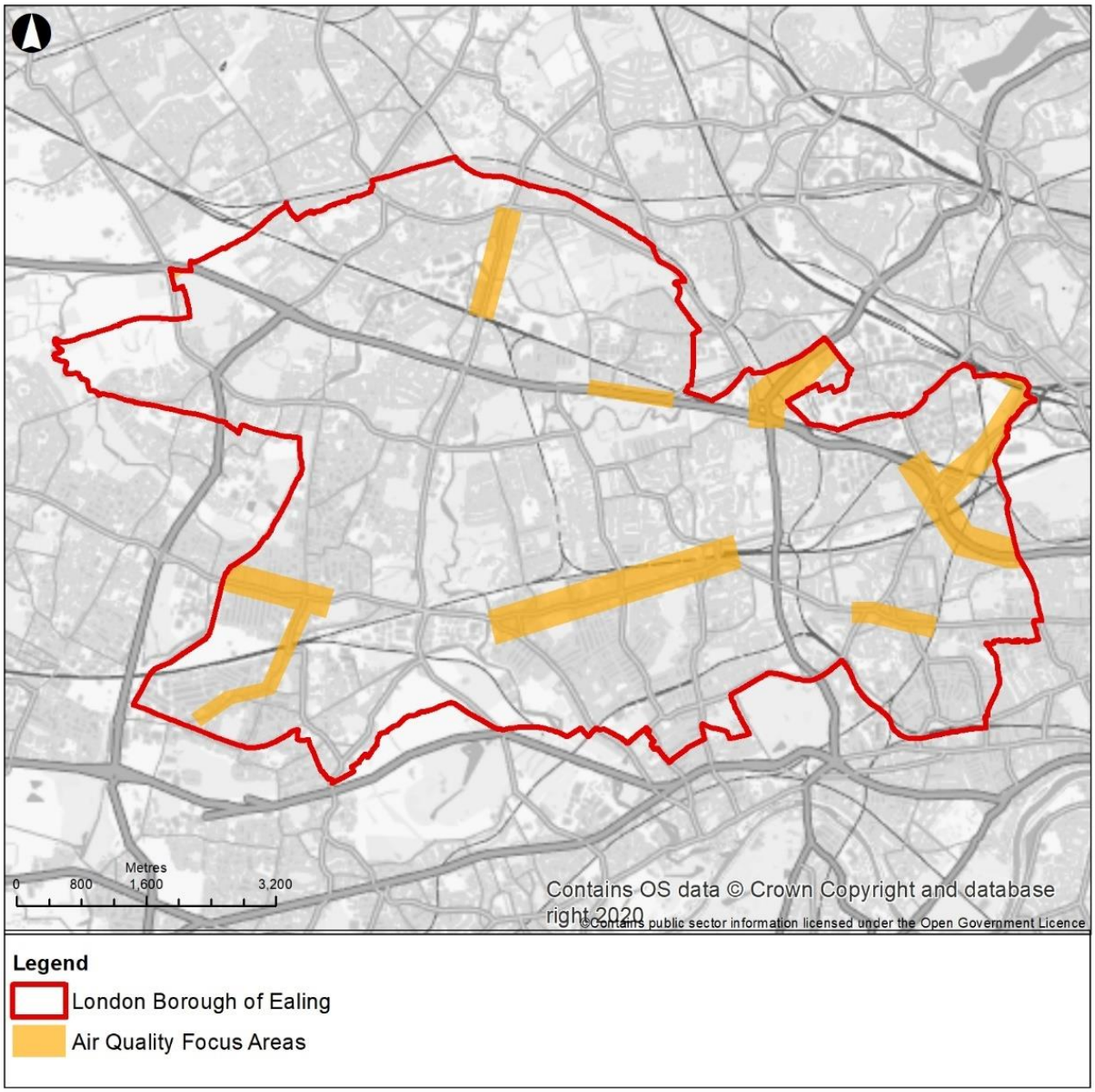


Figure 22 outlines particulate pollution levels and the level of mortality attributable to particulate air pollution[57]. In line with the rest of London, Ealing has both a higher level of fine particulate matter and higher fraction of attributable mortality to particulate pollution than the national average.

Figure 22: Fine particulate matter and fraction of attributable mortality to particulate pollution

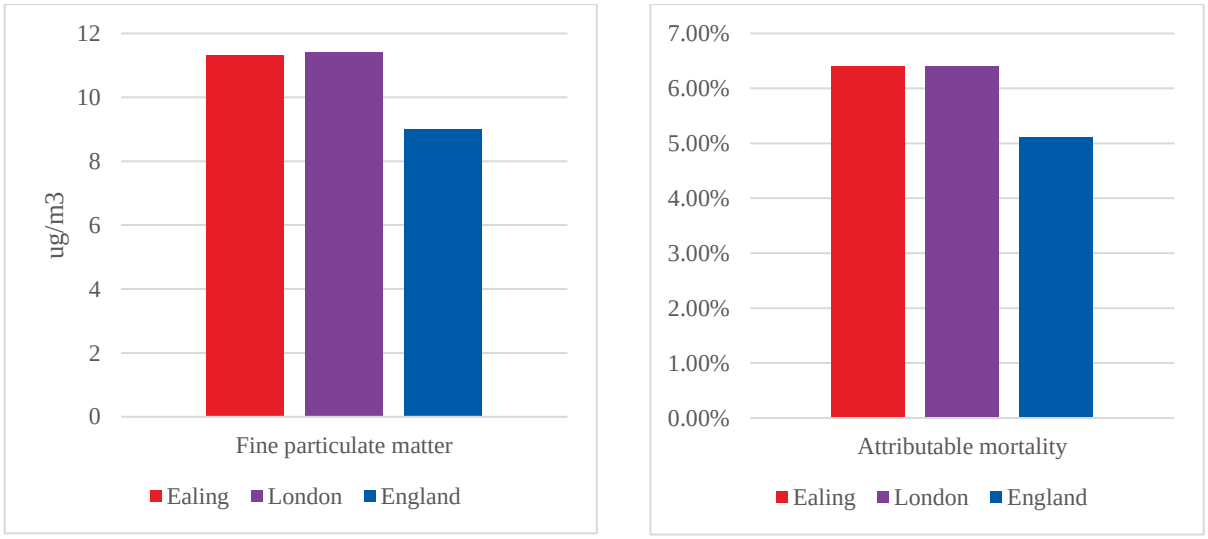


Table 15 shows the daily average NO_2 and PM_{10} levels at four air quality monitoring sites in Ealing. Figures in red exceed the safe levels for the annual mean[58].

Table 15: Transport issues and opportunities

Location	Type of site	NO_2 annual mean (ug/m^3)					PM_{10} annual mean (ug/m^3)				
		2018	2019	2020	2021	2022	2018	2019	2020	2021	2022
Acton Vale	Urban background	30	26	19	19	20.6	17	18	16	18	17
Hangar Lane Gyratory	Roadside	68	65	51	49	51.5	28	25	22	19	18
Horn Lane	Industrial	44	42	33	31	29.3	25	28	24	27	27
Western Avenue	Roadside	53	49	35	33	35.2	28	25	22	24	25

The main source of air pollution that originates within the borough is NOx emissions from road transport and domestic and commercial gas sources (boilers)[59,60].

[57] PHE 2017. Public Health Outcomes Framework. Available online at: https://fingertips.phe.org.uk-/profile-/public-health-outcomes-framework-/data

[58] Air Standards Regulations 2010. Available online at: https://www.legislation.gov.uk/uksi/2010/1001/contents/made

[59] Ealing Council 2023. Air Quality Action Plan 2017-2022. Available online at: https://ealingair.org.uk/AirQuality/Reports.aspx

[60] Ealing Council 2023. 2022 Air Quality Status Report for London Borough of Ealing. Available online at https://ealingair.org.uk/AirQuality/Reports.aspx

1.7.2 Noise

In Ealing 9.5% of residents were estimated to be exposed to high (65dB) levels of transport noise during the day, lower than the London estimate of 12.1% but higher than the national estimate of 5.5%[61].

Additionally, 12.5% of Ealing residents were estimated to be exposed to high (55dB) levels of transport noise at night. This is lower than for London (15.9%) but higher than national levels (8.5%).

1.7.3 Air quality and noise summary

Table 14 summarises the key features of the air quality and noise baseline and outlines considerations for the IIA and Local Plan in relation to these topics.

Table 16: Air quality and noise baseline summary

Key baseline features	Considerations
Potentially unsafe areas of NO_2 pollution High fraction of mortality attributable to particulate pollution Relatively high levels of transport noise exposure	Ensure new development minimises exposure to poor air quality and noise pollution. Securing Air Quality Neutral Developments. Ensuring that emissions from construction are minimised. Reduce transport pollution. Encourage lasting improvements to air quality. Implementing the Agent of Change Principle.

1.8 Material assets and land use

1.8.1 Geology

Ealing forms part of the London Clay Basin, the main feature of which is the alluvial flood plain of the River Thames, which has three “terraces” of river gravels and brickearth clays[62]. With regards to geology and soils the borough can be divided into three areas[63,64]:

[1] North: London Clay bedrock, overlain by alluvium and flood plain gravels. The soils are loamy and clayey, seasonally wet with impeded drainage.

[2] South-west: London Clay bedrock with areas of Woolwich and Reading Clay, sand beds and Upper Chalk, which is classified as a principle aquifer. This is overlain with flood plain gravel and Taplow (river terrace) gravel. The soils are loamy with areas that are naturally wet with a high water table.

[3] South-east: predominantly the same as the south-west. The Taplow Gravel is classified as a Secondary A aquifer. The soils are a mixture of loamy and sandy.

Regionally Important Geological Sites (RIGS) are a non-statutory designation for areas of geological or geomorphological importance. Horsenden Hill is designated a RIGS for its diversity of rocks, fossils, minerals, landforms and soils.

[61] PHE 2021. The percentage of the population exposed to road, rail and air transport noise. Available online at: https://fingertips.phe.org.uk/search/noise

[62] Ealing Council 2006. Contaminated land strategy. Available online at: https://www.ealing.gov.uk/downloads/download/468/contaminated_land_strategy

[63] British Geological Survey 2021. Geology of Britain viewer. Available online at: https://mapapps.bgs.ac.uk/geologyofbritain/home.html

[64] Cranfield Soil and Agrifood Institute 2021. Soilscapes. Available online at: http://www.landis.org.uk/soilscapes/

1.8.2 Land Use

Brownfield sites refer to any previously developed land. The majority of brownfield sites in Ealing are located along the A4020 corridor and in Southall and Ealing Broadway[65].

Opportunity Areas are London's major source of brownfield land, designated in the London Plan as areas with significant capacity for new housing, commercial and other development[66]. Old Oak and Park Royal is one Opportunity Area in Ealing, which as mentioned above, is now overseen by the OPDC. Southall is the other Opportunity Area.

Strategic Industrial Locations (SIL) are designated in the London Plan as areas which provide the largest concentrations of industrial, logistic and other related capacity to support the London economy. In Ealing, the areas designated as SIL are Great Western and Northolt, Greenford, Perivale. Park Royal is also designated as SIL which, as described above, is overseen by the OPDC[67].

Green belt is a policy and land-use designation designed to retain areas of largely undeveloped, wild or agricultural land between built-up areas. There are several Green Belt areas in the western half of the borough (occupying 6% of the land area of the borough), including Yeading Brook, Shooting Grounds, Lime Tree Park, Prior Field, Islip Manor, Northala Fields and Spikesbridge[68]. There are also a large number of MOL sites in the borough occupying 16% of the land area.

1.8.3 Waste and recycling

Total waste volumes in Ealing have been falling in recent years, driven predominantly by a reduction in household waste[69].

Per capita average household waste is also lower in Ealing than the regional and national averages (Figure 24)[70, 71].

[65] Ealing Council 2018. Brownfield Land Register. Available online at: https://maps.ealing.gov.uk/map/Aurora.svc/run?script=\Aurora\brownfield_land_register.AuroraScript$&nocache=504339599&resize=always&margin_bottom=1

[66] Greater London Authority 2021. Opportunity Areas Map. Available online at: https://www.london.gov.uk/what-we-do/better-infrastructure/infrastructure-coordination/planning-service/opportunity-areas/opportunity-areas-1

[67] Greater London Authority 2021. The London Plan 2021. Available online at: https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/london-plan-2021

[68] Ealing Council 2013. [Current] Local Plan – Green Belt and Metropolitan Open Land. Available online at: https://www.ealing.gov.uk/download/downloads/id/1350/102_green_belt_and_metropolitan_open_land.pdf

[69] Department for Environment, Food & Rural Affairs 2021. Local authority collected waste. Available online at: https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables

[70] Department for Environment, Food & Rural Affairs 2023. Waste from Household statistics 2010 - 2021 Available at: https://www.gov.uk/government/statistics/local-authority-collected-waste-management-annual-results

[71] Department for Environment, Food & Rural Affairs 2023. Local Authority Collected Waste Statistics - Local Authority data . Available online at: https://www.gov.uk/government/statistics/local-authority-collected-waste-management-annual-results

Figure 23: Total waste composition

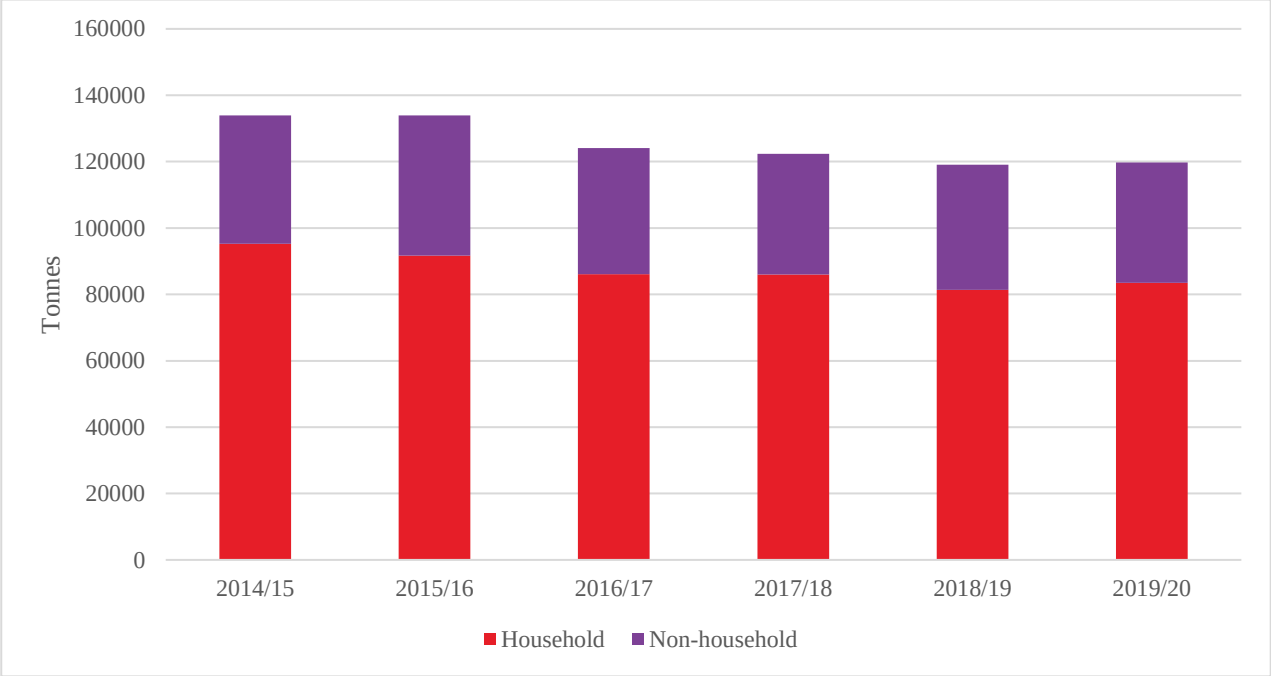
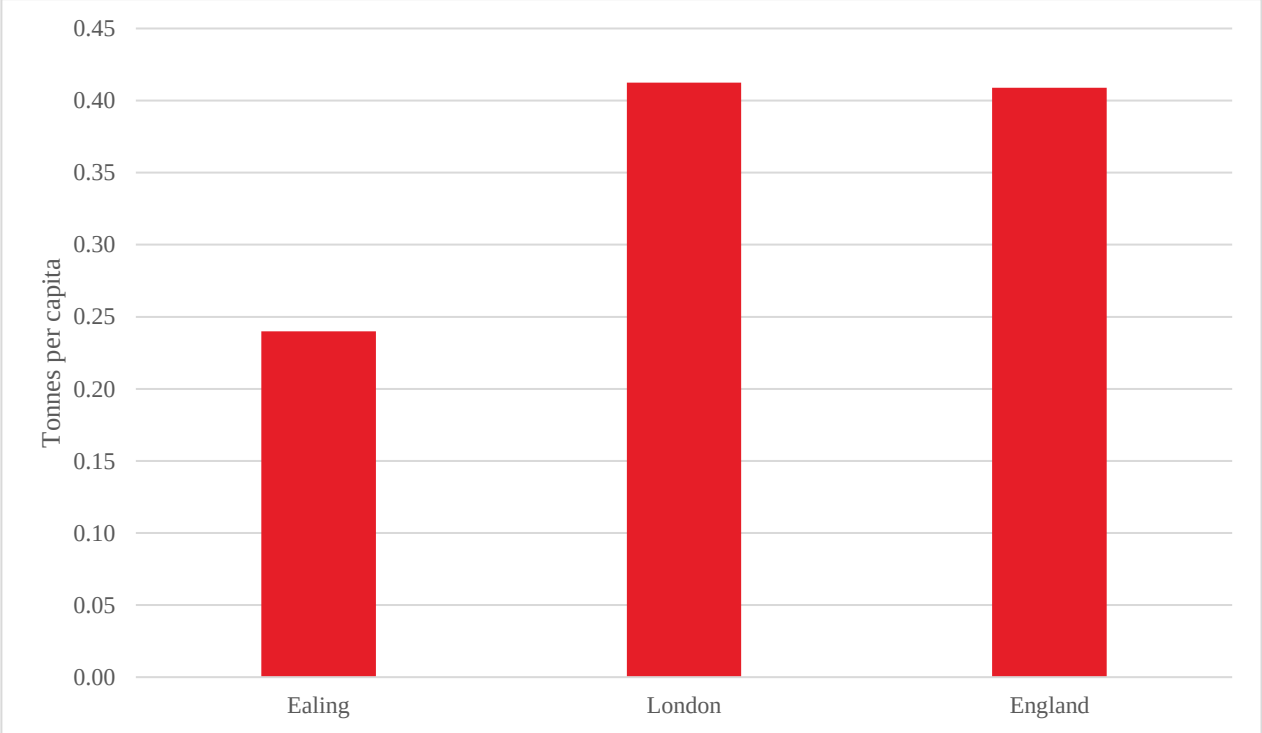


Figure 24: Household waste



Ealing achieved a recycling rate of 48% in 2022/23 (Figure 25), above the national average but below the London average, an increase from 38% in 2009/10 (Figure 26)[72]. Ealing has set a

[72] Department for Environment, Food & Rural Affairs 2023. House waste recycling rates, borough. Available online at: https://data.london.gov.uk/download/household-waste-recycling-rates-borough/6f7bc5cd-217b-4eed-9450-af086f17908e/household-recycling-borough.xlsx

recycling rate target of 60% by 2022[73]. There are two waste reuse and recycling centres in the borough, in Greenford and Acton[74].

Figure 25: Recycling rates in 2022/23

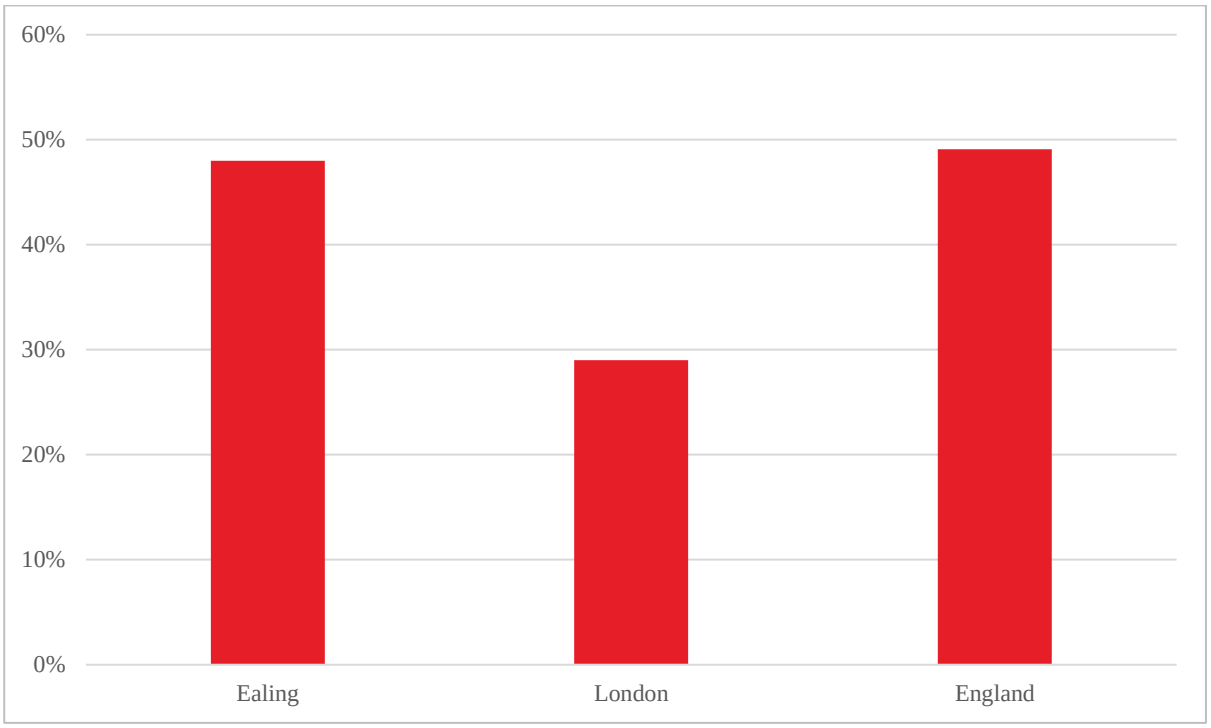
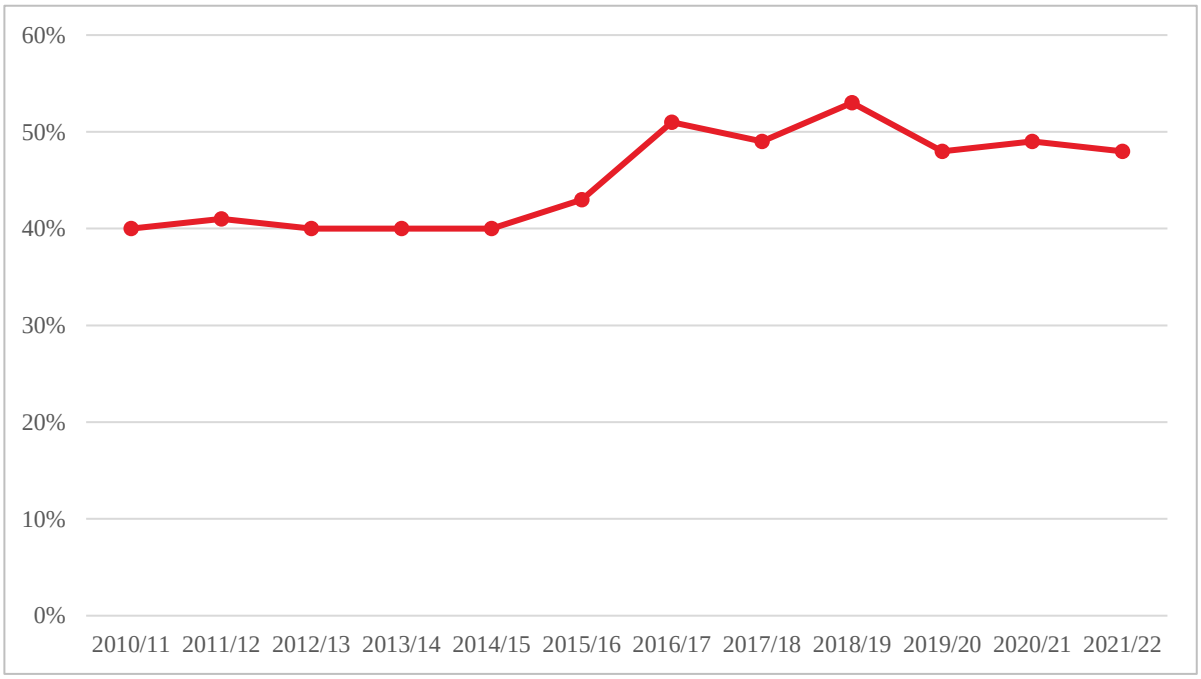


Figure 26: Recycling rates in Ealing over time



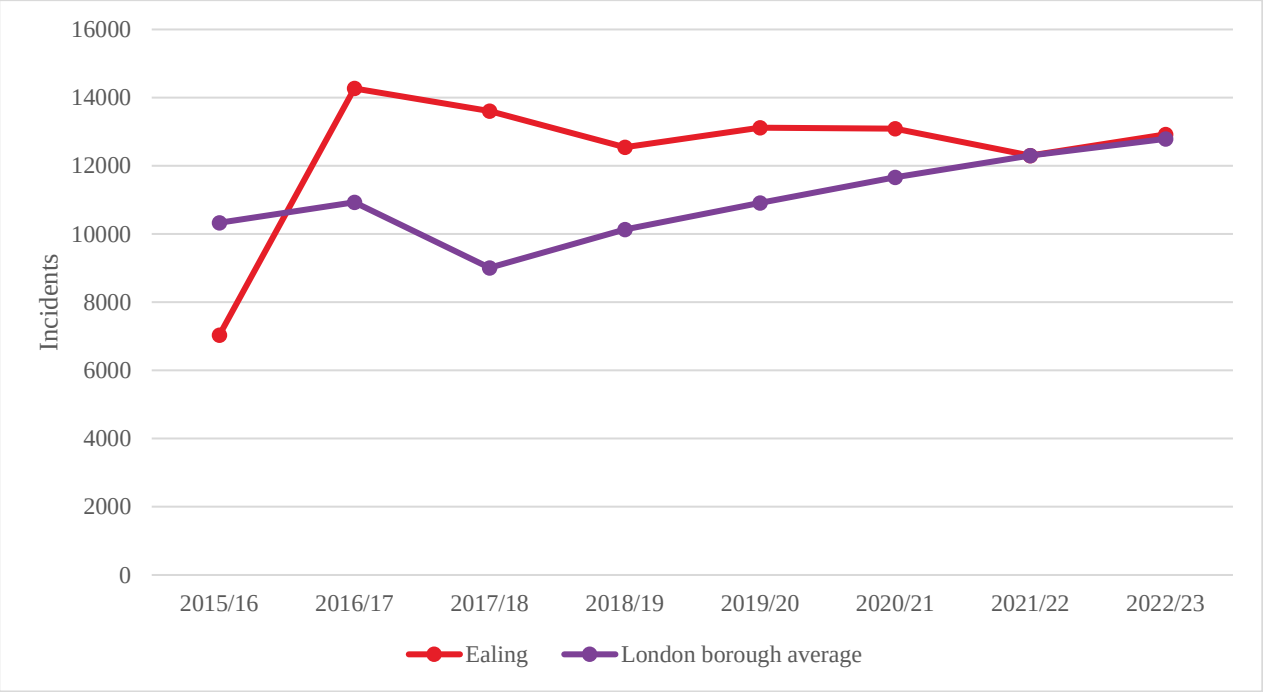
[73] Ealing 2021. Recycling services. Available online at: https://www.ealing.gov.uk/info/201171/recycling_services

[74] Ealing 2021. Reuse and recycling centres. Available online at: https://www.ealing.gov.uk/info/201171/recycling_services/292/re-use_and_recycling_centres_and_sites/1

1.8.4 Fly tipping

Ealing experiences a higher number of fly tipping incidents than the average London borough (Figure 27) [75].

Figure 27: Fly tipping incidents



1.8.5 Material assets and land use summary

Table 19 summarises the key features of the material assets and land use baseline and outlines considerations for the IIA and Local Plan in relation to these topics.

Table 17: Material assets and land use baseline summary

Key baseline features	Considerations
A number of brownfield sites and land designated for its industrial value Recycling rate has stalled around 50% in recent years High levels of fly tipping Principal and Secondary A aquifers	Continue to boost recycling rate to meet 60% target. Reduce overall waste volumes through reduce and reuse initiatives. Facilitate the delivery of additional waste management capacity. Work towards the goal of achieving self-sufficiency in waste management. Promote circular economy principles. Protect and enhance the network of open space. Maximise urban greening. Protect key areas of industrial land to contribute to the London economy. Promote the redevelopment of brownfield land with appropriate remedial measures. Protect key groundwater aquifers

[75] Department for Environment, Food & Rural Affairs 2024. Fly tipping incidents and actions taken in England. Available online at: https://www.gov.uk/government/statistical-data-sets/env24-fly-tipping-incidents-and-actions-taken-in-england

1.9 Historic environment and townscape

1.9.1 Townscape and landscape

The landscape in Ealing generally rises gradually away from the Thames and towards higher ground in the north-west, on the rim of the London Basin. There are a variety of hills toward the north which provide views across the borough.

A key feature of Ealing is the River Brent, which bisects the borough. This is an important part of the blue infrastructure provision in the borough, alongside man-made canals including the Grand Union Canal.

Ealing comprises seven broad sub-areas, each of which has a distinctive character[76]. The central and eastern parts of the borough are denser and more similar to central London, whereas the western and northern parts are less dense and connected and therefore more typical of an outer-London borough. There are variety of housing types in Ealing, including cottage estates, flats and semi-detached hopes. Significant 20th Century estates are located in Pitshanger and South Acton.

Across the borough there are a range of building heights and densities. Higher densities are typically centred around town centres such as Ealing, Acton and Hanwell and tall buildings are typically concentrated in parts of North Acton, South Acton, Southall and Greenford.

Uxbridge Road, running through the south of the borough, is a historical arterial road. This has played a key role in the development of Ealing with town centres, Acton, Ealing, Hanwell and Southall, located along the route.

1.9.2 Bult heritage

Cultural heritage assets are found across Ealing and include listed buildings and scheduled monuments (Figure 28). There are six scheduled monuments in the borough. Two of these, the ‘Moated site at Down Barns Farm’ and the ‘Hanwell flight of locks and brick boundary wall of St Bernard's Hospital’, are deemed to be ‘at risk’ by Historic England.

Listed buildings are mostly located in the historic settlements of Acton, central Ealing, Bedford Park, Norwood Green, and Northolt Village. There are three Grade I listed buildings and four registered parks and gardens.

Conservation Areas are locations designated by Historic England to protect their special architectural and historic interest. There are 29 Conservation Areas within Ealing, six of which are deemed to be ‘at risk’ by Historic England.

1.9.3 Archaeology

There are 23 Archaeological Priority Areas (APA) within Ealing. APAs are areas specified by the local planning authority to help protect archaeological remains that may be affected by development[77].

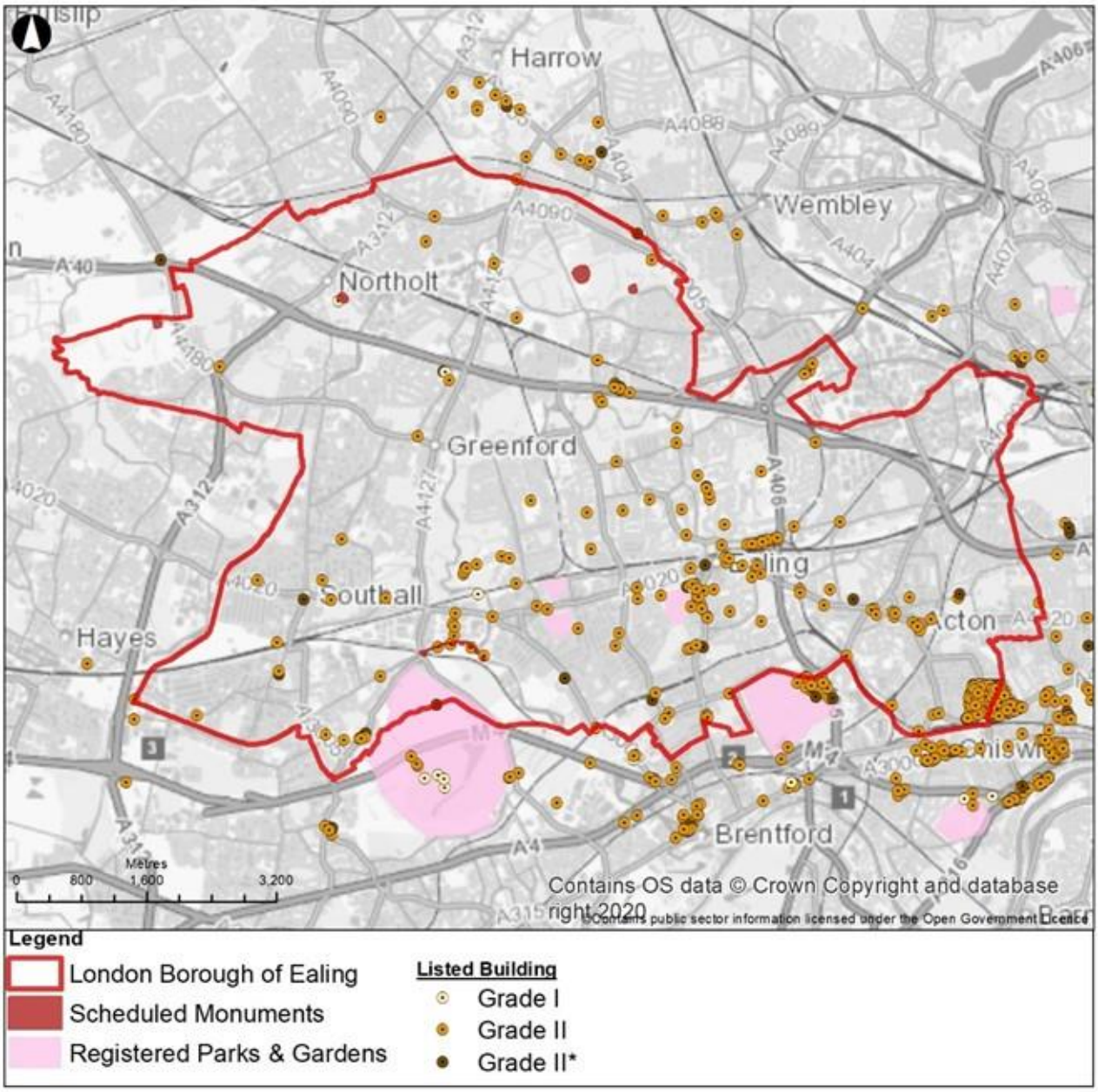
A number of prehistoric archaeological finds have been recorded in the borough, particularly from the Lower Palaeolithic period along the Southall, Hanwell, Ealing, Acton corridor[78].

[76] Ealing Council 2022. Character Study – Borough-wide Characterisation. Available online at: https://www.ealing.gov.uk/downloads/file/17170/

[77] Historic England. Ealing Archaeological Priority Areas. Available online at: https://historicengland.org.uk/content/docs/planning/apa-ealing-pdf/

[78] Museum of London Archaeology (MOLA) 2021. The Archaeology of Greater London online map. Available online at: https://molarchaeology.maps.arcgis.com/apps/MapSeries/index.html?appid=9a85640effc042ae91af6b0d43abbafb

Figure 28: Cultural heritage assets



1.9.4 Historic environment and townscape

Table 18 summarises the key features of the townscape and heritage baseline and outlines considerations for the IIA and Local Plan in relation to these topics.

Table 18: Historic environment and townscape baseline summary

Key baseline features	Considerations
A diverse townscape with distinct characters within the different sub-areas. Concentrations of taller buildings and more dense areas towards specific parts of the borough. A number of key heritage assets and designated areas across the borough, some of which are listed on the at-risk register.	Development in line with protecting or enhancing conservation areas. Development which complements the historic character of the towns and assets. Consider the existing building heights and density when proposing development in different parts of the borough. Increase awareness of local designated and non-designated heritage assets. Enhancement and protection of designated and non-designated heritage assets and their settings, including to support their removal from the at-risk register.

1.10 Biodiversity

1.1.2 Designated ecological sites

There are no Special Areas of Conservation (SAC) or Special Protection Areas (SPA) within Ealing. The closest sites are Richmond Park (SAC) over 5km to the south and the South-west London Waterbodies (SPA) over 7km to the south-west.

Within Ealing there are nine Local Nature Reserves (LNR) and a further three within 1km (Figure 29). There are also three areas of ancient woodland within 1km as well as sporadic areas of deciduous and broadleaved woodland, grasslands and several parks / gardens, most notable Osterely Park in the south of the borough.

Sites of Importance to Nature Conservation (SINCs) are designated by local authorities as areas of local importance to wildlife and biodiversity[79]. There is a hierarchy of SINC designations in place in London: Sites of Metropolitan Importance, Borough Importance and Local Importance.

Within Ealing, the London Canals are considered to be of Metropolitan Importance and are therefore considered to contain the best of examples of London's habitat and are of the highest priority for protection. Horsenden Hill, Yeading Brook and Islip Manor are also similarly graded.

1.10.1 Other habitats and species

There is generally a strong network of green infrastructure including parks and gardens and over 24,000 street trees and 50,000 trees in parks[80].

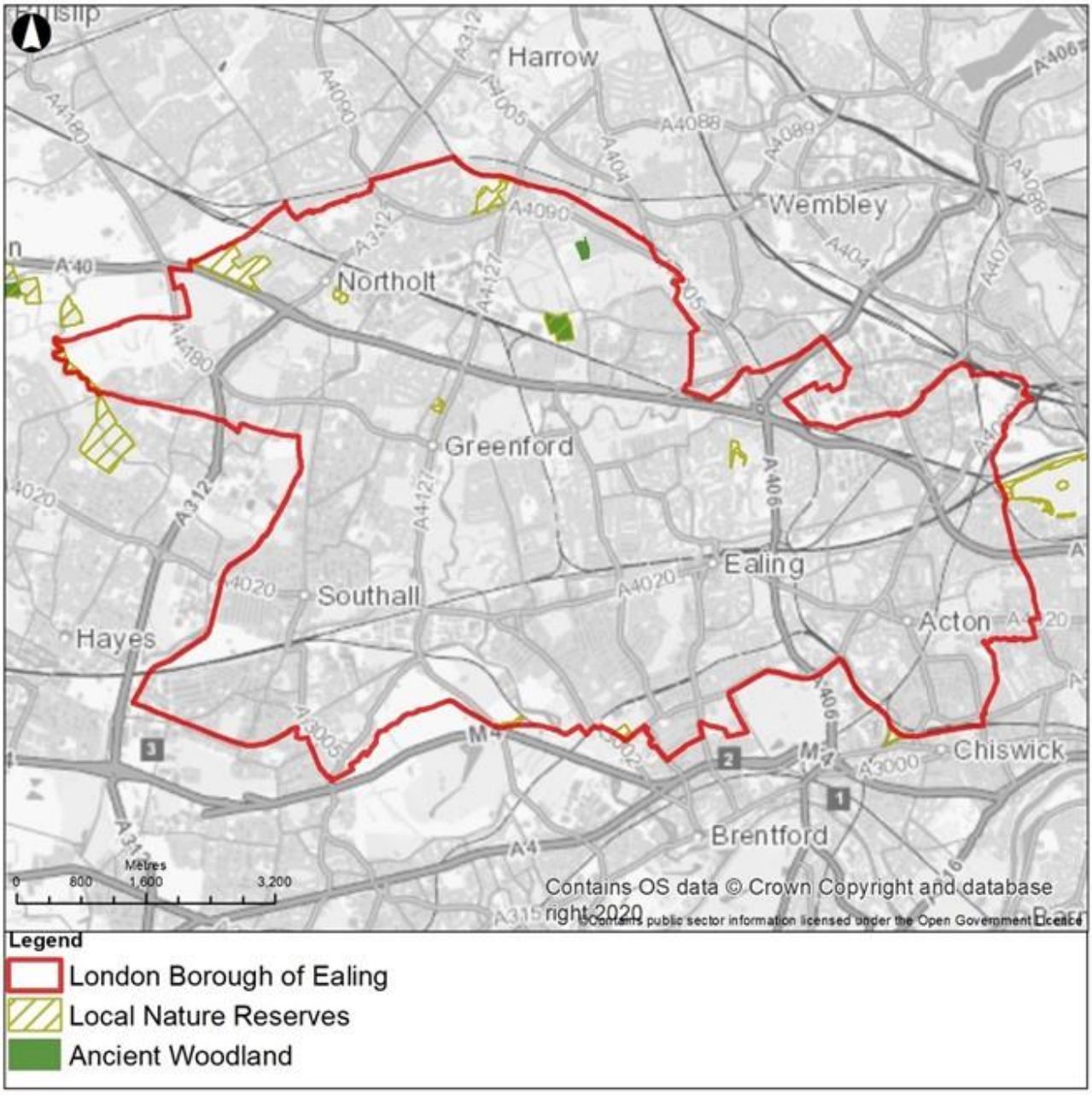
Habitats and sites within Ealing considered to be Critical Natural Capital, meaning that if lost there would be long-term / permanent loss of biodiversity, include four ancient woodland sites, five sites of unimproved pastures and the River Brent.

The top priority species in the borough which are threatened or declining are water vole (mammal), great crested newt (amphibian), sp. flycatcher (bird) and numerous fungi.

[79] Greater London Authority. Biodiversity. Available online at: https://www.london.gov.uk/what-we-do/environment/parks-green-spaces-and-biodiversity/biodiversity

[80] Ealing Council 2022. Character Study – Borough-wide Characterisation. Available online at: https://www.ealing.gov.uk/downloads/file/17170/

Figure 29: Ecological sites



1.10.2 Biodiversity summary

Table 18 summarises the key features of the biodiversity baseline and outlines considerations for the IIA and Local Plan in relation to this topic.

Table 19: Biodiversity baseline summary

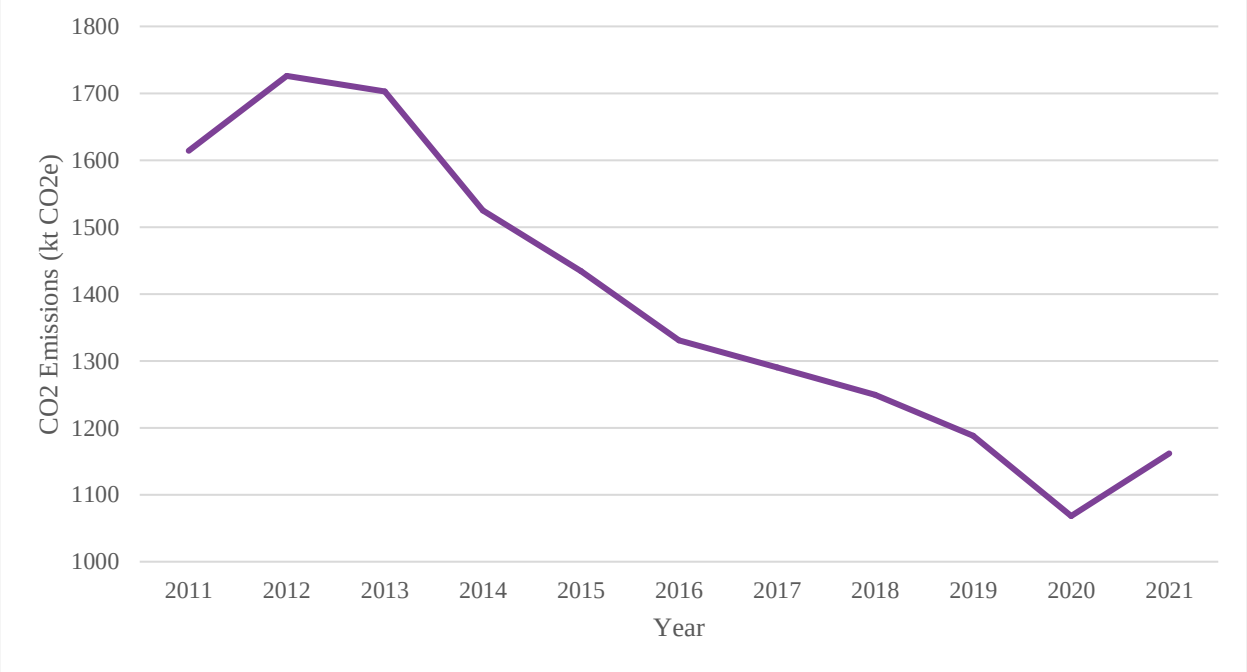
Key baseline features	Considerations
Local sites of ecological importance throughout the borough. Important green spaces and green infrastructure that will supporting wildlife in the borough, including parks and street trees.	Protect and enhance existing sites of value for nature conservation. Enhance the biodiversity potential of parks and open spaces by maintaining and improving best practice for habitat management. Implement the mitigation hierarchy and secure biodiversity net gain. Reduce deficiency in access to nature. Achieve targets to increase grassland, wetland and woodland habitats. Enhance the green corridor to help connect the open spaces across the borough. Enhance blue ribbon designations along key waterways for nature conservation and flood management purposes, as well walking and cycling provision.

1.11 Climate Change

1.11.1 Greenhouse gas emissions

Ealing has declared a climate emergency and produced a strategy to help reach the goal of becoming carbon neutral by 2030[81]. In 2018 approximately 1,120,600 tonnes was produced, equating to approximately 3.3 tonnes of CO_2 per person. Domestic uses accounted for 39%, industry and commercial 33% and transport 28%. Emissions fluctuated between 2009 and 2012 but continually decreased until 2020 when emissions began increasing again (Figure 30)[82].

Figure 30: Ten-year trend of CO2 emissions in Ealing



[81] Ealing Council 2021. Climate and ecological emergency strategy 2021-2030. Available online at: https://www.ealing.gov.uk/downloads/download/6005/climate_and_ecological_emergency_strategy

[82] DESNZ 2024. Local authority and regional carbon dioxide emissions national statistics. Available online at: https://www.data.gov.uk/dataset/723c243d-2f1a-4d27-8b61-cdb93e5b10ff/uk-greenhouse-gas-emissions-local-authority-and-regional

1.11.2 Climate change trends

Research into the impacts of climate change predict that by 2050 the average monthly temperatures in London will be 5-6°C higher than present. This will have an impact on the infrastructure and operation of the city as well as population health and comfort[83].

1.11.3 Climate change summary

Table 18 summarises the key features of the climate change baseline and outlines consideration for the IIA and Local Plan in relation to this topic.

Table 20: Climate change baseline summary

Key baseline features	Considerations
Increase in number and scale of extreme weather events. Increase in average temperatures	Implement mitigation strategies to reduce the vulnerability of people, ecology and infrastructure to a changing climate and extreme weather events. Improving the energy performance of buildings. Ensuring that new developments qualify as zero carbon.

1.12 Water and flood risk

1.12.1 Flood risk

Overall Ealing is considered to be at low risk of flooding, however, there are localised areas at greater risk due to factors such as proximity to watercourses and drainage systems.

Ealing largely lies within Flood Zone 1 meaning the area has a low probability of flooding. The River Brent poses the largest risk of flooding with areas of Flood Zone 3 located adjacent to the channel[84].

Surface water flooding is strongly influenced by land use and topography. Across Ealing there are many modelled surface water flow-paths as well as isolated areas of surface water ponding. Areas at risk of surface water flooding are similarly zoned as for fluvial and tidal sources.

The mapped superficial deposits within Ealing are a mixture of clay, silt, sand and gravel[85] and superficial aquifer designations show predominantly unproductive strata with areas of Principal and Secondary A aquifers[86]The bedrock is London Clay Formation (clay and silt)[85] and the bedrock aquifer designation is largely classified as unproductive with a small number of Secondary A pockets[86].

The groundwater vulnerability map[86] (DEFRA, 2022) shows the majority of Ealing lies on unproductive aquifers with areas of aquifers designated with low to medium-high vulnerability.

There are no Source Protection Zones (SPZs) within Ealing[86]. This indicates that there are no licensed groundwater abstractions used for potable supply.

[83] GLA 2018. London Environment Strategy. Available online at: https://www.london.gov.uk/sites/default/files/adapting_to_climate_change.pdf

[84] Gov.UK. Likelihood for flooding in this area mapping tool. Available online at: https://flood-map-for-planning.service.gov.uk/confirm-location?easting=517868&northing=180795&placeOrPostcode=Ealing

[85] British Geological Survey 2022. Geology of Britain viewer (classic). Available online at: https://mapapps.bgs.ac.uk/geologyofbritain/home.html

[86] Department for Environment, Food & Rural Affairs 2024. MAGIC Map. Available online at: https://magic.defra.gov.uk/magicmap.aspx

According to the LBE Local Flood Risk Management Strategy there are also several areas across the borough potentially at risk of groundwater flooding.[87,88]

1.12.2 Drainage Areas

Critical Drainage Areas (CDA) are areas that has critical drainage problems as notified by the Local Authority and / or Environment Agency. A number of CDAs are identified in Ealing and the central and western areas of the borough are particularly at risk.

The CDAs are at risk from multiple flood sources, mainly surface water flooding in combination with sewers and other watercourses and this interaction is likely to get more complex due to the impacts of climate change.

1.12.3 Water resources

Although London has a relatively resilient water supply supplied by both groundwater and surface water sources, and supported by reservoirs and artificial aquifer recharge, below average rainfall, particularly over winter, can put a strain on resources. Average daily water consumption in London is also already over 10% higher than the national average and it is forecasted that by 2040 London will have a water supply deficit of 400m litres per day[89].

1.12.4 Water and flood risk summary

Table 21 summarises the key features of the water and flood risk baseline and outlines consideration for the IIA and Local Plan in relation to these topics.

Table 21: Water and flood risk baseline summary

Key baseline features	Considerations
Generally low levels of flood risk across the borough, except near to the River Brent. Potential increase in number of CDAs.	Increase the number of flood storage areas. Ensure developments are steered to areas of lowest risk of flooding, and that measures to consider flood risk are included within proposals. Maximise sustainable drainage methods to achieve greenfield run-off rates. Assess and improve local drainage network, including consideration of protection and enhancement of the river corridor. Safeguard water resources, e.g. by reducing system leakages.

[87] Ealing Council 2016. London Borough of Ealing Local Flood Risk Management Strategy. Available online at: https://www.ealing.gov.uk/download/downloads/id/9272/local_flood_risk_management_strategy.pdf

[88] West London Boroughs, 2018. West London Strategic Flood Risk Assessment. Available online at: https://westlondonsfra.london/1-introduction/

[89] Ibid.

Appendix C

Updated IIA policy review

Review of relevant plans, programmes and strategies.

A.1.1 General policy

A.1.1.1 International

The Aarhus Convention (1997) is a commitment to the protection of the right of every person to live in an environment adequate to their health and well-being, guaranteeing the rights of access to information, public participation in decision-making, and access to justice in environmental matters.

A.1.1.2 National

The **National Planning Policy Framework (Revised) (2023) (NPPF)** sets out the Government's planning policy for England and how they are expected to be applied. The purpose of the planning system is to contribute to the achievement of sustainable development, which includes economic, social and environmental dimensions. It specifically requires Local Plans to:

- be prepared with the objective of contributing to the achievement of sustainable development;
- be prepared positively, in a way that is aspirational but deliverable;
- be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
- contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
- be accessible through the use of digital tools to assist public involvement and policy presentation; and
- serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).

A.1.1.3 Regional

The **London Plan - The Spatial Development Strategy for Greater London (2021)** is an overall framework for development over the next 20-25 years. It is the London-wide strategic policy context within which boroughs should set their detailed local planning policies. It brings together the geographic and locational aspects of other strategies and provides the policy framework for the Mayor's own decisions on strategic planning.

A.1.1.4 Local

The **Council Plan for 2022-26** sets out the Council's vision for Ealing across three priority areas: creating good jobs; tackling the climate crisis; and fighting inequality. The Plan sets performance targets which can be monitored via a dashboard.

There are also Local Plans related to the neighbouring planning authorities:

- **Brent Local Plan (2022);**
- **Hammersmith and Fulham Local Plan (2018);**
- **Hounslow Local Plan (2015), and Draft Local Plan Reviews (2020) – GWC & WoB;**
- **Hillingdon Local Plan (2012), and Local Plan Part 2 (2020);**

- **Harrow Core Strategy (2012); and**
- **OPDC Local Plan (2022).**

A.1.2 Population, demographics and equality groups

A.1.2.1 International

The **United Nations 2030 Agenda for Sustainable Development** provides a blueprint for peace and prosperity for the people and the planet. At the heart of this plan are 17 Sustainable Development Goals (SDGs) which are urgent actions that all countries must contribute to in a global partnership.

A.1.2.2 Local

The **Ealing Equality and Diversity Policy** aims to support the Council in delivering services tailored to people's needs through the following objectives:

- Eliminate unlawful discrimination, harassment and victimization.
- Advance equality of opportunity between people who share a protected characteristic and those who do not.
- Foster good relations between people who share a protected characteristic and those who do not.
- Ensure a robust and accurate evidence base of equality information relating to our workforce and the community.
- Ensure equality related evidence is embedded into the decision-making process and forms an integral part of the evidence base for strategy and project development and delivery.

A.1.3 Housing

A.1.3.1 National

Laying the foundations: a housing strategy for England (2011) aims to provide support to the delivery of new homes and to improve social mobility.

Homes England strategic plan 2023 to 2028 is a policy paper developed in collaboration with the Department for Levelling Up, Housing and Communities to outline how the government will drive regeneration and housing delivery to create high-quality homes and thriving places.

A.1.3.2 Regional

The **London Housing Strategy (2018)** outlines the Mayor's vision for housing in the capital, alongside policies and proposals to achieve it. It covers building homes, delivering affordable and high-quality homes, creating inclusive neighbours, supporting fairer deals for private renters, and tackling homelessness and rough sleepers.

A.1.3.3 Local

The **Ealing Council Rough Sleeping Strategy 2020-2025 (2020**) aims to reduce, and then eliminate, rough sleeping within the borough. It has four strategic priorities covering preventing rough sleeping, early intervention, working in partnership with Stabilise Lives, and sustainable independence.

The **Ealing Homelessness Reduction Strategy 2018-2022 (2018)** sets out Ealing's plan to reduce homelessness. It has several key aims around preventing homelessness, facilitating employment and financial inclusion, reducing future financial risk, and reducing the cost of temporary accommodation.

The **Ealing Housing and Homelessness Strategy (2014-2019)** aims to address housing issues within the borough through the provision of affordable and high-quality housing, improving access to affordable homes, meeting the needs of older and vulnerable residents and preventing homelessness. The Strategy is supported by sub-strategies on private sector housing, tenancy, and empty properties.

The **West London Strategic Housing Market Assessment (2018)** sets out the need and demand for housing across the West London Alliance (Barnet, Brent, Ealing, Hammersmith & Fulham, Harrow, Hillingdon, Hounslow and OPDC). It seeks to establish housing need between 2016 and 2014, addressing the need for all types of housing across the boroughs including rented and self-build homes, and housing suitable for families, older people and those with specific needs.

A.1.4 Economy, Employment and Education

A.1.4.1 National

The **Industrial Strategy: building a Britain fit for the future (2017)** is a white paper which sets out the long-term plan to boost productivity and earning power for UK citizens. It sets out the government's plans to support businesses create better, higher paying jobs with investment in skills, industries and infrastructure.

The **Ten Point Plan for a Green Industrial Revolution (2020)** is a policy paper which sets out the Government's areas of focus for a green economic recovery: advancing offshore wind; driving the growth of low carbon hydrogen; delivering new and advanced nuclear power; accelerating the shift to zero emission vehicles; green public transport, cycling and walking; 'net zero' and green ships; greener buildings; investing in carbon capture, usage and storage; protecting our natural environment; green finance and innovation.

A.1.4.2 Local

The **Ealing Employment and Skills Strategy (2014)** sets out how the council aims to enable its residents to overcome barriers to employment, improve their lives and so fulfil their potential.

The **Ealing Learning Partnership Strategy and Delivery Plan 2019-2021 (2019)** aims to promote educational excellence and well-being within the borough through various priorities including: learning and development, safeguarding and well-being, progression and pathways to employment and financially sustainable schools.

The **West London Affordable Workspace Study (2020)** identifies the need for, and potential approach to, deliver affordable workspace across West London.

The **West London Employment Land Evidence (2019)** considers the future needs of commercial, industrial and employment land across Ealing, Brent, Barnet and Harrow. It looks at the degree to which needs can be met through emerging policy responses to the intensification, co-location, substitution and recycling of existing sites.

A.1.5 Health and well-being

A.1.5.1 National

The **Public Health England (PHE) Strategy 2020-2025 (2019)** sets out how PHE will work to protect and improve the publics' health and reduce health inequalities over the next five years.

Fair Society, Healthy Lives (2010), known as the **Marmot Review,** is a review of health inequalities in England. It sets out six key objectives to reduce health inequalities including: give every child the best start in life; enable all children, young people and adults to maximise their capabilities and have control over their lives; create fair employment and good work for all; ensure

healthy standard of living for all; create and develop healthy and sustainable places and communities; and strengthen the role and impact of ill-health prevention.

A.1.5.2 Local

The **Ealing Health and well-being Strategy 2023-2028** sets out health and well-being priorities for Ealing. It includes priorities to ensure all key organisations work better together to improve health and well-being, improve health and well-being in schools and workplaces, create environments that help people to make healthy choices and support residents and communities to manage their health.

The **Ealing Healthy Weight Healthy Lives Strategy (2016)** seeks to increase the number of children and adults who are of a healthy weight.

The **Ealing Mental Health and Well-being Strategy for Adults 2017-2022 (2017)** sets out five outcomes that will contribute to improving mental health and well-being in the borough:

- Prevention and well-being;
- Better outcomes and support for people with common mental health needs;
- New model of care for people with serious and long-term mental health needs;
- Working better together; and
- Reaching all our communities.

The **Ealing Carers' Strategy 2018-2023 (2018)** sets out action to support carers of all ages and their families.

The **Ealing Sports Facility Strategy 2022-2031** sets out a vision for improving quality of life through sport and physical activity through raising the profile of sport, improving access to sport, and providing appropriate facilities and funding.

A.1.6 Transport and connectivity

A.1.6.1 National

Decarbonising Transport: Setting the Challenge (2020) sets out what the government, businesses and society need to do to deliver significant reductions in emissions across all modes of transport.

A.1.6.2 Regional

The **Mayor's Transport strategy (2018**) (updated in 2022) sets out the Mayor's policies and proposals to reshape transport in London over the next 25 years. The key objectives of the strategy are healthy streets and healthy people; a good public transport experience; and new homes and jobs.

A.1.6.3 Local

The **Ealing Local Implementation Plan (Transport) 2019-2022 (2019)** out how Ealing Council will support the Mayor's Transport Strategy and its goals.

The **Ealing Council Transport Strategy 2019-2022 (2019)** sets out the Council's transport priorities for the period 2019-2022, focusing on three key objectives: mode shift, reducing the environmental footprint of transport, and improving road safety.

A.1.7 Air and noise pollution

A.1.7.1 International

The **EU Directive on ambient air quality and cleaner air for Europe (2008)** sets binding standards and target dates for reducing concentrations to SO_2, NO_2/NOx, PM_{10} / $PM_{2.5}$, CO, benzene and lead. The directive seeks to maintain ambient air quality in areas where it is good and improve it in other areas.

A.1.7.2 National

The **Clean Air Strategy (2019)** sets out plans for dealing with all sources of air pollution, making air healthier to breathe, protecting nature and boosting the economy. It includes a set of stringent targets to cut emissions by 2020 and 2030.

A.1.7.3 Local

The **Ealing Air Quality Action Plan 2022-2030 (2022)** outlines actions that will be taken to reduce air pollution within the borough.

A.1.8 Material assets and land use

A.1.8.1 International

The **Waste Framework Directive (2008/98/EC)** establishes the legislative framework for the handling of waste in the community. The objectives are to provide a comprehensive and consolidated approach to the definition and management of waste; to shift the thinking of waste from an unwanted burden to a valued resource and make Europe a recycling society; to ensure waste management starts with waste prevention; and to provide environmental criteria for certain waste streams, to establish when a waste ceases to be a waste.

A.1.8.2 National

The **National Planning Policy for Waste (2014)** sets out the Government's ambition to work towards a more sustainable and efficient approach to the use and management of resources. The objectives of this planning policy are to:

- Deliver sustainable development and resource efficiency;
- Ensure waste management is considered alongside other spatial planning concerns;
- Provide a framework in which communities and businesses are engaged with and take more responsibility for their own waste;
- Help to secure waste re-use, recovery and disposal; and
- Ensure the design and layout of new residential and commercial developments and other infrastructure complements sustainable waste management.

Safeguarding our Soils: A Strategy for England (2009) outlines a vision for all soils in England to be managed sustainably and the threat of degradation managed by 2030. This would improve the quality of England's soils and safeguard their ability to provide essential services for future use.

A.1.8.3 Local

The **West London Waste Plan (2015)** is a strategy for the sustainable management of waste across Brent, Ealing, Harrow, Hillingdon, Hounslow and Richmond upon Thames through to 2031. Priorities are waste reduction, recycling and composting.

A.1.9 Townscape and heritage

A.1.9.1 International

The **Basic Texts of the 1972 World Heritage Convention (2005)** requires that cultural and natural heritage is identified, protected and conserved.

The **European Landscape Convention (2000)** notes that the landscape is favourable to economic activity and has an important public interest role in the cultural, ecological, environmental and social fields. The objectives are to promote European landscape protection, management and planning, and to organise European co-operation on landscape issues.

The **Convention for the Protection of the Architectural Heritage of Europe (1985)** sets out requirements for the protection of architectural heritage and establishes principles of "European co-ordination of conservation policies".

A.1.9.2 National

The **Historic England Corporate Plan (2023-2026)** is an action plan to deliver priorities to demonstrate how Historic England will continue to work towards delivering the heritage sector's priorities for the historic environment.

The **Planning (Listed Buildings & Conservation Areas) Act (1990)** sets out designation procedures, planning requirements and associated enforcement for listed buildings and conservation areas.

The **Ancient Monuments & Archaeological Areas Act (1979)** makes provision for the investigation, preservation and recording of matters of archaeological or historical interest, and for the regulation of activities affecting such matters.

A.1.9.3 National

There are **Conservation Area Appraisals** and **Management Plans** covering all 29 conservation areas within the London Borough of Ealing. Each appraisal outlines the history of the area and the elements that contribute to its character and appearance, and each management plan sets out policy statements for the preservation and enhancement of the area.

A.1.10 Biodiversity

A.1.10.1 International

The **EU Biodiversity Strategy for 2030 (2020)** is a long-term plan for Europe's biodiversity recovery and a proposal for the EU's contribution to international biodiversity negotiations.

The **EU Birds Directive (2009)** places emphasis on the protection of habitats for endangered as well as migratory species, especially through the establishment of a coherent network of Special Protection Areas (SPAs) comprising all the most suitable territories for these species.

Ramsar Convention on Wetlands of International Importance, especially as waterfowl habitat (1971) is an international treaty for the conservation and wise use of all wetlands through local, regional and national actions and international cooperation, as a contribution towards achieving sustainable development throughout the world.

The **Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (1992)** aims to conserve natural habitats, wild fauna and flora. Member states must take measures to maintain or restore favourable conservation status of natural habitats and species of importance. This includes sites such as Special Areas of Conservation (SAC), SPA and Ramsar sites. Plans that might impact the integrity of a designated site would be subject to an Appropriate Assessment.

A.1.10.2 National

The **25 Year Environment Plan (2018)** sets out goals for improving the environment over the next 25 years. It includes a number of targets such as clean air, clean and plentiful water, thriving plants

and wildlife, reducing environmental hazards, using resources more sustainably, enhancing the natural environment, mitigating and adapting to climate change, and minimising waste.

Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011) documents the biodiversity strategy for England, providing a comprehensive picture of how the country is implementing international and EU commitments. It specifically sets out the strategic direction for biodiversity policy over the next few years on land and sea.

A.1.10.3 Regional

The **London Environment Strategy (2018)** identifies the key environmental challenges in London including air quality, biodiversity, greenhouse gas emissions, green space, energy use, waste, heat risk, flood risk, water scarcity, water quality and ambient noise. The main aims include the best air quality of any major city by 2050, becoming the first National Park city where half of London's area is green, be a zero carbon and zero waste city and be resilient to climate change impacts.

A.1.11 Climate Change

A.1.11.1 International

The **UN Framework Convention on Climate Change (1992)** sets an overall framework for intergovernmental efforts to tackle the challenge posed by climate change. It acknowledges that the climatic system is affected by many factors and is a shared system.

The **Paris Agreement (2015)** brings together all nations in a common cause to undertake ambitious efforts to combat climate change and adapt to its effects, with enhanced support to assist developing countries to do so. The Agreement's central aim is to strengthen the global response to the threat of climate change by keeping global temperature rise this century well below 2ºC.

The **EU Eighth Environmental Action Programme to 2030** reviews the significant environmental challenges and provides a framework for European environmental policy up to 2030. The programme lists six priority objectives and what the EU needs to do to achieve them:

- achieving the 2030 greenhouse gas emission reduction target and climate neutrality by 2050
- enhancing adaptive capacity, strengthening resilience and reducing vulnerability to climate change
- advancing towards a regenerative growth model, decoupling economic growth from resource use and environmental degradation, and accelerating the transition to a circular economy
- pursuing a zero-pollution ambition, including for air, water and soil and protecting the health and well-being of Europeans
- protecting, preserving and restoring biodiversity, and enhancing natural capital (notably air, water, soil, and forest, freshwater, wetland and marine ecosystems)
- reducing environmental and climate pressures related to production and consumption (particularly in the areas of energy, industrial development, buildings and infrastructure, mobility and the food system)

A.1.11.2 National

The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting: Making the country resilient to a changing climate (2018) sets out key actions to address the risks and opportunities posed by a changing climate. It covers targets in relation to people, infrastructure, natural environment, business and industry and flood and water management.

The **Clean Growth Strategy (2017)** sets out the government's approach to facilitate growth whilst cutting greenhouse gas emissions. It sets out recommendations for private and public investment to meet carbon budgets, to improve business and industry energy efficiency and to improve energy efficiency in the housing stock including through low carbon heating.

A.1.11.3 Local

The **Ealing Climate and Ecological Emergency Strategy 2021-2030 (2021)** sets out the Council's response to the climate and ecological emergence across four themes: energy, nature, travel and waste.

A.1.12 Water and flood risk

A.1.12.1 International

The **Water Framework Directive (2000)** establishes a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater. It seeks to prevent protect and enhance aquatic ecosystems, promote sustainable water use, reduce groundwater pollution and mitigate the effects of floods and droughts.

The **Groundwater Directive (2006)** establishes a framework for the protection of groundwater to avoid the deterioration of water quality. The Directive includes groundwater quality standards and threshold values for groundwater pollutants.

The **Drinking Water Directive (1998)** aims to protect human health from adverse effects of any contamination of water intended for human consumption by ensuring that it is clean.

A.1.12.2 National

The **Planning Policy Guidance Flood Risk and Coastal Change (2014)** (updated in 2022) documents flood risk and coastal change in terms of planning and flood risk, taking flood risk into account in Local Plans, flood risk assessments and sequential testing.

A.1.12.3 Local

The **Ealing Local Flood Risk Management Strategy 2016-2022 (2016)** aims to provide clarity and direction on how flood risk is managed in the borough. It sets out five objectives:

- Develop and improve the understanding of flood risk across the borough;
- Maintain and improve communication and cooperative working between strategic parties and flood risk management authorities;
- Prevent the increase of flood risk through inappropriate development;
- Develop community awareness of flood risk and ways of reducing the risk in the future; and
- Identify and implement flood mitigation measures where funding can be secured.

The **West London Strategic Flood Risk Assessment (2018)** provides the evidence base for ensuring development does not occur in areas of high risk from flooding within Barnet, Brent, Ealing, Harrow, Hillingdon and Hounslow.

The **Ealing Council Multi Agency Flood Plan (2010)** considers community level flood risk and sets out the multi-agency response to flooding incidents in the London Borough of Ealing.

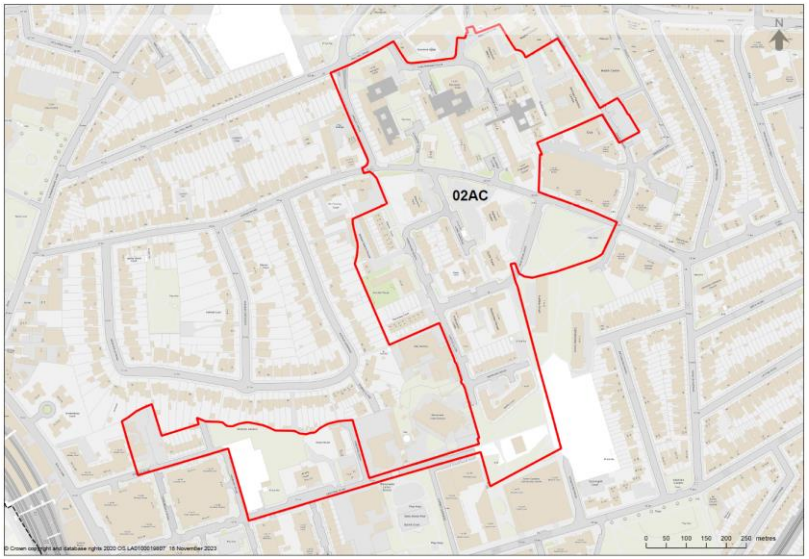
The **Surface Water Management Plan (2013)** identifies areas of significant modelled flood risk and Critical Drainage Areas which are used to improve understanding of local flood risk.

Appendix D

IIA Sites appraisal

1. Acton

1.1 Acton Gardens (02AC)

This site comprises predominantly high rise housing estates in central Acton interspersed with open green space. Proposed uses are for the intensification of housing provision with some commercial uses on ground floor for 02AC, which would be likely to result in a decrease in the open space available within the estates. The site generally experiences poor air quality and noise conditions which should inform future uses and potential mitigation.	

Objective	Criteria	02AC	Comment
Housing	1	+	Development of the site would deliver a net increase in homes.
Economy	2	+	Development would result in a net increase in commercial floorspace thus increasing employment capacity compared to existing uses.
Education and skills	3	+	Most of the site is within 1km of an existing primary school.

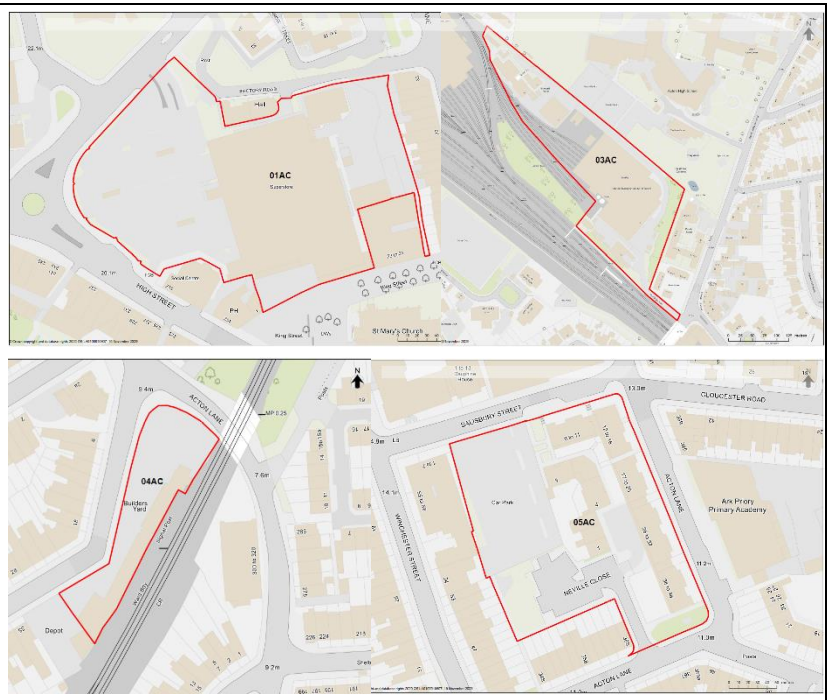
Objective	Criteria	02AC	Comment
	4	+	The site is within 2km of an existing secondary school.
Health	5	+	The site is within 1km of an existing GP surgery.
	6	-	Development of the site could result in the loss of existing open space. Offsetting or other measures may be necessary to address this loss.
	7a	+	The site is within 1.5km of a health facility.
	7b	+	The site is within 1.5km of a leisure facility.
Connectivity	8	+	The PTAL for the site is between 4 and 6b.
	9	+	The site is located within 1km of active travel routes.
Air quality and noise	10	0	02AC is located within an area which partially exceeds either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3.
	11	+	The average road and rail noise levels of 02AC are less than 55db.
Resources	12	+	The site is on land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	+	02AC is partially located within a conservation area and is within 500m of heritage assets. The current site negatively impacts the wider heritage setting and development offers an opportunity to improve this.
Biodiversity and green infrastructure	14	-	Development of the site would result in a net loss of existing open space which could impact habitat connectivity, although the extent of this loss is not known at this stage. Although mitigation may be implemented, dependent on site design there may still be a residual impact on habitat connectivity.
	15	0	The site currently has low overall ecological value however there are some ecological features present. Development of the site provides an opportunity to improve biodiversity, but any loss of current features may also need to be mitigated.
	16	-	The site is partially located on a SLINC
Water resources	17	-	The site contains areas within Flood Zone 3a (Surface Water). It is likely that this could be mitigated as part of any new development.

Objective	Criteria	02AC	Comment
	18	-	Development of the site could result in the loss of existing open space and therefore has the potential to result in increased flood risk.
	19	0	02AC is within an area of medium groundwater vulnerability.

1.3 Central Acton (01AC, 03AC, 04AC, 05AC)

These sites in central Acton have a mix of current uses, and all are proposed for housing provision, with 01AC, 03AC, 04AC and 05AC proposed to also include some mixed commercial uses (including office, industrial, research and leisure)

Many of the sites are located either adjacent to the rail corridor or to the A4020 Uxbridge Road, and so poor air quality and noise should drive consideration of layout and potential requirements for mitigation.



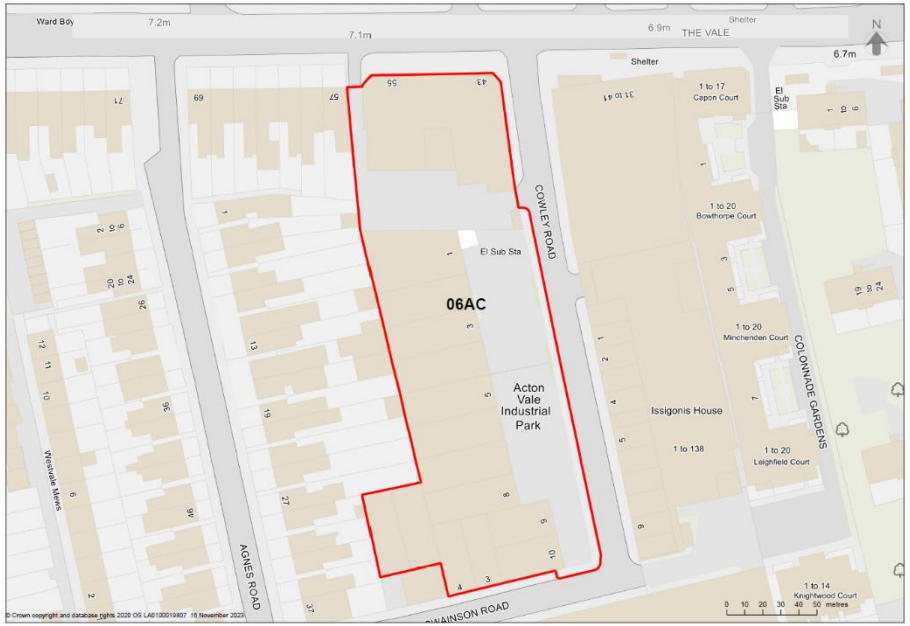
Objective	Criteria	01AC	03AC	04AC	05AC	Comment
Housing	1	+	+	+	+	Development of the sites would deliver a net increase in homes.
Economy	2	?	+	?	+	Development of 03AC would result in an increase in employment capacity as it is currently used for museum storage with minimal employment opportunities on-site whilst proposed uses look to deliver retail and community uses. Development of 05AC could result in an increase to employment capacity as currently there is no employment on site and proposal looks to deliver mixed uses which could result in employment opportunities. Potential employment loss or gain for 01AC and 04AC would depend on confirmation of comparative employment capacity.

Objective	Criteria	01AC	03AC	04AC	05AC	Comment
Education and skills	3	+	-	+	+	With the exception of 03AC, all the sites are within 1km of an existing primary school. 03AC is within located within 4000m of a primary school.
	4	+	+	+	+	The sites are within 2km of an existing secondary school.
Health	5	+	+	+	+	The sites are within 1km of an existing GP surgery.
	6	0	0	0	0	There would be no loss of open space from development of the other sites. There may be opportunities to provide new open space dependent on the design of proposed developments.
	7a	+	+	+	+	The sites are within 1.5km of a health facility.
	7b	+	+	+	+	The sites are within 1.5km of a leisure facility.
Connectivity	8	+	+	0	+	The PTAL for 04AC is between 2 and 3. The PTAL within the majority of the remaining sites is between 4 and 6b.
	9	+	+	+	+	The sites are located within 1km of active travel routes.
Air quality and noise	10	-	0	-	-	All sites except for 03AC are located within areas which exceed either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3. 03AC is partially located in an area that exceeds either of these limits. Sensitive uses may not be suitable without mitigation.
	11	-	-	+	+	Average road and rail noise levels of the sites are at or above 55db, except for 04AC and 05AC. Sensitive uses may not be suitable without mitigation.
Resources	12	+	+	+	+	The sites are on land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	+	0	0	+	01AC and 05AC are located partially within or adjacent to conservation areas and are within 500m of further heritage assets. The current sites negatively impact the wider heritage setting and development offers an opportunity to improve this. 04AC and 03AC are within 500m of heritage assets but do not currently impact the setting of these assets due to their distance and the density of the townscape between sites and assets; assuming that development is of similar or appropriate massing, it is therefore likely that potential negative effects from the development of the sites could be mitigated.

Objective	Criteria	01AC	03AC	04AC	05AC	Comment
Biodiversity and green infrastructure	14	0	+	+	0	04AC and 03AC offer some limited potential for improving habitat connectivity through proximity to open spaces along the railway corridor. The remaining sites are in a dense urban area and do not offer opportunities for habitat connectivity.
	15	+	+	+	+	The sites currently have low or no ecological value and development provides an opportunity to improve biodiversity through biodiversity net gain measures which can help achieve positive biodiversity net gain
	16	0	0	0	0	03AC is partially located within an ecologically designated SINC in small areas along its borders with the railway. However the site is in poor condition and development is unlikely to impact the local network of ecologically designated sites. The remaining sites are not located within ecologically designated sites.
Water resources	17	-	-	-	-	All sites contain areas within Flood Zone 3a (Surface Water). It is likely that this could be mitigated as part of any new development.
	18	+	+	+	+	Development of all sites offers opportunities to reduce flood risk by removing areas of hardstanding and introducing Sustainable Drainage Systems (SuDS). Development of the remaining sites is unlikely to impact flood risk.
	19	+	+	+	+	The sites are either within areas of low groundwater vulnerability, or not within areas of groundwater vulnerability.

1.4 Acton Vale Industrial Park & Westgate House (06AC)

This site in the east of Acton is just outside of the main Acton Vale industrial area. The site currently provides industrial and commercial uses and is proposed as a mixed-use development providing higher intensification in commercial and industrial uses. The site experiences poor air quality and noise conditions which should drive consideration of uses, layout and potential requirements for mitigation.



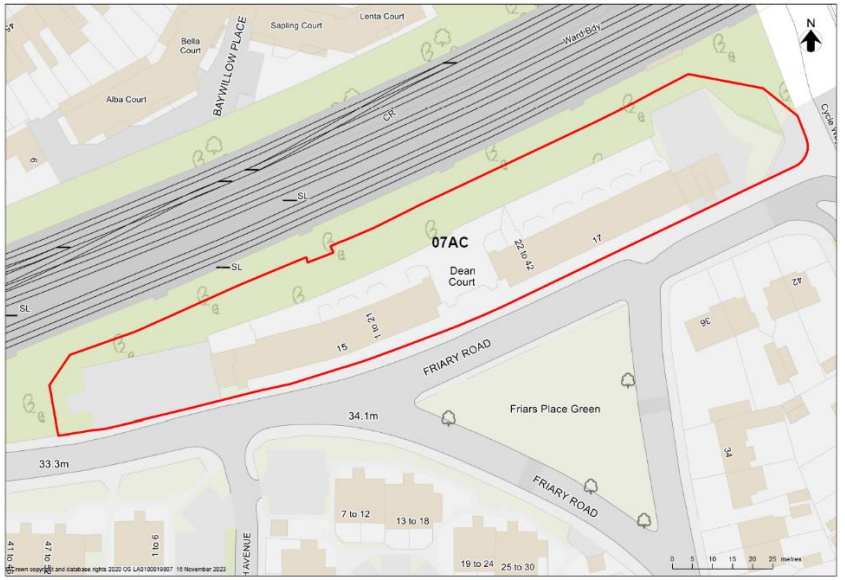
Objective	Criteria	06AC	Comment
Housing	1	+	Development of the site would deliver a net increase in homes.
Economy	2	+	Development of the site would deliver new employment capacity as the proposed mixed-use development would provide employment intensification across a wider range of employment opportunities.
Education and skills	3	+	The site is within 1km of an existing primary school.
	4	+	The site is within 2km of an existing secondary school.
Health	5	+	The site is within 1km of an existing GP surgery.

Objective	Criteria	06AC	Comment
	6	0	There would be no loss of open space from development of the site. There may be opportunities to provide new open space dependent on the design of proposed development.
	7a	+	The site is within 1.5km of a health facility.
	7b	+	The site is within 1.5km of a leisure facility.
Connectivity	8	0	The PTAL for the site is between 2 and 3.
	9	+	The site is located within 1km of active travel routes.
Air quality and noise	10	0	The site is partially located within an area which exceeds either of the following limits: NO_2 30µg/m^3. Sensitive uses may not be suitable without mitigation.
	11	-	Average road and rail noise levels of the site are at or above 55db. Sensitive uses may not be suitable without mitigation.
Resources	12	+	The site is on land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	0	The site is within 500m of heritage assets but does not currently impact the setting of these assets due to their distance and the density of the townscape between site and assets; assuming that development is of similar or appropriate massing, it is therefore likely that potential negative effects from the development of the site could be mitigated.
Biodiversity and green infrastructure	14	0	The site is in a dense urban area and do not offer opportunities for habitat connectivity.
	15	+	The site currently has low or no ecological value and development provides an opportunity to improve biodiversity, albeit at a small scale.
	16	0	The site is not located within an ecologically designated site.
Water resources	17	-	The site contains areas within Flood Zone 3a (Surface Water). It is likely that this could be mitigated as part of any new development.
	18	+	Development of the site offers opportunities to reduce flood risk by removing areas of hardstanding and introducing Sustainable Drainage Systems (SuDS).
	19	+	The site is not within an area of groundwater vulnerability.

1.5 Deans Court (07AC)

The site is located in north Action and is currently used for residential use with associated parking and gardens. The proposed use is to remain residential with tall building potential.

The site is located near to the A40, and so poor air quality and noise conditions should drive consideration of uses and potential requirements for mitigation.



Objective	Criteria	07AC	Comment
Housing	1	+	The development of the site would result in a net increase of homes.
Economy	2	0	Development of the site would result in no net change to employment capacity.
Education and skills	3	+	The site is within 1km of an existing primary school.
	4	+	The site is within 2km of an existing secondary school.
Health	5	+	The site is within 1km of an existing GP surgery.

Objective	Criteria	07AC	Comment
	6	0	There may be loss of open space from development of the site. There may be opportunities to provide new open space dependent on the design of proposed development.
	7a	+	The site is within 1.5km of a health facility.
	7b	+	The site is within 1.5km of a leisure facility.
Connectivity	8	+	The PTAL for the majority of the site is between 4 and 6b.
	9	+	The site is located within 1km of active travel routes.
Air quality and noise	10	-	The site is located within an area which exceed either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3. Sensitive uses may not be suitable without mitigation.
	11	-	Average road and rail noise levels of the site are at or above 55db. Sensitive uses may not be suitable without mitigation.
Resources	12	+	The site has area of land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	0	The site is considered to have a neutral impact on heritage assets due to being over 500m from an asset or designation.
Biodiversity and green infrastructure	14	-	Development of the site may impact habitat connectivity along the green corridor. Although mitigation may be implemented, dependent on site design there may still be a residual impact on habitat connectivity.
	15	0	The site currently has low or no ecological value.
	16	0	The site is not located within ecologically designated sites.
Water resources	17	+	The site is located within Flood Zone 1.
	18	0	Development of the sites is unlikely to impact flood risk.
	19	+	The site is not within an area of groundwater vulnerability.

1.6 Oaktree Court (08AC)

The site is located in north Acton and is currently used for residential use with private amenity space. The proposed use is to increase housing density.

The proposed development may offer the opportunity to improve the amenity, open space for residents as well as improving the biodiversity of the site.

Objective	Criteria	08AC	Comment
Housing	1	+	The development of the site would result in a net increase of homes.
Economy	2	0	Development of the site would result in no net change to employment capacity.
Education and skills	3	+	The site is within 1km of an existing primary school.
	4	+	The site is within 2km of an existing secondary school.
Health	5	+	The site is within 1km of an existing GP surgery.

Objective	Criteria	08AC	Comment
	6	0	There would be no loss of open space from development of the site. There may be opportunities to provide new open space dependent on the design of proposed development.
	7a	+	The site is within 1.5km of a health facility.
	7b	+	The site is within 1.5km of a leisure facility.
Connectivity	8	0	The PTAL for the site is between 2 and 3.
	9	+	The site is located within 1km of active travel routes.
Air quality and noise	10	+	The site is not located within an area which exceed either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3.
	11	+	Average road and rail noise levels of the site are below 55db.
Resources	12	0	The site is previously developed but has no known contamination issues.
Heritage and townscape	13	0	The site is considered to have a neutral impact on heritage assets due to being over 500m from an asset or designation.
Biodiversity and green infrastructure	14	0	The site offers little potential for connectivity to existing open spaces.
	15	+	The site currently has low or no ecological value and development provides an opportunity to improve biodiversity.
	16	0	The site is not located within ecologically designated sites.
Water resources	17	+	The site is located within Flood Zone 1.
	18	0	Development of the sites is unlikely to impact flood risk.
	19	+	The site is not within an area of groundwater vulnerability.

2. Ealing

2.1 Ealing Broadway (01EA, 04EA)

These sites are located around Ealing Broadway Underground Station and are predominantly in retail use. The sites are largely proposed for mixed-use development (including both residential and commercial uses) apart from site 01EA which would not include residential use.

The sites are located along either the A4020 or rail corridor, and so poor air quality and noise conditions should drive consideration of uses, layout and potential requirements for mitigation.

Objective	Criteria	01EA	04EA	Comment
Housing	1	0	+	Development of the 04EA would deliver a net increase in homes. 01EA currently contains a small element of residential use or proposed residential uses.
Economy	2	?	?	Potential employment loss or gain for the sites would depend on confirmation of comparative employment capacity.
Education and skills	3	+	+	The sites are within 1km of an existing primary school.
	4	+	+	The sites are within 2km of an existing secondary school.
Health	5	+	+	The sites are within 1km of an existing GP surgery.
	6	0	0	There would be no loss of open space from development of the sites. There may be opportunities to provide new open space dependent on the design of proposed developments.

Objective	Criteria	01EA	04EA	Comment
	7a	+	+	The sites are within 1.5km of a health facility.
	7b	+	+	The sites are within 1.5km of a leisure facility.
Connectivity	8	+	+	The PTAL for the sites is between 4 and 6b.
	9	+	+	The sites are located within 1km of active travel routes.
Air quality and noise	10	-	-	The sites are located within areas which exceed either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3. Sensitive uses may not be suitable without mitigation.
	11	-	-	Average road and rail noise levels of the sites are at or above 55db. Sensitive uses may not be suitable without mitigation.
Resources	12	0	+	01EA is located on previously developed land. 04EA has a small area of contaminated land that may offer the opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	0	+	Both sites are fully or partially located within a conservation area. 01EA contains locally listed heritage assets which would likely be lost as part of any new development. Both sites currently have a negative impact on the wider heritage setting and development offers an opportunity to improve this.
Biodiversity and green infrastructure	14	0	0	Both sites are in a dense urban area and do not offer opportunities for habitat connectivity.
	15	+	+	The sites currently have low or no ecological value and development provides an opportunity to improve biodiversity, albeit at a small scale.
	16	0	0	The sites are not located within ecologically designated sites.
Water resources	17	-	0	01EA contains areas within Flood Zone 3a (Surface Water). It is likely that this could be mitigated as part of any new development. 04EA is fully located within Flood Zone 1.
	18	0	0	Development of the sites is unlikely to impact flood risk.
	19	+	+	The sites are either within areas of low groundwater vulnerability, or not within areas of groundwater vulnerability.

2.2 Ealing Broadway Shopping Centre & Crystal House (02EA) and Sandringham Mews (03EA)

These sites comprise the current Ealing Broadway Shopping Centre, and a further retail block directly across the High Street from it. The sites are proposed for mixed-use development, including both residential and commercial uses.

The sites are located along either the A4020, and so poor air quality and noise conditions should drive consideration of uses, layout and potential requirements for mitigation.

Objective	Criteria	02EA	03EA	Comment
Housing	1	+	+	Development of the sites would deliver a net increase in homes.
Economy	2	?	+	Potential employment loss or gain for 02EA would depend on confirmation of comparative employment capacity. Development of 03EA would lead to a net increase of employment capacity.
Education and skills	3	+	+	The sites are within 1km of an existing primary school.
	4	+	+	The sites are within 2km of an existing secondary school.
Health	5	+	+	The sites are within 1km of an existing GP surgery.
	6	+	+	There would be no loss of open space from development of the sites. There may be opportunities to provide new open space dependent on the design of proposed developments.
	7a	+	+	The sites are within 1.5km of a health facility.
	7b	+	+	The sites are within 1.5km of a leisure facility.
Connectivity	8	+	+	The PTAL for 03EA is between 4 and 6b. The PTAL for 02EA is between 4 and 6b and mitigation may be required.

Objective	Criteria	02EA	03EA	Comment
	9	+	+	The sites are located within 1km of active travel routes.
Air quality and noise	10	-	-	The sites are located within an area which exceeds either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3. Sensitive uses may not be suitable without mitigation.
	11	-	-	Average road and rail noise levels of the sites are at or above 55db. Sensitive uses may not be suitable without mitigation.
Resources	12	+	+	The sites are on land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	0	0	The area contains a high level of heritage assets, and the sites are within conservation areas. The sites contain locally listed heritage assets which would likely be lost as part of any new development. The current sites are large and diverse, and contain aspects that contribute to and negatively impact the wider heritage setting. Similarly, development of the sites presents both risks and opportunities for the wider heritage setting, depending on the detailed design of the proposed developments.
Biodiversity and green infrastructure	14	0	0	The sites are in a dense urban area and do not offer opportunities for habitat connectivity.
	15	+	+	The sites currently have low or no ecological value and development provides an opportunity to improve biodiversity.
	16	0	0	The sites are not located within ecologically designated sites.
Water resources	17	-	-	The sites contain areas within Flood Zone 3a (Surface Water). It is likely that this could be mitigated as part of any new development.
	18	0	0	Development of the sites is unlikely to impact flood risk.
	19	+	+	The sites are either within areas of low groundwater vulnerability, or not within areas of groundwater vulnerability.

2.3 A4020 Uxbridge Road / New Broadway (05EA, 06EA, 07EA, 08EA)

This group of sites front onto the A4020 in West Ealing and currently are a mix of predominantly commercial or office uses. 08EA and 07EA are proposed for office use. 05EA and 06EA proposed uses are for mixed-use developments including residential and commercial uses.

Objective	Criteria	05EA	06EA	07EA	08EA	Comment
Housing	1	+	+	0	0	Development of the sites would deliver a net increase in homes, except 07EA which does not include current or proposed residential uses and 08EA which currently contains a small element of residential use.
Economy	2	?	?	0	0	Development of the sites would not result in a net increase in employment capacity for 07EA and 08EA. At 05EA and 06EA potential employment loss or gain would depend on the nature of mixed uses.
Education and skills	3	+	+	+	+	The sites are within 1km of an existing primary school.
	4	+	+	0	0	05EA and 06EA are within 2km of an existing secondary school. 07EA and 08EA are within 4km of an existing secondary school.
Health	5	+	+	+	+	The sites are within 1km of an existing GP surgery.

Objective	Criteria	05EA	06EA	07EA	08EA	Comment
	6	0	0	0	0	There would be no loss of open space from development of the sites. There may be opportunities to provide new open space dependent on the design of proposed developments.
	7a	+	+	+	+	The sites are within 1.5km of a health facility.
	7b	+	+	+	+	The sites are within 1.5km of a leisure facility.
Connectivity	8	+	+	+	+	The PTAL for the sites is between 4 and 6b.
	9	+	+	+	+	The sites are located within 1km of active travel routes.
Air quality and noise	10	0	0	0	0	All sites are partially located in areas that exceed either of these limits: PM10 30µg/m^3, NO_2 30µg/m^3. Sensitive uses may not be suitable without mitigation.
	11	-	-	-	-	Average road and rail noise levels of the sites are at or above 55db. Sensitive uses may not be suitable without mitigation.
Resources	12	+	0	0	+	All sites are on previously developed land. 05EA and 08EA are on land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	0	0	0	0	The sites are within 500m of heritage assets. All sites currently either have a slight negative impact on the wider heritage setting, or do not have an impact due to their distance and the density of the townscape between sites and assets; assuming that development is of similar or appropriate massing, it is therefore likely that any potential negative effects from the development of the sites are not expected.
Biodiversity and green infrastructure	14	+	0	0	0	The sites are in a dense urban area and do not offer opportunities for habitat connectivity, except EA10 which adjoins open space along the railway corridor.
	15	+	+	+	+	The sites currently have low or no ecological value and development provides an opportunity to improve biodiversity, albeit at a small scale.
	16	0	0	0	0	The sites are not located within ecologically designated sites.
Water resources	17	0	-	0	0	06EA contains Flood Zone 3a (Surface Water). It is likely that this could be mitigated as part of any development. The sites are fully located within Flood Zone 1.

Objective	Criteria	05EA	06EA	07EA	08EA	Comment
	18	0	0	0	0	Development of the sites is unlikely to impact flood risk.
	19	+	+	+	+	The sites are either within areas of low groundwater vulnerability, or not within areas of groundwater vulnerability.

2.4 A4020 Broadway (09EA, 10EA, 11EA, 12EA, 13EA, 14EA)

This group of sites front onto the A4020 in West Ealing and currently are predominantly retail uses with some commercial or residential uses on upper floors. Proposed uses are for mixed-use developments with residential and commercial (retail, office, leisure) components which will aim to optimise the sites' potential.

There are numerous local heritage assets both within the sites and the wider A4020 area, mostly relating to historic shop frontages.

The sites all experience poor noise conditions associated with the rail corridor and the A4020, and this should drive consideration of uses and potential requirements for mitigation.

Objective	Criteria	09EA	10EA	11EA	12EA	13EA	14EA	Comment
Housing	1	+	+	+	+	+	+	Development of the sites would deliver a net increase in homes.
Economy	2	?	?	?	?	?	?	Development of the sites would deliver new employment capacity; however potential employment loss or gain would depend on the nature of mixed uses.
Education and skills	3	+	+	+	+	+	+	The sites are within 1km of an existing primary school.
	4	+	+	+	+	+	+	The sites are within 2km of an existing secondary school.
Health	5	+	+	+	+	+	+	The sites are within 1km of an existing GP surgery.
	6	+	+	+	+	+	+	There would be no loss of open space from development of the sites. There may be opportunities to provide new open space dependent on the design of proposed developments.
	7a	+	+	+	+	+	+	The sites are within 1.5km of a health facility.

Objective	Criteria	09EA	10EA	11EA	12EA	13EA	14EA	Comment
	7b	+	+	+	+	+	+	The sites are within 1.5km of a leisure facility.
Connectivity	8	+	+	+	0	0	+	The PTAL for 09EA, 10EA, 11EA, 14EA is between 4 and 6b. 12EA and 13EA have a PTAL between 2 and 3.
	9	+	+	+	+	+	+	The sites are located within 1km of active travel routes.
Air quality and noise	10	0	0	0	0	0	0	None of the sites are located in the area which exceeds the PM_{10} 30µg/m^3 limit. All sites lie either partially or fully within the area which exceeds the NO_2 30µg/m^3 limit. Sensitive uses may not be suitable without mitigation.
	11	-	-	-	-	-	-	Average noise levels of the sites are at or above 55db. Sensitive uses may not be suitable without mitigation.
Resources	12	0	+	0	+	0	+	All sites are on previously developed land. 10EA, 12EA, and 14EA are on land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	0	0	0	-	0	0	12EA contains locally listed heritage assets which would likely be lost as part of any new development. The other sites are within 500m of further assets. All sites currently either have a slight negative impact on the wider heritage setting due to poor building condition, or do not have an impact due to their distance and the density of the townscape between sites and assets; assuming that development is of similar or appropriate massing, it is therefore likely that potential negative effects from the development of the sites could be mitigated.
Biodiversity and green infrastructure	14	0	0	0	0	0	0	The sites are in a dense urban area and do not offer opportunities for habitat connectivity.
	15	+	+	+	+	+	+	The sites currently have low or no ecological value and development provides an opportunity to improve biodiversity, albeit at a small scale.
	16	0	0	0	0	0	0	The sites are not located within ecologically designated sites.
Water resources	17	-	0	0	0	0	0	The edges of 09EA fall within Flood Zone 3a (surface water). As this is a small area, it is likely it could be mitigated as part of any new development. The remaining sites are within Flood Zone 1.

Objective	Criteria	09EA	10EA	11EA	12EA	13EA	14EA	Comment
	18	0	0	+	0	0	+	11EA and 14EA offer opportunities to reduce flood risk by removing large areas of hardstanding and introducing Sustainable Drainage Systems (SuDS). Development of the remaining sites are unlikely to impact flood risk.
	19	+	+	+	+	+	+	The sites are either within areas of low groundwater vulnerability, or not within areas of groundwater vulnerability.

2.5 West Ealing (15EA, 16EA, 17EA, 18EA)

These sites are located in the vicinity of West Ealing Station. The sites currently have a mix of uses with mix uses proposed including residential.

The sites are located along the rail corridor, and poor air quality and noise conditions should drive consideration of uses, layout and potential requirements for mitigation.

Objective	Criteria	15EA	16EA	17EA	18EA	Comment
Housing	1	+	+	+	+	Development of the sites would deliver a net increase in homes.
Economy	2	?	?	?	?	Potential employment loss or gain would depend on confirmation of comparative employment capacity.
Education and skills	3	+	+	+	+	The sites are within 1km of an existing primary school.
	4	+	+	+	+	The sites are within 2km of an existing secondary school.
Health	5	+	+	+	+	The sites are within 1km of an existing GP surgery.

Objective	Criteria	15EA	16EA	17EA	18EA	Comment
	6	0	0	0	0	There would be no loss of open space from development of the sites. There may be opportunities to provide new open space dependent on the design of proposed developments.
	7a	+	+	+	+	The sites are within 1.5km of a health facility.
	7b	0	0	0	0	The site us between 1.5km and 2.5km away from a leisure facility.
Connectivity	8	+	+	0	0	The PTAL for the majority of sites 15EA and 16EA is between 4 and 6b. The PTAL for the remaining sites is between 2 and 3.
	9	+	+	+	+	The sites are located within 1km of active travel routes.
Air quality and noise	10	0	0	+	+	None of the sites are located in the area which exceeds the PM10 30µg/m3 limit. 15EA and 16EA lie partially within the area which exceeds the NO_2 30µg/m^3 limit. 17EA and 18EA are located outside the area which exceeds the NO_2 30µg/m^3 limit. Sensitive uses may not be suitable without mitigation.
	11	+	+	+	+	Average road and rail noise levels of the sites are below 55db.
Resources	12	+	+	+	+	All sites are on previously developed land. All sites are on land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	0	0	0	+	The sites are within 500m of heritage assets. 18EA currently negatively impacts the wider heritage setting and development offers an opportunity to improve this. The remaining sites do not have an impact due to their distance and the density of the townscape between sites and assets; assuming that development is of similar or appropriate massing, it is therefore likely that any potential negative effects from the development of the sites are not expected.
Biodiversity and green infrastructure	14	0	0	0	+	The sites are in a dense urban area and do not offer opportunities for habitat connectivity, except 18EA which is separated from the adjacent Drayton Green, by Manor Road.
	15	+	+	+	+	The sites currently have low or no ecological value and development provides an opportunity to improve biodiversity, albeit at a small scale.
	16	0	0	0	0	15EA is partially located within an ecologically designated SINC in a small area along its border with the railway however the site is in poor condition and development is unlikely to impact the local network of ecologically designated sites. The remaining sites are not located within ecologically designated sites.

Objective	Criteria	15EA	16EA	17EA	18EA	Comment
Water resources	17	-	0	-	-	18EA, 17EA and 15EA contain areas within Flood Zone 3a (Surface Water). It is likely that this could be mitigated as part of any new development. 16EA is fully located within Flood Zone 1.
	18	0	0	0	0	Development of the sites is unlikely to impact flood risk.
	19	+	+	+	+	The sites are either within areas of low groundwater vulnerability, or not within areas of groundwater vulnerability.

2.6 Ealing sports grounds (19EA, 21EA, 23EA)

These three leisure sites located with the Ealing sub-area comprise:

- Gurnell Leisure Centre and playing fields (19EA); and
- Former Barclays Sports Ground (21EA); and
- Old Actonians Sports Ground (23EA).

These sites are proposed to be intensified through the delivery of residential uses on-site, with some leisure uses re-provided in addition to residential components.

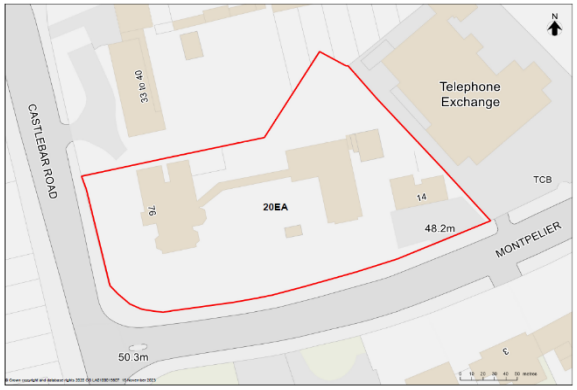
Development of the sites would result in a loss of open space, and presents a risk of ecological impacts, particularly at 19EA and 21EA, although the extent of any impact would depend on development design.

Objective	Criteria	19EA	21EA	23EA	Comment
Housing	1	+	+	+	Development of the sites would deliver a net increase in homes.
Economy	2	?	+	+	19EA currently comprise leisure and sporting facilities which provide some employment. These facilities would be included as part of the proposed uses but details of comparative size are not known. New sport and leisure employment would be provided by the development of 23EA and 21EA. Improved leisure facilities are likely to contribute to stronger prospects for employment retention and ability to attract additional labour force to the area.
Education and skills	3	+	+	+	The sites are within 1km of an existing primary school.

Objective	Criteria	19EA	21EA	23EA	Comment
	4	+	+	+	The sites are within 2km of an existing secondary school.
Health	5	+	+	+	The sites are within 1km of an existing GP surgery.
	6	-	-	-	Development of the sites would result in a loss of existing open space although the extent of this loss is not known at this stage. Offsetting or other measures may be necessary to address this loss.
	7a	+	+	+	The sites are within 1.5km of a health facility.
	7b	?	+	+	19EA primarily contains leisure facilities which could be partially lost as sites are re-developed. The proposed uses include leisure facilities but details of whether the proposed provision of services will be equivalent to existing levels are not known. Improved sport and leisure facilities would be provided by the development of 23EA and 21EA.
Connectivity	8	0	0	0	The PTAL for the majority of the sites is between 2 and 3.
	9	+	+	+	The sites are located within 1km of active travel routes.
Air quality and noise	10	0	0	0	The sites are partially located in an area that exceeds either or both of the following limits: PM_{10} 30µg/m^3, NO_2 30µg/m^3. Sensitive uses may not be suitable without mitigation.
	11	+	-	-	Average noise levels of 23EA and 21EA are at or above 55db. Sensitive uses may not be suitable without mitigation. The average road and rail noise levels of 19EA are less than 55db.
Resources	12	+	+	0	19EA and 21EA are on land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	0	0	0	All sites are within 500m of heritage assets but do not currently impact the setting of these assets due to the nature of the sites (open spaces) their distance and the density of the townscape between sites and assets; assuming that development is of appropriate massing, it is therefore likely that potential negative effects from the development of the sites could be mitigated.
Biodiversity and green infrastructure	14	-	-	-	Development of the sites would result in a loss of existing open space which could impact habitat connectivity, although the extent of this loss is not known at this stage. Offsetting or other measures may be necessary to address this loss, and there may still be a residual impact on habitat connectivity.

Objective	Criteria	19EA	21EA	23EA	Comment
	15	-	-	-	All sites have a mix of areas of lower and higher ecological value present, including riverbank at 19EA and a nature pond at EA31. Development of the sites could result in the loss of existing areas of moderate or high ecological value and where this occurs substantial mitigation is likely to be required.
	16	-	0	-	19EA and 23EA are partially located within an ecologically designated SINC. 21EA is not located within ecologically designated sites.
Water resources	17	-	-	-	19EA contains areas within Flood Zone 2 and 3, and development would require specific mitigation to address this. 19EA and 23EA contain areas within Flood Zone 3a (Surface Water). It is likely that this could be mitigated as part of any new development. 21EA is located within Flood Zone 1.
	18	-	-	-	Development of the sites would result in a loss of existing open space and therefore has the potential to result in increased flood risk.
	19	0	0	+	19EA and 21EA are within areas of medium-low groundwater vulnerability. 23EA is within an area of low groundwater vulnerability.

2.7 Downhurst Residential Care Home (20EA)

The site is a residential care home which is proposed to be re-provided as part of any redevelopment, with intensification of the site to provide additional residential uses. Development of the site would likely result in a loss of open space.	

Objective	Criteria	20EA	Comment
Housing	1	+	Development of the site would deliver a net increase in homes.
Economy	2	0	Site would likely result in no net change to employment capacity as the proposed care home use will be retained.
Education and skills	3	+	The site is within 1km of an existing primary school.
	4	+	The site is within 2km of an existing secondary school.
Health	5	+	The site is within 1km of an existing GP surgery.
	6	-	Development of the site would result in a loss of existing open space although the extent of this loss is not known at this stage. The associated grounds of the nursing home are likely to provide amenity for that residential community. The reduction of this open space and the disturbance caused by the redevelopment and introduction of additional residential uses could potentially have negative impacts. Offsetting or other measures may be necessary to address this loss.
	7a	+	The site is within 1.5km of a health facility.
	7b	+	The site is within 1.5km of a leisure facility.

Objective	Criteria	20EA	Comment
Connectivity	8	0	The PTAL for the site is between 2 and 3.
	9	+	The site is located within 1km of active travel routes.
Air quality and noise	10	0	The site is partially located within an area which exceeds either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3. Sensitive uses may not be suitable without mitigation.
	11	+	The average road and rail noise levels of the site are less than 55db.
Resources	12	0	The site is on previously developed land but has no known contamination issues. Land directly east of the site is recorded as contaminated and should be taken into consideration during any future development.
Heritage and townscape	13	0	The site is within 500m of heritage assets but does not currently impact the setting of these assets due to their distance and the density of the townscape between site and assets; assuming that development is of similar or appropriate massing, it is therefore likely that potential negative effects from the development of the site could be mitigated.
Biodiversity and green infrastructure	14	-	Development of the site could result in a loss of existing open space which could impact habitat connectivity, although the extent of this loss is not known at this stage. Although mitigation may be implemented, dependent on site design there may still be a residual impact on habitat connectivity.
	15	0	The site currently has low overall ecological value however there are some ecological features present. Development of the site provides an opportunity to improve biodiversity, but any loss of current features may also need to be mitigated.
	16	0	The site is not located within an ecologically designated site.
Water resources	17	0	The site is fully located within Flood Zone 1.
	18	-	Development of the site could result in a loss of existing open space and therefore has the potential to result in increased flood risk. However, the site also offers potential to significantly reduce flood risk, due to the current areas of hardstanding.
	19	+	The site is within an area of low groundwater vulnerability.

2.8 96 Queens Drive & Telephone Service Centre (22EA)

This site is to the north and south of North Ealing Station. Current uses are commercial the site is proposed for residential provision.

22EA is located between two rail corridors and the A406, and so poor air quality and noise should drive consideration of uses, layout and potential requirements for mitigation.

Objective	Criteria	22EA	Comment
Housing	1	+	Development of the site would deliver a net increase in homes.
Economy	2	?	Potential employment loss or gain for 22EA would depend on confirmation of comparative employment capacity.
Education and skills	3	+	The site is within 1km of an existing primary school.
	4	+	The site is within 2km of an existing secondary school.
Health	5	+	The site is within 1km of an existing GP surgery.
	6	0	There would be no loss of open space from development of the site. There may be opportunities to provide new open space dependent on the design of proposed development.
	7a	+	The site is within 1.5km of a health facility.
	7b	+	The site is within 1.5km of a leisure facility.
Connectivity	8	0	The PTAL for the majority of the site is between 2 and 3.

Objective	Criteria	22EA	Comment
	9	+	The site is located within 1km of active travel routes.
Air quality and noise	10	-	The site is located within an area which exceeds either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3. Sensitive uses may not be suitable without mitigation.
	11	-	Average road and rail noise levels are at or above 55db. Sensitive uses may not be suitable without mitigation. .
Resources	12	+	22EA is on land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	0	The site is within 500m of heritage assets but do not currently impact the setting of these assets due to their distance and the density of the townscape between sites and assets; assuming that development is of similar or appropriate massing, it is therefore likely that potential negative effects from the development of the sites could be mitigated.
Biodiversity and green infrastructure	14	+	The site offers the potential for improving habitat connectivity through proximity to open spaces along the railway corridor.
	15	+	The site currently has low or no ecological value and development provides an opportunity to improve biodiversity, albeit at a small scale.
	16	0	The site is not located within ecologically designated sites.
Water resources	17	0	The site is fully located within Flood Zone 1 with small areas within Flood Zone 3a (Surface Water).
	18	0	Development of the site is unlikely to impact flood risk.
	19	+	The site is not within areas of groundwater vulnerability.

2.9 South Ealing (24EA and 25EA)

These sites in South Ealing have a mix of current uses, predominantly a builder's merchant and are proposed for housing provision.

Both sites experience poor air quality and noise conditions, and this should drive consideration of uses, layout and potential requirements for mitigation.

Objective	Criteria	24EA	25EA	Comment
Housing	1	+	+	Development of the sites would deliver a net increase in homes.
Economy	2	-	-	Development of both sites would lead to a net loss of employment capacity.
Education and skills	3	+	+	The sites are within 1km of an existing primary school.
	4	+	+	The sites are within 2km of an existing secondary school.
Health	5	+	+	The sites are within 1km of an existing GP surgery.
	6	0	0	There would be no loss of open space from development of 24EA and 25EA.
	7a	+	+	The sites are within 1.5km of a health facility.
	7b	+	+	Both sites are within 1.5km of a leisure facility.
Connectivity	8	0	0	The PTAL for both sites are between 2 and 3.
	9	+	+	The sites are located within 1km of active travel routes.

Objective	Criteria	24EA	25EA	Comment
Air quality and noise	10	0	0	The sites are partially located within areas which exceed the following limit: NO_2 30µg/m^3. Sensitive uses may not be suitable without mitigation.
	11	+	+	Average road and rail noise levels of the sites are less than 55db for both sites.
Resources	12	+	+	Both sites are on previously developed land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	0	0	The sites are within 500m of heritage assets but do not currently impact the setting of these assets due to their distance and the density of the townscape between sites and assets; assuming that development is of similar or appropriate massing, it is therefore likely that potential negative effects from the development of the sites could be mitigated.
Biodiversity and green infrastructure	14	0	+	25EA offers the potential for improving habitat connectivity through proximity to open spaces at the adjacent graveyard and park. 24EA does not offer opportunities for habitat connectivity.
	15	+	+	Both sites currently have low or no ecological value and development provides an opportunity to improve biodiversity, albeit at a small scale.
	16	0	0	The sites are not located within ecologically designated sites.
Water resources	17	0	0	The sites are fully located within Flood Zone 1.
	18	0	0	Development of the sites is unlikely to impact flood risk.
	19	+	+	The sites are either within areas of low groundwater vulnerability, or not within areas of groundwater vulnerability.

3. Greenford

3.1 Greenford south (01GR, 02GR)

These sites, near to Ravenor Park in the south of Greenford, have a range of current uses, and are all proposed for mixed-use development with residential and commercial and retail components.

Development of 01GR could result in the loss of small areas of open space. There is no open space to be lost as part of 02GR. The sites experience poor air quality, and for 02GR poor noise conditions, and this should drive consideration of uses, layout and potential requirements for mitigation.

Objective	Criteria	01GR	02GR	Comment
Housing	1	+	+	Development of the sites would deliver a net increase in homes.
Economy	2	?	+	Potential employment loss or gain for 01GR would depend on comparative employment capacity. Development of 02GR would result in a net increase.
Education and skills	3	+	+	The sites are within 1km of an existing primary school.
	4	+	+	The sites are within 2km of an existing secondary school.
Health	5	+	+	The sites are within 1km of an existing GP surgery.
	6	-	0	Development of 01GR could result in a loss of existing open space although the extent of this loss is not known at this stage. Offsetting or other measures may be necessary to address this loss. There would be no loss of open for 02GR. There may be opportunities to provide new open space dependent on the design of proposed developments.

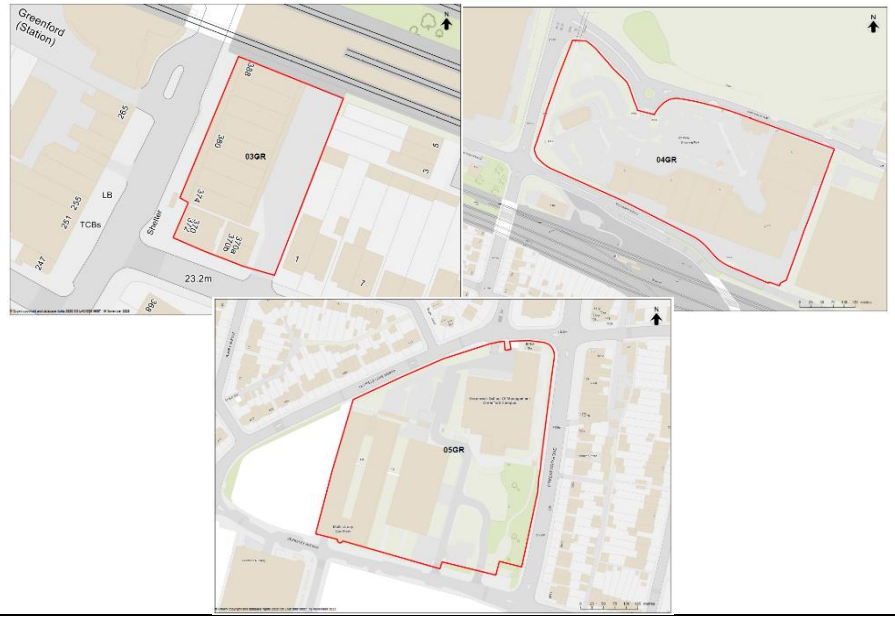
Objective	Criteria	01GR	02GR	Comment
	7a	+	+	The sites are within 1.5km of a health facility.
	7b	+	+	The sites are within 1.5km of a leisure facility.
Connectivity	8	+	+	The PTAL for the sites is between 4 and 6b.
	9	+	+	The sites are located within 1km of active travel routes.
Air quality and noise	10	0	0	None of the sites are located in the area which exceeds the PM10 30µg/m3 limit. The sites are partially located within areas which exceed the NO_2 30µg/m^3 limit. Sensitive uses may not be suitable without mitigation.
	11	+	-	Average road and rail noise levels of 02GR is at or above 55db. Sensitive uses may not be suitable without mitigation. The average road and rail noise levels at 01GR is less than 55db.
Resources	12	+	+	All sites are on previously developed land. All sites are on land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	-	+	01GR contains three heritage assets, the Grade II Listed Greenford War Memorial and two locally listed buildings. The locally listed assets would likely be lost as part of any new development. The remaining sites are within 500m of heritage assets. 02GR does not currently impact the setting of assets due to their distance and the density of the townscape between sites and assets; assuming that development is of similar or appropriate massing, it is therefore likely that potential negative effects from the development of the sites could be mitigated.
Biodiversity and green infrastructure	14	-	0	Development of 01GR could result in a loss of existing open space which could impact habitat connectivity, although the extent of this loss is not known at this stage. Although mitigation may be implemented, dependent on site design there may still be a residual impact on habitat connectivity. 02GR does do not offer opportunities for habitat connectivity.
	15	-	+	Development of the 01GR site could result in the loss of existing areas of moderate or high ecological value and where this occurs substantial mitigation is likely to be required. 02GR currently has low or no ecological value and development provides an opportunity to improve biodiversity, albeit at a small scale.
	16	0	0	The sites are not located within ecologically designated sites.
Water resources	17	0	0	The sites are fully located within Flood Zone 1.

Objective	Criteria	01GR	02GR	Comment
	18	-	+	Development of 01GR could result in the loss of existing open space and therefore has the potential to result in increased flood risk. Development of 02GR offers opportunities to reduce flood risk by removing areas of hardstanding and introducing Sustainable Drainage Systems (SuDS).
	19	+	+	The sites are either within areas of low groundwater vulnerability, or not within areas of groundwater vulnerability.

3.2 Greenford north (03GR, 04GR, 05GR)

These sites, near to Horsenden Hill in the north of Greenford, have a range of current uses. All sites have been proposed for mixed use schemes which include residential, commercial and community elements.

Development of 05GR is likely to result in the loss of open space. The sites experience poor air quality and noise, and this should drive consideration of uses and potential requirements for mitigation.



Objective	Criteria	03GR	04GR	05GR	Comment
Housing	1	+	+	+	Development of all sites would deliver a net increase in homes.
Economy	2	?	?	+	Development of 05GR would result in an increase in employment capacity. Potential employment loss or gain for 03GR and 04GR would depend on confirmation of comparative employment capacity.
Education and skills	3	+	+	+	The sites are within 1km of an existing primary school.
	4	+	+	+	The sites are within 2km of an existing secondary school.
Health	5	+	+	+	The sites are within 1km of an existing GP surgery.

Objective	Criteria	03GR	04GR	05GR	Comment
	6	0	0	-	Development of 05GR is assumed to result in the loss of existing open space although the extent of this loss is not known at this stage. Offsetting or other measures may be necessary to address this loss. There would be no loss of open space from development of the remaining sites. There may be opportunities to provide new open space dependent on the design of proposed developments.
	7a	+	+	+	The sites are within 1.5km of a health facility.
	7b	0	0	0	All sites are within 1.5km and 2.5km of a leisure facility.
Connectivity	8	+	0	0	The PTAL for 04GR and 05GR is between 2 and 3. The PTAL for 03GR is between 4 and 6b.
	9	+	+	+	The sites are located within 1km of active travel routes.
Air quality and noise	10	0	0	0	None of the sites are located in the area which exceeds the PM10 30µg/m3 limit. The sites are partially located within areas which exceed the NO_2 30µg/m^3 limit. Sensitive uses may not be suitable without mitigation.
	11	-	0	-	Average road and rail noise levels of the sites are at or above 55db. Sensitive uses may not be suitable without mitigation. 04GR is proposed for retail and industrial uses which would not be considered sensitive.
Resources	12	0	+	+	All sites are on previously developed land. 04GR and 05GR are on land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	+	+	-	05GR contains a locally listed asset which would likely be lost as part of any new development. All sites are within 500m of further heritage assets. Development of sites 03GR and 04GR offers an opportunity to improve the setting of existing heritage assets.
Biodiversity and green infrastructure	14	+	+	-	Development of 05GR would likely result in a loss of existing open space which could impact habitat connectivity, although the extent of this loss is not known at this stage. The remaining sites offer the potential for improving habitat connectivity through proximity to open spaces along the railway corridor or at Horsenden Hill.
	15	+	+	-	Development of the 05GR could result in the loss of existing areas of moderate or high ecological value and where this occurs substantial mitigation is likely to be required. The remaining sites currently have low or no ecological value and development provides an opportunity to improve biodiversity, albeit at a small scale.
	16	0	0	0	The sites are not located within ecologically designated sites.

Objective	Criteria	03GR	04GR	05GR	Comment
Water resources	17	0	-	-	All sites lie fully or partially within Flood Zone 3a (Surface Water). It is likely that this could be mitigated as part of any new development.
	18	0	+	-	Development of 05GR could result in the loss of existing open space and therefore has the potential to result in increased flood risk. However, development for 05GR also offers opportunities, along with 04GR, to reduce flood risk by removing areas of hardstanding and introducing Sustainable Drainage Systems (SuDS). Development of 03GR is unlikely to impact flood risk.
	19	+	+	+	The sites are either within areas of low groundwater vulnerability, or not within areas of groundwater vulnerability.

3.3 Smith Farm and Allendale (06GR)

This site near to the A40 currently provides industrial uses and is proposed as a mixed-use scheme to include some commercial uses. The site experiences poor air quality and noise conditions which should drive consideration of uses and potential requirements for mitigation. The site has poor public transport connectivity.	

Objective	Criteria	06GR	Comment
Housing	1	+	Development of the site would deliver a net increase in homes.
Economy	2	?	Potential employment loss or gain for GR10 would depend on confirmation of comparative employment capacity.
Education and skills	3	0	The site is within 1km and 4km of an existing primary school.
	4	+	The site is within 2km of an existing secondary school.
Health	5	0	The site is within 1km and 4km of an existing GP surgery.
	6	0	There would be no loss of open space from development of the site. There may be opportunities to provide new open space dependent on the design of proposed development.
	7a	+	The site is within 1.5km of a health facility.

	7b	+	The site is within 1.5km of a leisure facility.
Connectivity	8	-	The PTAL for the site is between 0 and 1b and mitigation may be required.
	9	+	The site is located within 1km of active travel routes.
Air quality and noise	10	0	The site is partially located within an area which exceeds either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3. Sensitive uses may not be suitable without mitigation.
	11	-	Average road and rail noise levels of the site are at or above 55db. Sensitive uses may not be suitable without mitigation.
Resources	12	+	The site is on land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	-	The site contains a locally listed heritage asset which would likely be lost as part of any new development. The site is within 500m of heritage assets but does not currently impact the setting of these assets due to their distance and the density of the townscape between site and assets; assuming that development is of similar or appropriate massing, it is therefore likely that potential negative effects from the development of the site could be mitigated.
Biodiversity and green infrastructure	14	+	The site offers the potential for improving habitat connectivity through proximity to open spaces
	15	+	The site currently has low or no ecological value and development provides an opportunity to improve biodiversity.
	16	0	The majority site is not located within an ecologically designated site. There is a small area of SINC along the eastern boundary.
Water resources	17	0	The site is fully located within Flood Zone 1.
	18	+	Development of the site offers opportunities to reduce flood risk by removing areas of hardstanding and introducing Sustainable Drainage Systems (SuDS).
	19	+	The site is not within an area of groundwater vulnerability.

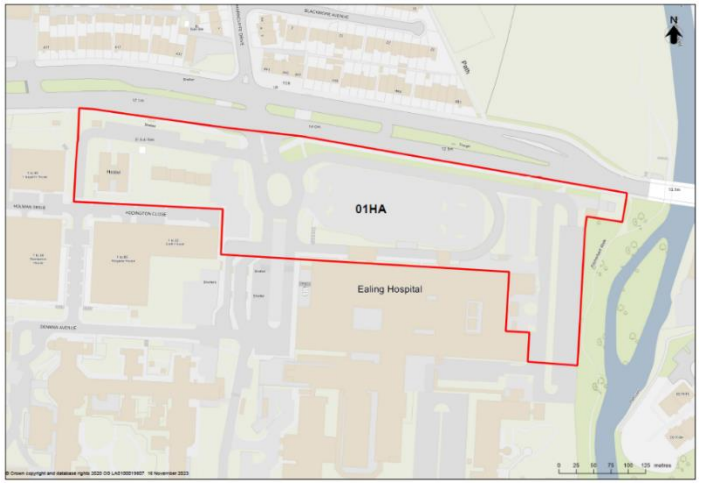
4. Hanwell

4.1 Ealing Hospital (01HA)

This site comprises Ealing Hospital car park. The proposed use of the site is housing provision, with some car parking for the hospital re-provided. Other parts of the original hospital site directly to the south and west of 01HA have already been redeveloped to provide housing.

The site experiences poor air quality and noise conditions which should be considered where there is proposed residential use along with potential requirements for mitigation.

Due to proximity to the River Brent the site contains areas of fluvial flood risk and mitigation would be required. The site is located in an area of higher groundwater vulnerability and measures to avoid or mitigate impacts may be required.



Objective	Criteria	01HA	Comment
Housing	1	+	Development of the site would deliver a net increase in homes.
Economy	2	0	Development of the site would result in no change in employment capacity.
Education and skills	3	+	The site is within 1km of an existing primary school.
	4	+	The site is within 2km of an existing secondary school.
Health	5	+	The site is within 1km of an existing GP surgery.

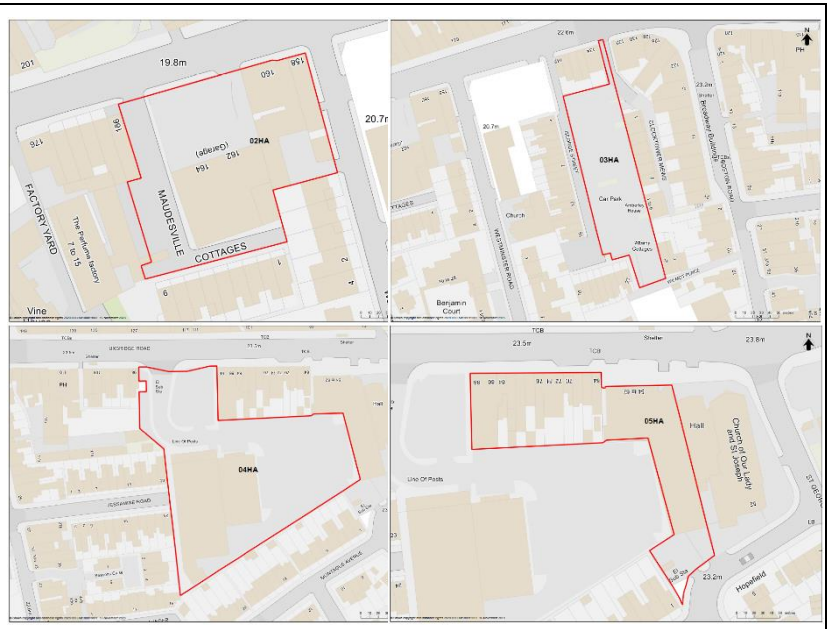
Objective	Criteria	01HA	Comment
	6	0	There is no existing open space on-site. There may be opportunities to provide new open space dependent on the design of proposed development. Development of 01HA is unlikely to change the provision of open space on site.
	7a	+	This site is within 1.5km of a healthcare facility.
	7b	+	The site is within 1.5km of a leisure facility.
Connectivity	8	+	The PTAL for the site is between 4 and 6b.
	9	+	The site is located within 1km of active travel routes.
Air quality and noise	10	0	The site is partially located within an area which exceeds either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3. Sensitive uses may not be suitable without mitigation.
	11	-	Average road and rail noise levels of the site are at or above 55db. Sensitive uses may not be suitable without mitigation.
Resources	12	0	The site is on previously developed land but has no known contamination issues.
Heritage and townscape	13	+	Churchfields Conservation Area is located in very close proximity to the north-east of the site. There are numerous listed assets nearby the site including the Grade II listed St Bernard's hospital building. The St Bernard's hospital building is on the Heritage at Risk Register and overall the current site negatively impacts the wider heritage setting. Sensitive development offers an opportunity to address this.
Biodiversity and green infrastructure	14	+	The site offers potential for improving habitat connectivity through proximity to open spaces along the River Brent.
	15	+	The site currently has low to no overall ecological value. Development of the currently hardstanding site provides an opportunity to improve biodiversity.
	16	+	01HA is a large site located adjacent to an ecologically designated sites along its border with the river and is partially locate within the green corridor to the north. The site is in poor condition and development offers opportunities for improving the local network of ecologically designated sites.
Water resources	17	-	The site contains areas within Flood Zone 2 bordering areas within Flod Zone 3, and development would require specific mitigation to address this. The site also contains areas within Flood Zone 3a (Surface Water). It is likely that this could be mitigated as part of any new development.

Objective	Criteria	01HA	Comment
	18	+	Development of the site offers opportunities to reduce flood risk by removing areas of hardstanding and introducing Sustainable Drainage Systems (SuDS).
	19	-	The site is within an area of medium-high groundwater vulnerability.

4.2 Hanwell Town Centre (02HA, 03HA, 04HA, 05HA)

This group of sites front onto the A4020 in Hanwell and together currently comprise a mix of uses. Proposed uses for each site are for mixed-use developments with residential components.

The sites all experience poor air quality and noise conditions associated with the A4020, and this should drive consideration of uses and potential requirements for mitigation.



Objective	Criteria	02HA	03HA	04HA	05HA	Comment
Housing	1	+	+	+	+	Development of the sites would deliver a net increase in homes.
Economy	2	?	+	?	?	Development of 03HA which is currently a car park would lead to a net increase of employment capacity. Potential employment loss or gain for the remaining sites would depend on confirmation of comparative employment capacity.
Education and skills	3	+	+	+	+	The sites are within 1km of an existing primary school.
	4	+	+	+	+	The sites are within 2km of an existing secondary school.

Objective	Criteria	02HA	03HA	04HA	05HA	Comment
Health	5	+	+	+	+	The sites are within 1km of an existing GP surgery.
	6	0	0	0	0	There would be no loss of open space from development of the sites. There may be opportunities to provide new open space dependent on the design of proposed developments.
	7a	+	+	+	+	The sites are within 1.5km of a health facility.
	7b	+	+	+	+	The sites are within 1.5km of a leisure facility.
Connectivity	8	+	+	+	+	The PTAL for the sites is between 4 and 6b.
	9	+	+	+	+	The sites are located within 1km of active travel routes.
Air quality and noise	10	-	0	0	0	02HA is located within areas which exceed either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3. The remaining sites are partially located within areas which exceed either of these limits. Sensitive uses may not be suitable without mitigation.
	11	-	-	-	-	Average road and rail noise levels of the sites are at or above 55db. Sensitive uses may not be suitable without mitigation.
Resources	12	+	0	+	+	All sites are on previously developed land. All sites except 03HA are on land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	+	+	+	+	All sites are within 500m of heritage assets and currently either have a slight negative impact on the wider heritage setting due to poor building condition, or do not have an impact due to their distance and the density of the townscape between sites and assets. 02HA is partially located within the Churchfields Conservation Area. 03HA borders a proposed conservation area. 04HA and 05HA are partially located within the Hanwell Clock Tower Conservation Area. Assuming that development is of similar or appropriate massing, it is likely that potential negative effects from development could be mitigated and developing the sites may have positive effects on the setting.
Biodiversity and green infrastructure	14	0	0	0	0	The sites are in a dense urban area and do not offer opportunities for habitat connectivity.
	15	+	+	+	+	The sites currently have low or no ecological value and development provides an opportunity to improve biodiversity through biodiversity net gain, albeit at a small scale.

Objective	Criteria	02HA	03HA	04HA	05HA	Comment
	16	0	0	0	0	The sites are not located within ecologically designated sites. 02HA is located close to the SLINC site Wall at Factory Yard.
Water resources	17	-	-	0	0	02HA and 03HA contain areas within Flood Zone 3a (Surface Water). It is likely that this could be mitigated as part of any new development. The remaining sites are fully located within Flood Zone 1.
	18	+	0	+	0	Development of 04HA and 02HA offers opportunities to reduce flood risk by removing areas of hardstanding and introducing Sustainable Drainage Systems (SuDS). Development of the remaining sites is unlikely to impact flood risk.
	19	+	+	+	+	The sites are either within areas of low groundwater vulnerability, or not within areas of groundwater vulnerability.

4.3 Tile Depot & Lambourn Close (06HA)

06HA is largely occupied by residential uses. To the north of the site is a tile showroom and builder's merchants.

Proposed use are for the intensification of housing provision.

The site generally experiences poor air quality and noise conditions which should inform future uses and potential mitigation.

Objective	Criteria	06HA	Comment
Housing	1	+	Development of the site would deliver a net increase in homes.
Economy	2	0	The development of 06HA would result in no net change to employment capacity.
Education and skills	3	+	The site is within 1km of an existing primary school.
	4	+	The site is within 2km of an existing secondary school.
Health	5	+	The site it within 1km of an existing GP surgery.
	6	0	There would be no loss of open space from development of the site. There may be opportunities to provide new open space dependent on the design of proposed development.
	7a	+	The site is within 1.5km of a health facility.

	7b	+	The site is within 1.5km of a leisure facility.
Connectivity	8	-	The PTAL for the majority of the site is between 0 and 1b.
	9	0	The site is located within 1km of active travel routes.
Air quality and noise	10	0	The very north of the site is located within an area which exceed either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3. This is likely associated with the A3002 Boston Road. Sensitive uses may not be suitable without mitigation.
	11	-	Average road and rail noise levels at the north of the site are at or above 55db. Sensitive uses may not be suitable without mitigation.
Resources	12	+	The site is on land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	0	06HA is located within 500m of a conservation area (Canalside) and heritage assets. The current site does not impact the setting of the assets and it's likely that potential negative effects from the development of the site could be mitigated.
Biodiversity and green infrastructure	14	0	The sites are in a dense urban area and do not offer opportunities for habitat connectivity
	15	+	The sites currently have low or no ecological value and development provides an opportunity to improve biodiversity, albeit at a small scale.
	16	0	The sites are not located within ecologically designated sites. The Brent River Park South: Elthorne Waterside SBINC II s located in close proximity to the south of the site.
Water resources	17	-	06HA contains areas within Flood Zone 3a (Surface Water). It is likely that this could be mitigated as part of any new development.
	18	-	Development of 06HA offers opportunities to reduce flood risk by removing areas of hardstanding and introducing Sustainable Drainage Systems (SuDS).
	19	0	The site is located within an area of low-medium groundwater vulnerability.

4.4 High Lane Housing Estate (08HA) and Copley Close Estate (07HA)

These two sites comprise housing estates in central Acton. Both estates are characterised by low rise blocks, interspersed with limited open green space.

Proposed uses are for the intensification of housing provision on both sites with some mixed uses including retail and community uses. Development is assumed to result in reduced open space available within the estates.

07HA experiences poor noise conditions, and this should drive consideration of uses and potential requirements for mitigation.

Due to proximity to the River Brent, 08HA contains small areas of fluvial flood risk and mitigation would be required.

Objective	Criteria	07HA	08HA	Comment
Housing	1	+	+	Development of the sites would deliver a net increase in homes.
Economy	2	+	+	Development of the sites would result in a net increase in employment capacity.
Education and skills	3	+	+	The sites are within 1km of an existing primary school.
	4	+	+	The sites are within 2km of an existing secondary school.
Health	5	0	+	08HA is within 1km of an existing GP surgery. The majority of 07HA is within 1km and 4km of an existing GP surgery.
	6	0	0	There is no existing open space on either site. There may be opportunities to provide new open space dependent on the design of proposed development.
	7a	+	+	The sites are within 1.5km of a health facility.
	7b	+	+	The sites are within 1.5km of a leisure facility.

Objective	Criteria	07HA	08HA	Comment
Connectivity	8	0	-	The PTAL for the majority of 07HA is between 2 and 3. The PTAL for 08HA is between 0 and 1b.
	9	+	+	The sites are located within 1km of active travel routes.
Air quality and noise	10	+	+	The sites are not located within areas which exceed either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3.
	11	-	+	Average road and rail noise levels of 07HA are at or above 55db. Sensitive uses may not be suitable without mitigation. The average road and rail noise levels of 08HA are less than 55db.
Resources	12	0	+	All sites are on previously developed land. 08HA is on land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	0	0	The sites are within 500m of heritage assets but do not currently impact the setting of these assets due to their distance and the density of the townscape between sites and assets; assuming that development is of similar or appropriate massing, it is therefore likely that potential negative effects from the development of the sites could be mitigated. 07HA is located within or near a conservation area.
Biodiversity and green infrastructure	14	+	+	The sites offer the potential for improving habitat connectivity through proximity to open spaces at the River Brent corridor (08HA) and Copley Wood (07HA).
	15	+	+	The sites currently have low or no ecological value and development provides an opportunity to improve biodiversity, albeit at a small scale.
	16	0	0	The sites are not located within ecologically designated sites.
Water resources	17	-	-	08HA contains areas within Flood Zone 2, and development would require specific mitigation to address this. 08HA and 07HA also contain areas within Flood Zone 3a (Surface Water). It is likely that this could be mitigated as part of any new development.
	18	0	0	Development of the sites is unlikely to impact flood risk.
	19	+	+	The sites are either within areas of low groundwater vulnerability, or not within areas of groundwater vulnerability.

5. Northolt

5.1 Central Northolt (01NO, 03NO)

These sites are located around Northolt Underground Station, 03NO a mix of town centre uses and 01NO is a mix of car parking and green space. The sites are proposed for mixed-use development to include retail and office.

The sites experience poor air quality and noise conditions which should drive consideration of uses and potential requirements for mitigation.

Objective	Criteria	01NO	03NO	Comment
Housing	1	+	+	Development of the sites would deliver a net increase in homes.
Economy	2	+	?	Development of 01NO would result in an increase in employment capacity. Potential employment loss or gain for 03NO would depend on confirmation of comparative employment capacity.
Education and skills	3	+	+	The sites are within 1km of an existing primary school.
	4	+	+	The sites are within 2km of an existing secondary school.
Health	5	+	+	The sites are within 1km of an existing GP surgery.
	6	-	0	Development of site 01NO is likely to result in a loss of existing open space. However there may be opportunities to provide new open space dependent on the design of proposed developments.

Objective	Criteria	01NO	03NO	Comment
	7a	+	+	The sites are within 1.5km of a health facility.
	7b	+	+	The sites are within 1.5km of a leisure facility.
Connectivity	8	+	+	The PTAL for the sites is between 4 and 6b.
	9	+	+	The sites are located within 1km of active travel routes.
Air quality and noise	10	0	0	The sites are partially located within areas which exceed either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3. Sensitive uses may not be suitable without mitigation.
	11	-	-	Average road and rail noise levels of the sites are at or above 55db. Sensitive uses may not be suitable without mitigation.
Resources	12	+	0	All sites are on previously developed land. 01NO is on land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	0	0	The sites are within 500m of heritage assets but do not currently impact the setting of these assets due to their distance and the density of the townscape between sites and assets; assuming that development is of similar or appropriate massing, it is therefore likely that potential negative effects from the development of the sites could be mitigated.
Biodiversity and green infrastructure	14	0	0	Both sites have limited potential for improving habitat connectivity.
	15	+	+	The sites currently has low or no ecological value and development provides an opportunity to improve biodiversity, albeit at a small scale.
	16	0	0	01NO is partially located within an ecologically designated SINC in a small area along its border with the railway however the site is in poor condition and development is unlikely to impact the local network of ecologically designated sites. 03NO is not located within an ecologically designated site.
Water resources	17	-	0	01NO contains areas within Flood Zone 3a (Surface Water). It is likely that this could be mitigated as part of any new development. 03NO is fully located within Flood Zone 1.
	18	+	+	Development of 03NO and 01NO offers opportunities to reduce flood risk by removing areas of hardstanding and introducing Sustainable Drainage Systems (SuDS).
	19	+	+	The sites are either within areas of low groundwater vulnerability, or not within areas of groundwater vulnerability.

5.2 Mandeville Parkway (02NO)

This site located near to Northolt Underground is currently a park and is proposed as residential development. Development of the site would likely result in a loss of open space and risk of ecological impact. The site experiences poor air quality and noise conditions, and this should be considered with proposed residential uses and potential requirements for mitigation.	

Objective	Criteria	02NO	Comment
Housing	1	+	Development of the site would deliver a net increase in homes.
Economy	2	0	Development of the site would result in no net change to employment capacity.
Education and skills	3	+	The site is within 1km of an existing primary school.
	4	+	The site is within 2km of an existing secondary school.
Health	5	+	The site is within 1km of an existing GP surgery.
	6	-	Development of the site would result in substantial loss of existing open space. Offsetting or other measures may be necessary to address this loss.
	7a	+	The site is within 1.5km of a health facility.
	7b	+	The site is within 1.5km of a leisure facility.

Objective	Criteria	02NO	Comment
Connectivity	8	0	The PTAL for the site is between 2 and 3.
	9	+	The site is located within 1km of active travel routes.
Air quality and noise	10	0	The site is partially located within an area which exceeds either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3. Sensitive uses may not be suitable without mitigation.
	11	-	Average road and rail noise levels of the site are at or above 55db. Sensitive uses may not be suitable without mitigation.
Resources	12	0	The site is on previously developed land.
Heritage and townscape	13	-	The site is within 500m of heritage assets but does not currently impact the setting of these assets due to their distance and the density of the townscape between site and assets. Assuming that development is of appropriate massing, it is likely that potential negative effects on heritage from the development of the site could be mitigated. However, parks are often a beneficial townscape feature and loss of this space for residential development may have negative impacts.
Biodiversity and green infrastructure	14	0	Development of the site would result in a loss of existing open space which could impact habitat connectivity, although the extent of this loss is not known at this stage. Mitigation may be implemented, dependent on site design and therefore may offer the potential for habitat connectivity to nearby green spaces such as Belvue Park and the Northolt and Greenford Country Park.
	15	-	Development of the site could result in the loss of existing areas of moderate or high ecological value and where this occurs substantial mitigation is likely to be required.
	16	0	The site is not located within an ecologically designated site.
Water resources	17	-	The site contains areas within Flood Zone 3a (Surface Water). It is likely that this could be mitigated as part of any new development.
	18	-	Development of the site could result in the loss of existing open space and therefore has the potential to result in increased flood risk.
	19	+	The site is not within an area of groundwater vulnerability.

5.3 Northolt Driving Range (04NO)

This site located at the crossing of the Grand Union Canal by the A40 comprises Northolt Driving Range, with parts of the site being repurposed as sports and gym facilities and car parking. The proposed use is for an employment-led, mixed use scheme, which will include some residential uses.

Development of the site would likely result in a loss of open space. The site experiences poor air quality and noise conditions associated with the A40, and this should drive consideration of uses and potential requirements for mitigation. The site has poor public transport connectivity.

Objective	Criteria	04NO	Comment
Housing	1	+	The development of the site would result in a net increase of homes.
Economy	2	+	The development of the site would result in a net increase in employment capacity.
Education and skills	3	0	The site is within 4km of an existing primary school.
	4	+	The site is within 2km of an existing secondary school.
Health	5	0	The site is within 4km of an existing GP surgery.
	6	-	Development of the site would result in a loss of existing open space although the extent of this loss is not known at this stage. Offsetting or other measures may be necessary to address this loss.
	7a	+	The site is within 1.5km of a health facility.

Objective	Criteria	04NO	Comment
	7b	+	The site is within 1.5km of a leisure facility.
Connectivity	8	-	The PTAL for the site is between 0 and 1b and mitigation may be required.
	9	+	The site is located within 1km of active travel routes.
Air quality and noise	10	0	The site is partially located within an area which exceeds either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3. Sensitive uses may not be suitable without mitigation.
	11	-	Average road and rail noise levels of the site are at or above 55db. Sensitive uses may not be suitable without mitigation.
Resources	12	+	The site is on land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	0	The site is adjacent to two conservation areas and within 500m of further heritage assets but does not currently impact the setting of these assets due the nature of the site (a golf driving range). Development of the site presents both risks and opportunities for the wider heritage setting, depending on the detailed design of the proposed developments.
Biodiversity and green infrastructure	14	-	Development of the site would result in a loss of existing open space which could impact habitat connectivity, although the extent of this loss is not known at this stage. Although mitigation may be implemented, dependent on site design there may still be a residual impact on habitat connectivity.
	15	0	The site currently has low overall ecological value however there are some ecological features present. Development of the site provides an opportunity to improve biodiversity, but any loss of current features may also need to be mitigated.
	16	-	The site is partially located within an ecologically designated SINC and development design and layout would likely need to be sensitive and consider measures which ensure no harm to SINC.
Water resources	17	-	The site contains areas within Flood Zone 3a (Surface Water). It is likely that this could be mitigated as part of any new development.
	18	-	Development of the site could result in the loss of existing open space and therefore has the potential to result in increased flood risk.
	19	+	The site is not within an area of groundwater vulnerability.

5.4 White Hart Roundabout (05NO, 06NO, 07NO, 08NO)

These sites predominantly comprise housing estates near to the White Hart Roundabout, and also the central reservation of the roundabout and two small utilities sites. The estates are characterised by low rise apartment blocks and terraced housing, interspersed with open green space.

Proposed uses are for the intensification of housing provision with 06NO and 05NO are also to include some commercial uses, which would be likely to result in a loss of open space.

Some sites experience poor air quality and noise conditions associated with the roundabout and connecting roads, and this should drive consideration of uses and potential requirements for mitigation.

Objective	Criteria	05NO	06NO	07NO	08NO	Comment
Housing	1	+	+	+	+	Development of the sites would deliver a net increase in homes.
Economy	2	+	+	0	0	Development of 07NO and 08NO would result in no net change to employment capacity. Development of 05NO and 06NO would result in a net increase of employment capacity.
Education and skills	3	0	+	0	+	Site 06NO and 08NO are within 1km of an existing primary school. Sites 05NO and 07NO are within 4km of an existing primary school.
	4	+	+	+	+	The sites are within 2km of an existing secondary school.

Objective	Criteria	05NO	06NO	07NO	08NO	Comment
Health	5	+	+	+	+	Sites 06NO, 07NO, 08NO and parts of 05NO are within 1km of an existing GP surgery.
	6	-	-	-	-	Development of 06NO and 05NO could result in a loss of existing open space although the extent of this loss is not known at this stage. Offsetting or other measures may be necessary to address this loss. There may be opportunities to provide new open space dependent on the design of proposed developments.
	7a	+	+	+	+	The sites are within 1.5km of a health facility.
	7b	+	+	+	+	The sites are within 1.5km of a leisure facility.
Connectivity	8	0	0	0	-	The PTAL for the majority of 08NO is between 0 and 1b. The PTAL for the other sites is between 2 and 3.
	9	+	+	+	+	The sites are located within 1km of active travel routes.
Air quality and noise	10	0	0	+	+	06NO and 05NO are partially located within areas which exceed either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3. Sensitive uses may not be suitable without mitigation. 07NO and 08NO are not located within areas which exceed either of these limits.
	11	-	-	+	+	Average road and rail noise levels of the sites are at or above 55db, except for 07NO and NO13. Sensitive uses may not be suitable without mitigation.
Resources	12	+	+	+	+	All sites are on previously developed land. All sites are on land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	0	0	0	0	All sites are within 500m of heritage assets. 05NO and 06NO currently negatively impact the setting of assets and, although it's likely that the development could remove these impacts, due to the major roundabout that dominates the sites it is unlikely that any form of development could enhance the setting. The remaining sites do not currently impact the setting of assets due to their distance and the density of the townscape between sites and assets; assuming that development is of similar or appropriate massing, it is therefore likely that potential negative effects from the development of the sites could be mitigated.
Biodiversity and green infrastructure	14	-	-	-	-	Development of all sites could result in a loss of existing open space which could impact habitat connectivity, although the extent of this loss is not known at this stage. Although mitigation may be implemented, dependent on site design there may still be a residual impact on habitat connectivity..

Objective	Criteria	05NO	06NO	07NO	08NO	Comment
	15	+	+	+	+	All sites have low overall ecological value however there are some ecological features present. Development of these sites provides an opportunity to improve biodiversity, but any loss of current features may also need to be mitigated.
	16	0	0	0	0	05NO and 06NO are partially located within the Acton Green Corridor. 06NO is partially located within an ecologically designated SINC in a small area along its border with the verge of the A312 however the site is in poor condition and development is unlikely to impact the local network of ecologically designated sites. The remaining sites are not located within ecologically designated sites.
Water resources	17	-	-	-	-	All sites contain areas within Flood Zone 3a (Surface Water). It is likely that this could be mitigated as part of any new development.
	18	-	-	-	-	Development of all sites could result in the loss of existing open space and therefore has the potential to result in increased flood risk.
	19	+	+	+	+	The sites are either within areas of low groundwater vulnerability, or not within areas of groundwater vulnerability.

5.5 Kingdom Workshop (09NO)

This site comprises a vehicle and lorry car park and lorry repair workshop. The site is proposed to be a Gypsy and Traveller Site.

The site is currently predominantly hardstanding surrounded by farmland and a golf course to the north.

Objective	Criteria	09NO	Comment
Housing	1	+	Development of the site would deliver a net increase in homes.
Economy	2	-	The site currently comprises industrial/commercial facilities which provide some employment opportunities. Development of the site would result in a net loss of employment capacity under a fully residential scheme.
Education and skills	3	0	The site is located between 1km and 4km of an existing primary school.
	4	+	The site is within 2km of an existing secondary school.
Health	5	0	The site is located between 1km and 4km of an existing GP surgery.
	6	-	There would be no loss of open space from development of the site. There may be opportunities to provide new open space dependent on the design of proposed development.

Objective	Criteria	09NO	Comment
	7a	+	The site is within 1.5km of a health facility.
	7b	+	The sites are within 1.5km of a leisure facility.
Connectivity	8	-	The PTAL for the site is between 1a and 1b and mitigation may be required.
	9	+	The site is located within 1km of active travel routes.
Air quality and noise	10	+	The site is not located within an area which exceeds either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3
	11	+	The site is not located within an area which exceeds average noise levels of the site are at or above 55db.
Resources	12	-	The site is previously developed but not on land that is recorded as contaminated.
Heritage and townscape	13	+	The site is located within 500m of a heritage asset. Depending on how the site is developed there could be an opportunity to enhance the heritage asset.
Biodiversity and green infrastructure	14	+	The site has potential for improving habitat connectivity.
	15	+	The site currently has low or no ecological value and its development provides an opportunity to improve biodiversity.
	16	0	09NO is not located on an ecologically designated site, but is located within close proximity of a green corridor and SINC and located within 1km a priority habitats.
Water resources	17	0	The site is not located within a flood zone.
	18	+	Development of the site offers opportunities to reduce flood risk by removing areas of hardstanding and introducing Sustainable Drainage Systems (SuDS).
	19	+	The site is not within an area of groundwater vulnerability.

5.6 Airways Estate (10NO)

Both sites are located near to the A40. The site currently provides residential and amenity uses, and is proposed for residential use.	

Objective	Criteria	10NO	Comment
Housing	1	?	Potential residential loss or gain for 10NO would depend on comparative residential capacity.
Economy	2	N/A	10NO is currently and proposed for residential use.
Education and skills	3	+	The site is within 1km of an existing primary school.
	4	+	The site is within 2km of an existing secondary school.
Health	5	+	The site is within 1km of an existing GP surgery.
	6	0	There would be no loss of open space from development of the site. There may be opportunities to provide new open space dependent on the design of proposed development.
	7a	+	The site is within 1.5km of a health facility.
	7b	+	The site is within 1.5km of a leisure facility.
Connectivity	8	0	The PTAL for N010 is between 2 and 3.

Objective	Criteria	10NO	Comment
	9	+	The site is located within 1km of active travel routes.
Air quality and noise	10	0	The site is partially located within an area which exceeds either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3. Sensitive uses may not be suitable without mitigation.
	11	+	Average road and rail noise levels are less than 55db.
Resources	12	+	The site is located on land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	0	The site considered to have a neutral impact on heritage assets due to being over 500m from an asset or designation.
Biodiversity and green infrastructure	14	+	The site offers the potential for improving habitat connectivity through proximity to open spaces
	15	+	The site currently has low or no ecological value and development provides an opportunity to improve biodiversity.
	16	0	The site is not located within an ecologically designated site.
Water resources	17	0	The site is located within Flood Zone 1 and contains areas within Flood Zone 3a (Surface Water).
	18	+	Development of the site offers opportunities to reduce flood risk by removing areas of hardstanding and introducing Sustainable Drainage Systems (SuDS).
	19	+	The site is not within an area of groundwater vulnerability.

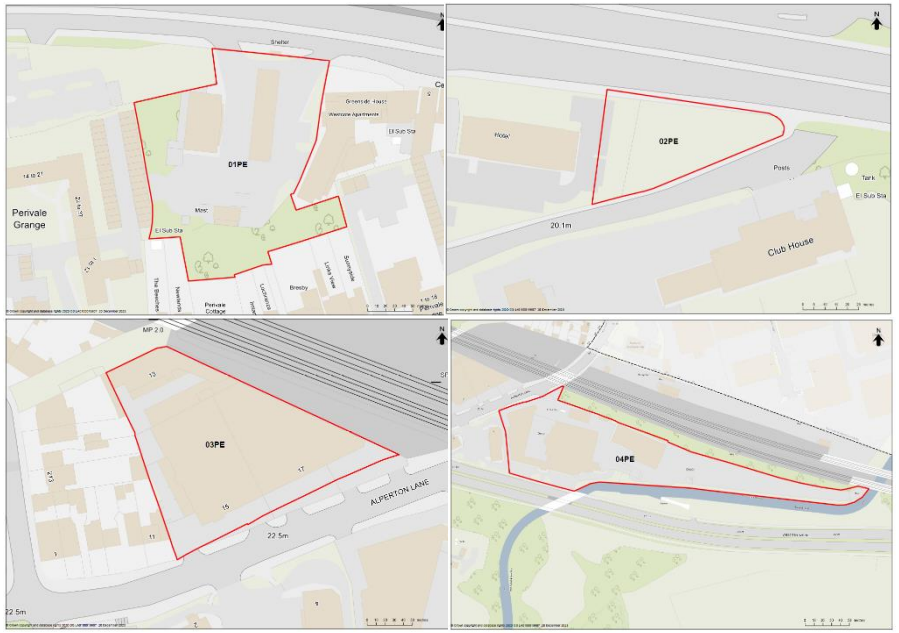
6. Perivale

6.1 Perivale industrial sites (01PE, 02PE, 03PE, 04PE)

This group of Perivale sites are characterised by industrial uses and/or areas of hardstanding, and reprovision and intensification of industrial uses is proposed at 03PE and 04PE. Residential uses are proposed for the other sites.

The sites are located along either the A40 or rail corridors, and so poor air quality and noise should drive consideration of uses and potential requirements for mitigation. 03PE has poor public transport connectivity.

Development of 04PE may result in a loss of open space, and due to proximity to the River Brent the site contains areas of fluvial flood risk and mitigation would be required.



Objective	Criteria	01PE	02PE	03PE	04PE	Comment
Housing	1	+	+	0	0	The sites are not currently residential and so there would be no loss of homes. Development of 01PE and 02PE would result in a net increase of homes.
Economy	2	-	0	+	+	Development of 03PE and 04PE would deliver new employment capacity. Development of 01PE would result in a net decrease in capacity. Development of 02PE would not impact employment capacity.

Objective	Criteria	01PE	02PE	03PE	04PE	Comment
Education and skills	3	+	+	+	+	The sites are within 1km of an existing primary school.
	4	+	+	+	0	04PE is within 2km and 5km of an existing secondary school. The other sites are within 2km of an existing secondary school
Health	5	+	+	+	+	The sites are within 1km of an existing GP surgery.
	6	+	0	+	+	02PE is located on a small area of open space along the A40, however, this is not publicly accessible. There would be no loss of open space from development of the remaining sites. There may be opportunities to provide new open space dependent on the design of proposed developments.
	7a	+	+	+	+	The sites are within 1.5km of a health facility.
	7b	+	+	+	+	The sites are within 1.5km of a leisure facility.
Connectivity	8	0	0	-	-	The PTAL for 03PE and 04PE is between 0 and 1b, and mitigation may be required. The PTAL for the remaining sites is between 2 and 3.
	9	+	+	+	+	The sites are located within 1km of active travel routes.
Air quality and noise	10	-	-	-	-	The sites are located within areas which exceed either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3.
	11	-	-	-	-	Average noise levels of the sites are at or above 55db. Sensitive uses may not be suitable without mitigation.
Resources	12	+	0	+	+	All sites are on previously developed land. 01PE, 03PE and 04PE are on land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	0	0	0	0	The sites are within 500m of heritage assets, but do not currently impact the setting of these assets due to their distance and the density of the townscape between sites and assets; assuming that development is of similar or appropriate massing, it is therefore likely that potential negative effects from the development of the sites could be mitigated.
Biodiversity and green infrastructure	14	0	+	+	+	All sites, with the exception of PE01, offer the potential for habitat connectivity through proximity to open spaces, although proximity to the A40 may limit appropriate opportunities.

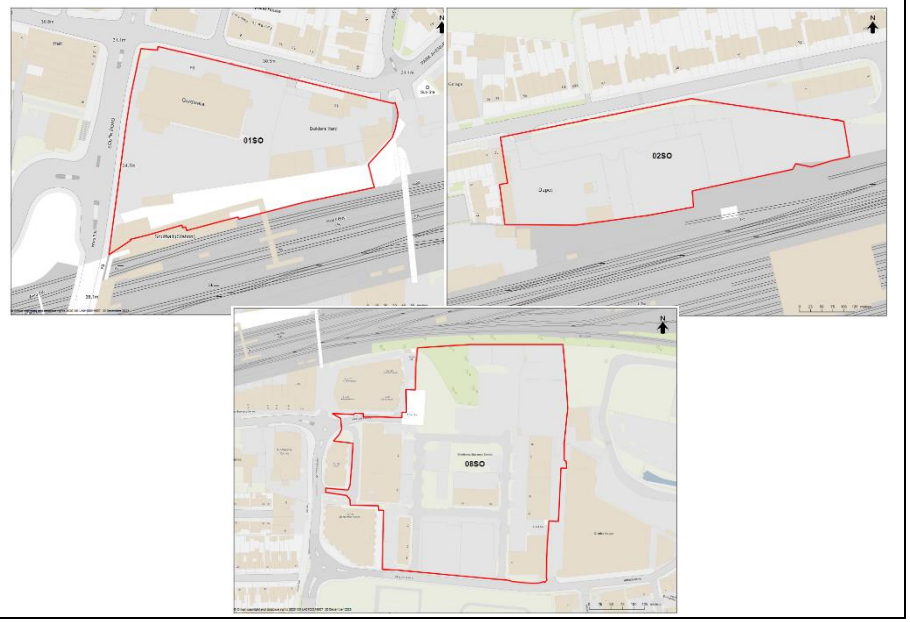
Objective	Criteria	01PE	02PE	03PE	04PE	Comment
	15	+	+	+	+	The sites currently have low or no ecological value and development provides an opportunity to improve biodiversity, albeit mostly at a small scale.
	16	0	0	0	+	04PE is a larger site partially located within an ecologically designated SINC along its border with the River Brent and has a small area of priority habitat along the southeastern boundary. The site is in poor condition and development offers opportunities for improving the local network of ecologically designated sites. The remaining sites are not located within ecologically designated sites.
Water resources	17	0	0	0	-	01PE, 02PE and 03PE are located within Flood Zone 1. A large area of 04PE is within Flood Zone 2 and 3, associated with the River Brent. There are also areas of Flood Zone 3a (Surface Water) within 04PE. New development at this site may require mitigation.
	18	0	-	0	0	01PE, 03PE and 04PE all offer opportunities to reduce flood risk by removing areas of hardstanding and introducing Sustainable Drainage Systems (SuDS). Development of these sites is unlikely to impact flood risk. Development of 02PE may result in the potential loss of open space, which could impact flood risk. Development of the remaining sites is unlikely to impact flood risk.
	19	0	0	+	+	01PE and 02PE are within areas of medium-low groundwater vulnerability. PE03 is not located within an area of groundwater vulnerability. 04PE is within areas of low groundwater vulnerability.

7. Southall

7.1 Southall railside (01SO, 02SO 08SO)

These sites directly adjoin the rail corridor by Southall station. The sites have a mix of current uses, predominantly industrial with some retail and community. The sites are all proposed for mixed use development, including housing, light industrial, retail and commercial, with the exception of 02SO which is proposed for a fully residential scheme.

The sites are located along either the A3005 or rail corridors, and so poor air quality and noise conditions should drive consideration of uses and potential requirements for mitigation.



Objective	Criteria	01SO	02SO	08SO	Comment
Housing	1	+	+	+	Development of the sites would deliver a net increase in homes.
Economy	2	+	-	?	02SO currently provides employment. Development would therefore result in a net loss of employment capacity under the proposed fully residential scheme. Development of 01SO would result in an increase in employment capacity. Potential employment loss or gain for the remaining sites would depend on confirmation of comparative employment capacity.

Objective	Criteria	01SO	02SO	08SO	Comment
Education and skills	3	+	+	+	The sites are within 1km of an existing primary school.
	4	+	+	+	The sites are within 2km of an existing secondary school.
Health	5	+	+	+	The sites are within 1km of an existing GP surgery.
	6	0	0	0	There would be no loss of open space from development of the sites. There may be opportunities to provide new open space dependent on the design of proposed developments.
	7a	+	+	+	The sites are within 1.5km of a health facility.
	7b	+	+	+	The sites are within 1.5km of a leisure facility.
Connectivity	8	+	0	0	The PTAL for the majority of 02SO and 08SO is between 2 and 3. The PTAL for 01SO is between 4 and 6b.
	9	+	+	+	The sites are located within 1km of active travel routes.
Air quality and noise	10	0	0	+	01SO and 02SO are partially located within areas which exceed either of the following limits: PM10 30µg/m3, NO_2 30µg/m^3. Sensitive uses may not be suitable without mitigation. 08SO is not located within an area which exceeds either of these limits.
	11	-	-	-	Average road and rail noise levels of the sites are at or above 55db. Sensitive uses may not be suitable without mitigation.
Resources	12	+	+	+	The sites are on land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	0	0	0	All sites are within 500m of heritage assets The sites currently either have a slight negative impact on the wider heritage setting due to poor building condition, or do not have an impact due to their distance and the density of the townscape between sites and assets; assuming that development is of similar or appropriate massing, it is therefore likely that potential negative effects from the development of the sites could be mitigated. 08SO contains a locally listed building.
Biodiversity and green infrastructure	14	0	0	0	The sites are in a dense urban area and do not offer opportunities for habitat connectivity.
	15	+	+	0	08SO currently has low overall ecological value however there are some ecological features present. Development of the site provides an opportunity to improve biodiversity, but any loss of current features may also

Objective	Criteria	01SO	02SO	08SO	Comment
					need to be mitigated. The remaining sites currently have low or no ecological value and development provides an opportunity to improve biodiversity, albeit at a small scale.
	16	0	0	0	02SO is located within an ecologically designated SINC. The site is in poor condition and development offers opportunities for improving the local network of ecologically designated sites. The remaining sites are not located within ecologically designated sites.
Water resources	17	-	0	-	01SO and 08SO contain areas within Flood Zone 3a (Surface Water). It is likely that this could be mitigated as part of any new development. The remaining site is fully located within Flood Zone 1.
	18	+	+	+	Development of all sites offers opportunities to reduce flood risk by removing areas of hardstanding and introducing Sustainable Drainage Systems (SuDS).
	19	+	+	+	The sites are either within areas of low groundwater vulnerability, or not within areas of groundwater vulnerability.

7.2 Central Southall (03SO, 04SO, 05SO)

These sites in central Southall have a mix of uses. All sites are proposed to have residential uses, community uses are also proposed for 03SO, educational uses for 04SO and retail for 05SO.

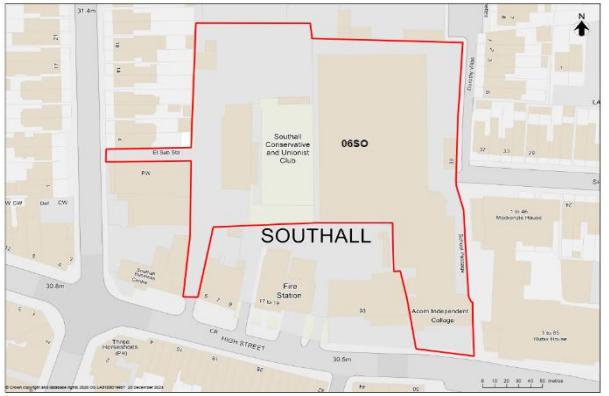
The sites are located in an area with many busy roads, and so poor air quality and noise should drive consideration of uses and potential requirements for mitigation.

Objective	Criteria	03SO	04SO	05SO	Comment
Housing	1	+	+	+	Development of the sites would deliver a net increase in homes.
Economy	2	-	0	?	Development of 03SO would result in a net loss of employment capacity as proposed use will only retain the existing community uses alongside proposed residential. 04SO would potentially result in no net change to employment capacity depending on retained employment capacity at the education facility. Potential employment loss or gain for the 05SO would depend on confirmation of comparative employment capacity.
Education and skills	3	+	+	+	The sites are within 1km of an existing primary school.
	4	+	+	+	The sites are within 2km of an existing secondary school.

Objective	Criteria	03SO	04SO	05SO	Comment
Health	5	+	+	+	The sites are within 1km of an existing GP surgery.
	6	0	0	0	There would be no loss of open space from development of the sites.
	7a	+	+	+	The remaining sites are within 1.5km of a health facility.
	7b	+	+	+	The sites are within 1.5km of a leisure facility.
Connectivity	8	+	+	+	The PTAL for the sites is between 4 and 6b.
	9	+	+	+	The sites are located within 1km of active travel routes.
Air quality and noise	10	0	0	0	The sites are partially located within an area which exceeds either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3. Sensitive uses may not be suitable without mitigation.
	11	-	-	-	Average road and rail noise levels of the sites are at or above 55db. Sensitive uses may not be suitable without mitigation.
Resources	12	0	+	+	04SO and 05SO are on previously developed land that is recorded as contaminated, and development provides an opportunity for remediation. 03SO is not located on land that is recorded as contaminated. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	-	0	0	All sites are within 500m of heritage assets The remaining sites currently either have a slight negative impact on the wider heritage setting due to poor building condition, or do not have an impact due to their distance and the density of the townscape between sites and assets; assuming that development is of similar or appropriate massing, it is therefore likely that potential negative effects from the development of the sites could be mitigated.
Biodiversity and green infrastructure	14	0	0	0	The sites are in a dense urban area and do not offer opportunities for habitat connectivity.
	15	+	+	+	The sites currently have low or no ecological value and development provides an opportunity to improve biodiversity, albeit at a small scale.
	16	0	0	0	The sites are not located within ecologically designated sites.
Water resources	17	0	0	0	04SO and 05SO contain areas within Flood Zone 3a (Surface Water). It is likely that this could be mitigated as part of any new development. 03SO is fully located within Flood Zone 1.

Objective	Criteria	03SO	04SO	05SO	Comment
	18	+	-	+	Development of 04SO could result in the loss of existing open space and therefore has the potential to result in increased flood risk. Development of 05SO and 03SO offers opportunities to reduce flood risk by removing areas of hardstanding and introducing Sustainable Drainage Systems (SuDS). Development of the remaining sites is unlikely to impact flood risk.
	19	+	+	+	The sites are either within areas of low groundwater vulnerability, or not within areas of groundwater vulnerability.

7.3 Fairlawn Hall (06SO)

This site in central Southall provides office and educational uses and is proposed for residential with some potential additional commercial uses. The site experiences poor air quality and noise conditions which should drive consideration of uses and potential requirements for mitigation. Development of the site could result in a loss of open space.	

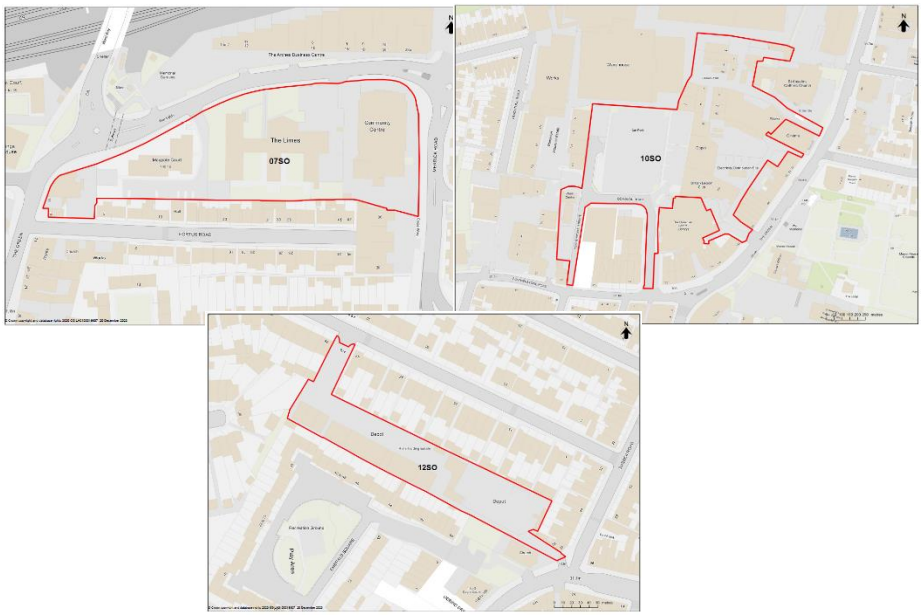
Objective	Criteria	06SO	Comment
Housing	1	+	Development of the site would deliver a net increase in homes.
Economy	2	?	Potential employment loss or gain for 06SO would depend on confirmation of comparative employment capacity.
Education and skills	3	+	The site is within 1km of an existing primary school.
	4	+	The site is within 2km of an existing secondary school.
Health	5	+	The site is within 1km of an existing GP surgery.
	6	0	There is no existing open space on-site at the moment. There may be opportunities to provide new open space dependent on the design of proposed development.
	7a	+	The site is within 1.5km of a health facility.
	7b	+	The site is within 1.5km of further leisure facilities.
Connectivity	8	+	The PTAL for the site is between 4 and 6b.

Objective	Criteria	06SO	Comment
	9	+	The site is located within 1km of active travel routes.
Air quality and noise	10	0	The site is partially located within an area which exceeds either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3. Sensitive uses may not be suitable without mitigation.
	11	-	Average road and rail noise levels of the site are at or above 55db. Sensitive uses may not be suitable without mitigation.
Resources	12	+	The site is located on previously developed land. The land is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	0	The site is within 500m of heritage assets but does not currently impact the setting of these assets due to the distance and density of the townscape between the site and assets; assuming that development is of similar or appropriate massing, it is therefore likely that potential negative effects from the development of the site could be mitigated.
Biodiversity and green infrastructure	14	0	The site is in a dense urban area and does not offer opportunities for habitat connectivity.
	15	0	The site currently has low overall ecological value. Development of the site provides an opportunity to improve biodiversity, but any loss of current features may also need to be mitigated.
	16	0	The site is not located within ecologically designated sites.
Water resources	17	0	The site is fully located within Flood Zone 1.
	18	0	Development of the site is unlikely to impact flood risk.
	19	-	The site is within an area of medium-high groundwater vulnerability.

7.4 Western Road / A3005 (07SO, 10SO, 12SO)

These sites are located to the southwest of Southall station, and have a mix of current uses including residential, commercial, light industrial and community. Sites 07SO and 10SO are proposed for residential uses with some additional industrial and retail uses and 12SO which is proposed for a fully residential scheme.

Some of the sites experience poor air quality (07SO, 12SO) and noise conditions (07SO) which should be taken into consideration where there are proposed residential uses and the potential requirements for mitigation.

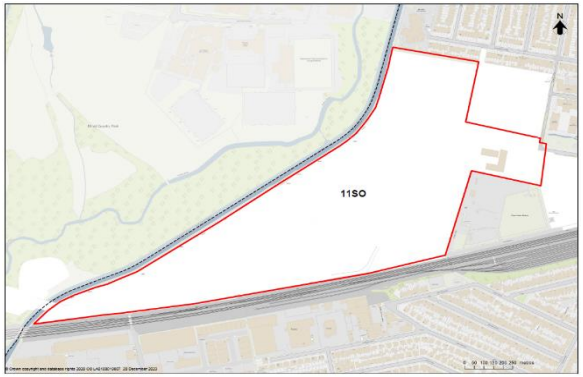


Objective	Criteria	07SO	10SO	12SO	Comment
Housing	1	+	+	+	Development of the sites would deliver a net increase in homes.
Economy	2	+	?	-	07SO currently provides limited employment associated with community uses. Development would therefore result in a net gain of employment capacity under the proposed mixed use scheme to deliver health, community and commercial/retail uses. Potential employment loss or gain for 10SO would depend on comparative employment capacity. Development of 12SO would result in a net loss of employment capacity under the proposed fully residential scheme.
Education and skills	3	+	+	+	The sites are within 1km of an existing primary school.
	4	+	+	+	The sites are within 2km of an existing secondary school.

Objective	Criteria	07SO	10SO	12SO	Comment
Health	5	+	+	+	The sites are within 1km of an existing GP surgery.
	6	0	0	0	There would be no loss of open space from development of the sites. There may be opportunities to provide new open space dependent on the design of proposed developments.
	7a	+	+	+	The sites are within 1.5km of a health facility.
	7b	+	+	+	The sites are within 1.5km of a leisure facility.
Connectivity	8	+	+	0	The PTAL for 12SO is between 2 and 3. The PTAL for the remaining sites is between 4 and 6b.
	9	+	+	+	The sites are located within 1km of active travel routes.
Air quality and noise	10	0	+	0	07SO and 12SO are partially located within areas which exceed either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3. Sensitive uses may not be suitable without mitigation. 10SO is not located within an area which exceeds either of these limits.
	11	-	+	+	Average road and rail noise levels of 07SO are at or above 55db. Sensitive uses may not be suitable without mitigation. The average road and rail noise levels of 10SO and 12SO are less than 55db.
Resources	12	0	+	+	All sites are on previously developed land. 10SO and 12SO sites are on land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	-	-	0	All sites are within 500m of heritage assets. 07SO and 10SO contain non-statutory locally listed heritage assets which would likely be lost as part of any new development. 12SO does not impact the setting of heritage assets due to their distance and the density of the townscape between sites and assets; assuming that development is of similar or appropriate massing, it is therefore likely that potential negative effects from the development of the sites could be mitigated.
Biodiversity and green infrastructure	14	0	0	0	The sites are in a dense urban area and do not offer or have very limited opportunities for habitat connectivity.
	15	+	+	+	The sites currently have low or no ecological value and development provides an opportunity to improve biodiversity, albeit at a small scale.
	16	0	0	0	The sites are not located within ecologically designated sites.

Objective	Criteria	07SO	10SO	12SO	Comment
Water resources	17	0	-	0	10SO contains a small area within Flood Zone 3a (Surface Water). It is likely that this could be mitigated as part of any new development. The remaining sites are fully located within Flood Zone 1.
	18	0	+	0	Development of 10SO offers opportunities to reduce flood risk by removing areas of hardstanding and introducing Sustainable Drainage Systems (SuDS). Development of the remaining sites is unlikely to impact flood risk.
	19	+	+	+	The sites are either within areas of low groundwater vulnerability, or not within areas of groundwater vulnerability.

7.5 The Green Quarter (Southall Gasworks) (11SO)

This site is currently used as a construction site and long-stay car park but was previously industrial. Proposed uses are for a large mixed-use development with residential, employment, health and education provision. The site experiences poor air quality and noise conditions which should be considered where there is residential development along with potential requirements for mitigation.	

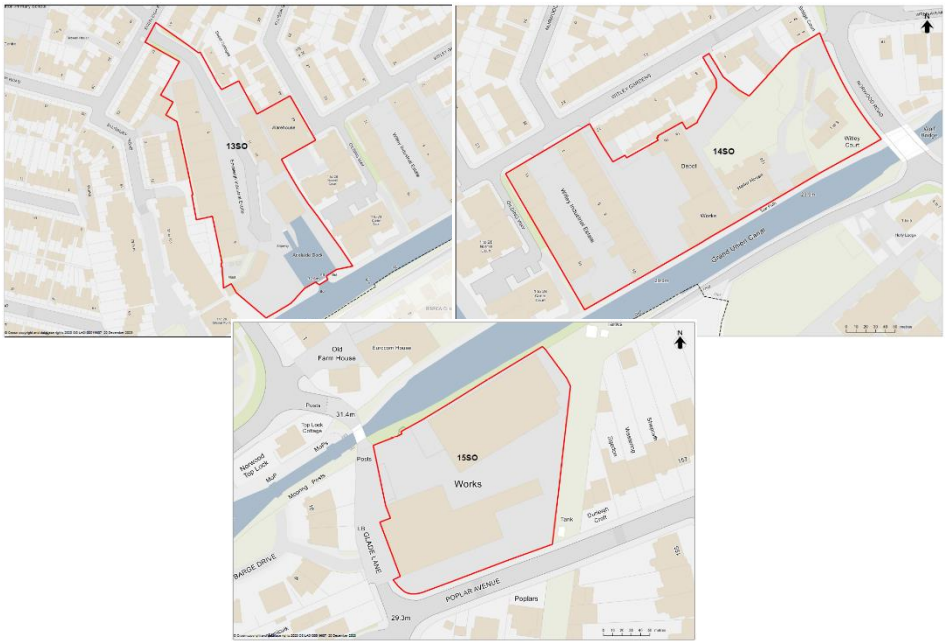
Objective	Criteria	11SO	Comment
Housing	1	+	Development of the site would deliver a net increase in homes.
Economy	2	+	Development of the site would deliver new employment capacity, in comparison to the construction site and car parking uses.
Education and skills	3	+	The site is within 1km of an existing primary school.
	4	+	The site is within 2km of an existing secondary school.
Health	5	+	The site is within 1km of an existing GP surgery.
	6	0	There is currently no existing open space on-site at the moment. There may be limited opportunities to provide new open space as part of a residential mixed-use development.
	7a	+	The site is within 1.5km of a health facility and a new facility is proposed on site.
	7b	+	The site is within 1.5km of a leisure facility and a new facility is proposed on site.
Connectivity	8	-	The PTAL for the site is between 0 and 1b.

Objective	Criteria	11SO	Comment
	9	+	The site is located within 1km of active travel routes.
Air quality and noise	10	0	The site is partially located within an area which exceeds either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3. Sensitive uses may not be suitable without mitigation.
	11	-	Average road and rail noise levels at the very west of the site are at or above 55db. Sensitive uses may not be suitable without mitigation in this area.
Resources	12	+	The site is on land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	+	The site is located directly adjacent to a conservation area, and within 500m of other heritage assets. The area of the current site does not contribute to the setting of the conservation area or heritage assets, and sensitive development offers a chance to enhance this. .
Biodiversity and green infrastructure	14	+	Development of the site offers significant potential for improving habitat connectivity through proximity to open spaces along the Grand Union Canal and Yeading Brook, this should be considered when designing the site.
	15	+	The site currently has low or no ecological value and development provides an opportunity to improve biodiversity.
	16	+	11SO is a large site located adjacent to an ecologically designated SINC (London's canals) along its border with the canal. The site is in poor condition and development offers opportunities for improving the local network of ecologically designated sites.
Water resources	17	-	The site contains areas within Flood Zone 3a (Surface Water). It is likely that this could be mitigated as part of any new development.
	18	+	Development of the site offers opportunities to reduce flood risk by removing areas of hardstanding and introducing Sustainable Drainage Systems (SuDS).
	19	+	The site is not within an area of groundwater vulnerability.

7.6 Grand Union Canal (Main Canal) (13SO, 14SO, 15SO)

These sites directly adjoin the main branch of the Grand Union Canal in south Southall. The sites have a mix of residential and light industrial uses, and are all proposed for housing provision, with additional employment uses including industrial.

Development of 14SO would likely result in a loss of open space. The sites experience poor noise conditions which should drive consideration of uses and potential requirements for mitigation. 15SO has poor public transport connectivity.



Objective	Criteria	13SO	14SO	15SO	Comment
Housing	1	+	+	+	Development of the sites would deliver a net increase in homes.
Economy	2	?	?	-	Development of 15SO would result in a decrease in employment capacity as it currently contains sales and light industry and is proposed for just residential use. Potential employment loss or gain for the remaining sites would depend on confirmation of comparative employment levels.
Education and skills	3	+	+	+	The sites are within 1km of an existing primary school.
	4	+	+	0	13SO and 14SO are within 2km of an existing secondary school. 15SO is within 5km of an existing secondary school.

Objective	Criteria	13SO	14SO	15SO	Comment
Health	5	+	+	+	The sites are within 1km of an existing GP surgery.
	6	0	-	0	Development of the 14SO could result in a loss of existing open space although the extent of this loss is not known at this stage. Offsetting or other measures may be necessary to address this loss. There would be no loss of open space from development of the 13SO or 15SO. There may be opportunities to improve access to the Grand Union Canal.
	7a	+	+	+	The sites are within 1.5km of a health facility.
	7b	+	+	+	The sites are within 1.5km of a leisure facility.
Connectivity	8	0	-	-	The PTAL for 14 SO and 15SO is between 0 and 1b, and mitigation may be required. The PTAL for 13SO is between 2 and 3.
	9	+	+	+	The sites are located within 1km of active travel routes.
Air quality and noise	10	+	0	+	14SO is partially located within an area which exceeds either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3. Sensitive uses may not be suitable without mitigation. 15SO and 13SO are not located within areas which exceed either of these limits.
	11	+	-	+	Average road and rail noise levels of 14SO are at or above 55db. Sensitive uses may not be suitable without mitigation. 13SO and 15SO are not located in areas where average road and rail noise levels are less than 55db.
Resources	12	+	+	+	The sites are on land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	+	+	+	All sites are located partially within, or within 500m of a conservation area. 15SO is located close to further heritage assets including the canal lock (Grade II listed), and lock keeper's cottage (Grade II listed). 14SO is within 500m of further heritage assets. The sites currently do not contribute to the wider heritage setting, particularly with reference to the canal, and sensitive development offers a chance to enhance the setting of the conservation areas and immediately adjacent assets.
	14	+	+	+	The sites all offer the potential for improving habitat connectivity through proximity to open spaces along the canal.

Objective	Criteria	13SO	14SO	15SO	Comment
Biodiversity and green infrastructure	15	0	0	0	All sites currently have low overall ecological value however there are some ecological features present. Development of the sites provides limited opportunity to improve biodiversity, but any loss of current features may also need to be mitigated.
	16	0	0	0	14SO and 15SO are not located within ecologically designated sites. 13SO has a small area of SINC in the southeast of the site. All sites are located adjacent to a SINC (London's Canals).
Water resources	17	-	-	0	13SO and 14SO contain small areas within Flood Zone 3a (Surface Water). It is likely that this could be mitigated as part of any new development. 15SO is fully located within Flood Zone 1.
	18	+	+	+	Development of the sites offers opportunities to reduce flood risk by removing areas of hardstanding and introducing Sustainable Drainage Systems (SuDS).
	19	+	+	0	15SO is within an area of medium-low groundwater vulnerability. The remaining sites not within areas of groundwater vulnerability.

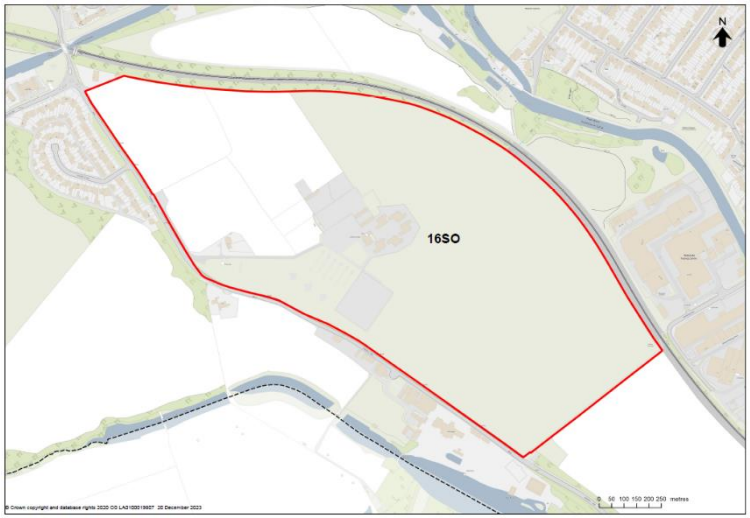
7.1 Warren Farm (16SO)

This site comprises a nature reserve on the site of former a sports centre and fields. A large part of the site is grassed and bounded by trees, creating an area of higher ecological value. An area of the site towards the north west has been previously built on and is currently covered with hardstanding. The site is used by walkers, and also appears to be used for some animal grazing. Proposed uses are for sports facilities and a local nature reserve.

Development of the sites would result in a loss of open space and presents a risk of ecological impacts although the extent of any impact would depend on development design.

The site experiences poor air quality and noise conditions which should drive consideration of uses and potential requirements for mitigation.

Due to proximity to the River Brent the site contains areas of fluvial flood risk and mitigation would be required. The site is located in an area of higher groundwater vulnerability and measures to avoid or mitigate impacts may be required.

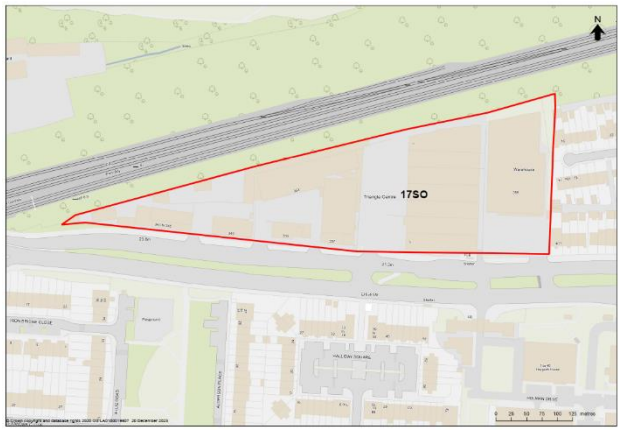


Objective	Criteria	16SO	Comment
Housing	1	0	The development of the site would not lead to a change in net homes.
Economy	2	+	The development of the site would lead to an increase in net employment.
Education and skills	3	+	The site is within 1km of an existing primary school.
	4	+	The site is within 2km of an existing secondary school.
Health	5	+	The site is within 1km of an existing GP surgery.

Objective	Criteria	16SO	Comment
	6	-	Development of the sites would result in a loss of existing open space although the extent of this loss is not known at this stage. Offsetting or other measures may be necessary to address this loss.
	7a	+	The site is within 1.5km of a health facility.
	7b	+	The site is within 1.5km of a leisure facility.
Connectivity	8	-	The PTAL for the site is between 0 and 1b and mitigation may be required.
	9	+	The site is located within 1km of active travel routes.
Air quality and noise	10	0	The site is partially located within an area which exceeds either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3. Sensitive uses may not be suitable without mitigation.
	11	-	Average noise levels of the site are at or above 55db. Sensitive uses may not be suitable without mitigation.
Resources	12	+	The site is on land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	0	The site is within 500m of heritage assets but does not currently impact the setting of these assets due to their distance and the density of the townscape between site and assets; assuming that development is of similar or appropriate massing, it is therefore likely that potential negative effects from the development of the site could be mitigated.
Biodiversity and green infrastructure	14	-	Development of the site would result in a loss of existing open space which could impact habitat connectivity, although the extent of this loss is not known at this stage. Although mitigation may be implemented, dependent on site design there may still be a residual impact on habitat connectivity.
	15	-	Development of the site could result in the loss of existing areas of moderate or high ecological value and where this occurs substantial mitigation is likely to be required.
	16	-	The site is partially located within an ecologically designated site.
Water resources	17	-	The site contains areas within Flood Zone 2 or 3, and development would require specific mitigation to address this.
	18	-	Development of the site would result in a loss of existing open space and therefore has the potential to result in increased flood risk.

Objective	Criteria	16SO	Comment
	19	-	The site is within an area of high groundwater vulnerability.

7.2 A4020 / A4127 junction (17SO)

17SO directly adjoins the rail corridor at the junction of the A4020 and A4127. The site currently provides industrial, retail and educational uses. 17SOO is proposed for mixed industrial intensification. The site is located adjacent to a major roads and the rail corridor, and so poor air quality and noise conditions should drive consideration of uses and potential requirements for mitigation. The site is located in an area of higher groundwater vulnerability and measures to avoid or mitigate impacts may be required.	

Objective	Criteria	SO20	Comment
Housing	1	0	There would be no change in the number of homes.
Economy	2	?	Potential employment loss or gain for the sites would depend on confirmation of comparative employment capacity.
Education and skills	3	N/A	17SO is not proposed for residential use, therefore proximity to education facilities is less relevant.
	4	N/A	17SO is not proposed for residential use, therefore proximity to education facilities is less relevant.
Health	5	N/A	17SO is not proposed for residential use, therefore proximity to a GP surgery is less relevant.
	6	0	There would be no loss of open space from development of the site. There would be limited opportunity to create open space.
	7a	N/A	17SO is not proposed for residential use, therefore proximity to healthcare facilities is less relevant.
	7b	N/A	17SO is not proposed for residential use, therefore proximity to leisure facilities is less relevant.

Objective	Criteria	SO20	Comment
Connectivity	8	0	The PTAL is between 2 and 3.
	9	+	The site is located within 1km of active travel routes.
Air quality and noise	10	-	17SO is located within an area which exceeds either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3. Sensitive uses may not be suitable without mitigation.
	11	-	Average road and rail noise levels of the sites are at or above 55db. Sensitive uses may not be suitable without mitigation.
Resources	12	+	The site is located on land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	0	The site is within 500m of heritage asset (Entrance archway and two lodges to St Bernard's Hospital (Grade II listed)) and is adjacent to the Churchfields Conservation Area located north east of the site. The site currently has a slight negative impact on the wider heritage setting due to building design and condition, assuming that development is of similar or appropriate massing, it is therefore likely that potential negative effects from the development of the sites could be mitigated.
Biodiversity and green infrastructure	14	+	The sites offer the potential for improving habitat connectivity through proximity to open spaces along the railway and River Brent corridors.
	15	+	The sites currently have low or no ecological value and development provides an opportunity to improve biodiversity, albeit at a small scale.
	16	+	These are large sites located adjacent to an ecologically designated site. The sites are in poor condition and development offers opportunities for improving the local network of ecologically designated sites.
Water resources	17	-	17SO contains areas within Flood Zone 3a (Surface Water). It is likely that this could be mitigated as part of any new development.
	18	+	Development of the sites offers opportunities to reduce flood risk by removing areas of hardstanding and introducing Sustainable Drainage Systems (SuDS).
	19	-	The sites are within an area of medium-high groundwater vulnerability.

7.3 Golf Links Estate Plots A-J (18SO)

This site comprises parts of a housing estate in northeast Southall. The included areas of the estate are characterised by low rise blocks, interspersed with open green space. Proposed uses are for the intensification of housing provision, which may result in a decrease in the open space available within the estates.

The site experiences poor air quality and noise conditions which should drive consideration of potential requirements for mitigation of new housing and potential improvements to the existing units. The site is located in an area of higher groundwater vulnerability and measures to avoid or mitigate impacts may be required.

Objective	Criteria	18SO	Comment
Housing	1	+	Development of the site would deliver a net increase in homes.
Economy	2	0	The site is currently and proposed to remain residential. Therefore, development of the site would result in no net change to employment capacity.
Education and skills	3	0	The majority of the site is within 1km and 4km of an existing primary school.
	4	+	The site is within 2km of an existing secondary school.
Health	5	0	The majority of the site is within 1km and 4km of an existing GP surgery.
	6	-	Development of the site could result in a loss of existing open space although the extent of this loss is not known at this stage. Offsetting or other measures may be necessary to address this loss.
	7a	+	The site is within 1.5km of a health facility.
	7b	+	The site is within 1.5km of a leisure facility.

Objective	Criteria	18SO	Comment
Connectivity	8	0	The PTAL for the majority of the site is between 2 and 3.
	9	+	The site is located within 1km of active travel routes.
Air quality and noise	10	0	The eastern edge of the site is partially located within an area which exceeds the following limits: NO_2 30µg/m^3. Sensitive uses may not be suitable without mitigation.
	11	-	Average road and rail noise levels of the site are at or above 55db. Sensitive uses may not be suitable without mitigation.
Resources	12	+	The site is on land that has very small areas recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	0	The site is within 500m of a conservation area but does not currently impact the setting or the assets within the conservation area due to their distance and the density of the townscape between site and assets; assuming that development is of similar or appropriate massing, it is therefore likely that potential negative effects from the development of the site could be mitigated.
Biodiversity and green infrastructure	14	-	Development of the site could result in a loss of existing open space which could impact habitat connectivity, although the extent of this loss is not known at this stage. Although mitigation may be implemented, dependent on site design there may still be a residual impact on habitat connectivity. The site contains small pockets of green open space for residents that may be lost due to development. However, the site has some, albeit limited potential for improving habitat connectivity due to its proximity to Brent Valley Municipal Golf Course and West Middlesex Golf Course.
	15	0	The site currently has low overall ecological value however there are some ecological features present. Development of the site provides an opportunity to improve biodiversity, but any loss of current features may also need to be mitigated.
	16	0	The site is not located within an ecologically designated site but is adjacent to a SINC along the southwest boundary.
Water resources	17	-	The site contains areas within Flood Zone 3a (Surface Water). It is likely that this could be mitigated as part of any new development.
	18	0	Development of the site would have limited impact on reducing flood risk.
	19	-	The site is within an area of medium-high groundwater vulnerability.

7.4 Havelock Estate (Phases 2 - 4) (09SO) and Toplocks Estate (21SO)

09SO and 21SO comprise a housing estate directly adjacent to the Grand Union Canal in Southall. The estate is characterised by low rise blocks and terraced houses, interspersed with limited open green space and 09SO has a large playing field and allotments in the western part of the site.

Proposed uses are for the intensification of housing provision with some mixed uses including commercial/retail/community, which may result in a decrease in the open space available to the estate.

The site experiences poor air quality and noise conditions which should drive consideration of uses and potential requirements for mitigation.

Objective	Criteria	09SO	21SO	Comment
Housing	1	+	+	Development of the site would deliver a net increase in homes.
Economy	2	+	?	Development of 09SO would result in a net gain of employment capacity. Employment capacity at 21SO would depend on confirmation of comparative employment capacity.
Education and skills	3	+	+	Both sites are within 1km of an existing primary school.
	4	+	+	Both sites are within 2km of an existing secondary school.
Health	5	+	+	Both sites are within 1km of an existing GP surgery.
	6	-	0	Development of 09SO would result in a loss of existing open space and allotments although the extent of this loss is not known at this stage. Offsetting or other measures may be necessary to address this loss. There is currently no existing open space on 21SO at the moment.

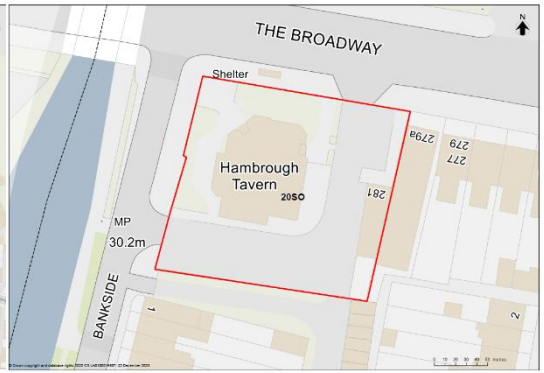
Objective	Criteria	09SO	21SO	Comment
	7a	+	+	Both sites are within 1.5km of a health facility.
	7b	+	+	Both sites are within 1.5km of a leisure facility.
Connectivity	8	-	-	The PTAL for the sites is between 0 and 1b, mitigation may be required.
	9	+	+	Both sites are located within 1km of active travel routes.
Air quality and noise	10	0	+	09SO is partially located within an area which exceeds either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3. Sensitive uses may not be suitable without mitigation.
	11	-	+	Average road and rail noise levels at 09SO are at or above 55db. Sensitive uses may not be suitable without mitigation. Average road and rail noise levels below 55db.
Resources	12	+	+	Both sites are on land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	+	+	Both sites are located within a conservation area. The current sites do not contribute to the conservation area, and sensitive development offers a chance to enhance its setting. Both sites are within 500m of further heritage assets but do not currently impact the setting of these assets due to their distance and the density of the townscape between site and assets; assuming that development is of similar or appropriate massing, it is therefore likely that potential negative effects from the development of the site could be mitigated.
Biodiversity and green infrastructure	14	-	0	Development 09SO would result in a loss of existing open space which could impact habitat connectivity, although the extent of this loss is not known at this stage. Although mitigation may be implemented, dependent on site design there may still be a residual impact on habitat connectivity. Development of 21SO would not likely impact habitat connectivity.
	15	0	0	Both sites currently have low overall ecological value however there are some ecological features present. Development of the sites provides an opportunity to improve biodiversity, but any loss of current features may also need to be mitigated.
	16	0	0	Both sites are located adjacent to an ecologically designated SINC along the border with the canal and Glade Lane Canalside Park. The residential development offers limited opportunities for enhancing the local network of ecologically designated sites.
Water resources	17	-	-	Both sites contain areas within Flood Zone 3a (Surface Water). It is likely that this could be mitigated as part of any new development.
	18	-	0	Development of 09SO could result in the loss of existing open space and therefore has the potential to result in increased flood risk. Development on 21SO is unlikely to increase flood risk.

Objective	Criteria	09SO	21SO	Comment
	19	0	0	Some small areas at the perimeter of the 09SO are areas of medium-low and medium-high groundwater vulnerability. The majority of the site is not within an area of groundwater vulnerability. 21SO is within an area of medium-low groundwater vulnerability.

7.5 Grand Union Canal (Paddington Arm) (19SO, 20SO)

These sites directly adjoin the Paddington Arm branch of the Grand Union Canal in northwest Southall. 19SO is currently an industrial estate and 20SO contains a public house. All the sites are proposed for residential-led mixed uses.

20SO experiences poor air quality and noise conditions which should drive consideration of uses and potential requirements for mitigation. 19SO has poor public transport connectivity.



Objective	Criteria	19SO	20SO	Comment
Housing	1	+	+	Development of the sites would deliver a net increase in homes.
Economy	2	?	?	Potential employment loss or gain for all sites would depend on confirmation of comparative employment capacity.
Education and skills	3	+	+	The sites are within 1km of an existing primary school.
	4	+	+	The sites are within 2km of an existing secondary school.
Health	5	+	+	The sites are within 1km of an existing GP surgery.
	6	0	0	There would be no loss of open space from development of the sites. There may be opportunities to provide new open space dependent on the design of proposed developments.
	7a	+	+	The sites are within 1.5km of a health facility.
	7b	+	+	The sites are within 1.5km of a leisure facility.
Connectivity	8	-	0	The PTAL for 19SO is between 0 and 1b, and mitigation may be required. The PTAL for 20SO is between 2 and 3.

Objective	Criteria	19SO	20SO	Comment
	9	+	+	The sites are located within 1km of active travel routes.
Air quality and noise	10	+	0	20SO is partially located within an area which exceed either of the following limits: PM10 30µg/m^3, NO_2 30µg/m^3. Sensitive uses may not be suitable without mitigation. 19SO is not located within an area which exceeds either of these limits.
	11	+	-	Average road and rail noise levels of 20SO is at or above 55db. Sensitive uses may not be suitable without mitigation. The average road and rail noise levels of 19SO are less than 55db.
Resources	12	+	+	All sites are on previously developed land that is recorded as contaminated, and development provides an opportunity for remediation. Engagement with Ealing Council's Contaminated Land Officer should be undertaken prior to any proposed development coming forward.
Heritage and townscape	13	+	+	Both sites are located in close proximity to a conservation area. The current sites do not contribute to the conservation area, and sensitive development offers a chance to enhance the setting. 20SO is within 500m of further heritage assets but does not currently impact the setting of these assets due to their distance and the density of the townscape between site and assets; assuming that development is of similar or appropriate massing, it is therefore likely that potential negative effects from the development of the site could be mitigated.
Biodiversity and green infrastructure	14	+	+	Both sites offer the potential for improving habitat connectivity through proximity to open spaces along the canal.
	15	+	+	Both sites currently have low or no ecological value and development provides an opportunity to improve biodiversity, albeit at a small scale.
	16	0	0	The sites are not located within ecologically designated sites.
Water resources	17	-	0	19SO contains areas within Flood Zone 3a (Surface Water). It is likely that this could be mitigated as part of any new development. 20SO is fully located within Flood Zone 1.
	18	+	0	Development of 19SO offers opportunities to reduce flood risk by removing areas of hardstanding and introducing Sustainable Drainage Systems (SuDS). Development of 20SO is unlikely to impact flood risk.
	19	+	+	The sites are not within areas of groundwater vulnerability.

Appendix E

HRA

ARUP

Ealing Borough Council

Ealing Local Plan

Habitats Regulations Assessment Stage 1: Screening

Revision: Issue 1

25th January 2024

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 287323-10

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Executive Summary

1. Introduction

1.1 Background

The London Borough of Ealing (LB Ealing) Council is creating a new Local Plan (LB Ealing Local Plan), which will set out a vision and framework for the future development of the area over the next 15 years. This LB Ealing Local Plan will replace the council's current suite of development plan documents, bringing together updated policies into a single plan.

The production of a Local Plan is a staged process, which includes a significant stage of evidence gathering as well as multiple rounds of community consultation to refine proposals. Ove Arup & Partners Limited ('Arup') was appointed by Ealing Council to work jointly with the Local Plan and Regeneration Team to develop a preferred spatial option for the new Local Plan.

1.2 Assessment Background

As part of the preparation of the Local Plan, an Integrated Impact Assessment (IIA)[1] has been carried out, which is a process that promotes sustainable development, health and equality through better integration of social, environmental and economic considerations into the development of the spatial options, policies and site allocations that form the Local Plan.

The IIA draws together the following Assessments and has been complied into an IIA Scoping Report :

- Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA);
- Health Impact Assessment (HIA); and
- Equality Impact Assessment (EqIA).

As IIAs only assess ecology and biodiversity at a very high level, a Habitat Regulations Assessment (HRA) is therefore required to determine whether the updated policies of the Local Plan are likely to impact on key designated sites[2], at first comprising a discrete Stage 1 Screening exercise that will indicate whether a full Stage 2 Appropriate Assessment is needed. While IIAs and HRAs are often delivered together in one report, in this case the IIA baseline has been used to help inform the HRA and the reports have been conducted separately.

Arup was therefore appointed by LB Ealing to assist in undertaking a HRA Stage 1 Screening, to form part of the evidence base for the LB Ealing Local Plan.

1.3 Background to HRA

This HRA Stage 1 Screening Report has drawn upon legislation from The Conservation of Habitats and Species Regulations 2017, which transpose into law in England and Wales the requirements of EC Directive 92/43/EEC on the Conservation of Habitats and Natural Fauna and Flora (the Habitats Directive). Under Article 6 of the Habitats Directive, an Assessment is required where a plan or project may give rise to significant effects upon any European Sites.

[1] Arup (2022). Ealing Local Plan Integrated Impact Assessment.

[2] Natura 2000 network and Ramsar sites

European Sites are areas designated to conserve natural habitats and species that are rare, endangered, vulnerable or endemic within the European Community. This includes Special Areas of Conservation (SAC) and candidate SACs, designated under the Habitats Directive for their habitats and/or species of European importance, and Special Protection Areas (SPA) and candidate SPAs, classified under Directive 2009/147/EC on the Conservation of Wild Birds (the codified version of Directive 79/409/EEC as amended) for rare, vulnerable and regularly occurring migratory bird species and internationally important wetlands). In addition, as a matter of Government policy, sites designated under the 1971 Ramsar Convention for their internationally important wetlands (Ramsar sites), as well as potential SACs and SPAs, are also considered.

Paragraph 3 Article 6 of the Habitats Directive states that:

"*Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to Appropriate Assessment of its implications for the site in view of the site's conservation objectives. In the light of the conclusions of the Assessment of the implications for the site and subject to paragraph 4 (see below), the competent national authority shall agree to the plan or project only having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public*."

Paragraph 4, Article 6 of the Habitats Directive states that:

"*If, in spite of a negative assessment of the implications for the site and in the absence of alternative solutions, a plan or project must nevertheless be carried out for imperative reasons of overriding public interest, including those of social or economic nature, the Member State shall take all compensatory measures to ensure that the overall coherence of Natura 2000 is protected. It shall inform the Commission of the compensatory measures adopted*."

1.4 Aims and Objectives

This document aims to provide HRA Screening (the first stage in the HRA process, see Section 3 for more details) of the policies of the LB Ealing Local Plan (see Section 2 for more details). It is necessary to assess whether the Plan, either in isolation and/or in combination with other plans or projects, would have a significant adverse effect on European Sites. In addition, the HRA is required to evaluate the Likely Significant Effects (LSE) of the LB Ealing Local Plan on European Sites within the Zone of Influence (ZoI) of the Plan and determine if there are any relevant impact pathways (between the Plan and the sites) to consider.

The specific objectives of this HRA report are to:

- Undertake Screening to identify any aspects of the LB Ealing Local Plan that would cause likely significant effects on Natura 2000 sites, otherwise known as European Sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and, as a matter of Government policy, Ramsar sites), either in isolation or in-combination with other plans and projects.

Since the UK's Exit from the EU, European Sites are now referred to as National Site Network (NSN) sites and will hereafter be referred to as such in this report. If Screening concludes that significant adverse effects are likely, then Appropriate Assessment (Stage 2) must be undertaken to determine whether there will be adverse effects on the integrity of a European Site(s).

1.5 Sections of this Report

This report comprises the following sections:

- Section 1 – describes the background to the HRA;
- Section 2 – describes the HRA process and outlines the methodology for Stage 1 Screening;
- Section 3 - describes the LB Ealing Local Plan;

- Section 4 – identifies the NSN sites, impact types and in-combination plans and projects considered in the Assessment; and
- Section 5 – describes the results of the Screening Assessment.

2. The Habitats Regulations Assessment Process

2.1 Guidance

This HRA Screening Report has drawn upon the following guidance:

- The HRA Handbook from DTA Publications[3];
- The Department for Communities and Local Government's Planning for the Protection of European Sites: Appropriate Assessment – Guidance for Regional Spatial Strategies and Local Development Documents (Consultation)[4];
- Natural England's Habitats Regulations Assessment Operational Standard[5]; and
- The European Commission Managing Natura 2000 sites (the Provisions of Article 6 of the Habitats Directive 92/43/EEC)[6].

This section outlines the stages involved in the HRA process and the specific methods that have been used in preparing this report.

2.2 Stages of HRA

HRA is a step-by-step process that helps to determine the likely significant effects of a plan or proposal, and (where appropriate) assess resultant adverse impacts on the integrity of a NSN site, examines alternative solutions, and provides justification for imperative reasons of overriding public interest (IROPI). The Habitat Regulations describe a four-stage process to HRA:

1. Screening: is the process which initially identifies the likely impacts upon a NSN site of a project or plan, either alone or in-combination with other projects or plans and considers whether these impacts may have a significant effect on the site's features (habitats and/or species). It is important to note that the burden of evidence is to show, on the basis of objective information, that there will be no significant effect; if the effect may be significant, or is not known, that would trigger the need for an Appropriate Assessment. There is European Court of Justice (ECJ) case law to the effect that unless the likelihood of a significant effect can be ruled out on the basis of objective information, and adopting the precautionary principle, then an Appropriate Assessment must be undertaken.

2. Appropriate Assessment: is the detailed consideration of the impact upon the integrity of the NSN site of the project or plan, either alone or in combination with other projects or plans, with respect to the site's conservation objectives and its structure and function. This is to determine whether or not there will be adverse effects on the integrity of the site. This stage also includes the inclusion of mitigation measures to avoid or reduce any possible impacts. This is the final stage reached within this report.

3. Assessment of alternative solutions is the process which examines alternative ways of achieving the objectives of the project or plan that would avoid adverse impacts on the integrity of the NSN site, should avoidance or mitigation measures be unable to cancel out adverse effects.

[3] Tyldesley & Chapman (2013) The Habitats Regulations Assessment Handbook. DTA Publications. As updated.

[4] Department for Communities and Local Government (2006) Planning for the Protection of European Sites: Appropriate Assessment – Guidance for Regional Spatial Strategies and Local Development Documents.

[5] Natural England (2017) Habitats Regulations Assessment Operational Standard.

[6] European Commission (2018) Managing Natura 2000 Sites. The Provisions of Article 6 of the Habitats Directive 92/43/EEC.

4. Assessment where no alternative solutions exist and where adverse impacts remain is made with regard to whether or not the development is necessary for imperative reasons of overriding public interest (IROPI). If this is the case, this stage also involves identification of compensatory measures needed to protect and maintain the overall coherence of the NSN site network.

2.3 Approach to Screening

This Screening Report takes into account the requirements of the Habitats Regulations and relevant guidance as well as the recent European Court of Justice ruling in the case of People Over Wind and Sweetman v Coillte Teoranta[7].

The following stages have been completed:

- Identification of all NSN sites potentially affected (including those outside of the LB Ealing Local Plan area for which impact pathways have been identified);
- A review of each site, including the features for which the site is designated, the Conservation Objectives, and an understanding of the current conservation status and the vulnerability of the individual features to threats;
- A review of the policies which have the potential to affect the NSN sites, and whether the sites are vulnerable to these effects (this has included a categorisation of the potential effects of the policy, in line with guidance from Natural England); and
- A consideration of impacts in combination with other plans or projects.

The HRA Screening shall include all NSN sites that meet any of the following Screening criteria:

- Is within 2km of an NSN site or functionally linked land[8];
- Is within 30km of a SACs, where bats are noted as one of the qualifying features;
- Crosses or lies adjacent to, upstream of, or downstream of, a watercourse which is designated in part or wholly as a NSN site;
- Has a potential hydrological or hydrogeological linkage to a NSN site containing a groundwater dependent terrestrial ecosystem (GWDTE) which triggers the Assessment of NSN sites; and
- Has an affected road network (ARN) which triggers the criteria for the Assessment of NSN sites.

2.4 Definition of Likely Significant Effects

A critical part of the HRA Screening process is determining whether the proposals are likely to have a significant effect on NSN sites and, therefore, if they will require an Appropriate Assessment. Judgements regarding significance should be made in relation to the qualifying features for which the site is of European importance, and also its conservation objectives. A useful definition of an effect is provided in The Chartered Institute of Ecology and Environment Management's (CIEEM) guidance for Ecological Impact Assessment[9], which can be drawn upon in this case:

- "*Effect - Outcome to an ecological feature from an impact. For example, the effects on a dormouse population from loss of a hedgerow*".

[7] http://curia.europa.eu/juris/document/document.jsf?docid=200970&doclang=EN

[8] Effect pathways on qualifying features that are mobile species can extend to land occupied outside of the designated site boundary this is defined as functionally linked land

[9] CIEEM (2018). *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine*. Chartered Institute of Ecology and Environmental Management, Winchester.

2.5 Consideration of In-combination Effects

It is necessary for this HRA to consider in-combination effects with other plans and projects that could act in-combination with the LB Ealing Local Plan to result in any likely significant effects on the NSN sites identified.

It should be noted that in-combination effects only require consideration where the plan or project being assessed has an impact, whether significant or not. A conclusion of no effects negates the possibility of in-combination effects.

2.6 Evidence Gathering

2.6.1 NSN Sites

All NSN sites within the zone of influence of the LB Ealing Local Plan (in terms of possible significant effects through a known impact pathway) are included within this Screening Report. An online desk study was undertaken to obtain information on NSN sites with reference to the following sources:

- Natura 2000 Standard Data Forms and Ramsar Information Sheets were obtained from the Joint Nature Conservation Committee (JNCC) website;
- Citations, conservation objectives for NSN sites and condition Assessments for component SSSIs (Sites of Special Scientific Interest) were sourced from Natural England's website; and
- Natural England's SSSI Impact Risk Zones (IRZs) were reviewed via Defra's online Magic maps application.

2.6.2 In-combination Plans and Projects

In addition to considering the effects of policies on an individual basis, a review of the likely cumulative impacts on all policies in-combination, and in combination with the New London Plan (adopted March 2021), has been undertaken.

2.7 Assessment of Effects in Relation to Conservation Objectives

The assessment of effects on NSN sites in relation to their conservation objectives has taken into account the following factors:

- The implications for each qualifying feature of the NSN sites affected;
- The conservation status of the qualifying features of the sites;
- Implications for the site condition of SSSI units of SPAs; and
- Threats, degradations or disturbance of the qualifying features.

2.8 Integrity Test

The report considers whether the LB Ealing Local Plan has an adverse effect on the integrity of NSN sites, to inform the 'integrity test'. Integrity is described as:

"*The site's coherence, ecological structure and function across its whole area that enables it to sustain the habitat, complex of habitats and/or the levels of populations of species for which it was classified*"[30].

Integrity also relates to a site's resilience and ability to evolve in ways that are favourable to conservation.

2.9 Use of Professional Judgement

Professional judgement has been used in the interpretation of results in relation to assessment of effects, the significance of effects and consequences for the conservation objectives of NSN sites. A precautionary Assessment has been applied in line with current guidance, whereby an effect is deemed significant if the effect cannot be ruled out on the basis of objective information.

2.10 Consultation

The IIA Scoping Report was published in January 2022 and was subsequently consulted upon in accordance with the requirements of Regulation 12 (5) of the SEA Regulations and was issued to statutory consultation bodies (such as Natural England, Historic England and the Environment Agency) and was also publicly available for comment on the Ealing Council website.

Comments on the Scoping Report were reviewed and have been taken into account as the IIA process has continued. A summary of the consultation responses received and an outline of how these have been addressed is set out in Appendix A of the IIA. Natural England did not make any comments on the IIA Scoping Report.

The Interim IIA was delivered at the Regulation 18 consultation stage (November 2022 to February 2023), alongside a draft version of the Local Plan. No statutory consultation comments were received on the HRA during this consultation period.

2.11 Assumptions and Limitations

As full modelling assessments for traffic data and air quality have not been carried out at this stage, no verification of predicted indicative pollutant concentrations has been undertaken. This level of assessment is appropriate to the stage of the LB Ealing Local Plan.

3. The Ealing Local Plan

3.1 The Preferred Spatial Option

The preferred spatial option builds upon the wider London Plan Spatial Framework and is underpinned by the following key development principles:

- Delivering growth along transport corridors;
- Focussing on neighbourhood centres; and
- Promoting sustainable connectivity.

3.2 Strategic Polices

The vision and objectives set out in Sections 3.9 to 3.21 of the LB Ealing Local Plan. The Strategic Policies implement this vision. The policies are set out under a number of headings as follows:

- Policy SP.1: A Vision for Ealing;
- Policy SP.2: Tackling the *Climate Crisis*;
- Policy SP.3: Fighting *inequality*; and
- Policy SP.4: Creating *good jobs and growth*.

For the purpose of this HRA Screening Report, these strategic policies will not be assessed, as the details of these policies are translated into the Town Policies (Section 3.3) and Development Management Policies (Section 3.4), which will be assessed.

3.3 Town Policies

The following Town Policies have been adopted into the LB Ealing Local Plan. These policies are described in detail within the LB Ealing Local Plan, which should be read in conjunction with this HRA Screening Report.

3.3.1 Acton Town Policies

Policy A.1: Acton Spatial Strategy

Policy A.2: Acton Town Centre

Policy A.3: South Acton

Policy A.4: Acton Main Line Station and environs

Policy A.5: East Acton neighbourhood centre

Policy A.6: North Acton and Park Royal

3.3.2 Ealing Town Policies

Policy E.1: Ealing Spatial Strategy

Policy E.2: Ealing Metropolitan Town Centre

Policy E.3: Northern Ealing

Policy E.4: Southern Ealing and Ealing Common

3.3.3 Greenford Town Policies

Policy G.1: Greenford Spatial Strategy

Policy G.2: Greenford District Centre

Policy G.3: Westway Cross Neighbourhood Centre

Policy G.4: Sudbury Hill Neighbourhood Centre

Policy G.5: Greenford Station Local Centre

Policy G.6: Greenford Industrial Estate

3.3.4 Hanwell Town Policies

Policy H.1: Hanwell Spatial Strategy

Policy H.2: Hanwell District Centre

3.3.5 Northolt Town Policies

Policy N.1: Northolt Spatial Strategy

Policy N.2: Northolt Neighbourhood Centre

Policy N.3: White Hart Neighbourhood Centre

Policy N.4: Northolt Industrial Estate

3.3.6 Perivale Town Policies

Policy P.1: Perivale Spatial Strategy

Policy P.2: Perivale Neighbourhood Centre

Policy P.3: Medway Parade Local Centre

Policy P.4: Perivale Station and environs

Policy P.5: Perivale Industrial Estate

3.3.7 Southall Town Policies

Policy S.1: Southall Spatial Strategy

Policy S.2: Southall Major Centre

Policy S.3: King Street Neighbourhood Centre

Policy S.4: West Southall

Policy S.5: East Southall

3.4 Development Management Policies

The Development Management Policies outlined in Table 1 have been prepared in the context of national planning policy and guidance. They have also had regard to key government strategies and documents in defining the important issues and approaches to be taken in the LB Ealing Local Plan.

These policies are described in detail within the LB Ealing Local Plan, which should be read in conjunction with this HRA Screening Report.

Table 1 Development Management Policies and their descriptions.

DM Policy	Description
Policy DAA: Design and Amenity	New development must take responsibility for mitigating any adverse effects upon its neighbours and surroundings. This mitigation process should follow a sequential approach of first avoiding impacts through design, and then mitigating any remaining adverse impacts. In particular, development should ensure: a) protection of sensitive uses within or outside the development; b) high quality design; c) good levels of daylight and sunlight; d) good levels of privacy; and e) positive visual impact.
Policy D9: Tall Buildings	a) The definition of a tall building in different parts of Ealing is set out in Table DMP1. b) Tall buildings above defined thresholds are exceptional and should be located upon specified Development Sites defined in the Development Plan. c) Tall buildings on designated industrial sites will be subject to agreed masterplans and based upon local impacts and sensitivity.
Policy HOU: Affordable Housing	a) Affordable housing contributions must address identified needs in Ealing and will be based upon: b) A strategic target of 50% as set out by the London Plan. c) A split of 70% low-cost rented at social rent levels to 30% intermediate provision. d) An appropriate mix of tenures and unit sizes. e) Development should meet identified local needs for tenure and mix. f) The Fast Track route, set out in Policy H5 B 1) of the London Plan, in Ealing will only apply to schemes providing at least 40% affordable housing and a tenure split of 70% social rent and 30% intermediate. This requirement also applies to Build to Rent developments. g) Provision should normally be made on site, and units secured in perpetuity for affordable use. h) Affordable housing contributions from large scale purpose built shared living (PBSL) should be in the form of conventional housing units on site and should meet a minimum 40% contribution. i) For purpose built student accommodation (PBSA) to follow the Fast Track Route set out in Policy H15 4) a) of the London Plan at least 40% of the accommodation must be secured as affordable student accommodation.
Policy H16: Large Scale Purpose Built Shared Living	a) Development of large-scale shared living will only be permitted within Ealing Metropolitan Town Centre and will only be supported where it can be demonstrated that the scheme would: b) not compromise the supply of class C3 self-contained homes; c) not result in an overconcentration of similar uses; and d) not be detrimental to local amenity and the mix and cohesiveness of community uses in the area.
Policy SSC: Small Sites Contribution	Ealing will seek affordable housing contributions from all housing development. On small sites this will be as follows (i) On sites of 5 – 9 dwellings a financial contribution equivalent to 20% affordable provision; and (ii) On sites of 1 – 4 dwellings a financial contribution equivalent to 10% affordable provision
Policy E3: Affordable Workspace	a) Affordable workspace in Ealing will be provided on the basis of a levy on development of 10% of gross floor area in mixed use schemes, and 5% of net floorspace in office and industrial schemes. Where that levy would result in affordable provision of at least 1000 sqm of mixed-use space, 2000 sqm of office space, or 3000 sqm of industrial space, then provision should be onsite. Where the total space provided by development is less than these thresholds then provision should be by means of offsite contributions. b) Where affordable workspace is to be provided onsite then development should be supported by a business plan that demonstrates the viability and suitability of the space for its intended occupants, the optimisation of the site for this use and of the development overall, and appropriate management of the space for the duration of its use as affordable space. c) Affordable workspace will be provided at 80% discount for a period of 15 years. Where an offsite contribution is calculated it should be on the basis of the level of provision (5% or 10% of total development size) multiplied by the value of an 80% reduction in rent for 15 years.
Policy E4: Land for Industry, Logistics and Services to Support London's Economic Function	a) To deliver and maintain a sufficient supply of land for industry, logistics and economic services over the Plan period: b) Industrial intensification and reuse will be the primary consideration on industrial land and on the site of any existing employment use in Ealing. There is no identified capacity for release of industrial space in Ealing over the Plan period. c) Industrial sites will be managed according to the following hierarchy of designations: d) Strategic Industrial Location (SIL) – will accommodate only conforming uses

DM Policy	Description
	e) Locally Significant Industrial Sites (LSIS) – receives the same level of protection as SIL, but may be acceptable for mixed intensification subject to an agreed masterplan f) Non-designated sites in industrial use – will follow a sequential approach to test reprovision of pure industrial uses, then a mix of uses from most industrial provision to least, before any release is permitted. g) Where housing is delivered as part of policy compliant mixed-intensification then the affordable housing capacity of the site will be calculated based on its constrained value, i.e., based upon a scheme that first offers the maximum practicable industrial provision.
Policy E6: Locally Significant Industrial Sites (LSIS	a) B. Industrial needs remain the primary consideration on designated LSIS within Ealing and individual applications on these sites will continue to be determined according to the same principles as SIL. b) C. Conforming uses with high employment density and economic value will be prioritised on LSIS. c) D. Mixed intensification may be suitable on LSIS in cases where a masterplan is agreed with Ealing according to the following principles: d) It extends to the full boundary of the LSIS. e) It meets objectively assessed industrial needs. f) It achieves a high quality of built environment and delivers any necessary supporting infrastructure, affordable housing, and affordable workspace contributions.
Policy G4: Open Space	a) Be led by the purposes of nature conservation, recreation and climate change mitigation. The size of development within green and open spaces and its impact upon visual openness must be kept to a minimum. b) Preserve and enhance the visual openness of green and open spaces particularly with regard to views to, from, within, and across these areas.
Policy G5: Urban Greening	Ealing will apply the Urban Greening Factor as set out in the London Plan with a target of 0.4 for residential development and 0.3 for commercial development.
Policy G6: Biodiversity and Access to Nature	a) Development proposals should achieve a biodiversity net gain of at least 20% or the advised national minimum amount, whichever is greater, as follows: b) Biodiversity net gain will be calculated using up-to-date national calculation methodology and should normally be provided on-site. c) Offsite provision may be considered where this can provide greater gains and impact. d) Any offsite provision should fall within the London Borough of Ealing boundary, and as close to site as possible, and be guided by any potential improvement opportunities which have been identified in individual Town Plans. e) Provision must be consistent with the Local Nature Recovery Strategy
Policy S5: Sports and Recreation Facilities	a) Development should ensure sufficient quality of sports provision in line with Ealing's Sports Facilities Strategy. Loss of existing sports facilities will not be supported, unless it forms part of the strategy to improve the quality or range of overall provision. b) Affordable community access to new sporting provision should be secured wherever possible, particularly in the case of education uses.
Policy OEP: Operational Energy Performance	New dwellings or 500 sqm or more of non-residential GIA should be designed and built to be Net Zero Carbon in operation. Including: a) Predictive energy modelling to demonstrate compliance with the Space Heating Demand and Energy Use Intensity targets in Tables DMP2 and DMP3. b) Achieving an 'Energy Balance', or where this is not technically feasible, paying for any shortfall through the Council's offset fund. c) Minimising the 'Performance Gap' through an assured performance method of assessment.
Policy ECP: Embodied Carbon	Major developments should not exceed the embodied carbon limits set out in Table DMP4.
Policy WLC: Whole Life Cycle Carbon Approach	a) Major developments should undertake a Whole Life Carbon assessment in accordance with the requirements set out in the London Plan (2021) b) Major developments involving demolition should undertake carbon optioneering to determine the best approach to building form and reuse.
Policy SI7: Reducing waste and supporting the circular economy	a) Major development proposals should be supported by a circular economy statement, which demonstrates how the proposal achieves circular economy outcomes in accordance with part C of London Plan (2021) Policy SI 7.
Policy FLP: Funding the Local Plan	The Council will: a) Follow the approach set out in the London Plan (2021) in respect of negotiations on planning obligations to reflect strategic and local priorities for the provision of infrastructure. b) Establish local priorities with reference to the Council's Infrastructure Delivery Plan and associated schedule which identifies and promotes improvements in physical, social, and green infrastructure.

DM Policy	Description
	c) (iii) Create a clear framework for future negotiations on planning obligations, including developer contributions that will include a new Community Infrastructure Levy (CIL) for Ealing LPA. More detail will be provided in a separate Supplementary Planning Document on Planning Obligations and Legal Agreements.
Policy ENA: Enabling Development	a) Enabling development must be: b) Demonstrably led by the objectives of the designation in question. c) Proportionate to the costs of the objective that is enabled. d) Meeting housing or any other development target is not in itself enabling development.

4. Identification of NSN Sites

4.1 NSN Sites

As part of this HRA, information has been gathered to establish:

1. NSN sites within and outside the LB Ealing Local Plan area potentially affected;
2. NSN site characteristics and conservation objectives; and
3. Other relevant plans or projects.

Based on the information gathered, there are no NSN sites within the LB Ealing Local Plan boundary; therefore, no direct land-take from any NSN is predicted as a result of Local Plan implementation. However, NSN sites outside of the Local Plan boundary (i.e. NSN sites outside of LB Ealing) may be affected by activities undertaken within the LB Ealing Local Plan area if they are connected via an impact pathway. Examples of potential impact pathways are river catchments and weather systems, which can transport pollutants downstream and downwind, respectively, carrying particulates across vast distances beyond borough-scale boundaries.

Table 2 NSN sites that could be affected by the LB Ealing Local Plan.

Name of Site	Status	Distance from LB Ealing Local Plan Boundary
Mole Gap to Reigate Escarpment	SAC	24.5km south
Richmond Park	SAC	4.2km south
South West London Waterbodies	SPA and Ramsar	7.5km south-west
Wimbledon Common	SAC	5.9km south-east

While none of these sites lie within LB Ealing, there is potential for impact pathways to exist between LB Ealing, Richmond Park SAC, Wimbledon Common SAC, South West London Waterbodies SPA and Ramsar, and Mole Gap to Reigate Escarpment SAC. Further information on all the sites included in this HRA Screening is given in the following sections below. Baseline information on the sites was derived from Joint Nature Conservation Committee[10] and Natural England[11] websites.

4.1.1 Mole Gap to Reigate Escarpment SAC

Site Description

Mole Gap to Reigate Escarpment SAC covers an area of 887.68 ha and lies approximately 24.5km to the south of LB Ealing.

Baseline Conditions

This SAC comprises a network of habitats including broadleaved woodland, which dominates, and dry grassland interspersed with patches of heathland and scrub. Maquis and garrigue scrubland that developed from the progressive destruction and exploitation of former broadleaf woodland is also present.

This SAC supports Bechstein's bat *Myotis bechsteinii*, a species closely associated with mature, broadleaved woodland and has often been noted as using old woodpecker holes and rot cavities as

[10] Joint Nature Conservation Committee. UK Protected Sites. Available to view at http://jncc.defra.gov.uk/default.aspx?page=4

[11] Natural England. Conservation Objectives for European Sites. Available to view at http://publications.naturalengland.org.uk/category/6490068894089216

roosting sites. Most populations appear to be small and vulnerable to damaging influences such as the loss of hibernation sites. Small numbers of Bechstein's bat have been regularly recorded at Mole Gap to Reigate Escarpment SAC over an extended period, most notably utilising underground caverns in the chalk as hibernation sites.

The site is designated under Article 17 of the Directive (92/43/EEC) as it hosts the following qualifying species listed in Annex IV:

Bechstein's bat *Myotis bechsteinii.*

Scope Site In or Out

The M25 motorway lies to the north of the Mole Gap to Reigate Escarpment SAC and is likely to be a major barrier between the SAC and LB Ealing for Bechstein's bat. This is because Bechstein's bats fly slowly, generally within and close to vegetation, and typically at low levels (often <2m) above the ground. Traffic noise coupled with lighting from both vehicles and road lights are likely to form a significant barrier to flight at those levels, deterring bats from attempting to commute across the eight-lane motorway. Air turbulence over the carriageway caused by high-speed traffic, which may be too strong for effective flight movement of any bats that do attempt to cross the road, is a further potential barrier to this movement. Finally, this species is a short-distance flier and typically commutes just 1.5km to favoured foraging grounds[12]. Due to the large size of this SAC, it is therefore likely that Bechstein's bats will forage within the SAC alone, hence it is unlikely that any bats from the SAC would reach the LB Ealing.

As the risk of the LB Ealing Local Plan impacting the site's qualifying features is negligible, this SAC is therefore not considered further in this report.

4.1.2 Richmond Park SAC

Site Description

Richmond Park SAC (comprising also Richmond Park SSSI) covers an area of 846.27ha and lies approximately 4.2km to the south of LB Ealing.

This SAC has been managed as a royal deer park since the seventeenth century, producing a range of habitats of value to wildlife. In particular, Richmond Park is of importance for its diverse deadwood beetle fauna associated with the ancient trees found throughout the parkland. Many of these beetles are indicative of ancient woodland areas where there has been a long continuous presence of over-mature timber. The site is at the heart of the south London centre of distribution for stag beetle *Lucanus cervus*.

The site is designated under Article 4.4 of the Habitats Directive (92/43/EEC) as it hosts the following qualifying species listed in Annex II:

- Stag beetle *Lucanus cervus*.

Baseline Conditions

The stag beetle requires decaying wood to complete its lifecycle. Its eggs are laid underground in the soil next to logs or the stumps of dead trees (typically apple *Malus spp*., beech *Fagus spp.*, elm *Ulmus spp*., lime *Tilia spp*. and oak *Quercus spp*.). The beetle larva will spend up to seven years in the wood, slowly growing in size. Timber is also utilised, especially sunken fence posts. Richmond Park SAC has a large number of ancient trees with decaying timber. It is at the heart of the south

[12] Bat Conservation Trust, Bug Life and Plant Life. Back from the Brink: The Bechstein's Bat. Available to view at https://naturebftb.co.uk/wp-content/uploads/2022/01/Bechsteins-bat-species-account.pdf

London centre of distribution for stag beetle, and more generally is a site of national importance for the conservation of the fauna of invertebrates associated with the decaying timber of ancient trees.

Scope Site In or Out

Due to its close proximity to the LB Ealing Local Plan area and potential impact pathways (primarily related to air quality), the potential risk of the Local Plan impacting the site's qualifying features is sufficient to require this SAC to be considered further in this report.

4.1.3 South West London Waterbodies SPA and Ramsar

Site Description

The South West London Waterbodies SPA and Ramsar covers an area of 828.14ha and lies approximately 7.5km to the south-west of LB Ealing.

This SPA and Ramsar comprise a series of embanked water supply reservoirs and former gravel pits that support a range of man-made and semi-natural open-water habitats.

The site is designated under Article 4.1 of the Wild Birds Directive as it hosts the following qualifying species listed in Annex I:

- Gadwall *Anas strepera* (non-breeding); and
- Northern shoveler *Anas clypeata* (non-breeding).

The SPA boundary is coincident with Kempton Park Reservoirs SSSI, Knight & Bessborough Reservoirs SSSI, Thorpe Park No. 1 Gravel Pit SSSI, Wraysbury No. 1 Gravel Pit SSSI, Wraysbury Reservoir SSSI, and includes parts of Staines Moor SSSI and Wraysbury & Hythe End Gravel Pits SSSI.

Baseline Conditions

When classified in September 2000, the SPA supported 710 individual gadwalls which represents 2.4% of the North-west European population. Gadwall are now distributed widely across the UK, using both inland and coastal wetlands. Gadwall favour shallow water bodies which are naturally nutrient-rich with low levels of human disturbance and tend to utilise lakes with an 'open' landscape character i.e. low levels of dense fringing vegetation of scrub or reed-beds. The gadwall feeds primarily on aquatic vegetation and may also eat invertebrates. They frequently feed on aquatic and semi-aquatic plants brought to the surface by other duck species. Water quality and chemistry are therefore important aspects in habitat suitability as factors such as high levels of turbidity or siltation may render sites or parts of sites unsuitable if macrophyte beds are affected. The different types of water body provide a range of habitat features which are of value for gadwall at different times.

When classified, the SPA supported 853 individual shovelers, which represented 2.1% of the NW and central European population. Like gadwall, shoveler favour similar types of inland waterbodies such as lakes and reservoirs with extensive shallows including beds of silt and submerged macrophytes. Like gadwall they favour waterbodies with shallow margins/areas and where at least parts have an open, tree-less landscape character. They typically feed in areas with beds of macrophytes at shallow depth as these areas are often particularly rich in invertebrate food. A larger proportion of their diet is made up by invertebrates and so is higher in calorific value than the predominantly plant food taken by Gadwall. Plant matter may also make a very minor part of shoveler diet.

Scope Site In or Out

Due to its close proximity to the LB Ealing Local Plan area and potential impact pathways (primarily related to air quality and water use), the potential risk of the Local Plan impacting the site's qualifying features is sufficient enough to require this SPA and Ramsar to be considered further in this report.

4.1.4 Wimbledon Common SAC

Site Description

Wimbledon Common SAC covers an area of 348.31ha and lies approximately 6km to the south-east of LB Ealing.

This SAC supports an extensive area of open, wet heath on acidic soil and also contains a variety of other acidic heath and grassland communities. The high plateau in the east and north of the site has a capping of glacial gravels overlying Claygate Beds and London Clay, which are exposed on the western slope of the Common. The acidic soils and poor drainage give rise to a mosaic of wet heath and unimproved acidic grassland. Seminatural broadleaved woodland covers the deeper, clay soils of the western slope.

A significant cover of heather *Calluna vulgaris* distinguishes areas of dry and wet heath. The wet heath supports typical species such as the heath rush *Juncus squarrosus*. The brown sedge *Carex disticha* is present, as is mat-grass *Nardus stricta* on drier parts. Localised areas of dry heath support bell heather *Erica cinerea* and dwarf gorse *Ulex minor*.

The semi-natural woods of the clay soils comprise a dense canopy of maturing pedunculate oak *Quercus robur* and silver birch *Betula pendula*, with beech *Fagus sylvatica*, hornbeam *Carpinus betulus* and aspen *Populus tremula* in parts. Holly *Ilex aquifolium* is the dominant understorey species. Hazel *Corylus avellana* and alder buckthorn *Frangula alnus*, also occur. Where sufficient light penetrates there is a herb layer of bracken *Pteridium aquilinum* and bramble *Rubus fruticosus agg*.

Wimbledon Common has a large number of old trees and much fallen decaying timber. The site supports a number of other scarce invertebrate species associated with decaying timber, including the stag beetle.

The site is designated under article 4(4) of the Directive (92/43/EEC) as it hosts the following qualifying habitats listed in Annex I:

- European dry heaths; and
- Northern Atlantic wet heaths with *Erica tetralix* (Wet heathland with cross-leaved heath).

Additionally, the site is designated under article 4(4) of the Directive (92/43/EEC) as it hosts the following qualifying species listed in Annex II:

- Stag beetle *Lucanus cervus*.

Wimbledon Common SAC is situated within 1km of Richmond Park SAC, which is also classified as an SAC for stag beetle.

Baseline Conditions

This SAC includes examples of dry heath vegetation typical of the south-east of England. It is mostly present as part of a habitat mosaic which includes acid grassland, gorse scrub, bracken, birch woodland and transitions to wet or 'humid' heath. The dry heath vegetation is characterised by patches of heather *Calluna vulgaris*, with occasional dwarf gorse *Ulex minor* and common gorse *U. europaeus*. Where soils are free-draining there are transitions to dry acid grassland where wavy hair-

grass *Deschampsia flexuosa*, sheep's fescue *Festuca ovina* and sheep's sorrel *Rumex acetosella* are common associates of heather. Where soils are less free-draining, tormentil *Potentilla erecta*, purple moor-grass *Molinia caerulea* and heath rush *Juncus squarrosus* are typically frequent.

Wet heath usually occurs on acidic, nutrient-poor substrates, such as shallow peats or sandy soils with impeded drainage. This SAC supports small but important areas of 'humid' heath as part of a complex mosaic of habitats. This type of heath vegetation is a very rare feature in the London area. The humid heath vegetation is characterised by varying amounts of heather, cross-leaved heath *Erica tetralix*, purple moor-grass and dwarf gorse, with locally uncommon plants including creeping willow *Salix repens*, heath grass *Danthonia decumbens* and mat grass *Nardus stricta*.

Scope Site In or Out

Due to its close proximity to the LB Ealing Local Plan area and potential impact pathways (primarily related to air quality), the potential risk of the Local Plan impacting the site's qualifying features is sufficient enough to require this SAC to be considered further in this report.

4.2 Non-NSN Sites

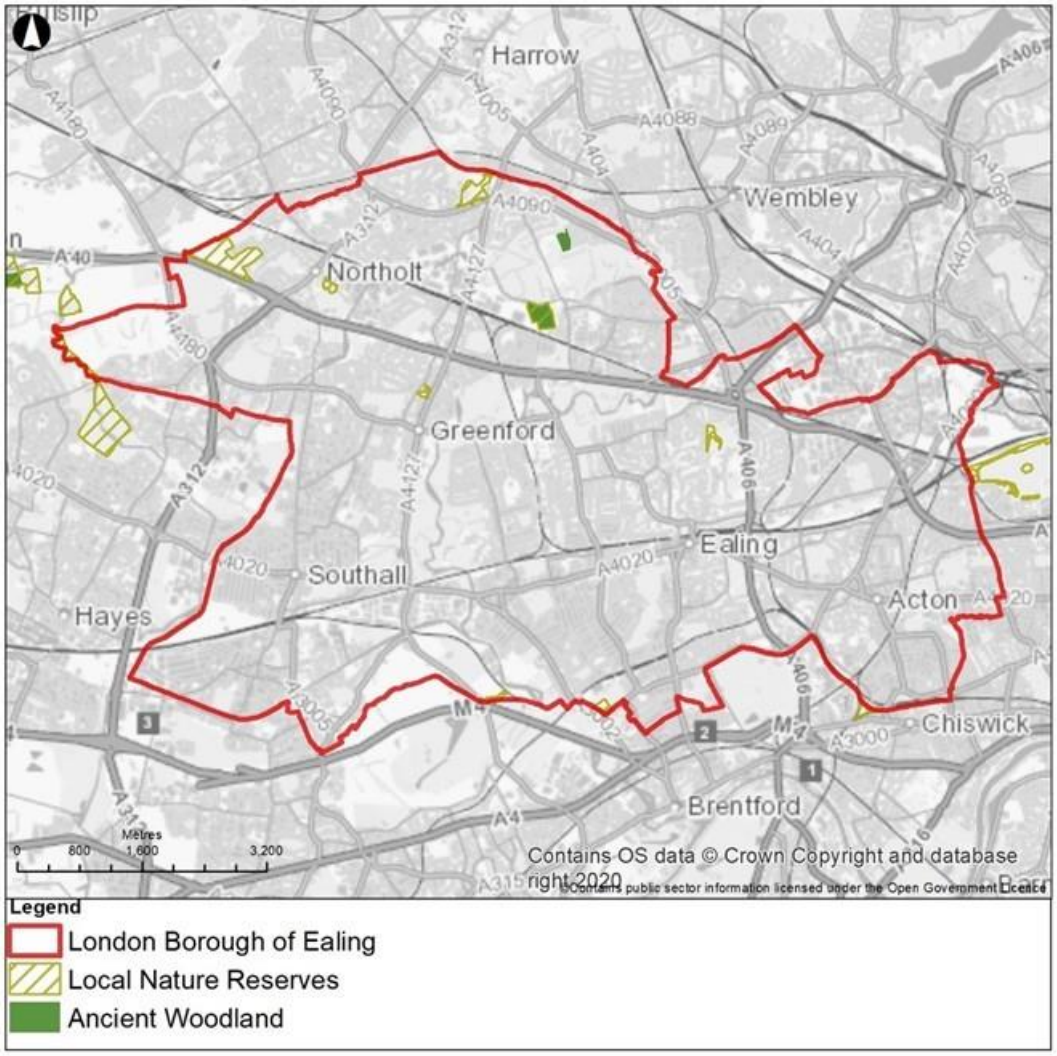
Within LB Ealing, there are nine Local Nature Reserves (LNR) and a further three within 1km (Figure 1). There are also three areas of ancient woodland within 1km as well as sporadic areas of deciduous and broadleaved woodland, grasslands and several parks / gardens, most notably Osterley Park in the south of the borough.

Sites of Importance to Nature Conservation (SINCs) are designated by local authorities as areas of local importance to wildlife and biodiversity. There is a hierarchy of SINC designations in place in London: Sites of Metropolitan Importance; Sites of Borough Importance; and Sites of Local Importance.

Within LB Ealing, the London Canals are considered to be of Metropolitan Importance. They are therefore considered to contain the best of examples of London's habitat and are hence the highest priority for protection. Horsenden Hill, Yeading Brook and Islip Manor are also similarly graded.

These non-NSN sites are important to consider as they contain habitats that may act as 'stepping stones' for movement of qualifying species from the NSN sites into LB Ealing.

Figure 1 Ecological sites within LB Ealing.



4.3 In-combination Plans and Projects

A list of plans and documents for review was provided within Appendix C of the IIA Scoping Report, which is still relevant for this Assessment. An in-combination and cumulative effects Assessment is presented in Table 4 in Section 5 of this report.

5. HRA Screening

5.1 Initial Screening of Policies

The initial stage will eliminate those policies from the Assessment that very clearly would not affect NSN sites. The eliminated policies are defined by the following criteria:

- The policy itself will not lead to development (e.g. it relates to design or is not a land use planning policy);
- No development could occur through the policy alone, because it is implemented through subordinate policies that are more detailed and therefore more appropriate to assess for their effects on the NSN site;
- There is no impact pathway to any of the NSN sites identified; and/or
- The policy is intended to protect the natural environment, including biodiversity.

The following policies have been eliminated from the Assessment due to the reasons stated above:

- Policy DAA: Design and Amenity
- Policy FLP: Funding the Local Plan
- Policy SSC: Small Sites Contribution
- Policy OEP: Operational Energy Performance
- Policy ECP: Embodied-Carbon
- Policy WLC: Whole Life Cycle Carbon Approach
- Policy S5: Sports and Recreation Facilities
- Policy SI7: Reducing waste and supporting the circular economy.

All other policies will be assessed through the detailed Screening process outlined in the following section.

5.2 Detailed Screening

The detailed Screening of the LB Ealing Local Plan policies in relation to the NSN sites is presented in Table 4 and is based on the findings of the initial Screening exercise and the assessment of potential impacts, as mentioned in Section 5.1. Polices have been selected for their potential to trigger the need for Appropriate Assessment on the basis that there may be potential impact pathways to the NSN sites. This Screening also includes categorisation of the potential effects in line with guidance.

5.3 Assessment of Effects

5.3.1 Air Quality

The policies outlined in section 3 of this HRA report could affect air quality during construction and operation. However, as three of the potentially affected NSN sites (South West London Waterbodies SPA and Ramsar, Richmond Park SAC and Wimbledon Common SAC) are within 10km of the boundary of the LB Ealing Local Plan area, it is impossible to quantify the amount of air pollution that can be contributed by the proposed development within the LB Ealing area during construction. It is therefore considered that the Town Policies and Development Management Policies together provide a coherent strategy to maximise air quality improvement within the LB Ealing by ensuring

that new developments: a) do not lead to a further deterioration of existing air quality; b) contribute to improved air quality where possible; c) avoid exposure to unacceptable levels of poor air quality; and/or d) incorporate design solutions to minimise increased exposure. This strategy applies to both construction and operation.

For operation, the aim of the LB Ealing Local Plan is to improve the town for local people. Therefore, it is anticipated that traffic from outside of the LB Ealing will not increase. However, this cannot be fully ascertained without traffic modelling being undertaken for the operational stage. The provision of more active travel routes should improve air quality locally, the benefit of which for the NSN sites closest to LB Ealing will be negligible. Additionally, Development Management Policies could lead to increased emissions from buildings.

5.3.2 Water Pollution and Use

The policies outlined in section 3 of this HRA report could affect water pollution and use during construction and operation. However, waterbodies and watercourses within the LB Ealing are not connected via any water way to any of the NSN sites (non-NSN sites do not provide an ecological connection) and any associated demands on water supply will be minimised (as far as a local authority can influence this) through the implementation of Policy SP.2 Tackling the Climate Crisis. This Policy supports measures to reduce water demand via sustainable design and construction techniques including requiring new developments to significantly reduce water consumption.

For operation, water levels within the South West London Waterbodies SPA and Ramsar reservoirs already fluctuate considerably depending on existing usage and flows within the River Thames, and the amount of water that Thames Water can extract is agreed in advance with the Environment Agency. Also, the site's two qualifying migratory bird species: gadwall *Anas strepera strepera* and Northern European shoveler *Anas clypeata* rely on shallow water edges and where water depths are not so great that they prevent feeding. In addition, the site is identified by Thames Water as a Site of Biodiversity Interest meaning they have committed to enhancing biodiversity by 5% between 2020 and 2025 and by a further 5% into 2030. Thames Water are also bound by Section 3 of the Water Industry Act 1991 which sets out general environmental and recreational duties for water and wastewater undertakers. These duties include a requirement to further the conservation and enhancement of natural beauty and the conservation of flora, fauna and geological or physiographical features of special interest. Also, under Section 40 of the Natural Environment and Rural Communities Act 2006 Thames Water must have regard to restoring and enhancing biodiversity. In relation to future demands for water, Thames Water ae preparing a new Water Resource Management Plan (WRMP) which is updated every five years. The current WRMP is WRMP19 and consultation on the new WRMP is due to commence in November 2022. In response to the serious water security challenge facing the south-east of England, Thames Water are working as part of an alliance of six water companies, named Water Resources South East, to develop a plan for a safe and dependable water supply for future generations taking account of issues including climate change and population growth. The WRMP work and new solutions identified through the WRSE look to ensure that new resources are developed to supplement the existing water resources serving London and the south-east to address the challenges of population growth and climate change. This includes provision of new reservoirs in the future, if existing reservoirs (i.e., South West London Waterbodies) can no longer provide sufficient water supply. Given all of this, any future water abstraction is therefore unlikely to change the status quo for this NSN site.

5.3.3 Recreation

The policies outlined in section 3 of this HRA report could affect recreation during operation. However, in the case of LB Ealing, the probability of residents and employees from the LB Ealing Local Plan area increasing recreational pressure (and hence knock-on impacts including waste, disturbance, and erosion) on the NSN sites is considered insignificant, primarily due to distance, and also due to the presence of non-NSN sites within LB Ealing. Not only are most of the sites beyond reasonable walking distance, but there is also good availability of alternative recreational space closer to employment and residential hubs. Additionally, the provision of public urban realm and investment in urban greening around active travel routes and improvement of connectivity to greenspace will provide more recreational space locally.

5.4 Further Recommendations

To reduce the potential for adverse effects on the integrity of NSN sites in the future, it is recommended that the following is implemented as part of the development management process:

- Any application coming forward within the LB Ealing should be subject to a detailed project level HRA where:
    - The proposed development involves or requires the abstraction of water from the South West London Waterbodies SPA and Ramsar reservoirs; and/or
    - An air quality assessment shows that a proposed development could result in significant effects on habitats within NSN sites.

6. Overall HRA Conclusion

6.1 In-combination Effects

The detailed Stage 1 Screening of the LB Ealing Local Plan policies has identified that the policies will have no significant effects on the qualifying features of the NSN sites, either on their own or in combination with other plans or projects.

6.2 Conclusion

This Stage 1 Screening of the LB Ealing Local Plan policies has considered the potential implications of the plan for NSN sites near to the borough boundary. It is important to note that none of the policies set out in the LB Ealing Local Plan would lead to direct impacts upon NSN sites. The significance of the potential effects was assessed taking into account clearly established and uncontroversial standard construction industry practices that are required by current UK legislation.

Although it is proposed that this assessment should not progress to Stage 2 of the HRA process (Appropriate Assessment), it is recommended that any future development applications within the LB Ealing should be subject to a detailed project level HRA, to reduce the residual potential for adverse effects on the NSN sites over time.

In particular, a project level HRA should be carried out if the proposed development involves or requires abstraction of water (from the South West London Waterbodies SPA and Ramsar reservoirs) and/or an air quality assessment shows that the proposed development could result in significant effects on habitats within NSN sites.

Table 3 Detailed Screening of the LB Ealing Local Plan policies.

Potential Effects	In-combination effects with other plans or projects	European Sites Potentially Affected	Conclusion of Likely Significant Effects (LSE) at this stage	Policies
Town Polices				
CONSTRUCTION *Air quality* Development associated with the following policies could have an adverse effect on air quality due to construction traffic emissions and the release of dust and other particulates during construction activities: – mixed and commercial developments for employment and recreation around town centres [1] – reconfiguring transport routes [2] – new and affordable housing [3] – affordable workspaces [4] – the development of active travel routes [5] – improvement of public transport [6] – masterplan-led intensifications of Locally Significant Industrial Sites [7] – developments within the Strategic Industrial Locations [8] – regeneration of heritage and conservation areas, and shop fronts of town centres and around stations [9] – social infrastructure [10] – green space accessibility and public realm improvements [11] As three of the potentially affected NSN sites (Section 4) are within 10km of the boundary of the LB Ealing Local Plan area, it is impossible to predict the amount of air pollution that will be generated by the proposed developments within the LB Ealing area during construction, which may ultimately affect the NSN sites. However together these policies provide a coherent strategy to maximise air quality improvement within the LB Ealing by ensuring that new developments: a) do not lead to a further deterioration of existing air quality; b) contribute to improved air quality where possible; c) avoid exposure to unacceptable levels of poor air quality; and/or d) incorporate design solutions to minimise increased exposure. This strategy applies to both construction and operation and should ensure that developments that adhere to these policies will not worsen exiting air quality effects on the NSN sites. *Water pollution and use* Policies that promote development (Policies [1-11]) could lead to water pollution from construction traffic and during construction activities. Construction could also place increased demands on water leading to abstraction. However, waterbodies and watercourses within the LB Ealing are not connected via any water way to any of the NSN sites (non-NSN sites do not provide an ecological connection) and any associated demands on water supply will be minimised (as far as a local authority can influence this) through the implementation of Policy SP.2 Tackling the Climate Crisis, which supports measures to reduce water demand via sustainable design and construction techniques including requiring new developments to significantly reduce water consumption.	Land allocation for the development of employment, housing and mixed-use areas is in line with the requirements of the London Plan, which has also been subject to an HRA process. Policy 7.19 of the London Plan requires that implementation of the policies and proposals of the plan must be done in a way which avoids adverse effects on the integrity of any identified NSN sites. The policies and proposals contained within both the Mayor's Air Quality Strategy and the Draft Water Resource Management promote the improvement of air quality and water resource management, which should also help reduce any adverse impacts on NSN sites in the medium to long term. However, these policies are not explicitly described within the LB Ealing Local Plan. South West London Waterbodies SPA and Ramsar are identified by Thames Water as a Site of Biodiversity Interest meaning they have committed to enhancing biodiversity by 5% between 2020 and 2025 and by a further 5% into 2030. Thames Water are also bound by Section 3 of the Water Industry Act 1991 which sets out general environmental and recreational duties for water and wastewater undertakers. These duties include a requirement to further the conservation and enhancement of natural beauty and the conservation of flora, fauna and geological or physiographical features of special interest. Also, under Section 40 of the Natural Environment and Rural Communities Act 2006 Thames Water must have regard to restoring and enhancing biodiversity. In relation to future demands for water, Thames Water ae preparing a new Water Resource Management Plan (WRMP) which is updated every five years. The current WRMP is WRMP19 and consultation on the new WRMP is due to commence in November 2022. In response to the serious water security challenge facing the south east of England, Thames Water are working as part of an alliance of six water companies, named Water Resources South East, to develop a plan for a safe and dependable water supply for	South West London Waterbodies SPA and Ramsar Richmond Park SAC Wimbledon Common SAC	**No LSE***	The following Town Policies (abbreviations only – full names provided below) all guide business and residential development within the LB Ealing Local Plan area and, as the impacts are of a similar type, they have been considered together: [1] A.2, A.5, H.2, P.2, P.3, P .4, P.5, G.2, G.3, G.4, G.5, G.6, N.2, N.3, N.4, S.2, S.4, S.5 [2] N.3 [3] A.1, A.3, A.4, E.1, G.1, H.1, N.1, P.1, S.1, S.4, S.5 [4] A.4, E.2, S.4, S.5

Potential Effects		In-combination effects with other plans or projects	European Sites Potentially Affected	Conclusion of Likely Significant Effects (LSE) at this stage	Policies
OPERATION	*Air quality* Policies that promote development of mixed-use areas for employment and recreation (Policies [1-11]) could have an adverse effect on air quality due to increased traffic emissions during operation. The aim of the LB Ealing Local Plan is to improve the town for local people. Therefore, it is anticipated that traffic from outside of the LB Ealing will not increase. However, this cannot be fully ascertained without traffic modelling being undertaken for the operational stage. The provision of more active travel routes should improve air quality locally, the benefit of which for the NSN sites closest to LB Ealing will be negligible. Additionally, provision of new and mixed development (Policies [1-11]) could lead to increased emissions from new buildings. However, Policy CO: Carbon Offsetting will be designed such that LB Ealing is committed to meeting carbon neutral targets by 2030, therefore there are no predicted air quality impacts associated with operation of new buildings. It is therefore considered these policies together provide a coherent strategy to maximise air quality improvement within the LB Ealing by ensuring that new developments: a) do not lead to a further deterioration of existing air quality; b) contribute to improved air quality where possible; c) avoid exposure to unacceptable levels of poor air quality; and/or d) incorporate design solutions to minimise increased exposure. This strategy applies to both construction and operation and should ensure that developments that adhere to these policies will not worsen exiting air quality effects on the NSN sites. *Water pollution and use* Policies that promote development of new homes, mixed-use areas for employment and recreation and areas for enterprises (Policies [1-11]) could contribute to increased demands on water supply in the area within and surrounding LB Ealing. The NSN site South West London Waterbodies SPA and Ramsar is a collection of reservoirs and former gravel pits that support internationally important numbers of wintering wildfowl. The reservoirs form part of the Thames Water supply network and are filled with water abstracted from the River Thames which is then stored prior to being treated and put into supply. Increased water abstraction could potentially impact the NSN site by altering the water level regimes and hence reduce available food sources and suitable overwintering habitat areas for the site's two qualifying migratory species: gadwall *Anas strepera strepera* and Northern European shoveler *Anas clypeata*. This could potentially cause a decline in their populations through species mortality. However, water levels within the reservoirs already fluctuate considerably depending on existing usage and flows within the River Thames, and the amount of water that Thames Water can extract is agreed in advance with the Environment Agency. Also, these bird species rely on shallow water edges and where water depths are, on the one hand, sufficient to support aquatic plants (which they feed on), but not in waters so deep that, either no aquatic plants can grow, or the birds cannot reach the plants to feed. Given all of this (plus the measure put in place by Thames Water (see in-combination effects) any future water abstraction is therefore unlikely to change the status quo for this NSN site. *Recreation* Policies that encourage recreation (Policies [1-11]) may have an impact on NSN sites via knock-on impacts from recreation including waste, disturbance and erosion. In the case of LB Ealing, the probability of residents and employees from the LB Ealing Local Plan area increasing recreational pressure on the NSN sites is considered insignificant, primarily due to distance, and also due to the presence of non-NSN sites within LB Ealing. Not only are most of the sites beyond reasonable walking distance, there is good availability of alternative recreational space closer to employment and residential hubs. Additionally, the provision of public urban realm and investment in urban greening around active travel routes and improvement of connectivity to greenspace will provide more recreational space locally.	future generations taking account of issues including climate change and population growth. The WRMP work and new solutions identified through the WRSE look to ensure that new resources are developed to supplement the existing water resources serving London and the south east to address the challenges of population growth and climate change. This includes provision of new reservoirs in the future, in the event that existing reservoirs (i.e. South West London Waterbodies) can no longer provide sufficient water supply. It is therefore concluded that the implementation of policies[1-11] will have no significant adverse impacts on the conservation objectives relating to the qualifying species of the NSN sites in combination with other plans or projects. ***To ensure these policies are implemented effectively in the future, it is recommended that all new development projects within the LB Ealing would need to be subject to independent HRAs to determine whether any potential impacts are likely to trigger LSEs on any of the NSN sites.**			[5] A.3, A.4, A.6, E.2, E.3, E.4, P.2, P.3, P.4, G.2, G.3, G.5, N.3, S.3, S.4, S.5 [6] P.3; N.2, N.3, S.2 [7] A.3, E.3, G.6, N.4, P.5 [8] E.3, H.2, N.4 [9] A.2, A.5, E.4, H.2, G.2, G.4, G.5, N.2, S.2, S.3, S.5 [10] A.3, A.4, A.6, E.2, E.3, E.4, G.2, G.3, G.5, N.2, N.3, S.2, S.4, S.5 [11] A.2, A.4, A.5, A.6, E.2, E.4, P.2, P.4, G.2, G.3, N.2, N.3, S.2, S.3

Town Policies – Full Names

Acton Town	Ealing Town	Greenford Town	Hanwell Town	Northolt Town	Perivale Town	Southall Town
A.1: Acton Spatial Strategy	E.1: Ealing Spatial Strategy	G.1: Greenford Spatial Strategy	H.1: Hanwell Spatial Strategy	N.1: Northolt Spatial Strategy	P.1: Perivale Spatial Strategy	S.1: Southall Spatial Strategy
A.2: Acton Town Centre	E.2: Ealing Metropolitan Town Centre	G.2: Greenford District Centre	H.2: Hanwell District Centre	N.2: Northolt Neighbourhood District Centre	P.2: Perivale Neighbourhood Centre	S.2: Southall Major Centre
A.3: South Acton	E.3: Northern Ealing	G.3: Westway Cross neighbourhood centre		N.3: White Hart Neighbourhood Centre	P.3: Medway Parade Local Centre	S.3: King Street neighbourhood centre
A.4: Acton Main Line Station and environs	E.4: Southern Ealing and Ealing Common	G.4: Sudbury Hill neighbourhood centre		N.4: Northolt Industrial Estate	P.4: Perivale Station and Environs	S.4: West Southall
A.5: East Acton neighbourhood centre		G.5: Greenford Station local centre			P.5: Perivale Industrial Estate	S.5: East Southall
A.6: North Acton and Park Royal		G.6: Greenford Industrial Estate				

Potential Effects		In-combination effects with other plans or projects	European Sites Potentially Affected	Conclusion of Likely Significant Effects (LSE) at this stage	Policies
Development Management Policies - Buildings					
CONSTRUCTION	*Air quality* Policies that promote the development of tall buildings[12], affordable workspace[13], enabling development[14] large scale purpose built shared living[15] and affordable housing[16] could have an adverse effect on air quality during construction, specifically dust and other particles released during construction activities and also via construction traffic emissions. As three of the potentially affected NSN sites (Section 4) are within 10km of the boundary of the LB Ealing Local Plan area, it is impossible to predict the amount of air pollution that will be generated by the proposed development within the LB Ealing area during construction, which may ultimately affect the NSN sites. It is therefore considered these policies together provide a coherent strategy to maximise air quality improvement within the LB Ealing by ensuring that new developments: a) do not lead to a further deterioration of existing air quality; b) contribute to improved air quality where possible; c) avoid exposure to unacceptable levels of poor air quality; and/or d) incorporate design solutions to minimise increased exposure. This strategy applies to both construction and operation and should ensure that developments that adhere to these policies will not worsen exiting air quality effects on the NSN sites. *Water pollution and use* Construction activities associated with Policies[12-16] could lead to water pollution from construction traffic and during construction activities. Construction could also place increased demands on water leading to abstraction. However, waterbodies and watercourses within the LB Ealing are not connected via any water way to any of the NSN sites (non-NSN sites do not provide an ecological connection) and any associated demands on water supply will be minimised (as far as a local authority can influence this) through the implementation of Policy SP.2 Tackling the Climate Crisis, which supports measures to reduce water demand via sustainable design and construction techniques including requiring new developments to significantly reduce water consumption.	Land allocation for the development of employment, housing and mixed-use areas is in line with the requirements of the London Plan, which has also been subject to an HRA process. Policy 7.19 of the London Plan requires that implementation of the policies and proposals of the plan must be done in a way which avoids adverse effect on the integrity of any identified NSN sites. The policies and proposals contained within both the Mayor's Air Quality Strategy and the Draft Water Resource Management promote the improvement of air quality and water resource management, which should also help reduce any adverse impacts on NSN sites in the medium to long term. However, these policies are not explicitly described within the LB Ealing Local Plan. South West London Waterbodies SPA and Ramsar are identified by Thames Water as a Site of Biodiversity Interest meaning they have committed to enhancing biodiversity by 5% between 2020 and 2025 and by a further 5% into 2030. Thames Water are also bound by Section 3 of the Water Industry Act 1991 which sets out general environmental and recreational duties for water and wastewater undertakers. These duties include a requirement to further the conservation and enhancement of natural beauty and the conservation of flora, fauna and geological or physiographical features of special interest. Also, under Section 40 of the Natural Environment and Rural Communities Act 2006 Thames Water must have regard to restoring and enhancing biodiversity. In relation to future demands for water, Thames Water ae preparing a new Water Resource Management Plan (WRMP) which is updated every five years. The current WRMP is WRMP19 and consultation on the new WRMP is due to commence in November 2022. In response to the serious water security challenge facing the south east of England, Thames Water are working as part of an alliance of six water companies, named Water Resources South East, to develop a plan for a safe and dependable water supply for future generations taking account of issues including climate change and population growth. The WRMP work and new solutions identified through the WRSE look to ensure that new resources are developed to supplement the existing water resources serving London and the south east to address the challenges of population growth and climate change. This includes provision of new reservoirs in the future, in the event that existing reservoirs (i.e. South West London Waterbodies) can no longer provide sufficient water supply. It is therefore concluded that the implementation of policies[12-16] will have no significant adverse impacts on the conservation objectives relating to the qualifying species of the NSN sites in combination with other plans or projects. ***To ensure these policies are implemented effectively in the future, it is recommended that all new development projects within the LB Ealing would need to be subject to independent HRAs to determine whether any potential impacts are likely to trigger LSEs on any of the NSN sites.**	South West London Waterbodies SPA and Ramsar Richmond Park SAC Wimbledon Common SAC	**No LSE**	The following Development Management Policies are applicable to both air quality, water pollution, water use and recreation: [12] D9: Tall Buildings [13] E3: Affordable Workspace [14] ENA: Enabling Development [15]H16: Large Scale Purpose Built Shared Living [16] HOU: Affordable Housing Policies HOU and E3 have also been translated into individual town policies, described above.
OPERATION	*Air quality* Policies that promote development of mixed-use areas for employment and recreation (Policies [12-16]) could have an adverse effect on air quality due to increased traffic emissions during operation. The aim of the LB Ealing Local Plan is to improve the town for local people. Therefore, it is anticipated that traffic from outside of the LB Ealing will not increase. However, this cannot be fully ascertained without traffic modelling being undertaken for the operational stage. The provision of more active travel routes should improve air quality locally, the benefit of which for the NSN sites closest to LB Ealing will be negligible. Additionally, Policies [12-16] could lead to increased emissions from buildings. However, Policy CO: Carbon Offsetting will be designed such that LB Ealing is committed to meeting carbon neutral targets by 2030, therefore there are no predicted air quality impacts associated with operation of new buildings. It is therefore considered these policies together provide a coherent strategy to maximise air quality improvement within the LB Ealing by ensuring that new developments: a) do not lead to a further deterioration of existing air quality; b) contribute to improved air quality where possible; c) avoid exposure to unacceptable levels of poor air quality; and/or d) incorporate design solutions to minimise increased exposure. This strategy applies to both construction and operation and should ensure that developments that adhere to these policies will not worsen exiting air quality effects on the NSN sites. *Water pollution and use* Policies that promote development of buildings (Policies [12-16]) could contribute to increased demands on water supply in the area within and surrounding LB Ealing. The NSN site South West London Waterbodies SPA and Ramsar is a collection of reservoirs and former gravel pits that support internationally important numbers of wintering wildfowl. The reservoirs form part of the Thames Water supply network and are filled with water abstracted from the River Thames which is then stored prior to being treated and put into supply. Increased water abstraction could potentially impact the NSN site by altering the water level regimes and hence reduce available food sources and suitable overwintering habitat areas for the site's two qualifying migratory bird species: gadwall *Anas strepera strepera* and Northern European shoveler *Anas clypeata*. This could potentially cause a decline in their populations through species mortality. However, water levels within the reservoirs already fluctuate considerably depending on existing usage and flows within the River Thames, and the amount of water that Thames Water can extract is agreed in advance with the Environment Agency. Also, these bird species rely on shallow water edges and where water depths are, on the one hand, sufficient to support aquatic plants (which they feed on), but not in waters so deep that, either no aquatic plants can grow, or the birds cannot reach the plants to feed. Given all of this (plus the measure put in place by Thames Water (see in-combination effects) any future water abstraction is therefore unlikely to change the status quo for this NSN site. *Recreation* Policies that encourage recreation (Policies [12-16]) may have an impact on NSN sites via knock-on impacts from recreation including waste, disturbance and erosion. In the case of LB Ealing, the probability of residents and employees from the LB Ealing Local Plan area increasing recreational pressure on the NSN sites is considered insignificant, primarily due to distance, and also due to the presence of non-NSN sites within LB Ealing. Not only are most of the NSN sites beyond reasonable walking distance, there is good availability of alternative recreational space closer to employment and residential hubs. Additionally, the provision of public urban realm and investment in urban greening around active travel routes and improvement of connectivity to greenspace will provide more recreational space locally.				

Potential Effects		In-combination effects with other plans or projects	European Sites Potentially Affected	Conclusion of Likely Significant Effects (LSE) at this stage	Policies
Development Management Policies - Industry					
CONSTRUCTION	*Air quality* Policies that promote the development of land for industry, logistics and services[17] and locally significant industrial sites[18] could have an adverse effect on air quality during construction, specifically dust and other particles released during construction activities and also via construction traffic emissions. As three of the potentially affected NSN sites (Section 4) are within 10km of the boundary of the LB Ealing Local Plan area, it is impossible to predict the amount of air pollution that will be generated by the proposed development within the LB Ealing area during construction, which may ultimately affect the NSN sites. It is therefore considered these policies together provide a coherent strategy to maximise air quality improvement within the LB Ealing by ensuring that new developments: a) do not lead to a further deterioration of existing air quality; b) contribute to improved air quality where possible; c) avoid exposure to unacceptable levels of poor air quality; and/or d) incorporate design solutions to minimise increased exposure. This strategy applies to both construction and operation and should ensure that developments that adhere to these policies will not worsen exiting air quality effects on the NSN sites. *Water pollution and use* Construction activities associated with that promote the development of land for industry, logistics and services[17] and locally significant industrial sites[18] could lead to water pollution from construction traffic and during construction activities. Construction could also place increased demands on water leading to abstraction. However, waterbodies and watercourses within the LB Ealing are not connected via any water way to any of the NSN sites (and non-NSN sites do not provide an ecological connection) and any associated demands on water supply will be minimised (as far as a local authority can influence this) through the implementation of Policy SP.2 Tackling the Climate Crisis, which supports measures to reduce water demand via sustainable design and construction techniques including requiring new developments to significantly reduce water consumption.	Land allocation for the development of employment and mixed-use areas is in line with the requirements of the London Plan, which has also been subject to an HRA process. Policy 7.19 of the London Plan requires that implementation of the policies and proposals of the plan must be done in a way which avoids adverse effect on the integrity of any identified NSN sites. The policies and proposals contained within both the Mayor's Air Quality Strategy and the Draft Water Resource Management promote the improvement of air quality and water resource management, which should also help reduce any adverse impacts on NSN sites in the medium to long term. However, these policies are not explicitly described within the LB Ealing Local Plan. South West London Waterbodies SPA and Ramsar are identified by Thames Water as a Site of Biodiversity Interest meaning they have committed to enhancing biodiversity by 5% between 2020 and 2025 and by a further 5% into 2030. Thames Water are also bound by Section 3 of the Water Industry Act 1991 which sets out general environmental and recreational duties for water and wastewater undertakers. These duties include a requirement to further the conservation and enhancement of natural beauty and the conservation of flora, fauna and geological or physiographical features of special interest. Also, under Section 40 of the Natural Environment and Rural Communities Act 2006 Thames Water must have regard to restoring and enhancing biodiversity. In relation to future demands for water, Thames Water ae preparing a new Water Resource Management Plan (WRMP) which is updated every five years. The current WRMP is WRMP19 and consultation on the new WRMP is due to commence in November 2022. In response to the serious water security challenge facing the south east of England, Thames Water are working as part of an alliance of six water companies, named Water Resources South East, to develop a plan for a safe and dependable water supply for future generations taking account of issues including climate change and population growth. The WRMP work and new solutions identified through the WRSE look to ensure that new resources are developed to supplement the existing water resources serving London and the south east to address the challenges of population growth and climate change. This includes provision of new reservoirs in the future, in the event that existing reservoirs (i.e. South West London Waterbodies) can no longer provide sufficient water supply. It is therefore concluded that the implementation of policies[78] and [89] will have no significant adverse impacts on the conservation objectives relating to the qualifying species of the NSN sites in combination with other plans or projects. ***To ensure these policies are implemented effectively in the future, it is recommended that all new development projects within the LB Ealing would need to be subject to independent HRAs to determine whether any potential impacts are likely to trigger LSEs on any of the NSN sites.**	South West London Waterbodies SPA and Ramsar Richmond Park SAC Wimbledon Common SAC	**No LSE**	The following Development Management Policies are applicable to both air quality, water pollution, water use and recreation: [17] E4: Land for Industry, Logistics and Services to Support London's Economic Function [18] E6: Locally Significant Industrial Sites Policies E4 and E6 have also been translated into individual town policies, described above.
OPERATION	*Air quality* Policies that promote the development of land for industry, logistics and services[17] and locally significant industrial sites[18] could have an adverse effect on air quality due to increased traffic emissions during operation. The aim of the LB Ealing Local Plan is to improve the town for local people. Therefore, it is anticipated that traffic from outside of the LB Ealing will not increase. However, this cannot be fully ascertained without traffic modelling being undertaken for the operational stage. The provision of more active travel routes should improve air quality locally, the benefit of which for the NSN sites closest to LB Ealing will be negligible. Additionally, Policies [17] and [18] could lead to increased emissions from industrial buildings. However, Policy CO: Carbon Offsetting will be designed such that LB Ealing is committed to meeting carbon neutral targets by 2030, therefore there are no predicted air quality impacts associated with operation of new buildings. It is therefore considered these policies together provide a coherent strategy to maximise air quality improvement within the LB Ealing by ensuring that new developments: a) do not lead to a further deterioration of existing air quality; b) contribute to improved air quality where possible; c) avoid exposure to unacceptable levels of poor air quality; and/or d) incorporate design solutions to minimise increased exposure. This strategy applies to both construction and operation and should ensure that developments that adhere to these policies will not worsen exiting air quality effects on the NSN sites. *Water pollution and use* Policies that promote the development of land for industry, logistics and services[17] and locally significant industrial sites[18] could contribute to increased demands on water supply in the area within and surrounding LB Ealing. The NSN site South West London Waterbodies SPA and Ramsar is a collection of reservoirs and former gravel pits that support internationally important numbers of wintering wildfowl. The reservoirs form part of the Thames Water supply network and are filled with water abstracted from the River Thames which is then stored prior to being treated and put into supply. Increased water abstraction could potentially impact the NSN site by altering the water level regimes and hence reduce available food sources and suitable overwintering habitat areas for the site's two qualifying migratory bird species: gadwall *Anas strepera strepera* and Northern European shoveler *Anas clypeata*. This could potentially cause a decline in their populations through species mortality. However, water levels within the reservoirs already fluctuate considerably depending on existing usage and flows within the River Thames, and the amount of water that Thames Water can extract is agreed in advance with the Environment Agency. Also, these bird species rely on shallow water edges and where water depths are, on the one hand, sufficient to support aquatic plants (which they feed on), but not in waters so deep that, either no aquatic plants can grow, or the birds cannot reach the plants to feed. Given all of this (plus the measure put in place by Thames Water (see in-combination effects) any future water abstraction is therefore unlikely to change the status quo for this NSN site. *Recreation* Policies that promote the development of land for industry, logistics and services[17] and locally significant industrial sites[89] may have an impact on NSN sites via knock-on impacts from recreation including waste, disturbance and erosion. In the case of LB Ealing, the probability of employees from the LB Ealing Local Plan area increasing recreational pressure on the NSN sites is considered insignificant, primarily due to distance, and also due to the presence of non-NSN sites within LB Ealing. Not only are most of the sites beyond reasonable walking distance, there is good availability of alternative recreational space closer to employment and residential hubs. Additionally, the provision of public urban realm and investment in urban greening around active travel routes and improvement of connectivity to greenspace will provide more recreational space locally.				

Potential Effects		In-combination effects with other plans or projects	European Sites Potentially Affected	Conclusion of Likely Significant Effects (LSE) at this stage	Policies
Development Management Policies – Open Space & Urban Greening					
CONSTRUCTION	*Air quality* Policies that promote open space[20], urban greening[21], and biodiversity and access to nature[22] could have an adverse effect on air quality during construction, specifically dust and other particles released during construction activities and also via construction traffic emissions. As three of the potentially affected NSN sites (Section 4) are within 10km of the boundary of the LB Ealing Local Plan area, it is impossible to predict the amount of air pollution that will be generated by the proposed development within the LB Ealing area during construction, which may ultimately affect the NSN sites. It is therefore considered these policies together provide a coherent strategy to maximise air quality improvement within the LB Ealing by ensuring that new developments: a) do not lead to a further deterioration of existing air quality; b) contribute to improved air quality where possible; c) avoid exposure to unacceptable levels of poor air quality; and/or d) incorporate design solutions to minimise increased exposure. This strategy applies to both construction and operation and should ensure that developments that adhere to these policies will not worsen exiting air quality effects on the NSN sites. *Water pollution and use* Construction activities associated with that promote open space[20], urban greening[21], and biodiversity and access to nature[22] could lead to water pollution from construction traffic and during construction activities. Construction could also place increased demands on water leading to abstraction. However, waterbodies and watercourses within the LB Ealing are not connected via any water way to any of the NSN sites (non-NSN sites do not provide an ecological connection) and any associated demands on water supply will be minimised (as far as a local authority can influence this) through the implementation of Policy SP.2 Tackling the Climate Crisis, which supports measures to reduce water demand via sustainable design and construction techniques including requiring new developments to significantly reduce water consumption.	Land allocation for the development of employment and mixed-use areas is in line with the requirements of the London Plan, which has also been subject to an HRA process. Policy 7.19 of the London Plan requires that implementation of the policies and proposals of the plan must be done in a way which avoids adverse effect on the integrity of any identified NSN sites. The policies and proposals contained within both the Mayor's Air Quality Strategy and the Draft Water Resource Management promote the improvement of air quality and water resource management, which should also help reduce any adverse impacts on NSN sites in the medium to long term. However, these policies are not explicitly described within the LB Ealing Local Plan. South West London Waterbodies SPA and Ramsar are identified by Thames Water as a Site of Biodiversity Interest meaning they have committed to enhancing biodiversity by 5% between 2020 and 2025 and by a further 5% into 2030. Thames Water are also bound by Section 3 of the Water Industry Act 1991 which sets out general environmental and recreational duties for water and wastewater undertakers. These duties include a requirement to further the conservation and enhancement of natural beauty and the conservation of flora, fauna and geological or physiographical features of special interest. Also, under Section 40 of the Natural Environment and Rural Communities Act 2006 Thames Water must have regard to restoring and enhancing biodiversity. In relation to future demands for water, Thames Water ae preparing a new Water Resource Management Plan (WRMP) which is updated every five years. The current WRMP is WRMP19 and consultation on the new WRMP is due to commence in November 2022. In response to the serious water security challenge facing the south east of England, Thames Water are working as part of an alliance of six water companies, named Water Resources South East, to develop a plan for a safe and dependable water supply for future generations taking account of issues including climate change and population growth. The WRMP work and new solutions identified through the WRSE look to ensure that new resources are developed to supplement the existing water resources serving London and the south east to address the challenges of population growth and climate change. This includes provision of new reservoirs in the future, in the event that existing reservoirs (i.e. South West London Waterbodies) can no longer provide sufficient water supply. It is therefore concluded that the implementation of policies[20, 21] and [22] will have no significant adverse impacts on the conservation objectives relating to the qualifying species of the NSN sites in combination with other plans or projects. ***To ensure these policies are implemented effectively in the future, it is recommended that all new development projects within the LB Ealing would need to be subject to independent HRAs to determine whether any potential impacts are likely to trigger LSEs on any of the NSN sites.**	South West London Waterbodies SPA and Ramsar Richmond Park SAC Wimbledon Common SAC	**No LSE**	The following Development Management Policies are applicable to air quality: [20] G4: Open Space [21] G5: Urban Greening [22]G6: Biodiversity and Access to Nature Policies G4 and G5 have also been translated into individual town policies, described above.
OPERATION	*Air quality* Policies that promote open space[20], urban greening[21], and biodiversity and access to nature[22] could have an adverse effect on air quality due to increased traffic emissions during operation from people travelling to these spaces for recreational purposes. The aim of the LB Ealing Local Plan is to improve the town for local people. Therefore, it is anticipated that traffic from outside of the LB Ealing will not increase. However, this cannot be fully ascertained without traffic modelling being undertaken for the operational stage. The provision of more active travel routes should improve air quality locally, the benefit of which for the NSN sites closest to LB Ealing will be negligible. Additionally, Policies [20, 21] and [22] could lead to increased emissions from buildings associated with open space and urban greening. These policies together provide a coherent strategy to maximise air quality improvement within the LB Ealing by ensuring that new developments: a) do not lead to a further deterioration of existing air quality; b) contribute to improved air quality where possible; c) avoid exposure to unacceptable levels of poor air quality; and/or d) incorporate design solutions to minimise increased exposure. This strategy applies to both construction and operation and should ensure that developments that adhere to these policies will not worsen exiting air quality effects on the NSN sites. *Recreation* Policies that promote open space[20], urban greening[21], and biodiversity and access to nature[22] may have an impact on NSN sites via knock-on impacts from recreation including waste, disturbance and erosion. In the case of LB Ealing, the probability of employees from the LB Ealing Local Plan area increasing recreational pressure on the NSN sites is considered insignificant, primarily due to distance, and also due to the presence of non-NSN sites within LB Ealing. Not only are most of the sites beyond reasonable walking distance, there is good availability of alternative recreational space closer to employment and residential hubs. Additionally, the provision of public urban realm and investment in urban greening around active travel routes and improvement of connectivity to greenspace will provide more recreational space locally.				

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ARUP

London Borough of Ealing

Infrastructure Delivery Plan

Part One: Infrastructure Baseline Report

Click or tap here to enter text.:

| 09 February 2024

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 287323-15

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1. Introduction

1.1 Purpose of the Infrastructure Delivery Plan

Ove Arup and Partners was commissioned by Ealing Council in January 2023 to prepare an Infrastructure Delivery Plan (IDP) in support of its new Local Plan. The purpose of the IDP is to set out the infrastructure that will be required to deliver planned housing and employment growth across the borough. The IDP draws on existing studies and strategies produced by the council, the Greater London Authority (GLA), and infrastructure providers. It has been informed by stakeholder consultation.

Ealing Council is currently developing a new Local Plan, which will include site allocations as well as new policies for the determination of planning applications. The council has recently consulted on the Regulation 18 draft Local Plan, alongside the Ealing Infrastructure Topic Paper which brought together evidence to summarise existing infrastructure provision across the borough and highlight any known capacity issues. The feedback provided from the Regulation 18 consultation covered an array of different issues related to infrastructure provision with key themes surrounding the provision of healthcare facilities, sports and leisure facilities and transport. The representations made have informed the development of this IDP.

The new Local Plan will cover the period 2024 to 2039. Ealing Council is working towards a Regulation 19 Local Plan for consultation to be held in winter 2023. This will be the proposed submission version of the new Local Plan. The 6-week consultation period will provide an opportunity for people to comment on the Local Plan before it is examined by a planning inspector. The Local Plan is currently scheduled for adoption in 2024.

The IDP will form a key element of the council's evidence base to support the Local Plan. The development of the IDP provides clear recognition of the infrastructure needed to respond to identified constraints and support new development at the earliest stage possible. It provides the focus for Ealing Council to work with infrastructure providers and stakeholders to proactively plan for and enable the delivery of infrastructure.

Within the context of limited and diminishing funding, establishing a reliable and concise IDP will ensure any investment decisions are based on a sound understanding of infrastructure requirements and growth. This will offer greater certainty to service providers, funders and developers about how infrastructure will be funded and delivered, enabling growth and encouraging investment.

The IDP will also be used by the council as part of the development management process, to underpin the development of Community Infrastructure Levy (CIL) charging and negotiations for developer contributions, to inform the whole-plan viability assessment, as well as the ongoing monitoring and prioritisation of projects through the Infrastructure Funding Statement.

1.2 Approach to the Infrastructure Delivery Plan

The IDP has been prepared in two stages:

Part 1 - Baseline Infrastructure Report (this report): This provides the baseline context for existing infrastructure capacity in the borough by:

- Analysing infrastructure and service providers' investment plans;
- Providing an understanding of infrastructure services, networks and facilities in the borough, and identifying any existing capacity surpluses and deficits on a local authority wide basis; and
- Identifying how these infrastructure capacity constraints might have implications for the Local Plan, including setting out any issues that might constrain future growth.

Part 2 - Infrastructure Delivery Plan: sets out the infrastructure requirements associated with the development strategy which will form the basis of the Regulation19 Local Plan, finalised following Part 1. It includes:

- The required infrastructure, including details of the responsible infrastructure service provider, capacity required, likely cost, and funding gap where known; and
- A clear identification of the methodology taken to assess infrastructure requirements, identify infrastructure surpluses and deficits and calculate costs.

IDPs are, by their very nature, a 'snapshot in time', and as different infrastructure providers respond to their own unique challenges, the information will naturally date and alter over time. It is therefore recommended that the IDP is updated on a regular basis by the council.

1.3 Ealing Council IDP Scope

The scope of the IDP addresses the infrastructure listed in Table 1, including local services but also in some cases wider strategic provision of services across administrative boundaries.

The role of Ealing Council in delivering different infrastructure types differs across provisions. For some types of infrastructure, the council has a clear role for the delivery and funding of provision, for example, community facilities, green infrastructure and open space, and sports and leisure. For others the role is shared with other infrastructure providers, for example, education, health and social care, transport, waste manage facilities and flood management. For the remaining types the council's role is more limited with the responsibility of delivery being private infrastructure providers, for example, energy and utilities, and digital connectivity.

Table 1 Infrastructure Delivery Plan Scope by Topic

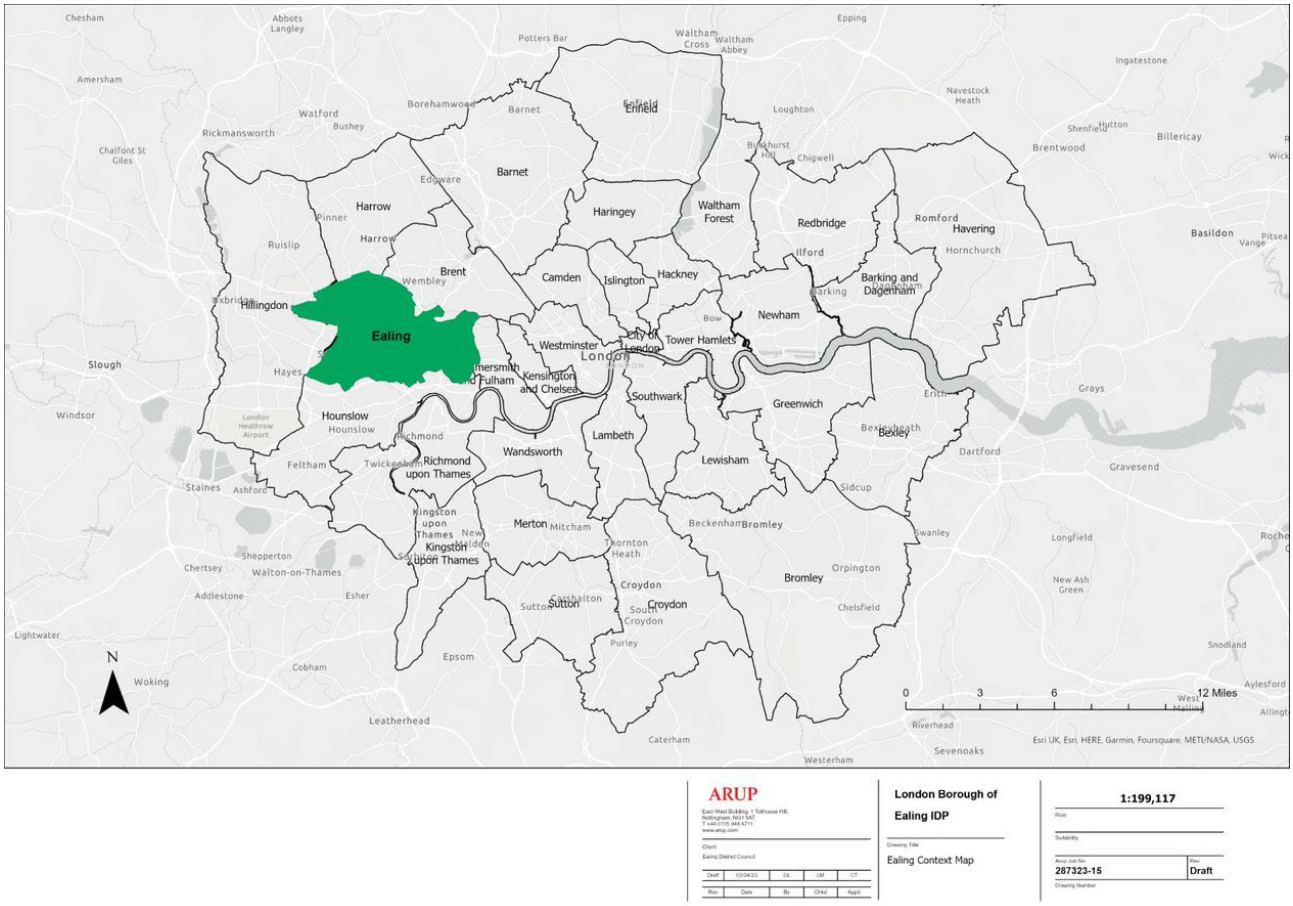
Infrastructure topic	Sub-topic	Local influence	Strategic influence
Community facilities	Libraries	X	
	Community centres	X	
Green infrastructure / Open space	Parks and gardens	X	X
	Amenity green space	X	
	Natural and semi-natural greenspace	X	X
	Allotments	X	
	Cemeteries	X	
Sports and leisure	Sports facilities	X	
	Sports halls	X	
	Multi-Use Game Areas (MUGAs)	X	
Education	Early years	X	
	Primary education	X	
	Secondary education	X	X
	16-18 years education	X	X
	Special Educational Needs and Disabilities (SEND)		X

Health and social care	Primary healthcare	X	
	Secondary healthcare	X	X
	Social care	X	
Transport	Highways	X	X
	Public transport (rail)	X	X
	Public transport (bus)	X	X
	Walking, cycling and micromobility	X	
Waste management facilities	Waste & recycling	X	X
Flood management	Flood mitigation		X
Emergency services	Ambulance	X	X
	Police	X	X
	Fire	X	X
Energy and utilities	Potable water		X
	Wastewater		X
	Gas supply		X
	Electricity supply		X
Digital connectivity	Broadband/wired and fixed mobile communications	X	X

1.4 Study area

The London Borough of Ealing is located in West London and shares borders with Hammersmith & Fulham, Hounslow, Hillingdon, Harrow, Brent, and Kensington & Chelsea. Figure 1 illustrates the boundaries of the borough and its surrounding authorities.

Figure 1 London Borough of Ealing and wider environs



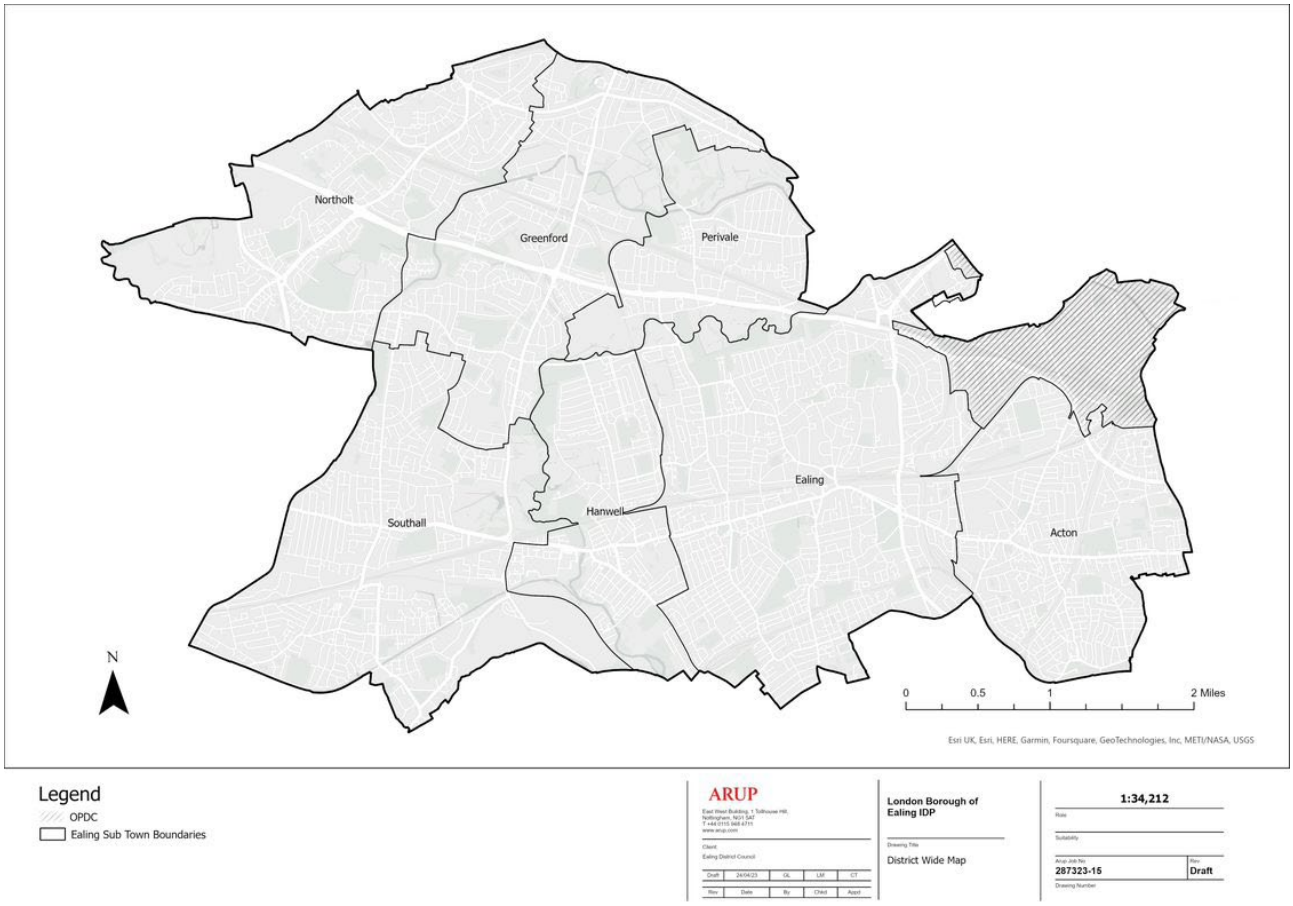
Source: data.gov.uk

The Old Oak and Park Royal Development Corporation (OPDC) is a Mayoral Development Corporation and the local planning authority for the Old Oak Opportunity Area identified for future growth and development within the London Plan. The Opportunity Area is partially located in the north-eastern corner of the borough as shaded on Figure 2. It spans an area which includes parts of Ealing, Brent, and Hammersmith & Fulham.

For the purposes of infrastructure planning within this IDP, an area of study has been defined for the baseline analysis. This divides the borough into seven towns that comprise the study area, excluding the Old Oak and Park Royal Development Corporation area, which has its own IDP. Figure 2 sets out the study area for the Ealing IDP. The seven towns are as follows:

- Acton
- Ealing
- Greenford
- Hanwell
- Northolt
- Perivale
- Southall

Figure 2 Ealing IDP study area



Source: data.gov.uk

1.5 Document Structure

The Part 1 Baseline Infrastructure Report is intended to provide a baseline assessment of existing infrastructure provision and is intended to be read alongside the Stage 2 Infrastructure Delivery Plan once this is produced. The Infrastructure Baseline Report is structured as follows:

- **Section 2** provides a summary of all the infrastructure baseline and planned/proposed infrastructure across the borough. It is ordered by infrastructure type that the Council has most responsibility in delivering through to those types which are provided by external providers.
- **Section 3** provides an overview of infrastructure across the seven towns.
- **Appendices** set out the national and local policy context, provide a summary of the methodology used to identify the infrastructure requirements across the borough and provide a detailed overview of each infrastructure topic, including tables of facilities and the Stage 1 Baseline Infrastructure Delivery Schedule.

2. Infrastructure provision

2.1 Community facilities

2.1.1 Library services

Overview

Local Authorities are responsible for delivering a comprehensive and efficient library service. Contemporary library services provide access to a wide range of digital and media resources, including Wi-Fi access, along with physical spaces for community use in addition to the traditional functions of a library.

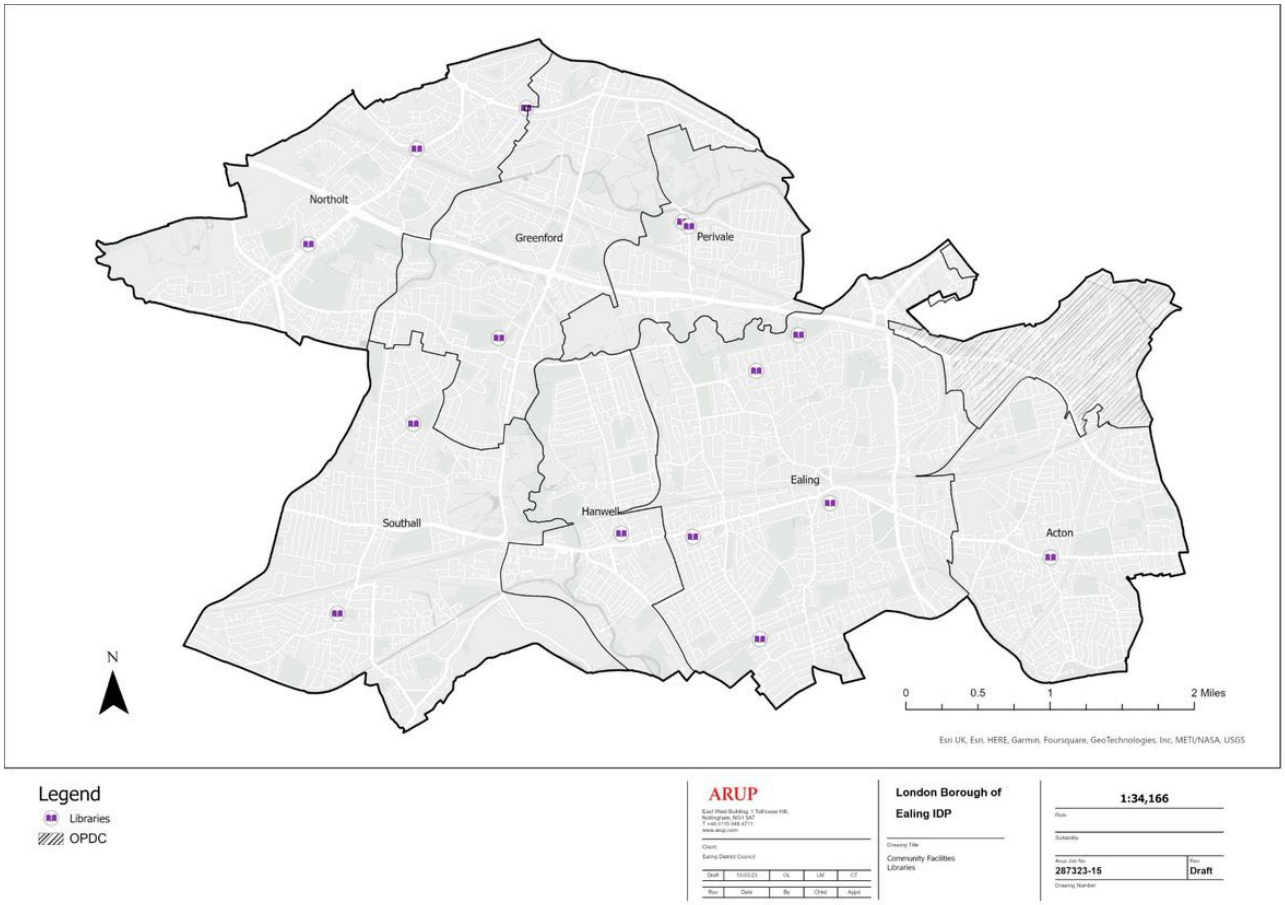
The library service in the borough is delivered through a mixed model, with seven libraries directly funded and managed by the council, and five libraries commissioned to local organisations to operate as community managed libraries. Local authorities have a statutory duty (under the Public Libraries and Museums Act 1964) to ensure the provision of a 'comprehensive and efficient library service' that encourages both adults and children to make full use of the library services.

Existing provision and capacity

The borough has 13 libraries, five of which are managed by the council, and the remaining five are operated by community organisations as community managed libraries.

The provision is set out in Figure 3 and Table 2.

Figure 3 Library provision across the borough



Source: Ealing Council

Table 2 Libraries provision in the borough

Facility	Town	Operator
Acton Town Hall Library	Acton	Council
Ealing Central Library	Ealing	Council
Northfields Library	Ealing	Community (run by Northfields Community Library)
Pitshanger Library	Ealing	Community (run by Friends of Pitshanger)
West Ealing Library	Ealing	Community (run by Ealing CVS)
Greenford Library	Greenford	Council
Perivale Library	Perivale	Community (run by Perivale Hive)
Wood End Library	Northolt	Council
Hanwell Library	Hanwell	Community (run by Ealing Law Centre)
Northolt Leisure Centre Library	Northolt	Council
Northolt Library	Northolt	Council
Jubilee Gardens Library	Southall	Council
Southall Library (Dominion Centre & Library)	Southall	Council

Source: Ealing Council

2.1.2 Community centres

Overview

Community centres are significant focal points for local community activities. Depending on the type and location, community centres in the borough are generally the responsibility of the council, housing estates, or independent organisations. They provide physical venues where residents can access services such as early years education, after-school clubs for children and young people, sports activities, hobby groups, health improvement and activities for the elderly and people with disabilities.

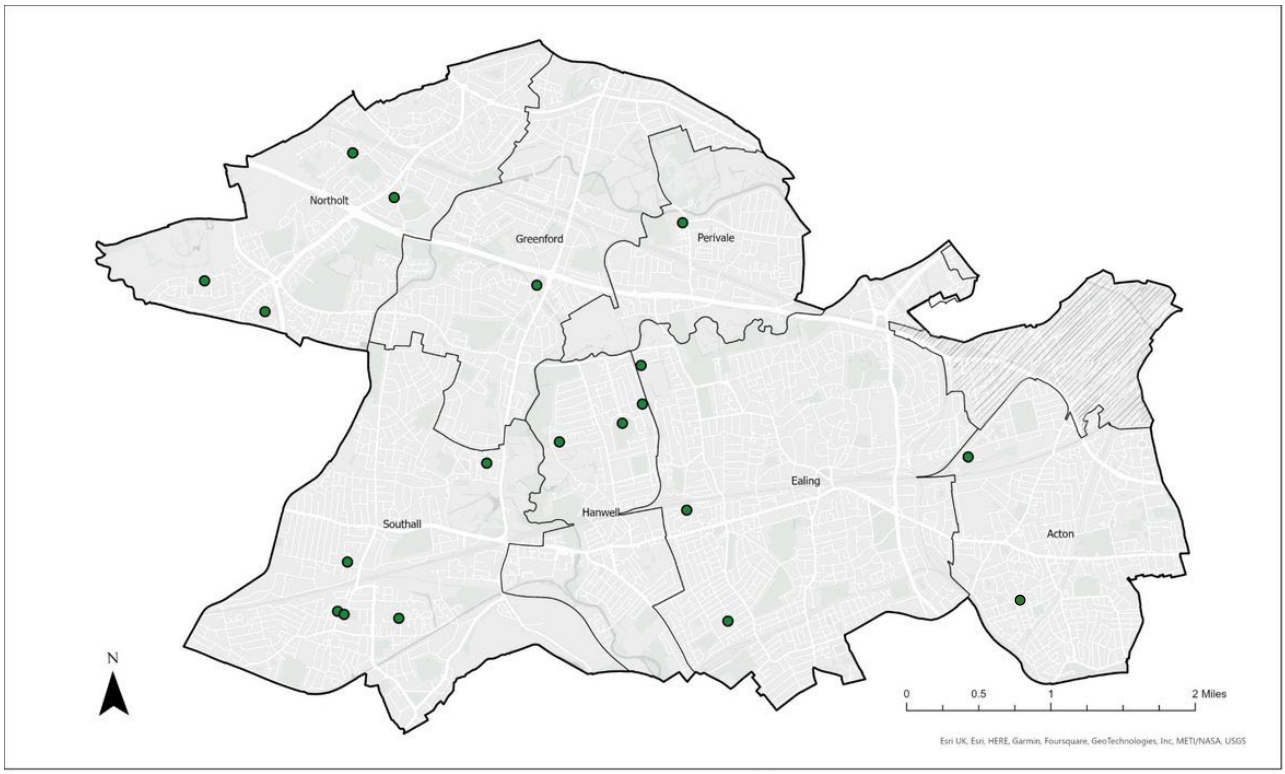
Furthermore, community centres play a crucial role in supporting a variety of cultural and civic activities. In March 2023, Ealing Council published a five-year cultural manifesto and action plan to promote arts, culture, and creative industries. The goal is to inspire more creative people, more creative communities, and more creative places. The action plan identifies potential for community centres to be transformed into state-of-the-art performing arts centres or music venues, which offer spaces for grassroots participation and affordable creative workspaces.

Existing provision and capacity

Ealing currently has 18 community centres, two of which are managed by the council. Figure 4 shows the distribution of provision across the borough (see Appendix A.1.4). In addition to the facilities listed, facilities such as places of worship and/or schools can provide space for community uses. It is noted that the current provision may not be easily accessible for all residents across Ealing. For example, there is only one community centre each in Greenford and Perivale, and only two in Acton.

Ealing also has three youth centres – Bollo Brook Youth Centre in Acton, Westside Young People's Centre in Ealing, and the Young Adult Centre in Southall. These specifically cater to the needs of young people in the borough. The youth centres are managed by Ealing Council's Integrated Youth Service which aims to support young people in the borough aged 11-25. The centres regularly hold a range of sports, cultural, social and employment/training activities which support the physical and mental health and well-being of young people.

Figure 4 Community centres in the borough



Source: Ealing Council

2.2 Green infrastructure and open space

Green infrastructure refers to the multifunctional, integrated network of open and green spaces and features. Green spaces can provide multiple benefits for people and wildlife including flood management, urban cooling, improving physical and mental health, resilience to climate change, green transport links (through walking and cycling routes), ecological connectivity and food growing. Local Authorities should work collaboratively with other partners, such as Local Nature Partnerships and Natural England to protect and improve the provision of green infrastructure and open space.

The London Plan[1] places great emphasis on the need for urban greening as it can help to meet other policy objectives while providing a range of benefits. The Plan introduces an Urban Green Factor to help boroughs and developers in determining the appropriate provision of urban greening for new developments.

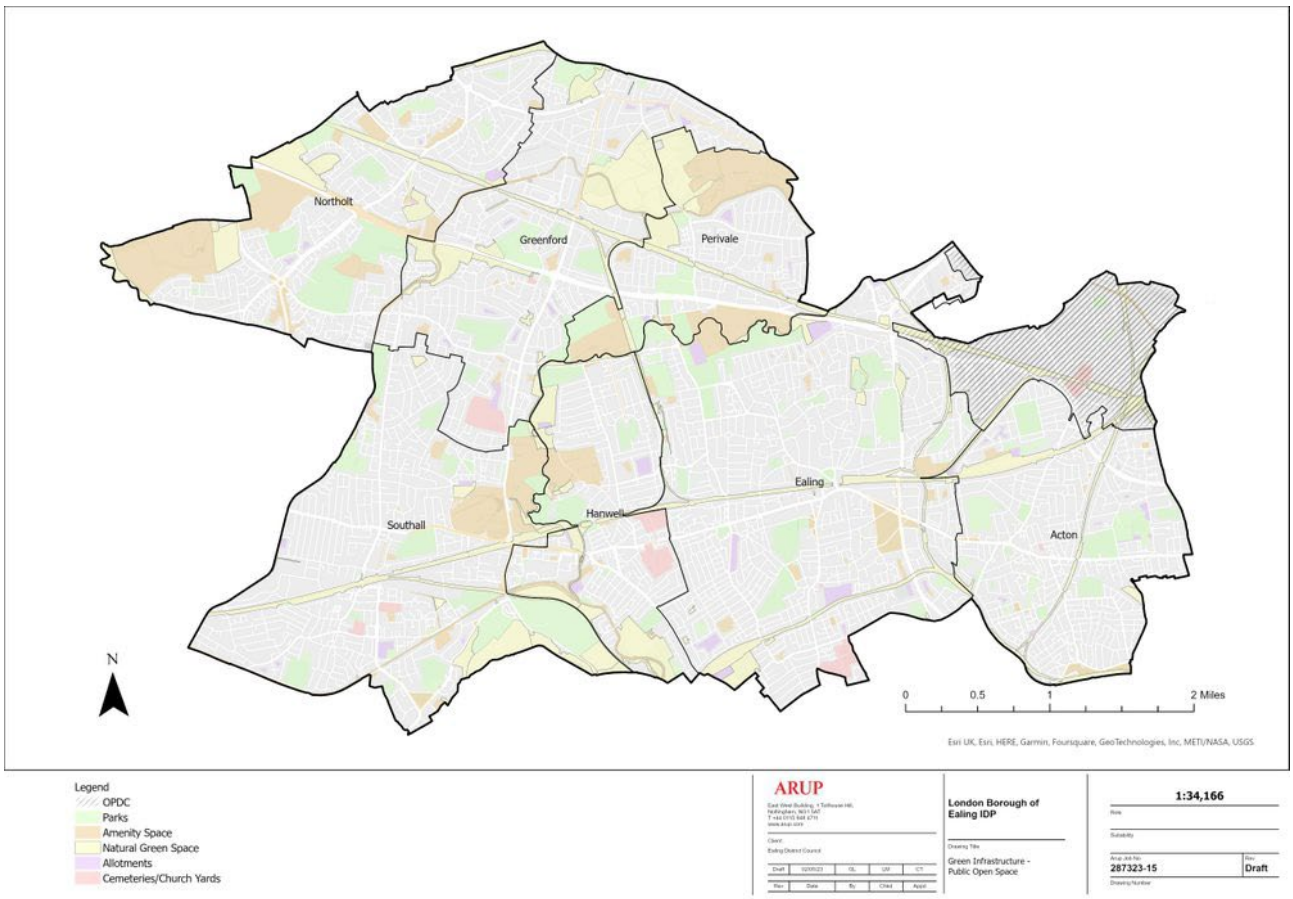
The Environment Act 2021 is set to make biodiversity net gain mandatory from November 2023, which is an approach to development that leaves biodiversity in a better state than before. The Biodiversity Action Plan 2022-2027[2] sets out that the planning obligations process will work alongside the BNG process. Where BNG cannot be achieved on development sites, then losses must be offset by gains elsewhere.

Ealing is a green borough particularly given the extensive areas of Green Belt (309 ha) and Metropolitan Open Land (868 ha), large areas of which are accessible to the public. Green infrastructure in Ealing includes Green Belt, Metropolitan Open Land, parks and gardens, a range of other amenity spaces and natural green spaces, allotments and cemeteries. This section of the IDP draws mainly on the Ealing Open Space Strategy 2012 to 2017 and is organised according to the open space typologies used in that study. Given the multi-functional nature of open spaces, there are therefore often overlaps between the different categories. The Open Space Strategy categorises Public Open Space as parks and gardens, outdoor sports facilities, natural and semi-natural green space and amenity green space. Whereas Community Open Space includes allotments, sports grounds & golf courses, and cemeteries & churchyards.

[1] Available at: https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

[2] Available at: https://www.ealing.gov.uk/downloads/download/6680/biodiversity_action_plan_2022

Figure 5 Green infrastructure in the borough



Source: Ealing Council

Parks and gardens

Parks and gardens provide public open space for outdoor exercise as well as various leisure activities. This includes all public urban parks, country parks and formal gardens. The importance of parks and gardens has particularly been highlighted over the course of the Covid-19 pandemic, where accessible outdoor spaces have been important in enhancing and maintaining physical and mental health and well-being. Parks are generally managed and maintained by the council for public use.

Table 3 Parks in the borough

Type	Number of sites in Ealing	Total Area (hectares)
Regional Park	0	0
Metropolitan Parks	10	156.9
District Parks	14	137.9
Local Parks	51	280.5
Small Open Space	41	37.3
Pocket Parks	46	8.9

Note: Data taken from the Ealing Green Space Strategy 2012 – 2017 and follows the Open Space Hierarchy set out in the London Plan.

There are 47 parks and gardens across Ealing, equating to a total of 155.99 hectares of open space.

However, it has been noted that there is an uneven distribution of green and open space, with notable deficiencies of access to public open spaces including parks and gardens in: Southall, Acton, Old Oak and Park Royal, Hanger Lane, Perivale, central Ealing and north of Greenford and Northolt town centres. Moreover, the last audit undertaken to inform the Green Space Strategy indicated that some existing green and open spaces are not of high quality.

Amenity Green Space

Amenity greenspace typically refers to public open space most situated in housing areas, including informal recreation spaces, green spaces in and around housing, domestic gardens and village greens.

There are currently 24 spaces which were categorised as amenity green space sites in Ealing, which equates to 18.33 hectares in total area.

Natural and semi-natural greenspace

Natural and semi-natural urban green spaces include woodlands, urban forestry, grasslands (e.g., downland, commons, and meadows), wetlands, open and running water, wastelands, and derelict open land and rock areas.

Ealing has 35 natural green space sites, which equates to 259.45 hectares of total area. There are also 102 Sites of Importance for Nature Conservation (SINCs) in the borough, covering over 1,000 hectares of land in total. This equates to 4.26 hectare per 1,000 population, which is well above the standard set out by Fields in Trust (i.e., 1.8 hectare per 1,000 population).

However, it has been noted that the borough does not have equal distribution and accessibility to its SINCs. Some SINCs are not publicly accessible, for example green corridors along rail lines. The urban south and eastern areas of the borough are typically more than 1 km walking distance to a publicly accessible SINC.

It is noted that Ealing's SINC network is currently under review, with any recommended changes being carried forward through the new Local Plan.

Allotments

Allotments are a form of community open space which allow residents to grow their own produce on areas of land leased from the local council, charities or private bodies. Allotments form part of the long-term promotion of sustainability, health, and social inclusion.

There are currently 73 allotments in Ealing, covering a total of 52.91 hectares in area. This equates to 0.21 hectare per 1,000 households, which is below the standards set out by the National Society of Allotment and Leisure Gardeners (i.e., 0.5 hectare per 1,000 households). The provision is set out in Appendix A.1.5.

It is noted that the provision of allotment sites is not equally distributed across the borough. There is limited provision in the more urbanised area of the borough, such as Central Ealing, however at present, there are no identified schemes to increase provision to meet the standards set by the National Society of Allotment and Leisure Gardeners.

Cemeteries

Ealing Council is responsible for ensuring adequate provision of cemeteries across the borough. Cemeteries are generally run and managed by the council. Traditional Islamic burial spaces are also offered to cater to cultural needs.

There are currently seven sites across Ealing that have been classified as churchyards or cemeteries, covering 20.74 hectares in area. Two of the sites are managed by external Local Authorities (the Royal Borough of Kensington & Chelsea and the City of Westminster) and no burial provision is provided for Ealing Council residents. The provision is set out in Table 4.

The Audit of London Burial Provision report notes that Ealing is unlikely to be able to meet demand for burial space over the next 20 years. This is due to a significant problem with cemetery capacity,

with some cemeteries no longer in use. There is also insufficient traditional Islamic burial space at present. However, there are currently no identified schemes planned to meet demand.

Table 4 Cemeteries in the borough

Facility	Town
Acton Cemetery	Acton
South Ealing Cemetery	Ealing
Greenford Park Cemetery	Greenford
Gunnersbury Cemetery (managed by the Royal Borough of Kensington and Chelsea)	Hanwell
Hanwell Cemetery (managed by the City of Westminster)	Hanwell
Havelock Cemetery	Southall
Hortus Cemetery	Southall

2.3 Sports and leisure facilities

There is no statutory requirement for councils to provide sports and leisure facilities, but they do on a discretionary basis because they recognise the immense value of these services and infrastructure to their communities.

Local Authorities are currently the largest investor in sport and leisure facilities. The pandemic has hit sports and leisure provision hard, compounding existing economic challenges facing the sector with an ageing leisure estate. At the time of writing, there is a call for the new Office for Health Improvement and Disparities to recognise the importance of public leisure services on the nation's wellbeing and the need for capital investment to improve the leisure estate.

2.3.1 Sports facilities

Overview

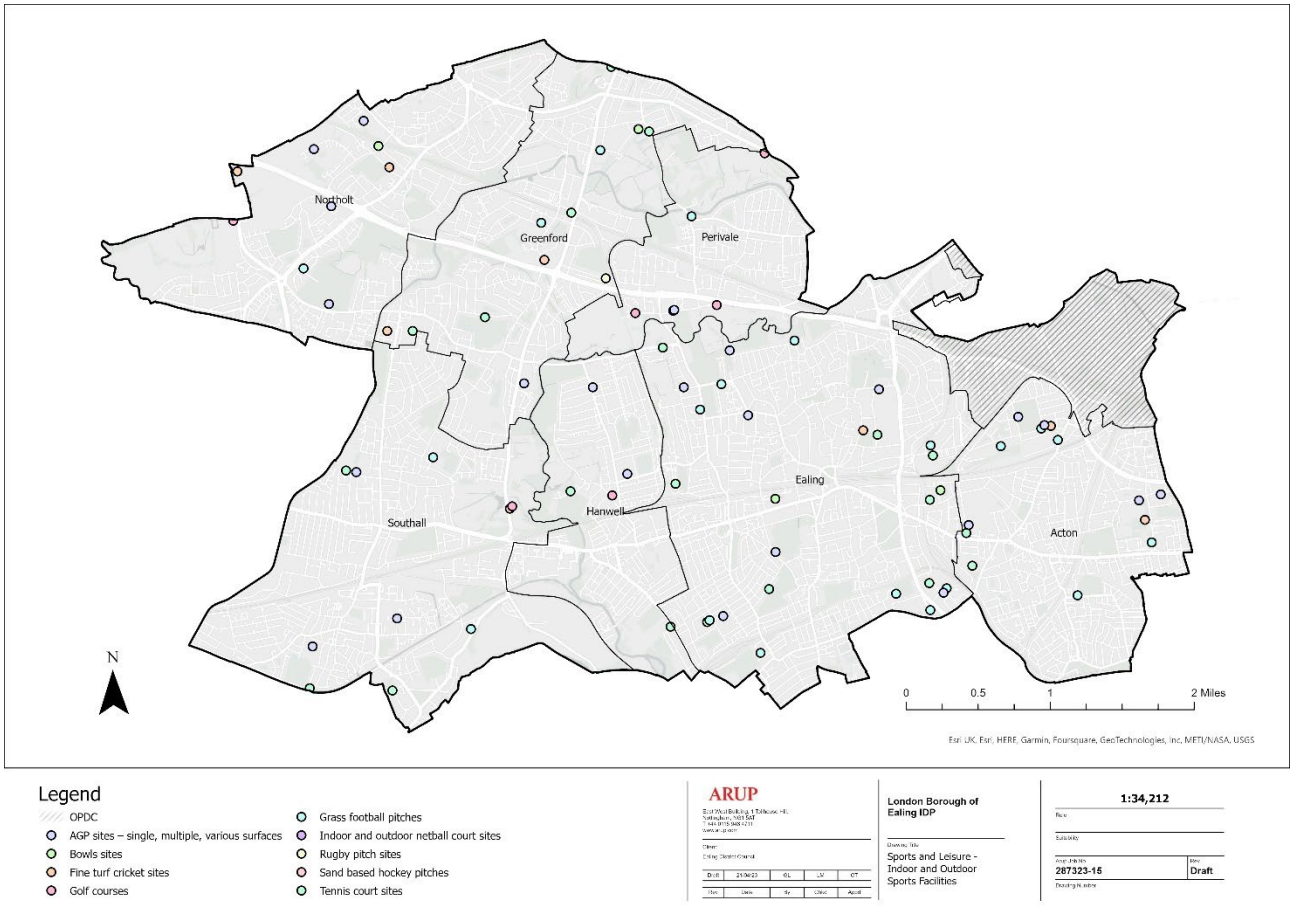
Sports facilities include both indoor and outdoor facilities. Indoor sports facilities include a variety of venues which allow residents to participate in a range of sporting and recreational activities.

Outdoor sports facilities provide residents with venues for a range of physical exercise and sports activities. Depending on the type of facility, they may be owned and operated publicly or privately.

Existing provision and capacity

Figure 6 shows the existing indoor and outdoor sports facilities in Ealing. The full list is set out in Appendix A.1.6. As seen from Figure 6, there is generally an even distribution of outdoor sports facilities across the borough. Popular facilities such as football pitches and tennis courts are situated in locations that are accessible to residents across the towns. There are also provisions for other special sports facilities such as squash courts and sand-based hockey pitches.

Figure 6 Sports facilities in the borough



Source: Ealing Council

Football pitches

There are currently 30 grass football pitch sites in the borough which are available for club and/or community use. The overall provision is insufficient to meet current and future demand. There is a particular shortfall in supply for youth/mini football matches and training. Demand also exists for more 3G artificial football pitches. Given increased demand because of future population growth and limited potential to increase the use of existing pitches, additional natural turf and artificial pitches will be required.

Rugby pitches

There are currently eight rugby pitch sites in the borough, three of which offer floodlit artificial grass pitches. The current provision is insufficient to meet demand. An additional three pitches or an additional floodlit rugby compliant artificial grass pitch would be needed to meet anticipated future demand. There is also growing demand for boys and girls mini/junior rugby, which will impact on the demand for rugby pitches.

Cricket pitches

There are currently 24 fine turf cricket pitch sites in the borough, which is insufficient to meet both current and future demand. Cricket teams have had to use facilities outside the borough. In addition to demand for more club cricket grounds, there is also both casual and non-club-based demand for cricket pitches, including for council-run facilities in parks. Council-owned cricket pitches, which are all located in public parks, are of average or poor quality, due to the challenges of maintaining outdoor facilities that are not secure or protected from use by people for uses other than cricket. In addition, most fine turf cricket pitches are close to, or have exceeded their playing capacity.

Outdoor tennis courts

There are currently 41 outdoor tennis court sites in the borough. These provide 183 outdoor tennis courts, 96 of which are floodlit courts distributed across tennis clubs, health clubs, parks, education and community sport centre sites. There are also three indoor year-round courts at a tennis club as well as four indoor courts (winter months only) at a health club. The existing provision is considered to be sufficient to meet current demand, both for community clubs and pay and play facilities. However, demand is expected to increase due to population growth. This may be most acute in the northwest of the borough, where there are fewer accessible community tennis court sites.

Other outdoor sports facilities

Ealing also has provision for other outdoor sports facilities such as skate parks, a BMX track, bowls green sites and a horse-riding facility. However, these facilities are not evenly distributed across the borough, and it has been noted that there is demand for additional informal facilities, such as outdoor gym equipment, parkour, skating and cycling/BMX facilities.

Indoor sport centres

Ealing has a number of indoor sports centres (Table 5), all of which include a range of facilities. Some centres have a swimming pool and/or sports hall as well as a variety of different facilities such as badminton courts, cricket nets, martial arts/dance studios, fully equipped gyms, women only gyms and climbing walls.

Table 5 Indoor sport centres in the borough

Sports centre	Town
Alec Reed Academy Community Sports Centre	Northolt
Brentside High School Sports Centre	Hanwell
Dormers Wells Leisure Centre	Southall
Elthorne Sports Centre	Hanwell
Everyone Active Acton Centre	Acton
Featherstone Sports Centre	Southall
Greenford Sports Centre	Greenford
Gunnersbury Park Sports Hub	Ealing
Gurnell Leisure Centre**	Ealing
Northolt High Sports Centre	Northolt
Northolt Leisure Centre	Northolt
Reynolds Sports Centre	Acton
Twyford Sports Centre	Acton

**Note: Gurnell Leisure Centre was closed at the start of the first Covid-19 lockdown.

While a number of indoor sports centres offer a wide range of indoor facilities across Ealing, there are no dedicated gymnastic and trampolining facilities, or public pay and play indoor tennis facilities in the borough. There is also a growing demand for flexible indoor spaces such as small halls or large studios.

There is also a deficit of swimming pool provision. It is noted that Southall and Acton have the greatest demand for pool space, while there are large areas of the borough outside a 20-minute walk of a public pool. Gurnell Leisure Centre is currently closed awaiting redevelopment. Ealing

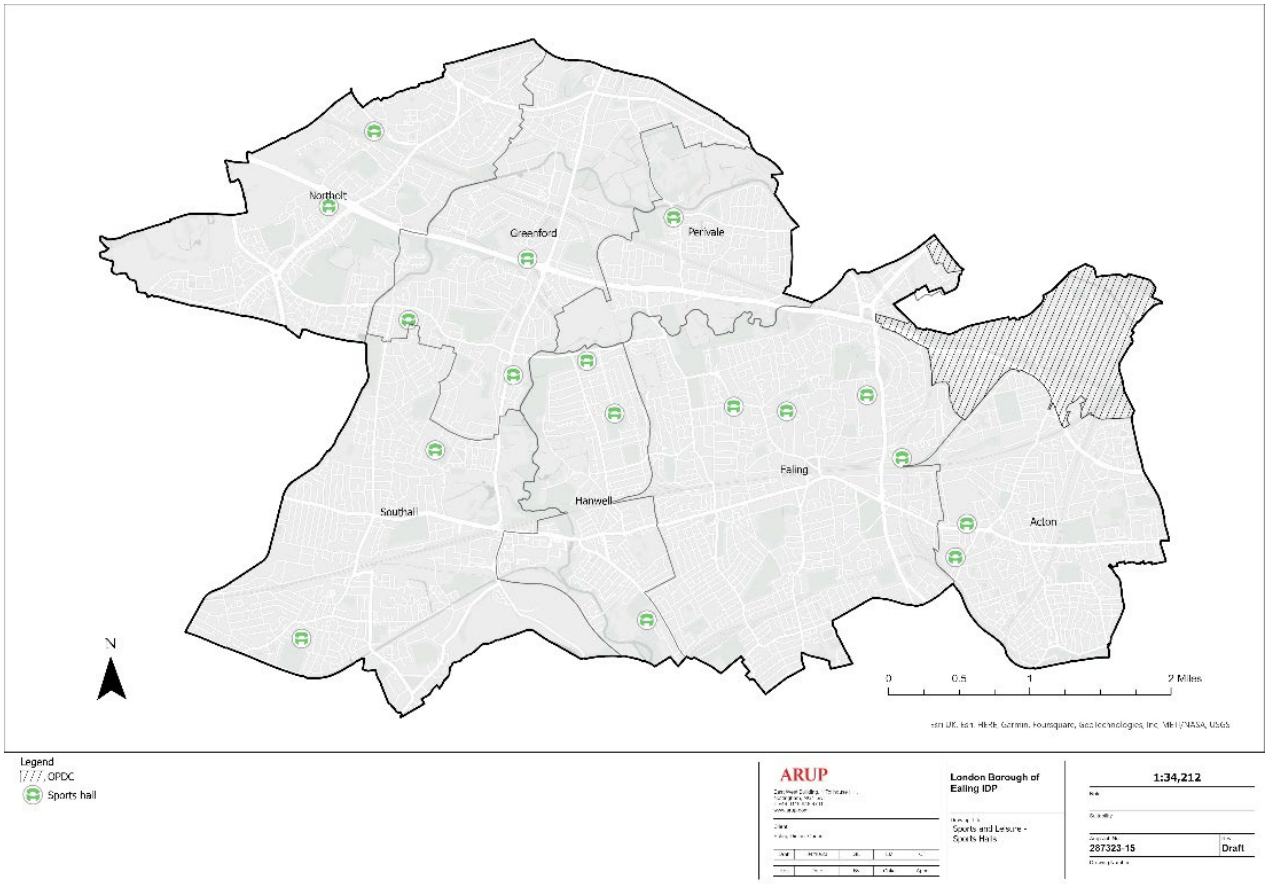
Council also plans to redevelop Dormers Wells Leisure Centre to provide a new facility. Without the redevelopment of Gurnell and Dormers Wells Leisure Centres, supply will not meet projected demand in 2031.

Sports halls

Sports halls are larger indoor venues which can be used to host various court games such as badminton, basketball, volleyball, netball, handball, and table indoor cricket. Sports halls are provided by different public and private operators.

There are currently 19 sports hall sites in Ealing, nine of which offer public pay and play facilities, while the remaining 10 are available for club use. Out of the 13 sport centres open in Ealing, 10 of them provide sports halls. The full provision is set out in Figure 7 and Appendix A.1.7.

Figure 7 Sports halls in the borough



Source: Ealing Council

It has been noted that all Ealing sports halls have reached 100% capacity during the weekly peak period, compared to the London average of 94%. Moreover, approximately 30% of Ealing residents live outside a 20-minute walk of at least one sports hall site, particularly in Southall, Hanwell, North Greenford, and Acton.

Current projections also show that the demand for sports halls by 2031 exceeds accessible supply. By 2031, the demand for sports courts is projected to be 101 courts in the peak period (with the highest demand in Southall), while the supply by then (i.e., 19 sports hall facilities including a new 8 court sports hall at Dormers Wells Leisure Centre to replace the existing 6 court sports hall) is only projected to stand at 69 courts, resulting in a possible deficit of 32 courts.

Provision for children and young people

Provision for children and young people includes play areas, skateboard parks and outdoor basketball hoops, and other more informal areas for social interactions such as hanging out areas

and teenage shelters etc. They provide open space for outdoor exercise as well as gatherings, which support the physical and mental health and well-being of children and young people.

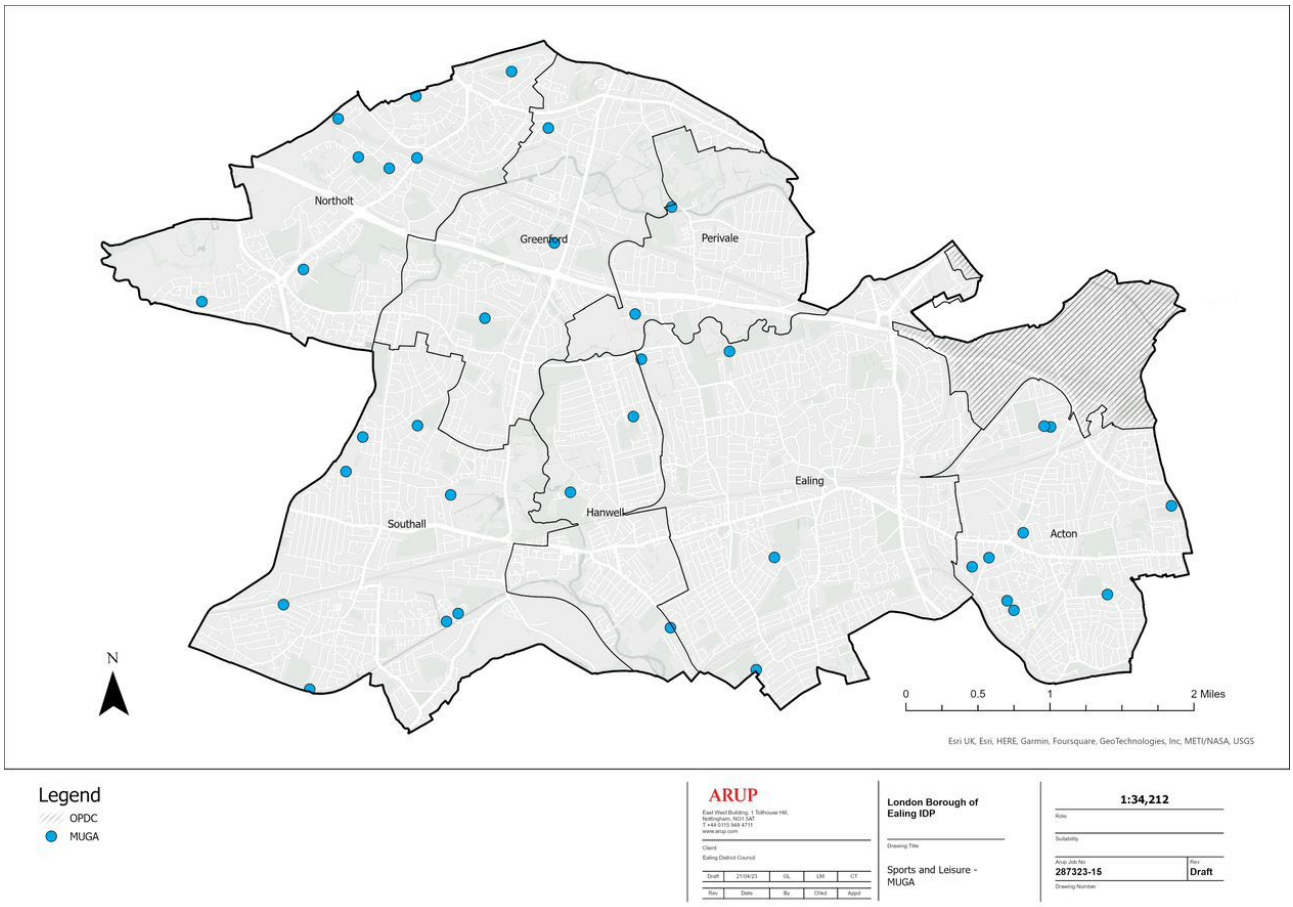
Play provision for children and young people is typically delivered as part of outdoor sports facilities, for example in playgrounds in parks, MUGAs and in fitness areas. It is noted in the Ealing Green Space Strategy 2012-2017[3] that there are 77 playgrounds and 14 fitness areas which are open to use.

Multi-use games areas (MUGAs)

Multi-use games areas are outdoor venues which can host a number of sports games. MUGAs are mostly owned and operated by the council and are free to use during opening hours.

There are currently 44 multi-use games areas in the borough. The provision is shown in Figure 8, and the list of sites can be found in Appendix A.1.8. Most MUGAs have markings for football and basketball games and are generally located in residential areas for easy access by local residents.

Figure 8 MUGAs in the borough



Source: Ealing Council

[3] Available at: https://www.ealing.gov.uk/downloads/download/2459/ealing_greenspaces_strategy_2012-2017

2.4 Education

The Department for Education is responsible for children services and education, including early years, primary and secondary schools, 16-18 year and SEND education policy, apprenticeships and wider skills in England. Regional directors act on behalf of the Secretary of State for Education who work closely with local authority education teams to make sure they fulfil their statutory duty to secure sufficient school places.

2.4.1 Early years

Overview

Ealing Council is the Local Education Authority for Ealing and has a duty to secure free places for all children in Ealing meeting the eligibility criteria.

The funding for early years education is provided by central government through Free Early Education (FEE) funding. The FEE provides up to 30 hours of flexible provision per week over 38 weeks of the year for all three and four-year-olds from the start of the next term following the child's third birthday.

Delivery of early years education provision can be through a range of providers including nurseries, pre-schools, nursery classes, nursery schools and child-minders – and all can be covered by FEE funding. These schemes were set up to improve social and educational outcomes for children and to make childcare more affordable, enabling parents to work or increase their working hours.

Existing provision and capacity

There are 100 childcare providers and 237 registered childminders and nannies in Ealing. Childcare providers include nursery classes, nursery schools, pre-school playgrounds and children's centres. The existing provision is set out in Table 6 and Figure 9.

Ealing has sufficient levels of early years facilities and childcare places for 0 to 4 years to meet demand in the borough, particularly given a reduction in demand due to a combination of factors including falling birth rates and post-Brexit immigration changes. Vacancy rates in early years facilities also indicate that there is spare capacity available if demand increases in the future. There has been an overall reduction in demand for nursery provision within primary schools, while more primary schools are offering extended or all-day nursery provision to provide more flexibility in response to parental needs.

However, funding for early years facilities is limited and rising operation costs are resulting in providers having to close. Providers are also experiencing problems in staff recruitment and retention.

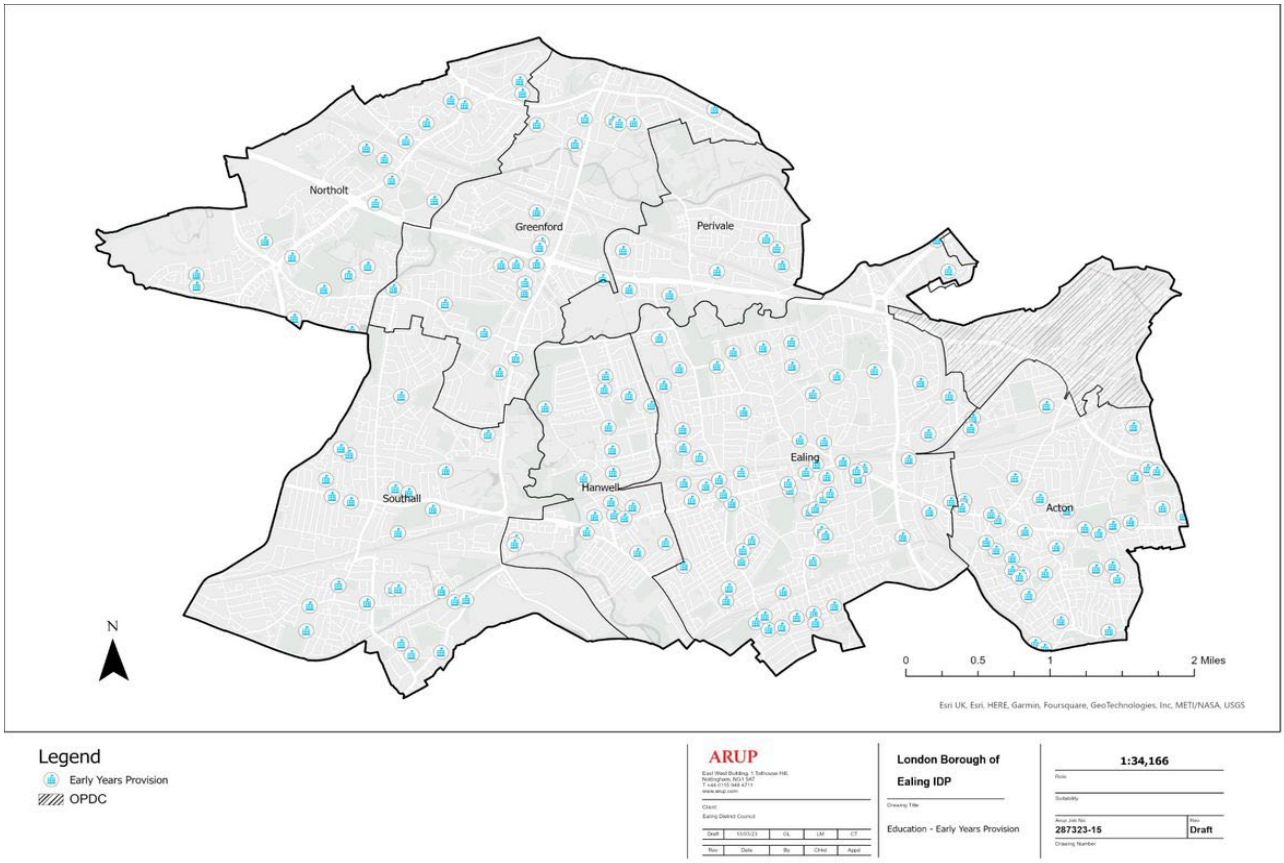
In the recent 2023 budget, the government set out an extension of the 30-hour entitlement over the next three years which would benefit many parents but could also have potential implications for the viability of existing providers. Affordability of childcare is a nationwide issue, but it is particularly acute in London.

Table 6 Provision of early years facilities across the borough as of September 2022

Provision	Number in Ealing
Nursery classes in state-funded primary schools	64
Nursery schools	4 (2 in Southall, 2 in Acton)
Pre-school playgrounds	5
Children's centres	27
Childminders	221
Nannies and babysitters	16

Source: Stakeholder engagement with Ealing Council (2022)

Figure 9 Early years provision in the borough



Source: Ealing Council

2.4.2 Primary education

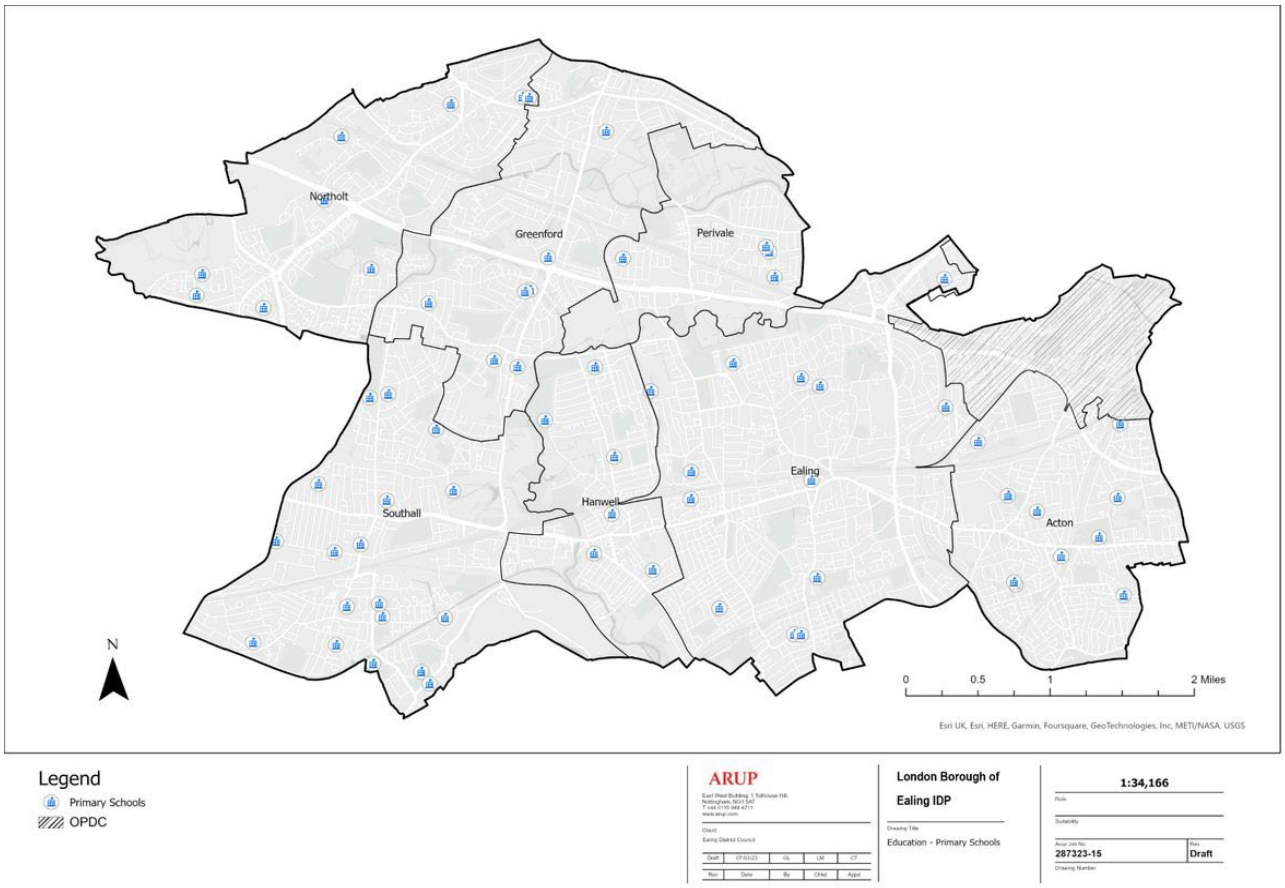
Overview

As the Local Education Authority, Ealing Council produces annual forecasts to assess the demand for school places across the borough. Ealing Council also completes the annual statutory school capacity survey (SCAP) by the Department for Education, which collects information on school capacity for the current academic year, as well as pupil number forecasts for the next five academic years. The borough is divided into 9 planning areas for primary forecasts. The latest available SCAP data was published in March 2023.

Existing provision and capacity

There are 81 primary schools in Ealing, 65 of which are state funded, 15 are independent schools, and one is part of an all-through school. The existing provision (as of January 2022) is set out in Figure 10 (see Appendix A.1.9 for the full list).

Figure 10 Primary schools in the borough



Source: Ealing Council

A fall in birth rates and the impact of Brexit and the pandemic on migration patterns has resulted in falling demand for primary school places, leading to a recent reduction in the Published Admission Numbers (PAN) in several schools across Ealing. The council continue to work closely with schools to manage their PANs in response to this reduced demand. Nonetheless, pockets of sustained high demand remain, particularly in central, south, and east Ealing where the majority of schools are near or at capacity.

In terms of future provision, there is uncertainty around future pupil forecasts, given that impacts of the economic downturn and migration on demand are not yet clear. Planned growth in Southall and north Acton (as part of the Old Oak and Park Royal development area) is expected to increase demand for primary school places over the longer-term.

2.4.3 Secondary education

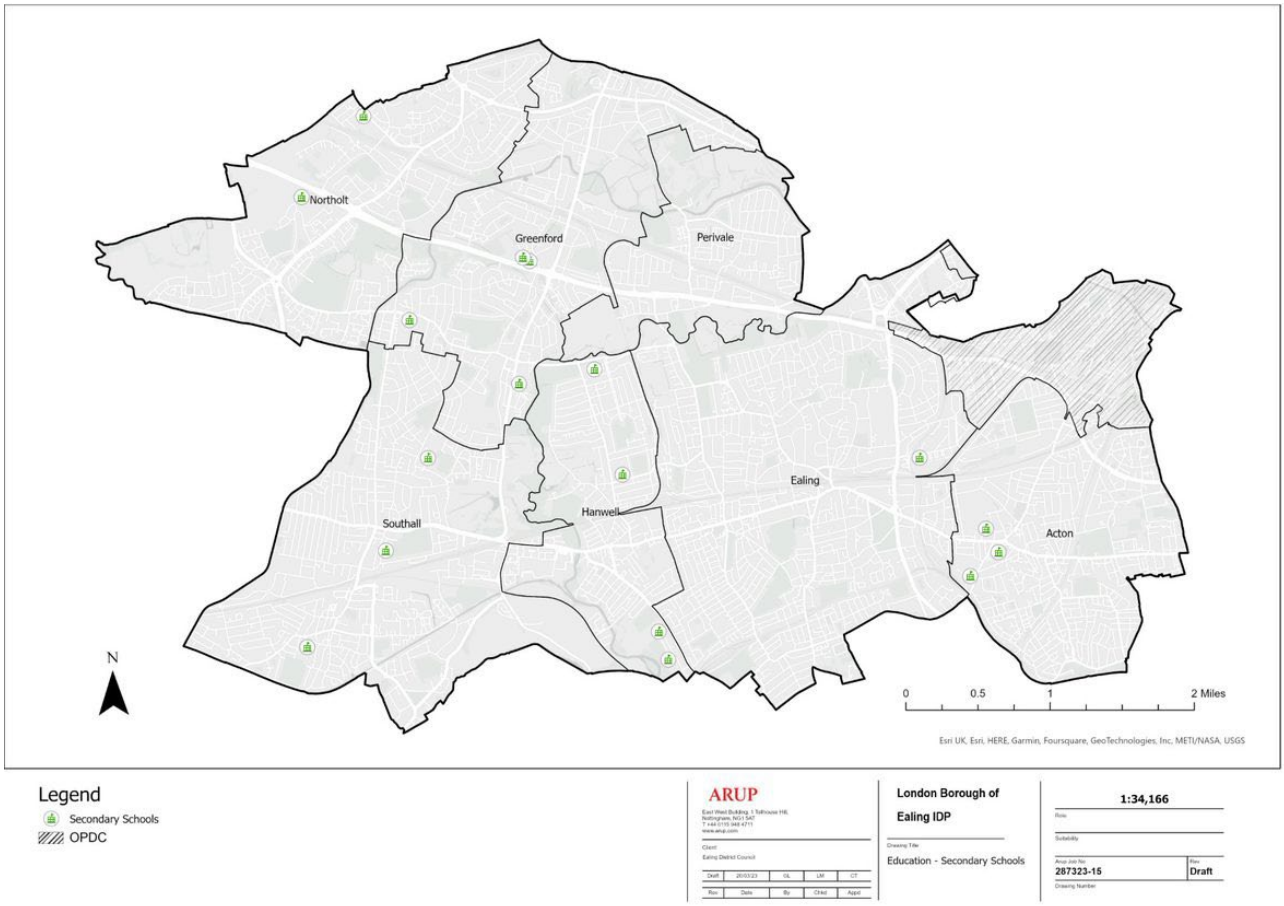
Overview

Secondary capacity and forecasts also form part of the annual statutory school capacity survey (SCAP). The borough is divided into 4 planning areas for secondary forecasts.

Existing provision and capacity

There are 16 secondary schools in the borough, as well as one all-through school. The existing provision is set out in Figure 11 (see Appendix A.1.10 for the full list). Most secondary schools in the borough are oversubscribed and have waiting lists. The most popular schools may receive over 1,000 more applications than there are spaces. Capacity issues are particularly acute in Southall, where all schools are now oversubscribed. Population growth as a result of development in Southall and North Acton (as part of the Old Oak and Park Royal development area) is likely to increase demand for secondary school places.

Figure 11 Secondary schools in the borough



Source: Ealing Council

It is noted that Ealing is a net exporter of secondary pupils to neighbouring boroughs, with the largest net flows to Hounslow and Hillingdon. This is primarily due to oversubscription of local schools, parental preference, and the geographical distribution of faith-based educational provision.

The smaller cohorts at primary school level are now moving into secondary school. The impact of this on demand for secondary places and surplus capacity may be more limited than at primary level because so many schools are heavily oversubscribed. As space frees up in more popular schools, children who would otherwise have chosen to be educated outside of the borough after not being able to access their preference school(s), may in future get places in Ealing schools.

However, as overall cohort sizes decrease, the council will continue to monitor demand closely and work with secondary schools to manage their planned admission numbers where required.

Three secondary schools have opened in the borough in recent years to address increased demand: Ada Lovelace, Ealing Fields, and Ark Soane Academy.

2.4.4 16-18 years education

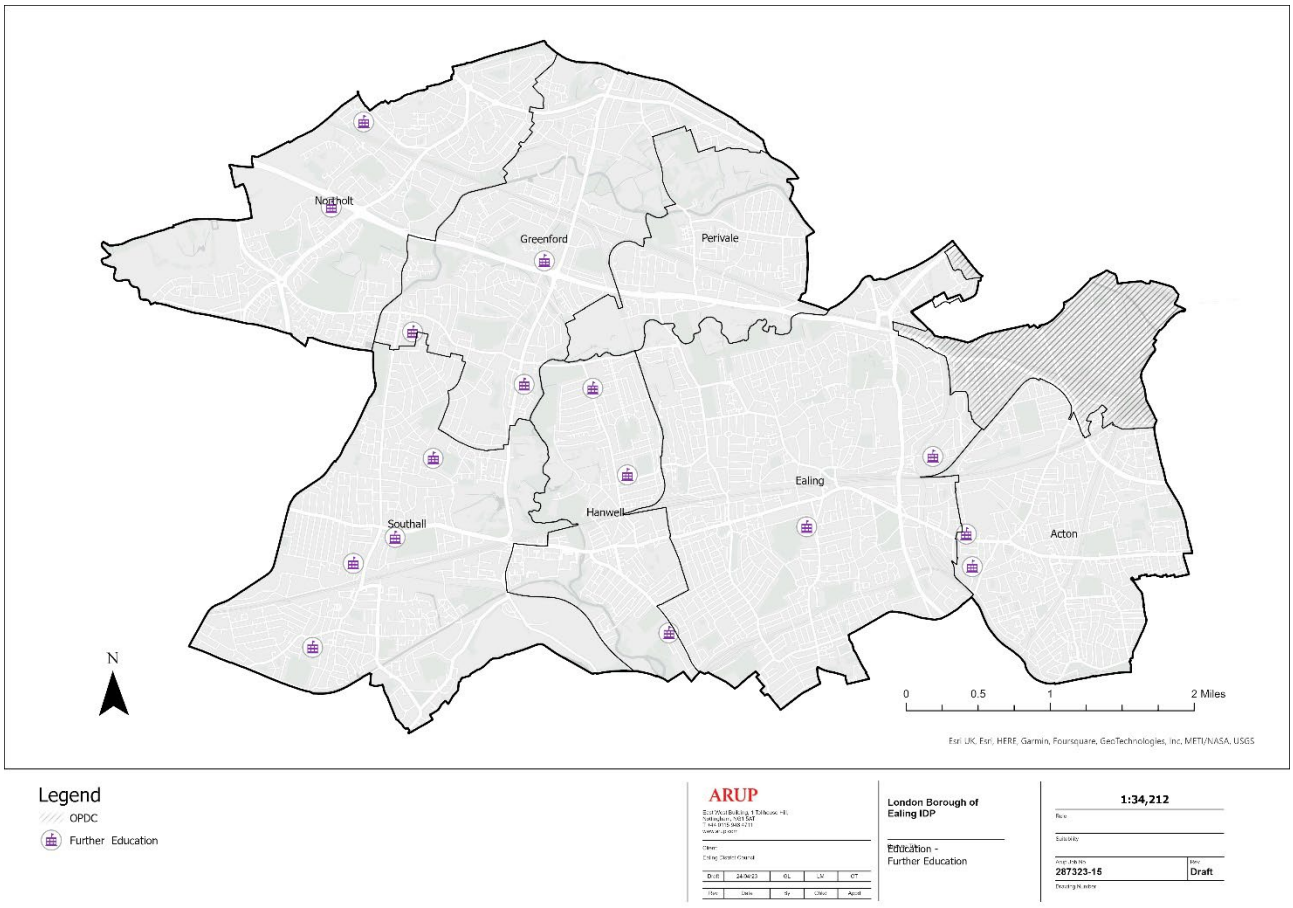
Overview

16-18 years education (otherwise also known as Further Education) refers to education for young people post-15 and is generally funded by the government. 16-18 education is compulsory and includes all courses up to undergraduate level. Students in 16-18 years education usually complete a Level 3 Qualification at the end of their course, for example an A level, diploma, or National Vocational Qualification.

Existing provision and capacity

There are 14 secondary schools with sixth forms and three colleges in the borough which provide other forms of further education. The provision is set out in Figure 12 (see Appendix A.1.11 for the full list).

Figure 12 16 to 18 years education in the borough



Source: Ealing Council

Ark Soane Academy, which opened in September 2021, is also planning to open a sixth form from September 2026, taking in its first year 12 pupils. The Ealing, Hammersmith, and West London (EHWL) College has three sites in Ealing which provide a range of vocational courses:

- Ealing Green College – Creative media and applied science
- Southall Community College – Construction and community
- West London Construction College (Southall) – Construction training

The Capel Manor College in Gunnersbury also provides a range of horticultural courses.

2.4.5 Special educational needs and disability (SEND)

Overview

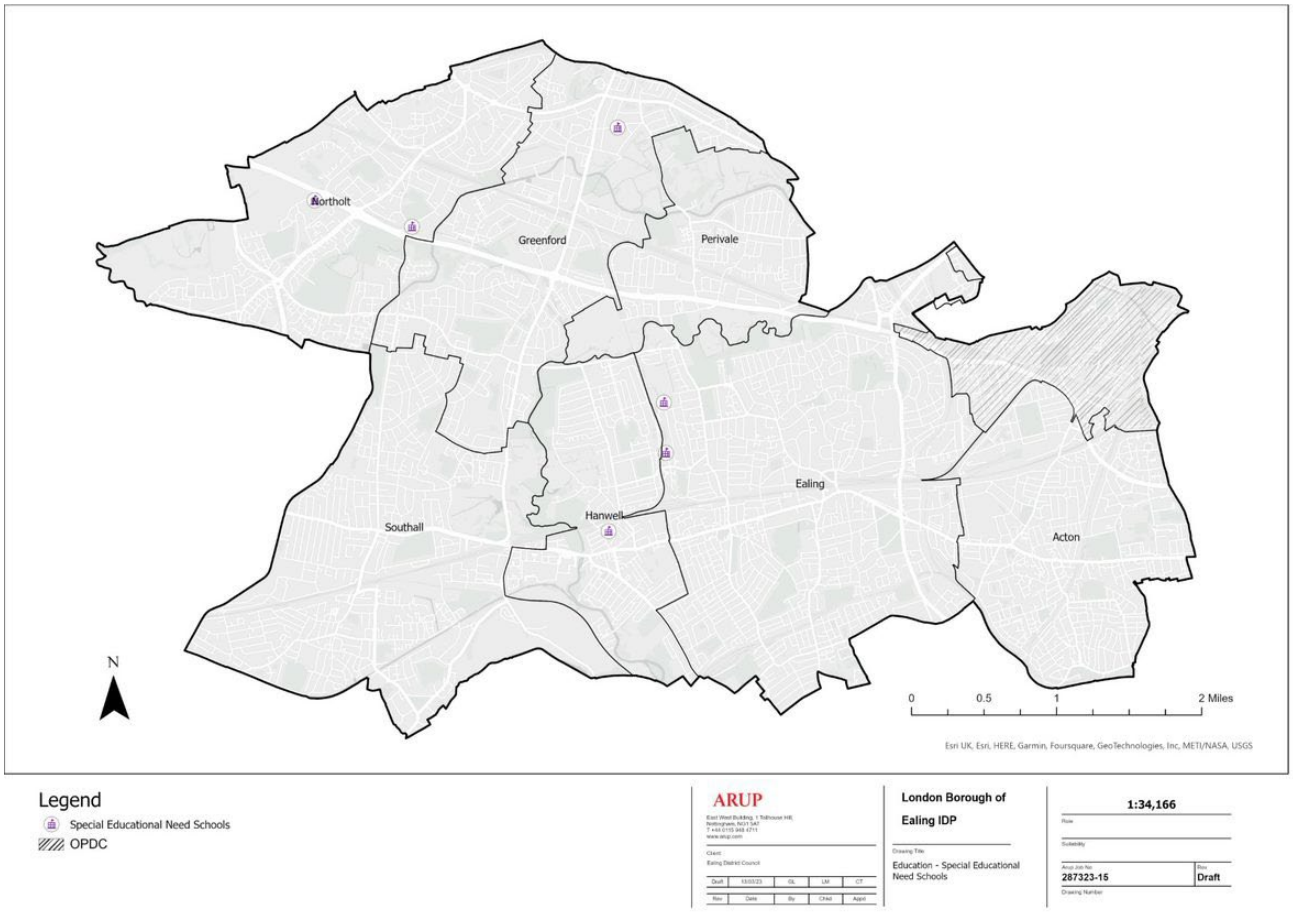
Special schools provide specialist education and support to pupils with special educational needs and disabilities. These include, but are not limited to learning difficulties, autism, physical disabilities, and speech, language and communication difficulties. Ealing's Strategy for Additional and Special Educational Needs, Disabilities and Inclusion 2023-2027, strategic priority four seeks to ensure sufficiency and quality of provision in settings, schools, and services so that children and young people can have their health, social care and educational needs met and feel part of the wider local community.

The Council Plan commits to ensure every child in the borough continues to have access to good and sustainable schools in their local community. Investing in schools so every child can learn in a modern and fit for purpose building and expand special educational needs places.

Existing provision and capacity

There are six maintained special schools in the borough, as well as 16 ARPs/units in mainstreams schools, two pupil referral units and five non-maintained or independent special schools. This is shown on Figure 13 and in Table 7. In September 2022, this equated to 936 special school places, 218 ARP places in primary schools and 104 ARP places in secondary schools. The distribution of special schools across the borough is uneven, as towns such as Southall, Perivale and Acton have no maintained special schools.

Figure 13 Maintained special schools in the borough



Source: Ealing Council

Table 7 Maintained special school provision in the borough, September 2022

SEND School	Town	Capacity
Springhallow School	Ealing	160

SEND School	Town	Capacity
Castlebar School	Ealing	170
St Ann's School	Hanwell	110
John Chilton School	Northolt	133
Mandeville School	Northolt	142
Belvue School	Northolt	221

Source: Stakeholder engagement with Ealing Council (2022)

There has been a significant increase in demand for SEND provision in recent years, particularly in the wake of the pandemic. Demand in the borough is such that not all needs can be currently met within the borough. Ealing Council is increasingly having to utilise non-maintained and independent specialist provision both within and out-of-borough, with the latter being more expensive for the council, less convenient for children/parents, and typically less sustainable due to increased distances that need to be travelled.

If demand continues to increase in line with recent trends, Ealing Council is anticipating the need for a further 500 specialist places by 2028.

2.5 Health and social care

Integrated Care System (ICS) are partnerships of organisations that come together to plan and deliver joined up health and care services. The Integrated Care Board (ICB) is a statutory NHS organisation responsible for developing a plan for meeting the health needs of the population, managing the NHS budget and arranging for the provision of health services in the ICS area.

Within each ICS, place-based partnerships will lead the detailed design and delivery of integrated services across their localities and neighbourhoods. The partnerships will involve the NHS, local councils, community and voluntary organisations.

2.5.1 Primary healthcare

Overview

Primary healthcare provides the first point of contact within the health system and encompasses all day-to-day healthcare, principally encompassing GP and nurse provision at health surgeries but also includes Pharmacies, Opticians and Dentists. It increasingly includes a wider range of workforce, following a national drive to increase the range of disciplines working as part of the primary care system. This includes first contact physiotherapists, clinical pharmacists, social prescribers and more.

Ealing is part of the North West (NW) London Integrated Care System (ICS) which includes the NHS NW London Integrated Care Board (ICB), the Integrated Care Partnership (ICP) and the local authority.

Existing provision and capacity

The Local Plan Health Study states that the borough has 166 primary healthcare facilities: 78 GP practices, 77 pharmacies, nine health centres and two clinics. Southall contains the highest proportion of these facilities (28%)[4].

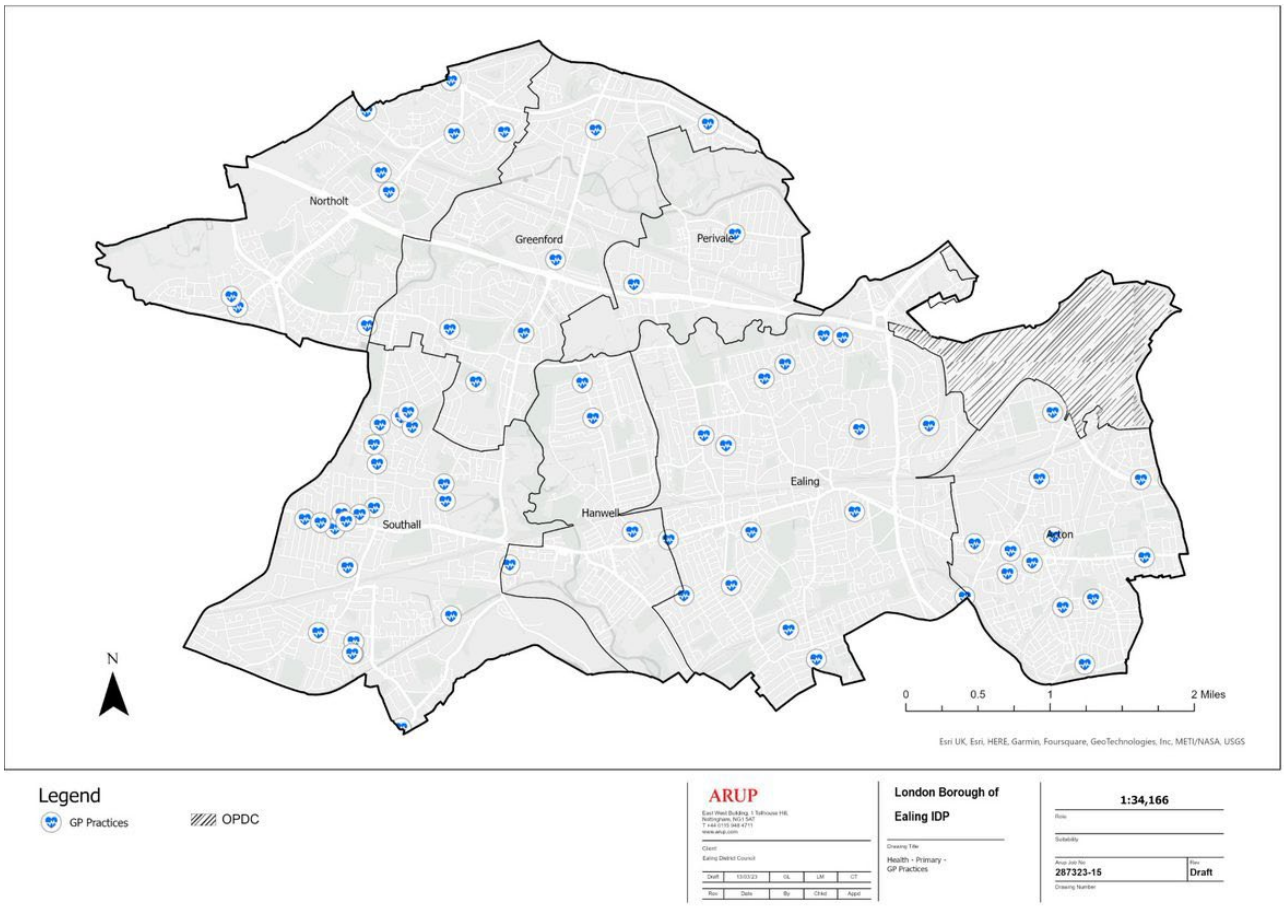
There is insufficient capacity within the estate to meet an increasing demand for primary care although there has been some investment through improvement grants to improve the utilisation and quality of the existing estate. Despite there being a steer to optimise digital technology to deliver healthcare services, the majority of healthcare services are provided face-to-face (66%). There is a need to find additional physical capacity at existing facilities and new facilities to keep up with the level of demand for healthcare services in the borough.

Of the 74 GP practices inspected by the Care Quality Commission (CQC), 71 practices (96%) had an overall ‘good’ rating, one had an overall ‘outstanding’ rating, and two had an overall ‘requires improvement’ rating[5]. Figure 14 shows an even distribution of GP practices across the borough’s seven towns, with a concentration of GP surgeries along the A4020 in Southall. It is important to note that the number of primary healthcare practices and premises has been changing over the years, hence the difference between figures stated.

[4] Available at: https://shapeatlas.net/

[5] Available at: https://www.cqc.org.uk/what-we-do/services-we-regulate/find-family-doctor-gp

Figure 14 Primary healthcare within the borough (NHS Open Data Portal)[6]



Source: https://opendata.nhsbsa.net

The one GP which is rated outstanding is Cuckoo Lane Practice in Elthorne ward (Hanwell). The two surgeries that require improvement are Northfields Surgery in Walpole ward (Ealing) and Jubilee Gardens Medical Centre in Lady Margaret ward (Southall). It is important to note that due to the pandemic CQC visits had decreased and many practices have not been reviewed for some time and therefore the rating of practices can change over a period of time.

The majority of GPs and GP surgeries in the borough are over capacity. This is particularly the case in Hanwell, Southall, and Northolt where 100%, 90% and 83% of GP practices are over capacity, respectively[7].

There have been some changes to the numbers of practices in Ealing due to some smaller practices closing and the patients dispersed across other practices. This has primarily been a result of landlords choosing to serve notice on GP practice tenants or GPs who own premises retiring. The more recent ICP Estates Plan[8] conducted across Ealing in 2022/2023 identified 72 GP surgeries across eight Primary Care Networks (PCNs) with a total registered list size of 461,886 as of January 2023. As well as Ealing residents, this includes patients who may be from neighbouring boroughs or individuals living temporarily within the borough, for example, students.

The primary health care estate is aged and largely comprised of small and medium sized premises. The ICP NWL Estates Plan[9] undertook site surveys of the 72 existing practices. This found that 47% are sound, operationally safe and exhibiting only minor deterioration and 40% are

[6] Note: some primary care facilities overlap due to the scale of the map.

[7] Available at: https://shapeatlas.net/

[8] ICP Estates Plan Ealing. Howard Litchfield Architects

[9] ICP NWL Estates Programme. Planning the NWL Health Estate, Howard Litchfield Architects

operational but in need of major repair or replacement in the short to medium term. The remainder of premises (13%) are recently built and in in good condition.

The NHS Long Term Plan[10] emphasises the importance of moving to an integrated community-based health care system where community hospital hubs play an integral role in delivering a range of services on site. This vision of integrating primary care is further reiterated in the Fuller Stocktake report (2022)[11].The NHS Long Term Plan sets out a requirement for practices to form PCNs, to help provide 'critical mass' in service provision and hence greater efficiencies.

Table 8 The borough's PCNs and registered patients[12]

Primary Care Network (PCNs)	Number of Practices	List Size	% of patients registered at a GP in Ealing
North Southall	10	56,403	12%
Northolt	6	40,005	8%
South Central Ealing	5	49,770	11%
South Southall	8	60,695	14%
The Ealing Network	10	63,417	14%
Acton	15	79,746	18%
Greenwell	7	39,330	8%
NGP	11	72,520	15%

Source: ICP Estates Plan Ealing

Practices across Ealing are over capacity in terms of physical space. Those in Acton, North Southall and South Southall are particularly constrained. All PCNs have a shortage of space with no void in which to expand.

Consultation with NHS stakeholders highlighted that developers are charging rent at higher rates than the levels the NHS will reimburse for facilities in the borough, making new sites unaffordable for the NHS.

[10] Available at: https://www.longtermplan.nhs.uk/wp-content/uploads/2019/08/nhs-long-term-plan-version-1.2.pdf

[11] Available at: https://www.england.nhs.uk/wp-content/uploads/2022/05/next-steps-for-integrating-primary-care-fuller-stocktake-report.pdf

[12] ICP Estates Plan Ealing. Howard Litchfield Architects, updated by local ICB using January 23 list sizes

2.5.2 Secondary healthcare

Overview

Secondary healthcare is generally provided by NHS Trusts and encompasses more specialist healthcare provision, with patients generally referred into secondary healthcare following initial contact with a primary healthcare professional. By virtue of its specialised nature, secondary healthcare is generally provided on a more centralised basis by NHS Trusts. NHS Trusts can be responsible for running and managing individual hospitals, as well as responsibility for providing mental health, community health and sexual health services across the country. Private healthcare providers, outside the NHS, also have a role in the delivery of secondary healthcare.

There are multiple NHS trusts operating in the borough. The West London NHS Trust was established in October 2000 and provides mental and physical health services to the London boroughs of Ealing, Hounslow, and Hammersmith & Fulham. The London North West University Healthcare (LNWH) NHS Trust was formed in October 2014 and provides acute hospital services at Ealing Hospital. The Central London Community Healthcare NHS Trust was established in 2008 and is a community service provider for 11 London boroughs including Ealing.

Existing provision and capacity

There are multiple NHS trusts operating in the borough. The West London NHS Trust was established in October 2000 and provides mental and physical health services to the London boroughs of Ealing, Hounslow, and Hammersmith & Fulham. The London North West University Healthcare (LNWH) NHS Trust was formed in October 2014 and provides acute hospital services at Ealing Hospital. The Central London Community Healthcare NHS Trust was established in 2008 and is a community service provider for 11 London boroughs including Ealing.

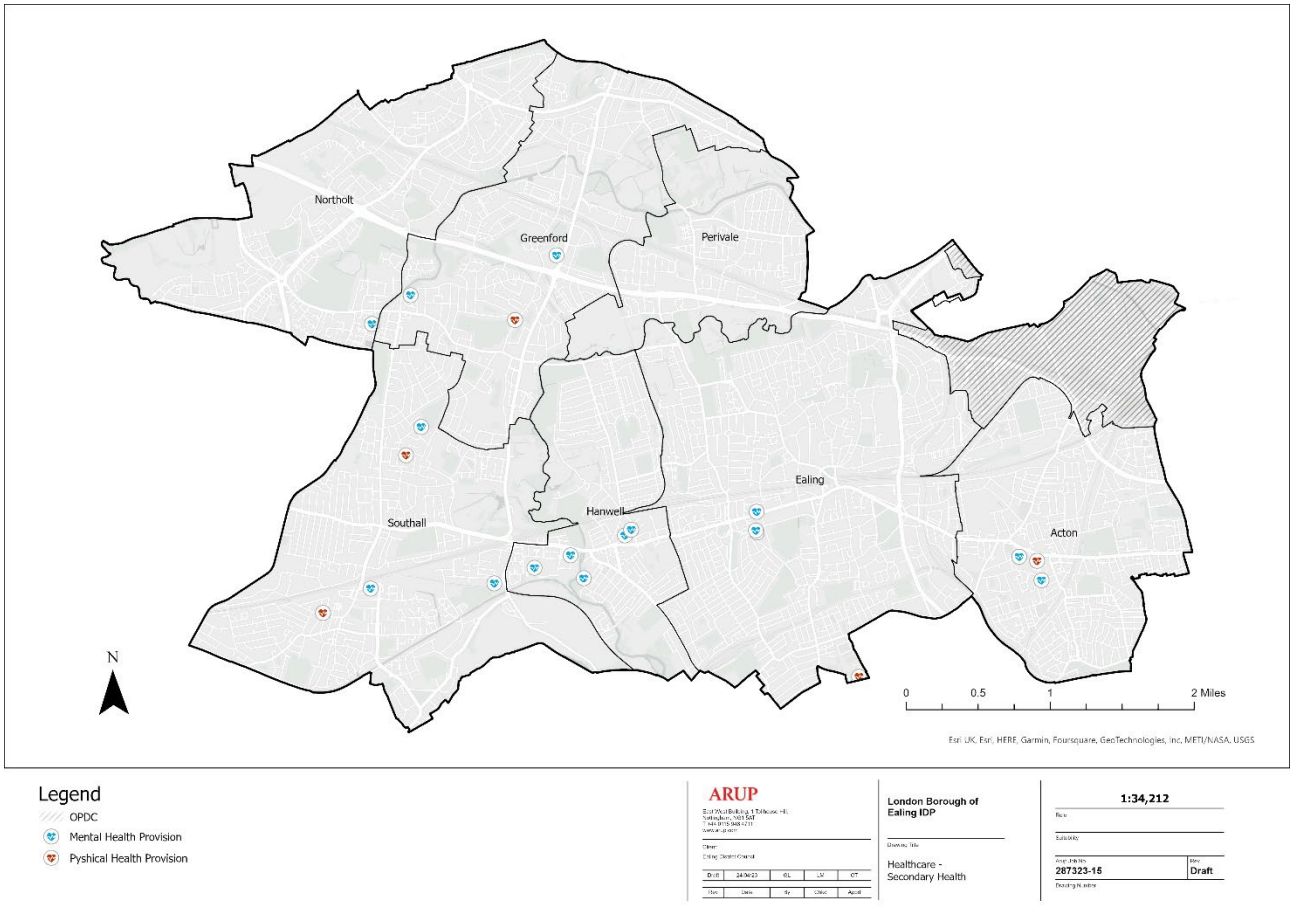
Table 9 Secondary care facilities in the borough

Name	Type of Secondary care	Town
84 Uxbridge Road	Mental Health & Learning Difficulty	Ealing
Acton Health	Hospital, Acute, Community Specialist	Acton
Armstrong Way MH, Southall	Mental Health & Learning Difficulty	Southall
Avenue House Mental Health Resource Centre London	Mental Health & Learning Difficulty	Acton
Carmelita House	Mental Health & Learning Difficulty	Ealing
Cherington House Mental Health Resource Centre, London	Mental Health & Learning Difficulty	Hanwell
Clayponds Rehabilitation Hospital, London	Mental Health & Learning Difficulty	Ealing
Ealing Day Treatment Centre	Mental Health & Learning Difficulty	Southall
Ealing Hospital, Southall	Hospital, Acute, Community, Specialist	Hanwell
Ealing Primary Centre	Mental Health & Learning Difficulty	Greenford
Elm Lodge	Mental Health & Learning Difficulty	Greenford
Featherstone Road	Hospital, Acute, Community Specialist	Southall

Name	Type of Secondary care	Town
Grand Union Village Health Centre	Mental Health & Learning Difficulty	Northolt
Green Lane	Mental Health & Learning Difficulty	Hanwell
Greenford Green Clinic	Mental Health & Learning Difficulty	Greenford
Greenford Service Centre	Hospital, Acute, Community Specialist	Greenford
Jubilee Gardens	Mental Health & Learning Difficulty	Southall
Martin House	Mental Health & Learning Difficulty	Southall
Mattock Lane	Hospital, Acute, Community Specialist	Ealing
St Bernard's Wing, Southall	Mental Health & Learning Difficulty	Hanwell
Sycamore Lodge, London	Mental Health & Learning Difficulty	Acton
The Limes	Mental Health & Learning Difficulty	Southall

Source: NHS data shape tool & engagement with NHS stakeholders

Figure 15 Secondary healthcare within the borough (NHS Open Data Portal)[13]



Source: https://opendata.nhsbsa.net

[13] Note: some secondary care facilities overlap due to the scale of the map.

LNWH's CQC assessment report[14] gave the overall rating for the trust as 'requires improvement'. The CQC rated Ealing Hospital overall as requiring improvement, with the domain of caring rated as good. Areas for improvement included ensuring having enough nursing and support staff to keep patients safe.

LNWH has recently invested tens of million in improvements and estate development, which included ward re-configurations, expansion of ICU capacity, establishing a same day emergency care (SDEC) facility, renovating operating theatres and backlog maintenance. Further LNWH investment in Ealing hospital in 2023 includes a new electronic patient record (EPR), the construction and opening of the Ealing Community Diagnostic Centre (CDC) and the refresh of a site development control plan.

The CQC assessment report of the West London NHS Trust[15] gave it an overall rating of 'good'. The report identified the trust as 'outstanding' for delivering caring services. There were areas that required improvement, including improvements to the community-based mental health services for adults of working age, as well as the Ealing Early Intervention Services and the Ealing West Recovery Team.

In 2021/22, the West London NHS Trust invested £14.7 million in its estate. Significant expenditure related to investment in Phase II of the Broadmoor Hospital redevelopment. Other capital expenditure has focused on backlog maintenance, enhancing the Trust's information technology infrastructure and improving the patient environment.

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[14] https://api.cqc.org.uk/public/v1/reports/91474fb3-a629-4ee0-881b-f907a666911a?20221129062700

[15] https://api.cqc.org.uk/public/v1/reports/8d386cac-1c61-4076-8b04-b12589069825?20210112174532

2.5.3 Social care

Adult social care

Overview

Adult social care is delivered by Local Authorities, and voluntary and private sector organisations. Publicly funded social care is the responsibility of Local Authorities. These services provide emotional and practical support to people in need and allows them to continue to live an active life. In Ealing, there are three types of provision:

Recovery houses: Recovery houses are independent living facilities which are normally delivered through sheltered or supportive housing. This housing provides residents with comfortable and safe accommodation for those needing a place to live while in the early stages of recovery.

Nursing homes: Nursing homes will always include one qualified nurse or doctor and can therefore cater for people with conditions that require nursing attention.

Residential care homes: Residential homes provide accommodation and personal care and will call in routine and emergency medical support from other agencies (e.g., GPs or district nurses), as required.

The Council Plan 2022-2026[16] sets out its commitment to support residents living at home for as long as possible. This approach requires a greater range of sheltered and supportive housing to be delivered so that people who receive, or are in need of, social care have greater freedom.

The Ealing Local Housing Needs Assessment (LHNA)[17] provides further detail on the London Plan housing targets for Ealing. To meet the annual benchmark of 200 units for older persons accommodation a year, Ealing Council needs to deliver 4,000 units for older people from 2021 to 2041.

Existing provision and capacity

Ealing has a good provision of residential care homes across the borough and is a net importer of care home residents from other areas. There is only one recovery house in the borough, Amadeus House, which is in Ealing and has 17 beds, primarily offering mental health care.

There are currently 2 operational Extra Care schemes providing around 100 homes. The Accommodation for Adults with Eligible Care Needs Report outlines the need to create non-registered services provisions for Adult Social Care (i.e. not registered with the CQC)

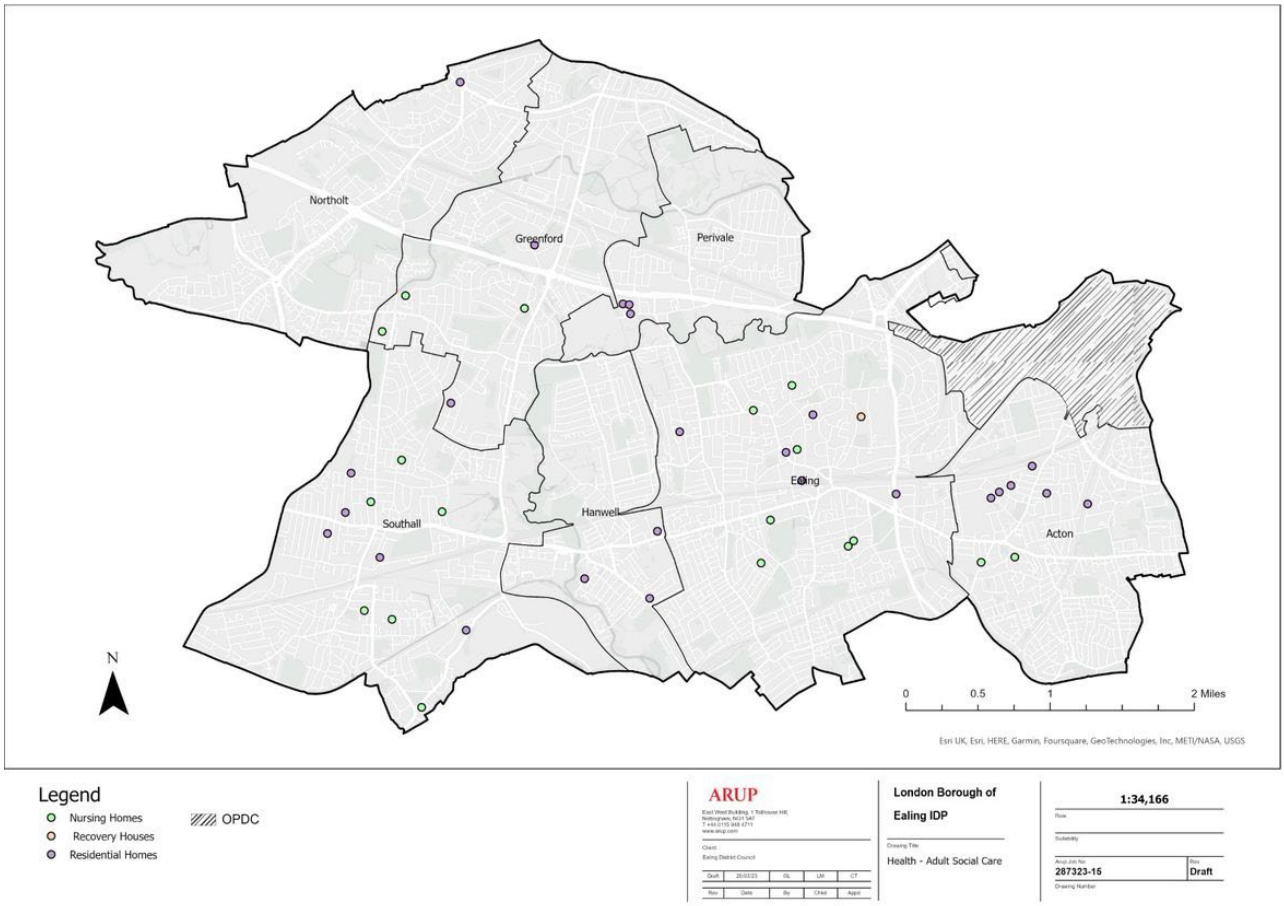
There are currently 18 registered nursing homes in the borough, one of which is operated and run by Ealing Council (Short Break Service). There is a lack of provision in Northolt, Perivale and Hanwell where there are no nursing homes, however, there are currently no identified schemes to meet demand.

There are currently 26 residential care homes in the borough with health provision across the borough, though there are gaps in provision in the south of Northolt and north of Perivale and Greenford, with no identified schemes to meet demand. Please see Appendix A.1.12 for further details about the adult social care facilities in Ealing.

[16] Available at: https://www.ealing.gov.uk/info/201033/council_and_local_decisions/300/council_plan

[17] Available at: https://www.ealing.gov.uk/downloads/download/6995/ealing_local_housing_needs_assessment_update

Figure 16 Adult social care in the borough



Source: Ealing Council

In addition to the provision outlined on the map there are other additional services which are complementary to the adult social care provision. For example, 16+ accommodation and accommodation for those aged 55 and above. In addition, there is support living accommodation which is provided through a range of services and community living arrangements designed to support residents to attain or retain their independence or interdependence in their local homes and communities to help achieve the council's ambition to support residents living at home for as long as possible.

2.5.4 Children's centres

Overview

A children's centre is a place that is managed by or on behalf of a local authority, where early childhood services are made available and activities for young children are provided.

A children's centre should provide universal and targeted early childhood services either by providing the services at the centre itself or by providing advice and assistance to parents and prospective parents in accessing services provided elsewhere.

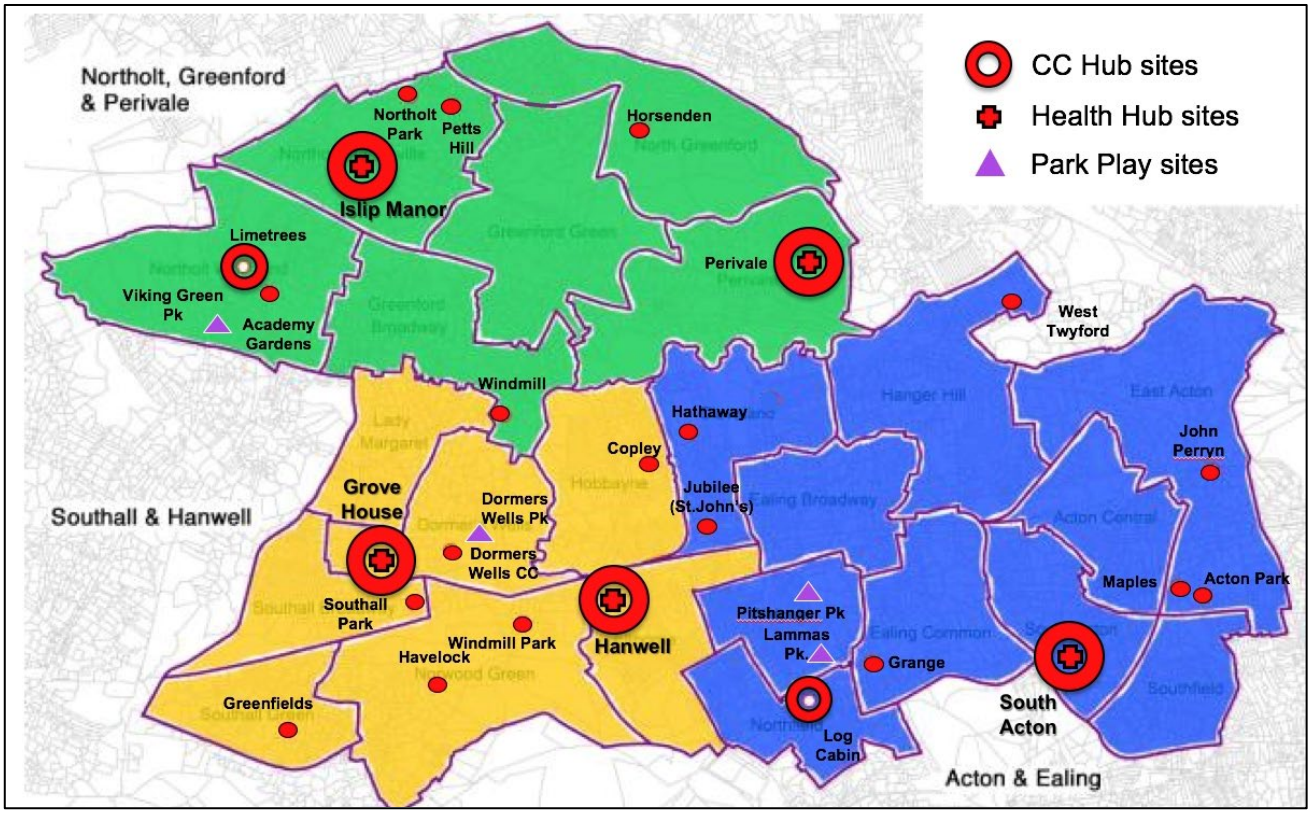
Existing provision and capacity

There are 25 children's centres in the borough, all of which have been rated 'good' or 'outstanding' by Ofsted.

Children's centre sites are multi-use and multi-functional, alongside health and maternal services. Most sites host a private, voluntary, or independent (PVI) nursery on site. Ealing Council works with partners to ensure the sites are used to host a range of education and information advice and guidance (IAG) services. In total, 10 sites are located on school premises.

Children's centres are closely linked with the SEND inclusion team. Ealing Council has committed through the Council plan to a range of initiatives to better support families (for example, the Start for Life/Early Help and Family Hub). The network of children's centres is the main vehicle for delivering these initiatives due to their physical presence in the community.

Figure 17 Children's centres and hub sites in the borough



Source: Ealing Council

2.6 Transport

Accessible and sustainable transport is essential to delivering Ealing Council's aim to make the borough a great place to live, work and spend time in. The London Plan 2021 promotes an integrated strategic approach to transport which supports this priority, and states that borough development plans should support walking, cycling and public transport through policies that encourage mode shift from private vehicles[18].

The Ealing Council Transport Strategy (2019) (ECTS) sets out the borough's transport priorities, including a focus on high-quality, safe provision for cyclists, enhanced public transport and promoting sustainable and good growth, in accordance with the Mayor's Transport Strategy (2018) (MTS), focusing on the initial period of 2019-2022. The three core objectives of the ECTS are: mode shift away from private cars; reducing the environmental footprint of transport; and improving road safety[19].

In the time since the adoption of the Transport Strategy, there have been several market shocks and key events that have changed both the approach to transport planning in the borough and how people travel. These drivers of change include the Covid-19 pandemic and resulting increase in home working, the expansion of the ULEZ, Ealing Council's declaration of a climate emergency, the national decarbonisation strategy and goals, and the opening of the Elizabeth line.

The responsibility for transport lies with different service providers working collaboratively with the council and this is set out in each section below.

2.6.1 Highways

Overview

The borough has 580km of highways, of which the vast majority (543km) are under the control of Ealing Council and 37km under the control of TfL. There are no national Strategic Road Network (SRN) roads (managed by National Highways) within the borough boundary. Highways infrastructure improvements are identified and planned for by TfL and Ealing Council and funding sources include Local Implementation Plan (LIP) funding allocation from TfL, contributions from Ealing Council's own funds, and funding from other sources such as developer contributions.

Existing provision and capacity

The borough is well connected by highways, with the A40 Western Avenue, A406 North Circular Road, A312 and the southern end of A4180 West End Road Transport for London Road Network (TLRN) arterial routes running through the borough. These TLRN arterial routes link with the SRN as well as several other strategic TLRNs and A roads. Other non-TLRN major A roads running through the borough include the A4090, A4127, A3005, A3002, A4000 and A4020.

No national SRN roads run through the borough. In the wider area around the borough, the national SRN comprises the M4, which runs to the south of the borough and provides strategic connections to west of London, Heathrow Airport and Berkshire, the M40 which runs to the north-west and provides links to Buckinghamshire and West Midlands, and the M25 London Orbital Motorway. The M40 also connects to the A40 to the west, which is a key highway corridor running through the borough.

Motorway improvements to M4 Junctions 3 (Uxbridge) to 12 (west of Reading) included in the National Highways 2020-2025 Delivery Plan[20] are now largely complete. These improvement works will increase capacity, reduce congestion and provide more reliable journey times on this section of the M4 to the south-west of the borough, and could therefore have a positive impact on

[18] Available at: https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

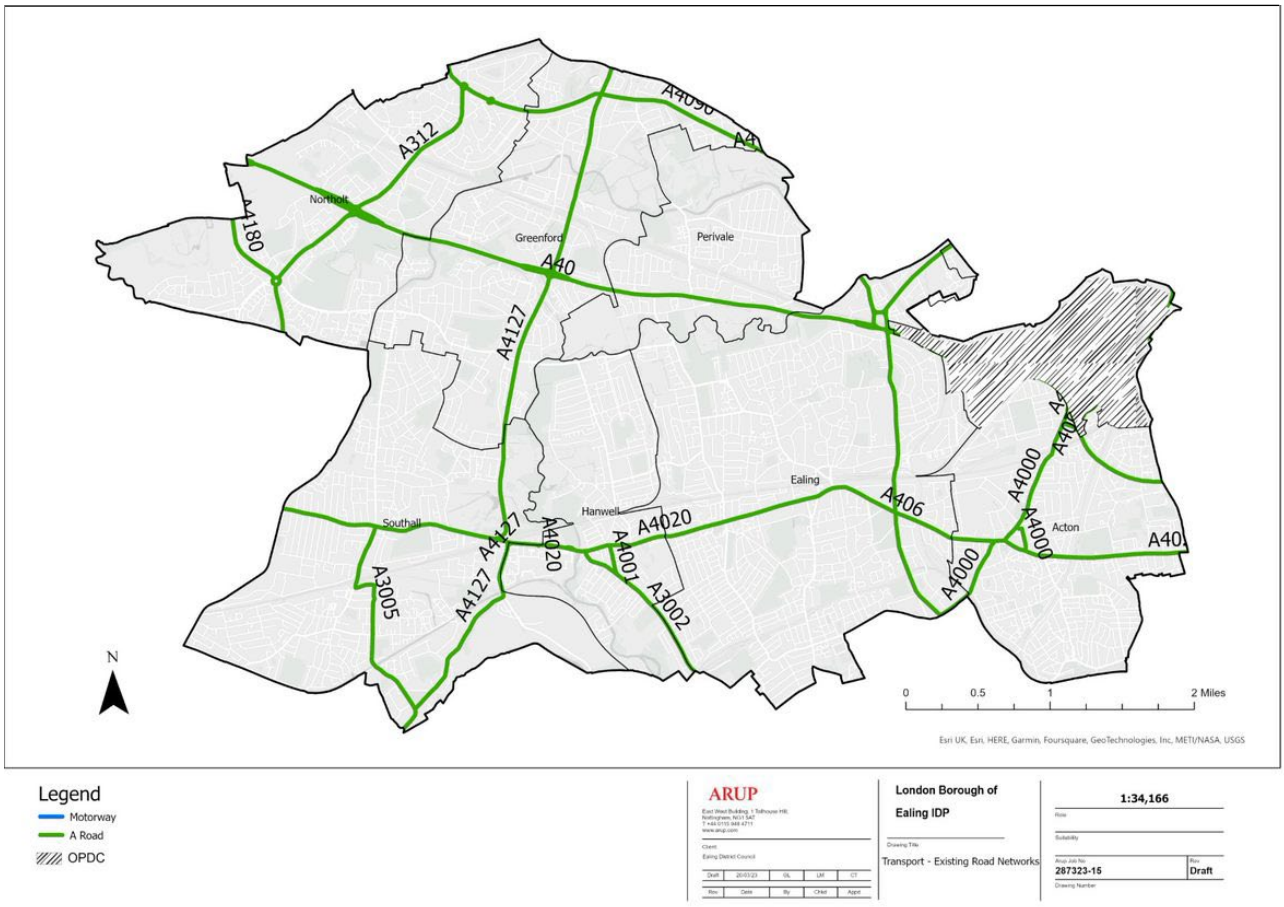
[19] Available at: https://www.ealing.gov.uk/downloads/download/5418/ealings_transport_strategy_2019-2022

[20] Available at: 5-year-delivery-plan-2020-2025-final.pdf (nationalhighways.co.uk)

strategic traffic movements to/from the borough. A mitigation scheme at M4 Junction 3 as part of the Green Quarter site is also being developed.

An overview of the existing highway network in the borough is shown in Figure 18.

Figure 18 Existing highways infrastructure in the borough (OS Open Roads)



Source: https://www.data.gov.uk/dataset/65bf62c8-eae0-4475-9c16-a2e81afcbdb0/os-open-roads

There are currently three car club operators within the borough: Enterprise, Zipcar and Hertz On-Demand. Ealing Council has been successful in growing car club provision in the last decade and there are now 90+ bays across the borough. There are currently 700 on-street electric vehicle (EV) charging points in the borough and Ealing Council is continuing to add more.[21] Current plans are for on-street EV charging points across the Borough to increase to 2,000 points. Off-street numbers are unknown but estimated as a further 120 (within developments, housing land etc). The links between the expanding charging network and electricity capacity and grid supply need to be underlined, with a key risk being failure to upgrade capacity. Strategic planning for the placement of the EV charging points also needs to be undertaken to avoid issues (e.g. placing rapid 'hubs' in areas with capacity issues).

The ECTS notes that traffic congestion on highways is a significant problem and the key highway corridors in the borough are at capacity. The MTS reveals that the following roads in the borough have greater than 1.5 minutes' delay per kilometre driven (the highest indicator)[22]:

- A406 – along the whole length of the road through the borough;
- A4000 – along Gunnersbury Lane and Horn Lane;

[21] Available at: https://www.ealing.gov.uk/downloads/download/7016/transport_topic_paper

[22] Available at: https://www.london.gov.uk/sites/default/files/mayors-transport-strategy-2018.pdf

- A4020 – along the section of Uxbridge Road most nominally at West Ealing, Ealing, Southall and Acton;
- A4127 – along most of Greenford Road; and
- A3005 – along South Road and Merrick Road.

In addition, data from TfL covering a period from 2017/18 to 2019/20 showed that 16% of car trips starting in the borough were under 1km, 19% between 1 – 2km, and 31% between 2 – 5km[23]. This illustrates that much of the congestion on the highways is caused by the short car trips undertaken by residents.

Major highways across the borough form barriers to the movement of other road users, causing severance to those walking and cycling between and within the seven towns. Other key transport challenges in the borough include air quality issues primarily within town centres, mainly because of strategic roads (A40, A312, A406 and A4020), noise pollution especially along the A40, A406 and M4 corridors, and road safety concerns, as people walking and cycling are disproportionately involved in road traffic collisions[24].

The whole of the borough's road network has a 20mph limit and 50% of the network is covered by Controlled Parking Zones (CPZ). There are 54 CPZs across the borough[25].

The ECTS states that the combination of increasing population (a forecast 25% rise from 2019 to 2041) and employment in the borough could result in increased congestion and poor air quality. The Transport Strategy also notes that much of the kerbside in the borough is devoted to car parking, with around half of the borough's 120,000 registered vehicles parked on-street. This constrains the ability to effectively deliver new active travel infrastructure and is likely to create traffic congestion. Ealing Council is also seeking to reduce parking at new developments, as a means to encourage mode shift to sustainable and active travel modes[26]. Ealing Council has produced a Parking and Loading Plan (2019) to effectively manage issues associated with parking on the street network in the borough[27].

[23] Available at: https://www.ealing.gov.uk/downloads/download/7016/transport_topic_paper

[24] Available at: https://www.ealing.gov.uk/downloads/download/7016/transport_topic_paper

[25] Available at: https://www.ealing.gov.uk/downloads/download/5398/local_implementation_plan_lip_for_transport

[26] Available at: https://www.ealing.gov.uk/downloads/download/5418/ealings_transport_strategy_2019-2022

[27] Available at: https://www.ealing.gov.uk/downloads/download/5405/parking_plan

2.6.2 Public transport - National Rail, London Underground and London Overground

Overview

In London, rail services are generally the responsibility of TfL, Network Rail, and the private train operating companies. Ealing Council has a predominantly lobbying and influencing role on rail. Many rail tracks are shared between a number of these organisations. Delivery of schemes and infrastructure improvements are identified and planned for by these organisations, taking a strategic view of future growth and use.

Existing provision and capacity

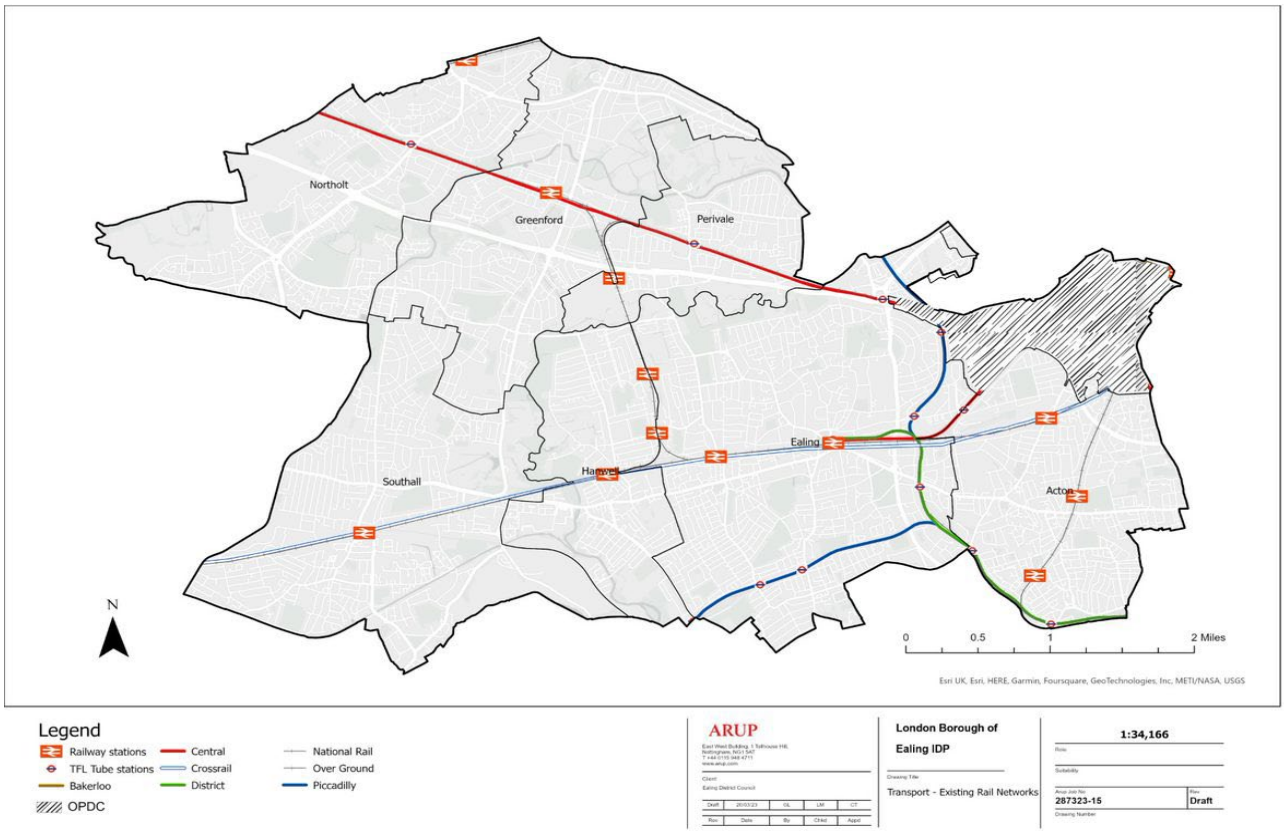
The borough has an extensive underground and surface-level rail network. The Central, District, Piccadilly, and Elizabeth lines as well as Great Western Railway and London Overground all serve at least one of the 25 stations within the borough. The borough currently also has night tube services on the Central line (Ealing Broadway branch only) and the Piccadilly line (Heathrow branch only)[28].

For surface rail, the London Overground, Great Western Railway main line and Greenford branch line all call at stations within the borough. The London Overground is a suburban rail network which provides orbital rail links between the London boroughs. In the borough, the London Overground has two stations, Acton Central and South Acton, providing north and south orbital links. The Great Western Railway main line runs through the borough and provides connections between central London (Paddington station) and the Southwest. There are three Great Western Railway main line stations in the borough: Ealing Broadway; West Ealing; and Southall. The Greenford branch line is a 4.4km Network Rail suburban railway line which is run by Great Western Railway. This line operates between the Great Western main line at West Ealing and Greenford station, with a service of two trains an hour from Monday to Saturday.

Figure 19 provides an overview of the existing national rail, London Underground and London Overground network in the borough.

[28] Available at: https://www.ealing.gov.uk/downloads/download/7016/transport_topic_paper

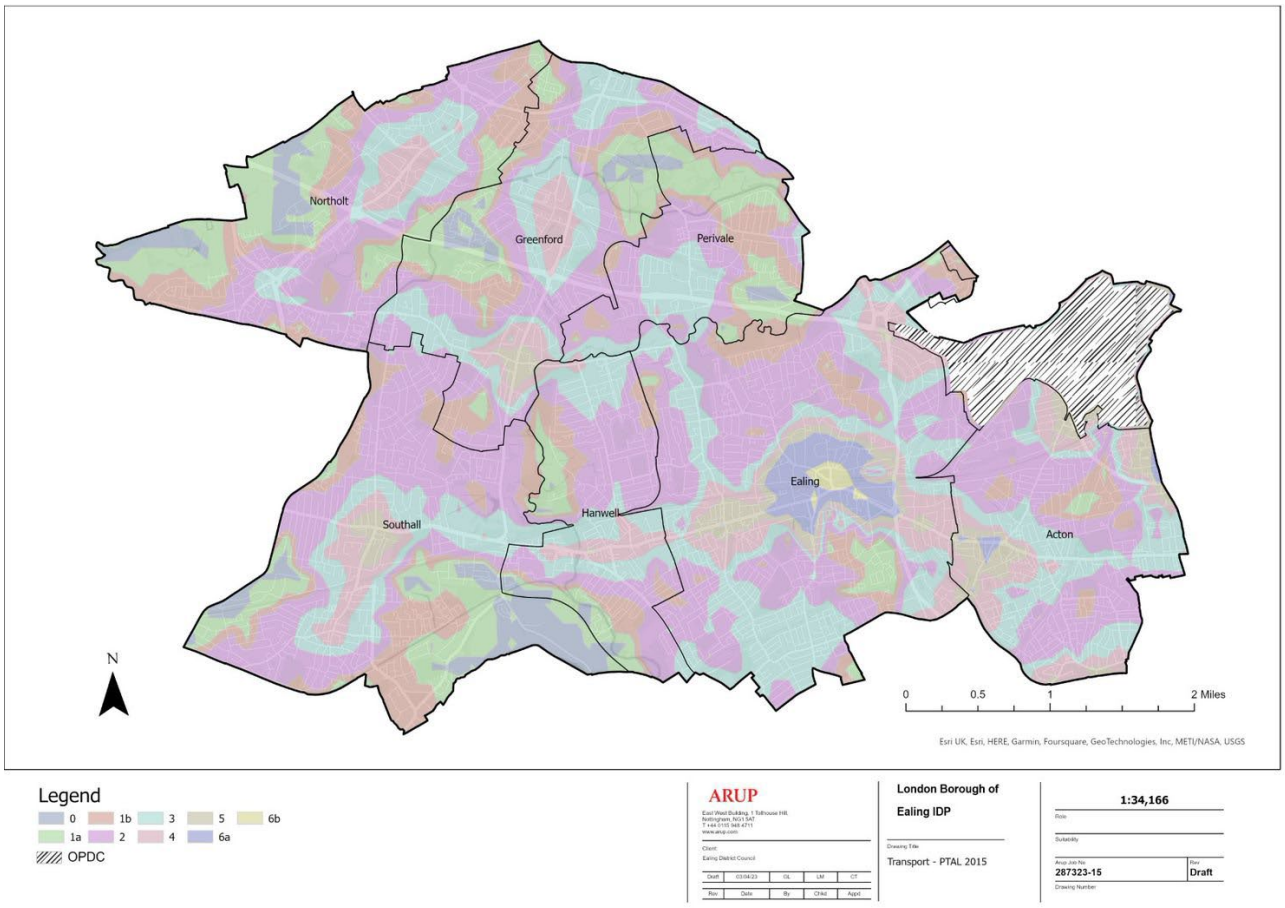
Figure 19 Existing national rail, London Underground and London Overground network in the borough



Source: Ealing Council

Figure 20 shows the Public Transport Accessibility Level (PTAL) for the borough. It should be noted that PTAL calculations take into account bus services as well, which are discussed in detail in Section 2.6.3.

Figure 20 PTAL values across the borough



Source: Ealing Council

While the borough has an extensive underground and surface-level rail network which is especially strong for east-west connections, north-south (orbital) connections are slower and less frequent. The PTAL map illustrates the divide in public transport between the north and south of the borough. The south of the borough, in particular Ealing, benefits from higher public transport connectivity, with access to the Elizabeth line and bus routes along the A4060 corridor. Similarly, in recent years, investment has been concentrated in areas in the south (Ealing, Southall, and Acton), in part associated with the commencement of Elizabeth line services[29].

The Transport Strategy notes that Ealing Council will continue to lobby TfL for improvements to the London Overground network in terms of frequencies and destinations.[30] Large areas of the central part of the borough are more than 1km from a London Underground station, meaning they have poor accessibility to central London. Another issue for rail is that much of the infrastructure pre-dates the introduction of legislation for step-free access. The introduction of Elizabeth line services has brought significant accessibility benefits to the five Elizabeth line stations in the borough. All of these stations (Acton Mainline, Ealing Broadway, West Ealing, Hanwell and Southall) have step-free access along with the enhanced service pattern, with up to ten trains per hour and significantly improved journey times into central London and beyond. However, many other rail stations in the borough require modernisation to help make the stations more accessible to a range of users.

In addition, crowding issues are noted at Ealing Broadway station, which are expected to be exacerbated as a result of the temporary changes to the station during the Old Oak Common construction. Crowding issues are also noted on the Elizabeth line services, with forecast growth being exceeded.

[29] Available at: https://www.ealing.gov.uk/downloads/download/7016/transport_topic_paper

[30] Available at: https://www.ealing.gov.uk/downloads/download/5418/ealings_transport_strategy_2019-2022

Heathrow Airport, located in the adjoining London Borough of Hillingdon, operates as a large hub for transport with underground rail, surface-level rail and bus stations at the terminals. The Piccadilly line, Elizabeth line and three bus routes serve both the borough and Heathrow Airport. The volume of air passengers arriving at Heathrow and travelling on the Piccadilly and Elizabeth lines has a significant impact on peak time capacity.

The future Old Oak Common station will provide services to the Midlands, Scotland, the North, central London and Heathrow via the Elizabeth line, as well as regeneration of the wider area around the station to provide large scale employment and residential land uses. The Old Oak Common station is outside the scope of the Ealing IDP. However, the potential impacts on the railway network in the borough due to improved services (e.g. the station may become the preferred station to access the railway line over Acton station etc), as well as due to the associated large scale development should be acknowledged.

2.6.3 Public transport - bus

Overview

The London Bus Network is planned and specified by Transport for London, and services are run under contract by private bus operating companies. Ealing Council is currently working with TfL, London Buses (TfL subsidiary company), and the individual service providers to develop the borough's bus infrastructure to improve bus reliability. Funding of bus infrastructure is provided through a combination of TfL, Ealing Council, and developer contribution funding.

Existing provision and capacity

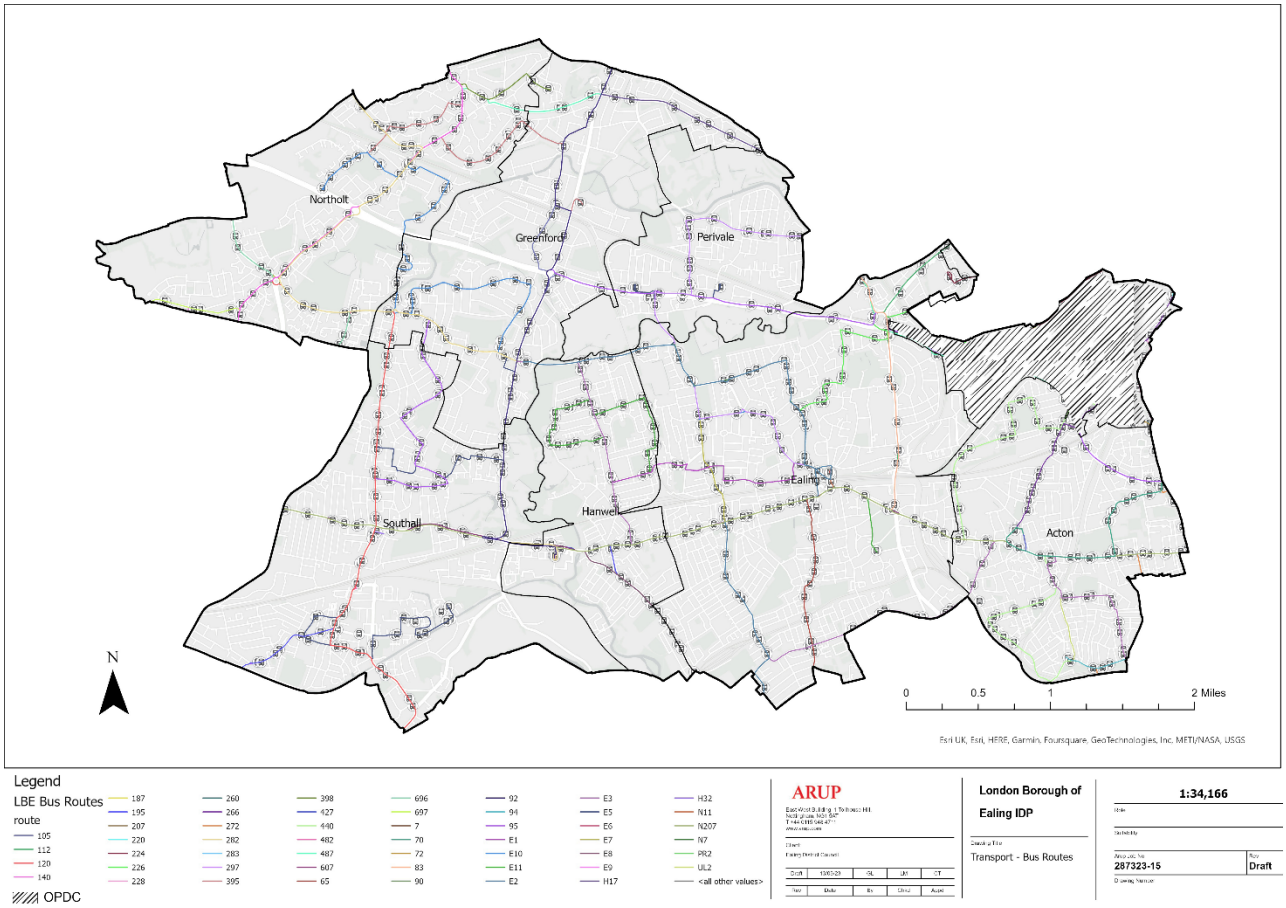
There are more than 30 bus routes serving 700 bus stops in the borough. In partnership with TfL, Ealing Council completed an extensive program to make all bus stops wheelchair accessible by 2017. A total of 13 bus routes in the borough also operate as night services. As shown in Figure 21 below, the bus network within the borough is centred on Ealing Broadway and Acton. Further to the west (Southall and Northolt), the bus network is more dispersed due to the more suburban environment. In these areas, there are also barriers to north-south movement caused by rail lines and the A40, with a very limited number of crossing points which are often congested[31].

The A4020 Uxbridge Road serves as a major east-west bus corridor, with bus services providing connections across the borough through Ealing Broadway. Three bus routes directly serve Heathrow Airport from the borough, with many more cross boundary services connecting the borough to key employment sites and centres within the vicinity of the airport.

Figure 21 provides an overview of the bus routes and bus stops in the borough.

[31] Available at: https://www.ealing.gov.uk/downloads/download/7016/transport_topic_paper

Figure 21 Existing bus service provision in the borough



Source: Ealing Council

The LIP for transport[32] and the ECTS[33] identifies current plans for improvements to the bus services in the borough. With regards to Southall in particular, the Southall Reset Spatial Planning Framework, which forms part of the Regulation 18 consultation for the Local Plan, identifies a list of spatial principles for improving sustainable transport connectivity in Southall[34].

[32] Available at: https://www.ealing.gov.uk/downloads/download/5398/local_implementation_plan_lip_for_transport

[33] Available at: https://www.ealing.gov.uk/downloads/download/5418/ealings_transport_strategy_2019-2022

[34] Available at: https://www.ealing.gov.uk/download/downloads/id/18426/southall_reset_%E2%80%93_spatial_planning_framework.pdf

2.6.4 Walking, cycling and micromobility

Overview

This section discusses walking, cycling and micromobility (i.e. lightweight single-person transport modes, mostly electric, such as e-scooters and e-bikes). The ECTS sets out a mode shift target of 80% of journeys in the borough to be made by walking, cycling and public transport by 2041, aligned with the MTS, and notes that active travel will be encouraged by placemaking and good street design to minimise reliance upon and use of vehicles[35]. Ealing Council is responsible for the funding of active travel infrastructure projects in the borough. External organisation funding such as TfL and income from developer contributions is necessary to support delivery of infrastructure.

Existing provision and capacity

The borough has a good walking and cycling network consisting of footways, footpaths, bridleways, byways, and on and off-road cycle routes. There are three TfL Cycleways in the borough (two former Quietways, 'Q23' and 'Q16', and one former Cycle Superhighway). The former Quietway 'Q23' is located within the borough and connects Greenford with Pitshanger Park along the River Brent, while the northern part of the former Quietway 'Q16' stretches into the borough and connects Hayes Town (Hillingdon) to Northolt along the Grand Union Canal.

The borough's tertiary routes primarily run along non-classified roads and residential streets connecting residential areas. The borough has an extensive network of footways to accommodate pedestrian movements. These are primarily on and alongside the borough's road network. The borough also benefits from an extensive network of Public Rights of Way (PRoWs) and traffic free walking routes. The borough has the second longest length of canals in London (16km), which offer potential as sustainable transport links for people walking and cycling[36]. In terms of micromobility provisions, three e-scooter companies offer rentals in the borough as part of a London wide trial, co-ordinated by TfL and London Councils. Up to 500 e-bikes are also now available for rental across the borough, operated by Dott, Lime, and TIER.

Using datasets from TfL's Strategic Cycling Analysis, the Ealing Council Cycle Plan sets out current cycle demand in the borough and shows that Uxbridge Road has one of the highest cycle flows in London. It shows that the section of Uxbridge Road in east Acton is in the top 5% of highest cycle flows in London, with the Acton to Ealing Broadway section in the top 10% and Ealing Broadway to Hanwell within the top 15%[37].

There are still issues with the quality and general provision of walking and cycling infrastructure within the borough. Parts of the borough's walking and cycling network are fragmented due to physical barriers to movement such as railways, canals and main roads, resulting in long detours to active travel routes.

The Ealing Cycle Plan outlines that attitudinal barriers are a key issue, with concerns about safety being one of the most common reasons residents in the borough cite for not cycling. The Cycle Plan also reiterates the importance of perception of safety, as high volumes and speeds of motor traffic can result in the observation that roads are dangerous and uncomfortable. Another barrier to cycling in the borough, as identified in the Cycle Plan, is the lack of secure cycle parking which deters residents from making trips by active travel. The Ealing Cycle Plan notes that there has been a 47% increase in the number of parked bikes from 2012 to 2016, and that cycle parking is now nearing full capacity[38]. It should be noted that the new Council Plan includes a commitment for expanding the number of bike hangars in the borough to at least 150, with progress so far being up to 98 hangars.

[35] Available at: https://www.ealing.gov.uk/downloads/download/5418/ealings_transport_strategy_2019-2022

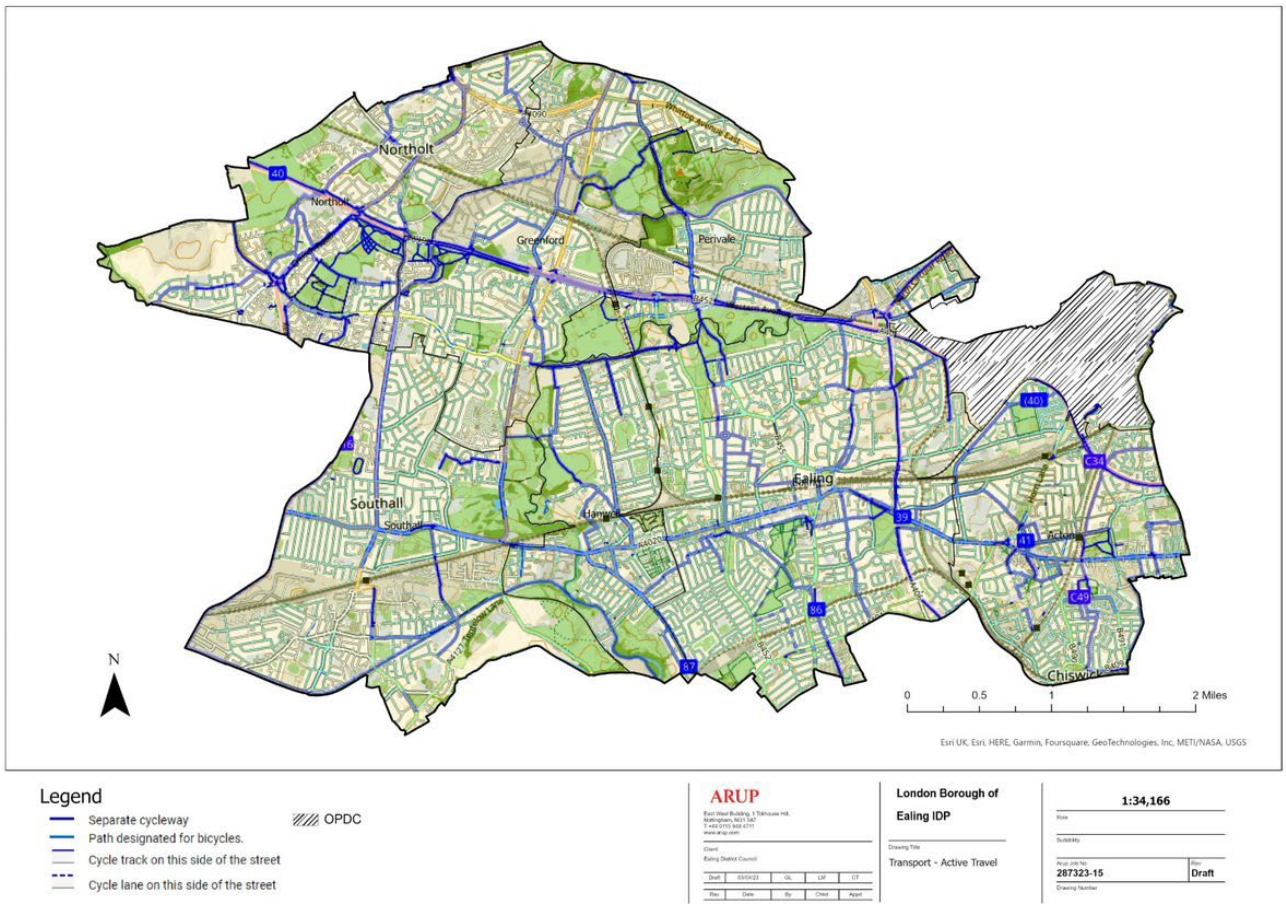
[36] Available at: https://www.ealing.gov.uk/downloads/download/7016/transport_topic_paper

[37] Available at: https://www.ealing.gov.uk/download/downloads/id/14470/cycle_plan_2019-22.pdf

[38] Available at: https://www.ealing.gov.uk/download/downloads/id/14470/cycle_plan_2019-22.pdf

An overview of the existing cycling network in the borough is provided in Figure 22.

Figure 22 Existing cycling network in the borough (CyclOSM: OpenStreetMap-based bicycle map)



Source: https://www.cyclosm.org/

A comprehensive list of active travel interventions across the borough was identified in the 2022 London Borough of Ealing Transport Topic Paper[39]. Additionally, in response to key barriers to cycling, the Ealing Council Cycle Plan includes a list of measures for improving and encouraging cycling[40]. With regards to location-specific plans, the Southall Reset Spatial Planning Framework also identifies a series of spatial principles for improving movement, including improvements to active travel[41]. In addition to physical infrastructure projects, several other projects are taking place within the borough to help facilitate attitudinal change towards active travel. For example, a Travel to School Report has been produced with the aim of reducing car use, especially for short journeys, and encouraging sustainable and active modes of travel. This will help meet the ECTS objectives of encouraging modal shift, improving road safety, and reducing transport contribution to air pollution.

Old Oak Common station and the associated large scale regeneration area are out of scope for the Ealing IDP. However, the impact on the borough of the planned improved active travel links as part of the Old Oak Common regeneration area and the large scale development itself should be acknowledged.

[39] Available at: https://www.ealing.gov.uk/downloads/download/7016/transport_topic_paper

[40] Available at: https://www.ealing.gov.uk/downloads/download/5404/cycling_plan

[41] Available at: https://www.ealing.gov.uk/download/downloads/id/18426/southall_reset_%E2%80%93_spatial_planning_framework.pdf

2.7 Waste management facilities

2.7.1 Waste and recycling

Overview

The West London Waste Authority (WLWA) is the statutory waste disposal authority and is responsible for disposing of waste collected by the London boroughs of Brent, Ealing, Harrow, Hillingdon, Hounslow and Richmond upon Thames. The six boroughs are waste collection authorities. The London Plan sets out targets for recycling and composting waste from households, businesses and industry.

The WLWA has been working to increase recycling. The WLWA Annual Report[42] published in June 2021 outlines that over 96% of residual waste is now being directed away from landfill and sent mostly to energy-from-waste facilities (EfW) where the materials are turned into energy. The WLWA is working to innovate the waste system to facilitate a move towards a more circular economy.

Existing provision and capacity

Table 10 shows the existing waste sites (both public and private) in Ealing. There are two sites that are operated by Ealing Council: Acton Waste & Recycling Centre and Greenford Reuse & Recycling Site & Depot[43]. Acton Waste & Recycling Centre is currently being scoped to be repurposed for repair and/or reuse uses to create a circular economy aligning with the ambitions of the West London Waste Annual Report and with the council plan.

Greenford Reuse & Recycling Site and Greenford Depot are considered as one site by the council as they are contiguous. Ealing Council operates the Household Reuse and Recycling Site in Greenford. The site also has a bulking facility for recycling collection. The Greenford Depot is no longer a Household Reuse and Recycling Site, but still operates as a waste site to incorporate circular economy principles. The council monitored the waste through the sites between April and November 2021: 4,881.44 tonnes of waste went through Greenford and 634.58 tonnes of waste went through Acton. For recycling and garden waste, 3,043.27 tonnes and 1,443.36 tonnes went through Greenford and Acton respectively.

Table 10 Existing waste sites in the borough

Operator Name	Facility Name	Site Activity
London Borough of Ealing	Acton Waste & Recycling Centre	Civic Amenity
London Borough of Ealing	Greenford Reuse & Recycling Site Greenford Depot, Greenford Road	Civic Amenity MSW&C&I Waste Processing/Transfer
Yeoman Aggregates Ltd	Stone Terminal, Acton	CDE Waste Processing
Bridgemart Ltd (Gowing & Pursey)	Horn Lane Waste Transfer Station	CDE Waste Processing/Transfer
Iver Recycling (UK) Ltd	British Rail Goods Yard, Greenford	CDE Waste Processing/Transfer
London Auto Parts Ltd	Alperton Lane, Wembley	Metal Recycling

Source: West London Waste Plan

[42] Available at: https://cdn2.assets-servd.host/westlondon-waste/production/assets/resources/Archive/WLWA-Annual-Report-2021_Final-Harrow.pdf

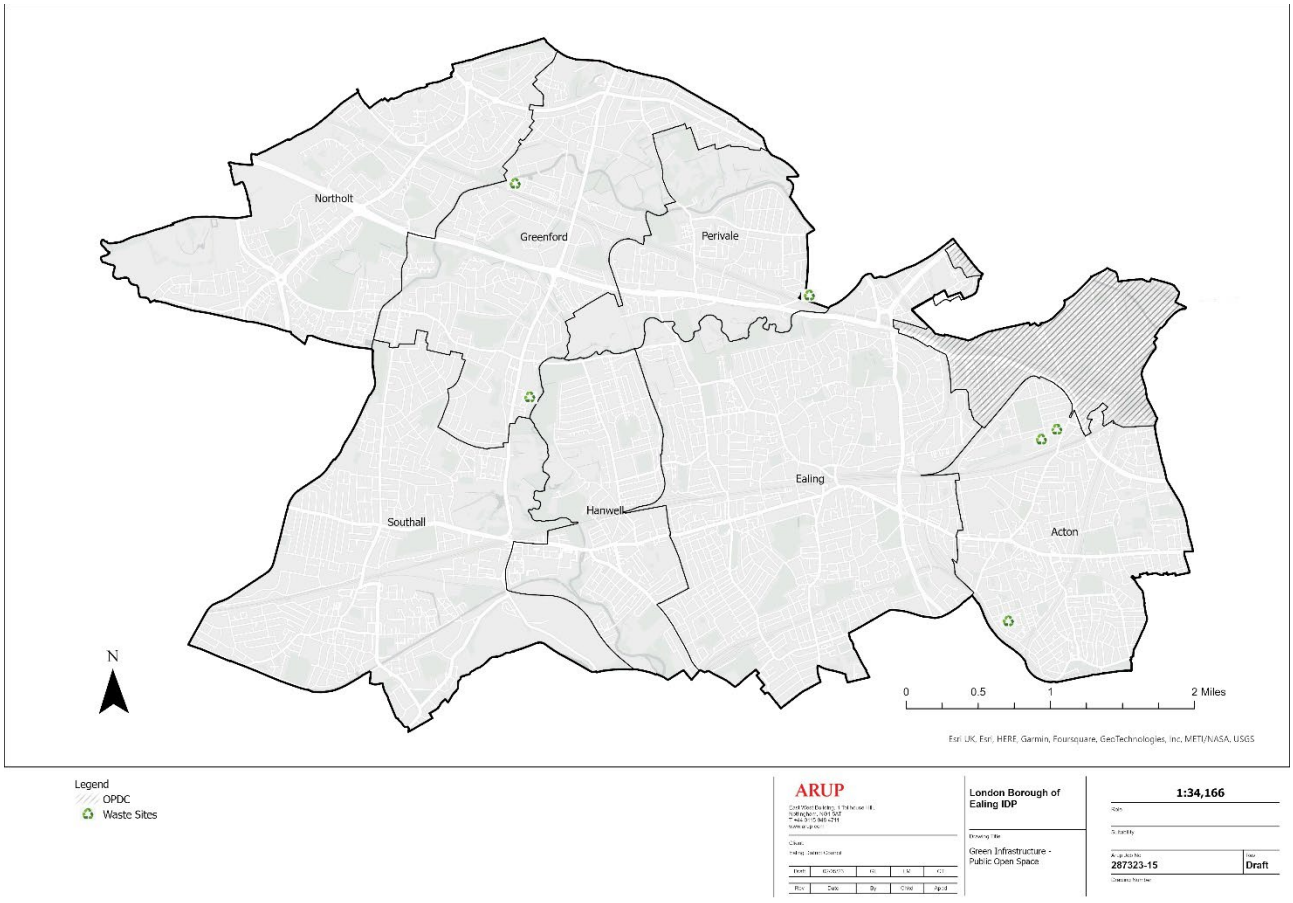
[43] Note: Greenford Reuse & Recycling Site and Greenford Depot are considered as one site.

Existing waste management capacity (excluding any landfill) in West London is 1.64 million tonnes per annum including both waste processing sites and the recycling undertaken at household waste and recycling centres.

The West London Waste Plan sets out that the six west London boroughs need additional capacity of 383,000 tonnes from 2014 to 2021 and 614,000 tonnes by 2031. To determine what area of land will be required to provide this additional capacity, an average capacity of 65,000 tonnes per annum per hectare was set out in the Plan. This sets out a need for an additional 9.4 hectares for waste management across the West London boroughs.

Residual waste collected by Ealing Council is directed and bulked at a West London Waste Authority site (Transport Avenue transfer station in Brentford), before being distributed to Biocollecters for anaerobic digestion (food waste), West London Composting for composting (garden waste) and Severnside Energy recovery Centre for energy recovery (general waste). A very small percentage, less than 0.5%, is sent to landfill. Mixed recycling is bulked at Greenford Depot before being sent to N&P Crayford (materials recovery facility) for processing.

Figure 23 Waste sites in the borough



Source: Ealing Council

2.8 Flood management

2.8.1 Flood mitigation

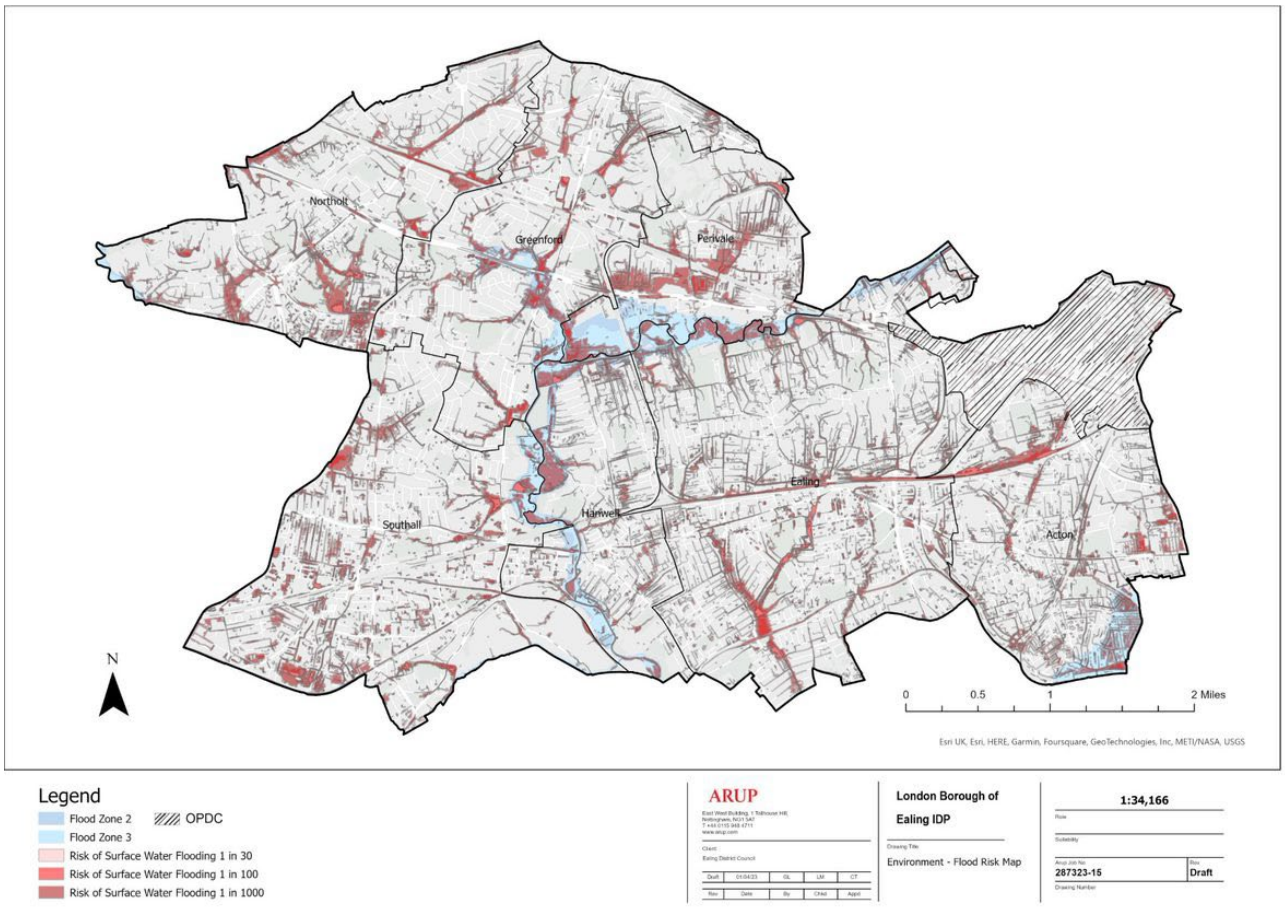
Overview

Flood prevention and mitigation within Ealing is the joint responsibility of the Lead Local Flood Authority (LLFA), Thames Water, and the Environment Agency (EA). Ownership of flood mitigation infrastructure can be the responsibility of Ealing Council, the EA, Canal & River Trust, or private owners. It should be noted that potential complications for the cumulative impact of growth on flooding and flood mitigation infrastructure should be carefully considered. It has also been highlighted by the EA that the Ealing projects and flood defence grant in aid funding is designed to protect existing properties, not to justify development in areas at high risk of flooding.

Existing provision and capacity

Overall, Ealing has a low risk of fluvial and pluvial flooding, with the exception being the area around the River Brent. The River Brent is classified as a main river. The EA has responsibility for flood mitigation measures relating to flooding from main rivers. Figure 24 below shows the areas around the River Brent which are in Flood Zones 2 & 3, and areas that at risk of surface water flooding.

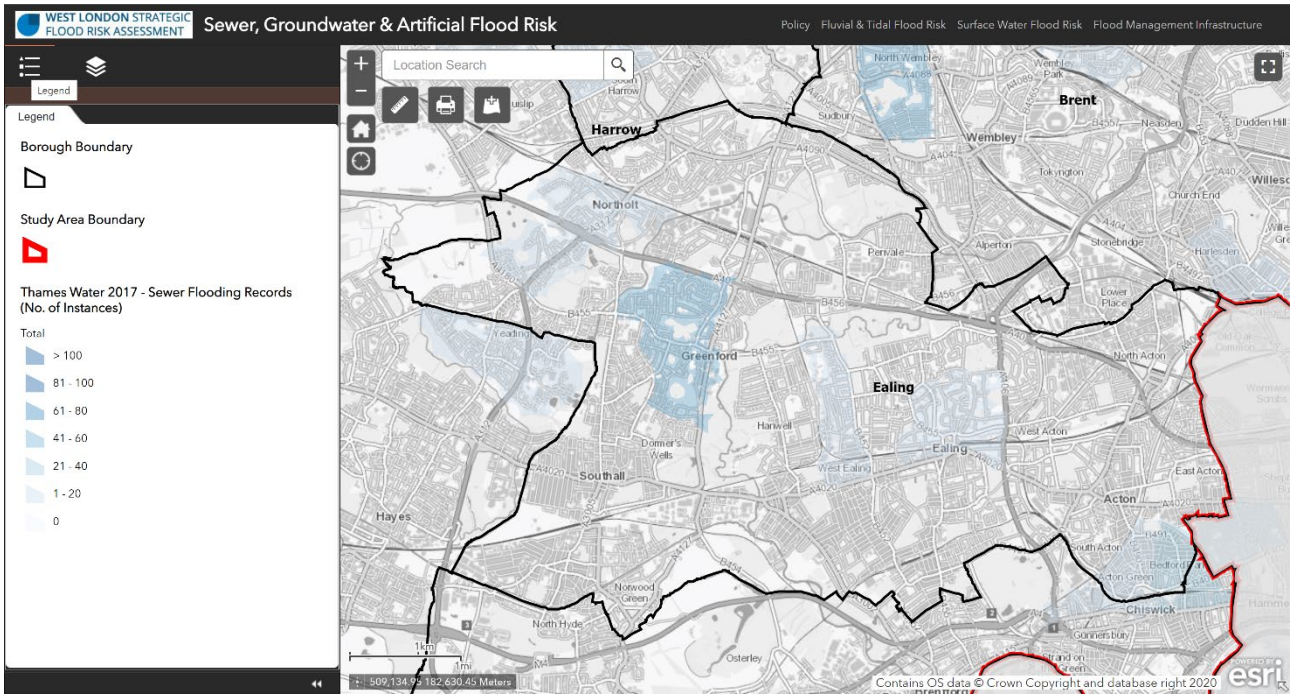
Figure 24 Fluvial and pluvial flooding in the borough (Defra Data Services Platform)



Source: https://environment.data.gov.uk/spatialdata/spatial-flood-defences-including-standardised-attributes/wms

Ealing is also at risk of flooding from sewer overflows and capacity issues. Figure 25 below shows historical flooding records for sewer, groundwater, and artificial flooding.

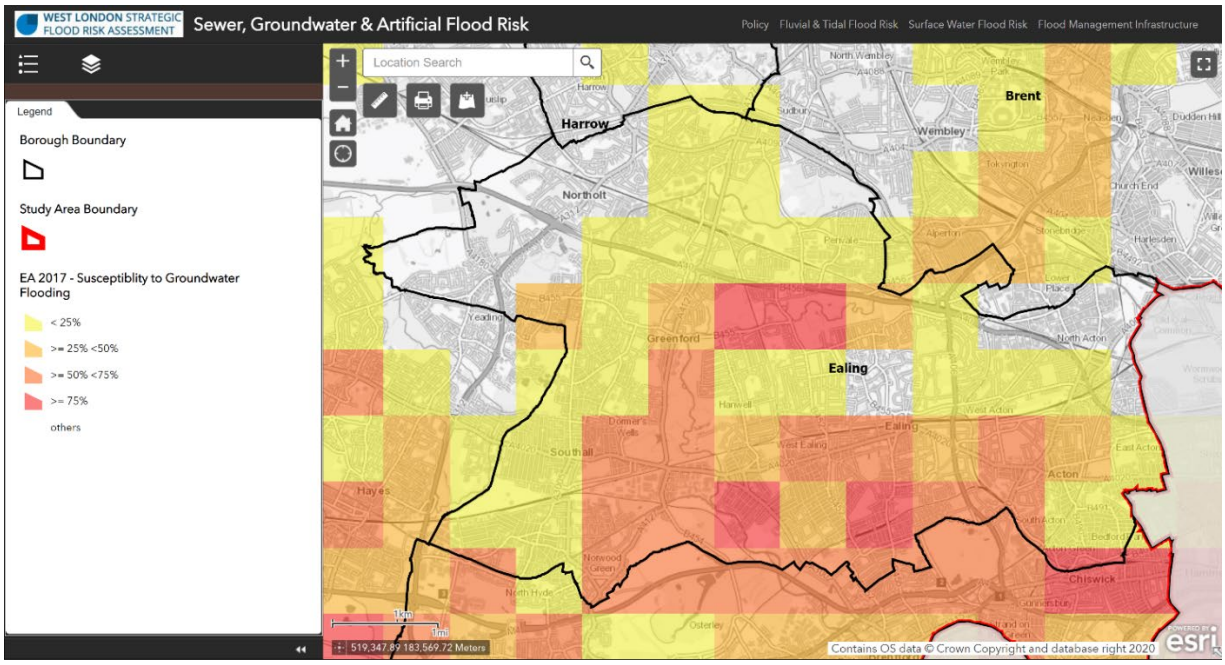
Figure 25 Surface water flood records for the borough (West London SFRA)



Source: https://westlondonsfra.london/mapping-tool/

Figure 26 shows the areas where geological conditions could enable groundwater flooding to occur in the borough. The borough has some areas of relatively high susceptibility, particularly in Greenford, Perivale, Hanwell, and Ealing, which could cause flooding issues if not managed correctly.

Figure 26 EA 2017 susceptibility to groundwater flooding (West London SFRA)



Source: https://westlondonsfra.london/mapping-tool/

The Local Authority currently have 6 flood mitigation assets located within the borough of Ealing. The EA currently has 7 EA assets within the Borough of Ealing, two of which are recorded as being below target condition.

2.9 Emergency services

2.9.1 Ambulance

Overview

Ambulance services within Ealing are provided by the London Ambulance Service (LAS) NHS Trust. LAS provides accident and emergency transport services from Heathrow in the west to Upminster in the east, and from Enfield in the north to Purley in the south, covering approximately 620 square miles. LAS recently consolidated its estate from 64 ambulance stations to 53 with more than 8,000 people who work or volunteer for the service[44].

The LAS Strategy 2018/19 – 2022/23[45] sets out the priorities for the LAS for the last 5 years. Underpinning these priorities is a suite of 'enabling strategies', including the 'estates vision' which sets objectives to develop the estate in a strategic way. This includes better utilising space across the estate, and reviewing the need for a geographically close estate, whilst ensuring that the service is fit for the future.

Existing provision and capacity

LAS has two ambulance stations in the borough; Greenford Ambulance Station located on Greenford Road and Hanwell Ambulance Station located on Boston Road (see Figure 27).

The CQC undertook an inspection of LAS in 2019 and found that overall, the service was "Good". However, the Emergency Operations Centre (EOC) requires improvement due to a wide range of reasons, including that the design, maintenance and use of facilities, premises and equipment did not always keep staff safe.

The LAS Annual Report 2021/22[46] highlighted that the LAS was one of two Trusts that maintained a response to all Category 1 (an immediate response to a life-threatening condition, such as cardiac or repository arrest) calls under the 7-minute national target. Despite this the service does have improvements to make and the report highlights a number of these:

- Patient care;
- Patient, family and carer experience; and
- Staff engagement and support.

The LAS Strategy 2018/19 – 2022/23 highlights a need to further develop infrastructure and to continually look for opportunities for estate collaboration with other services to make efficiencies in service delivery, for example the London Fire Brigade and the LAS shares headquarters. The estates vision highlights that 19% of the LAS estate is underutilised.

London North West University Healthcare (LNWUH) NHS Trust, which runs Ealing Hospital, lost 2,094 hours between 14 November 2022 and 1 January 2023 across the whole trust due to ambulance handover delays[47]. It is London's second-worst performing trust for ambulance hold ups.

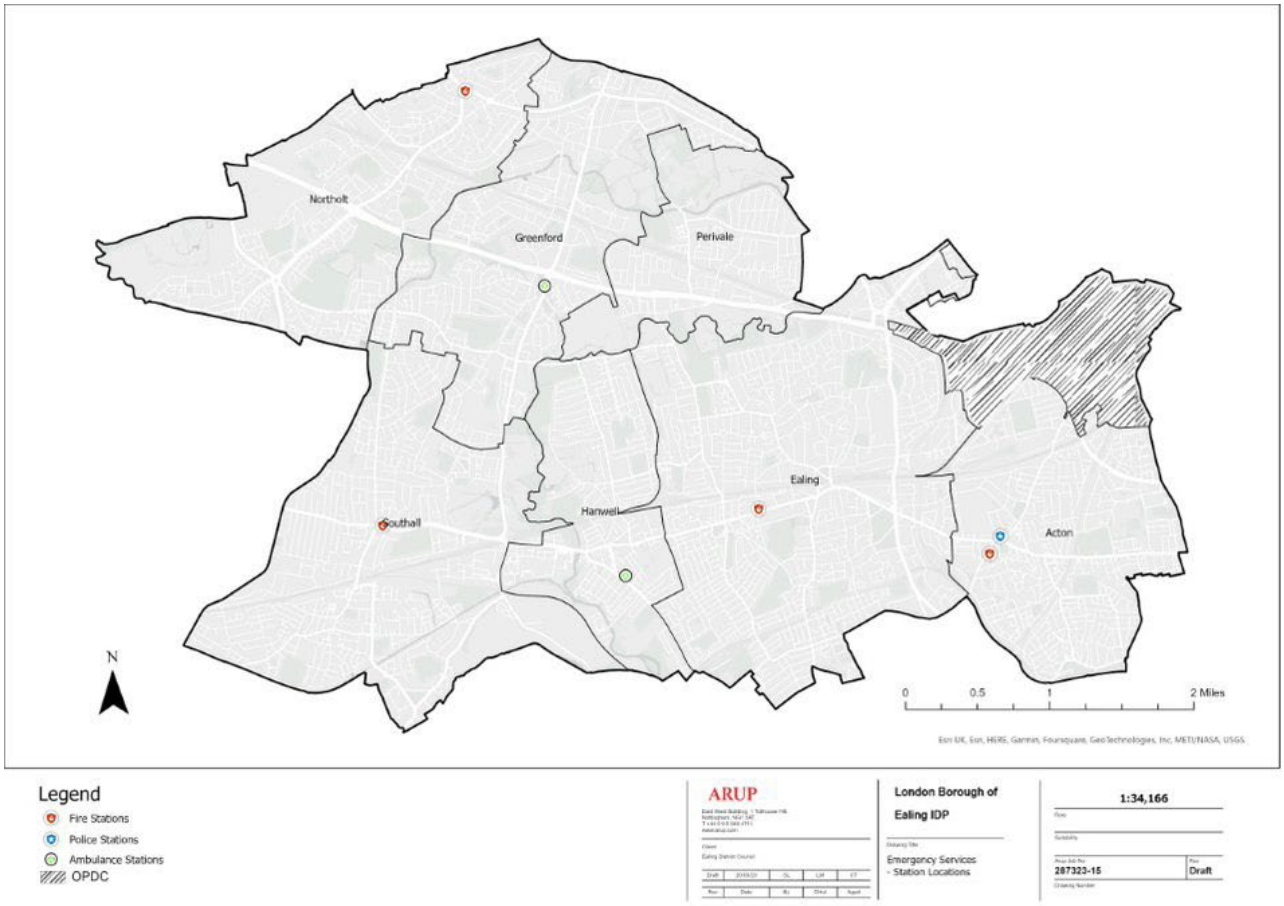
[44] Available at: https://www.londonambulance.nhs.uk/about-us/

[45] Available at: https://www.londonambulance.nhs.uk/about-us/our-plans-for-the-future/

[46] Available at: https://www.londonambulance.nhs.uk/?dlm_download_category=annual-reports

[47] Available at: https://www.harrowtimes.co.uk/news/23245328.london-north-west-nhs-ambulance-delay-times-revealed/

Figure 27 Emergency service stations in the borough



Source: Ealing Council

2.9.2 Police

Overview

Policing for Ealing Council is provided by the Metropolitan Police Service, under the direction of the Mayor of London. The mayor of London heads the Mayor's Office for Policing and Crime (MOPAC) and acts in similar way to police and crime commissioners elsewhere in England. Each area within London has a Community Safety Partnership. The Safer Ealing Partnership Strategy (2020-2023)[48] sets out the strategic priorities for Ealing, including:

- Focusing on substance misuse, domestic abuse and mental health;
- Preventing exploitation and victimisation;
- Managing spaces effectively; and
- Strengthening intelligence, information sharing and resilience.

Ealing forms part of the West Area Basic Command Unit (BCU) together with the London boroughs of Hounslow and Hillingdon. The BCU acts as a single policing unit. The creation of the BCU is a change which is being introduced across the Metropolitan Police Service and is a means of introducing 'multi-agency hubs' where police officers and child safeguarding professionals from other organisations work alongside one another.

Existing provision and capacity

The borough has two police stations: Acton Police Station and Southall Police Station (see Figure 27). The Metropolitan Police Service is due to dispose of the Ealing Police Station site, however, all potential site disposals have been put on pause whilst the wider estate strategy review is being undertaken. Additionally, the Metropolitan Police Service has neighbourhood bases at Northolt Leisure Centre, Sainsbury's on Melbourne Avenue (West Ealing) and Taywood Road (Northolt). The police estate sites in Ealing are constrained capacity-wise with some in poor quality and in need of refurbishment.

The number of police stations in Ealing has reduced and public facing services and custody facilities have been rationalised and centralised.

The Acton Police Station has recently been refurbished and includes a 24/7 front counter for the borough.

[48] Available at: https://www.ealing.gov.uk/downloads/download/6484/safer_ealing_partnership

2.9.3 Fire

Overview

The London Fire Brigade is the provider of fire services for Ealing. The Fire and Rescue Service National Framework (2018)[49] defines a series of obligations for all fire services to fulfil, including understanding foreseeable risk, making provision for fire prevention, collaboration with other emergency services and partner organisations, ensuring accountability to communities, and maintaining a workforce.

The mayor of London appoints the London Fire Commissioner and agrees the London Fire Brigade budget within the wider context of the GLA. These funds are drawn mainly from a combination of business rates, council tax receipts and government grant funding. Fire station locations are determined by how well each site contributes to the pan London response arrangements with other services often co-located at these sites, including community hubs. The Community Risk Management Plan – Your London Fire Brigade[50], details the work undertaken to ensure the service is adapting to new and increased risks, including the impacts of climate change. The rapidly changing built environment with many high-rise residential properties places further pressure on the service and the Plan sets out the work needed to respond to these challenges.

Existing provision and capacity

Table 11 and Figure 27 illustrate the location of fire stations across Ealing. There are four fire stations in the borough, located in Southall, Northolt, Acton, and Ealing. The borough is particularly well-served with a good distribution of fire stations across the borough and all seven towns covered by a fire station nearby.

Table 11 Fire stations in the borough

Facility	Town
Acton Fire Station	Acton
Ealing Fire Station	Ealing
Northolt Fire Station	Northolt
Southall Fire Station	Southall

Source: London Fire Brigade

LFB is currently meeting its London-wide average attendance times target; six minutes for first appliance, eight minutes for second appliance. Attendance times data are not reported on a borough-level. It is highlighted that fire appliances are not spatially constrained within any borough, i.e. fire engines in Ealing respond to fire events in other boroughs as well.

Resourcing for fire services is positioned to meet local demand but to also maintain a dispersed geographic coverage across London (The 'Equal Entitlement' Principle). This is done so that the LFB can support rapid response times to fire events on broadly similar levels across London. LFB has indicated that there is sufficient capacity to manage an increase in emergency response demand.

[49] Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/705060/National_Framework_-_final_for_web.pdf

[50] Available at: https://www.london-fire.gov.uk/media/7293/lfc-0742-community-risk-management-plan-2023-your-london-fire-brigade.pdf

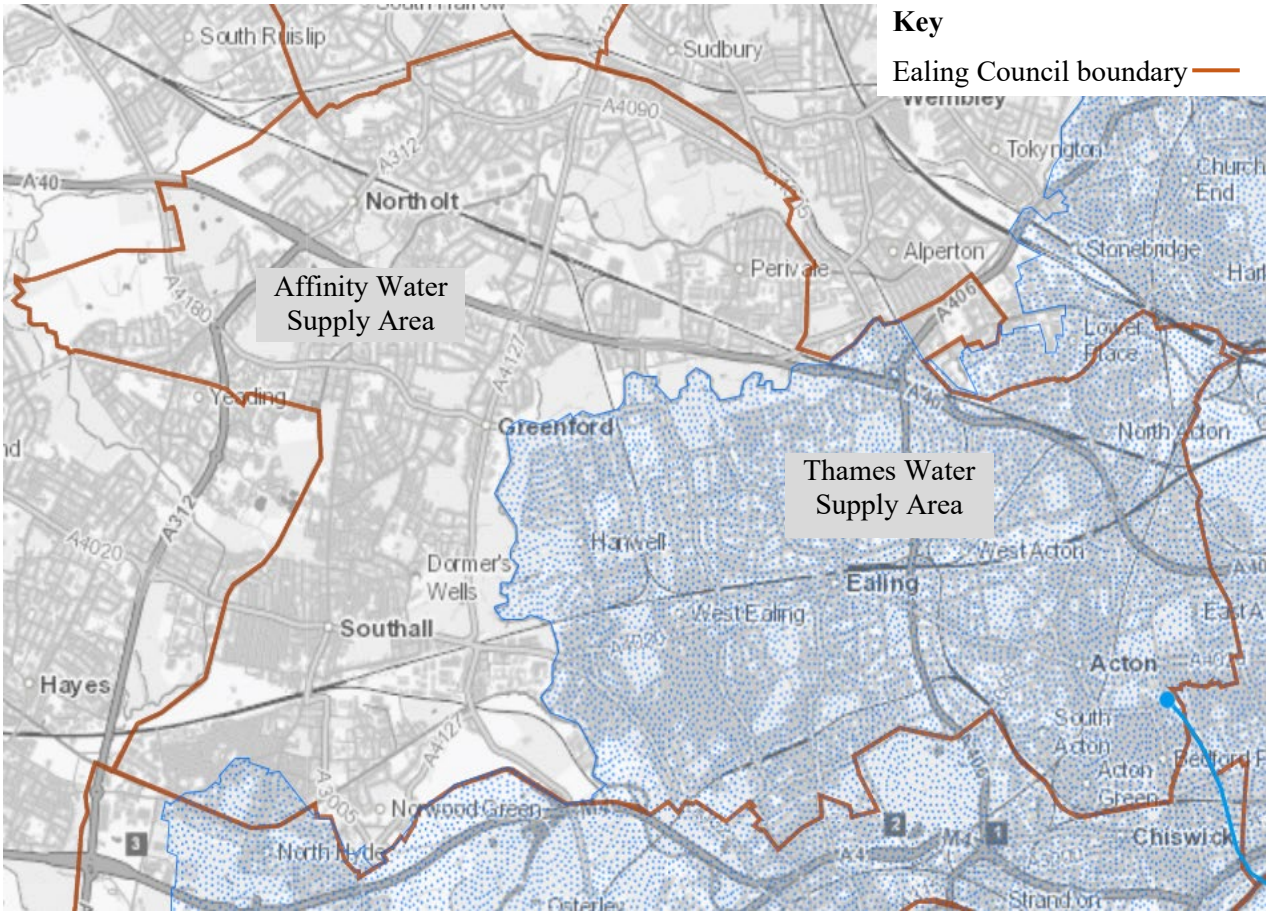
2.10 Energy and utilities

2.10.1 Potable water

Overview

Potable water is drinking water and the borough is supplied by both Thames Water and Affinity Water. Affinity Water provides potable water supply to the western side of Ealing with Thames Water providing water supply to the eastern side of Ealing. The map below shows the split between supplier areas.

Figure 28 Thames Water/Affinity Water potable water provision split (GLA infrastructure mapping application)



Source: GLA infrastructure mapping application

Existing provision and capacity

Affinity Water

There are currently no known constraints to Affinity Water meeting its legal requirement to supply water to new developments. Generally, water and growth planning are coordinated effectively and there are limited instances of potable water delivery impacting delivery of growth. Large windfall sites cause the biggest risk, but if developers provide information on location, scale, and phasing the risks for water supply can be mitigated.

The main focuses for Affinity Water, as outlined in their Business Plan and Water Resource Management Plans (WRMP), are:

- Reducing abstraction from chalk aquifers
- Improving drought resilience

- Leakage reduction
- Metering to reduce per capita consumption (which is relatively high in Ealing)

These focuses for infrastructure investment will help to reduce the predicted supply deficits and improve water quality in the Affinity Water supply area.

Ealing is located in the Affinity Water Pinn supply zone. Currently there are 2,700km of mains, two water treatment works, and nine storage facilities in the Pinn supply zone.

Affinity Water's new draft WRMP, which will be adopted in 2024, outlines their supply strategy for the central region (including Ealing), including the key schemes that will affect water supply in the region in the future. None of the six Strategic Resources Options (SROs) will directly affect infrastructure in Ealing. However, three of the six will impact supply in Ealing:

- South East Strategic Reservoir option (SESRO),
- Grand Union Canal, and
- the Thames to Affinity Transfer.

These SROs are large-scale schemes and involve collaboration with other water companies. A delay or cancellation of these long-term projects would affect availability of water resources in the South East of the England including Ealing.

There are two further infrastructure projects that will affect water supply in the borough:

- Reduction in current export to South East Water from Egham treatment works by 10Ml/d 'in principle'. This will provide Affinity Water with additional resource capacity that can be transferred to the Pinn supply zone to support groundwater abstraction reduction and will be available from 2025 onwards.
- Connect 2050 strategy for strategic water transfers. The Connect 2050 proposed reinforcement options that will affect the Pinn water supply zone are outlined in Table 12.

Table 12 Connect 2050 proposed reinforcement options affecting WRZ4

Scheme	Impact	Benefit	Timing	Details
Transfer water from Heronsgate to Harrow.	Will improve the connectivity between Water Resource Zone 1 and the Pinn Supply Zone (Ealing).	Improve resilience of supply in Ealing.	AMP8	30 Ml/d increasing to 60 Ml/d of pumping, 13km of 700mm pipeline
Heronsgate to Harrow Booster Pumping Station upgrade.	Will improve the ability to transfer water between Water Resource Zone 1 and the Pinn Supply Zone (Ealing).	Increase water supply available in Ealing. Reduce abstractions used to supply Ealing – improving sustainability.	AMP8	30 Ml/d of pumping
Booster Pumping Station upgrade at Egham Low-Lift.	Will improve the ability to transfer water between Water Resource Zone 6 and the Pinn Supply Zone (Ealing).	Increase water supply available in Ealing. Reduce abstractions used to supply Ealing – improving sustainability.	AMP8	17 Ml/d increasing to 25 Ml/d of pumping
Transfer water from Clay Lane and Bushey to Arkley.	Will improve the connectivity between Water Resource Zone 2 and the Pinn Supply Zone (Ealing).	Improve resilience of supply in Ealing.	AMP11	30 Ml/d of pumping, 8km of 600mm pipeline

Thames Water

There are no strategic gaps in Thames Water's supply to the area. However, there might be gaps specific to developments that require reinforcements. Thames Water will assess the need for upgrades as and when developments come forward. As with the Affinity Water supply, large windfall sites cause the biggest risk, but if Thames Water has information on scale, phasing and location then these risks can be mitigated. Thames Water will that they will continue to be involved in the Reg 19 Local Plan consultation able to provide a high level assessment of impacts on infrastructure once the likely capacity of proposed site allocations is known, and throughout the planning application process through engagement with developers

Thames Water's draft WRMP, which will be adopted in 2024, focuses mainly on demand management, which includes future water mains rehabilitation and smart metering programmes to help achieve the Thames Water target of reducing leakage by 50% compared to 2017-18 level by 2050. These programmes are considered as business as usual so will not affect the infrastructure delivery planning within Ealing.

For supply side options, Thames Water has stated that it will need to increase its supply capability in London by around 70 Ml/d by the early 2030s in order to provide its customers with a 1 in 200-year level of resilience to drought events. This assumes the delivery of approximately 100 Ml/d of demand reduction that it anticipates making during AMP8. All three SROs have the potential to improve supply capabilities in Ealing. However, the projects will not directly impact infrastructure within Ealing. The proposed Thames Water SROs are:

- Severn-Thames Transfer (STT) resource option: a new reservoir in Oxfordshire, with different sizes being considered.
- London Effluent Reuse: water recycling schemes at Beckton and Mogden STW where effluent from sewage treatment works would be treated to a very high standard, suitable for discharge to rivers and re-abstraction for drinking water purposes.
- South East Strategic Reservoir Option: transfer of water from the River Severn to the River Thames, to increase the resilience and available supply.

2.10.2 Wastewater

Overview

Thames Water is the statutory sewerage undertaker for Ealing. As with water resources, statutory water and sewerage undertakers' investment programmes are based on a five-year Asset Management Plan (AMP) cycle. AMP7 is the current period.

Since the last IDP, Drainage and Wastewater Management Plans (DWMPs) have been introduced as new long-term plans for organisations to work together to ensure that there is a resilient and sustainable wastewater service for the next 25 years and beyond. As part of producing the DWMP, Thames Water has produced Catchment Strategic Plans. These outline more specifically the challenges that each region faces. The Ealing district falls into both the Mogden and Beckton DWMP catchments.

Existing provision and capacity

Thames Water's wastewater network includes sewers, pumping stations and other equipment used to capture and transport sewage. There are two sewage treatment works (STW) that deal with wastewater treatment for Ealing. The majority of Ealing's wastewater is treated at Mogden STW. A small portion arising in the east of the borough (Acton) is treated at Beckton STW in Newham.

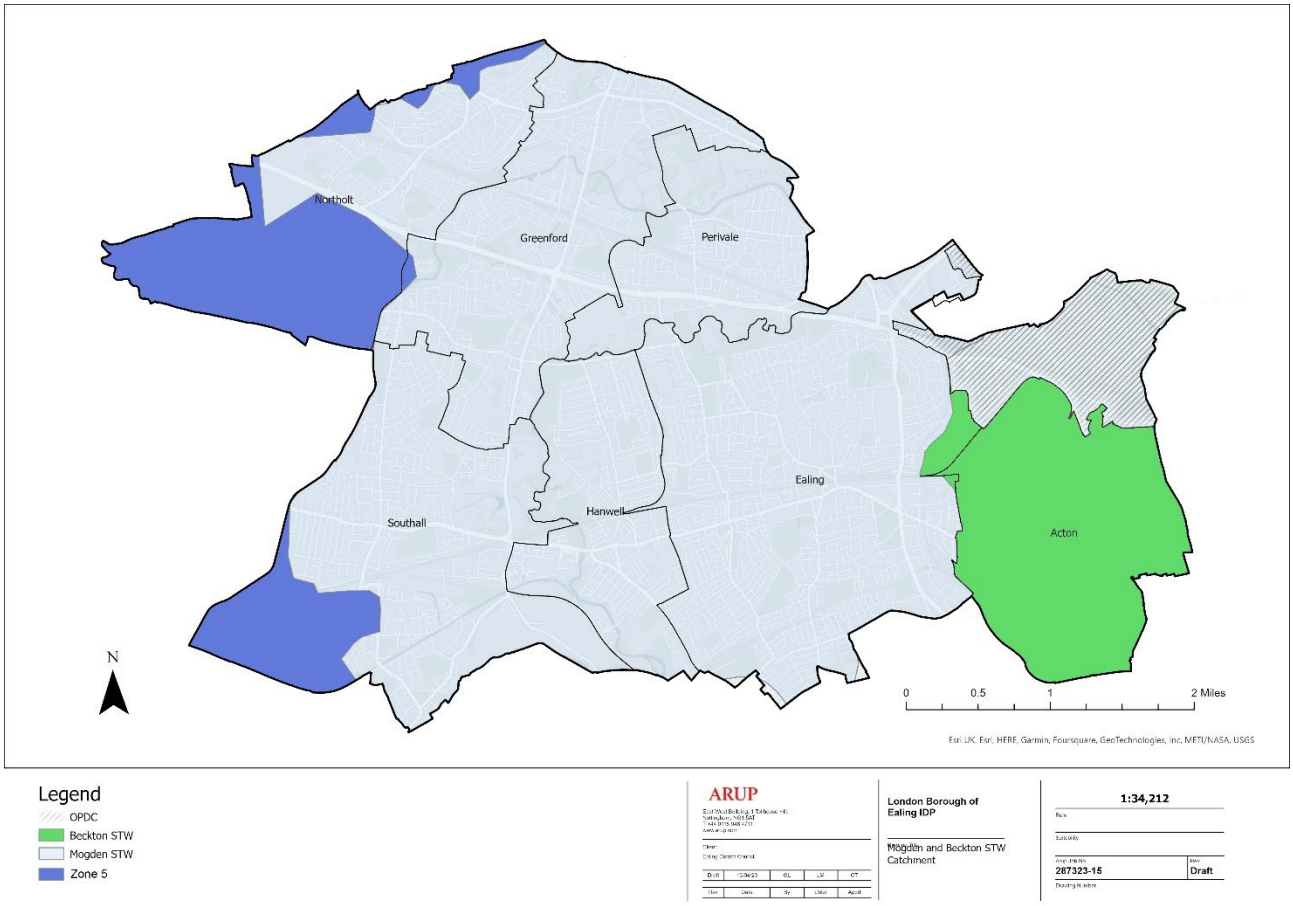
The Mogden system serves around 2.1 million people across a 155 square kilometre catchment area of North and West London. There are over 7500 km of sewer network and 366 pumping stations within the Modgen system. This is a conventional gravity system with a trunk sewer network and many assets are over 100 years old. Mogden STW is Thames Waters' third largest treatment works. It was built between 1931 and 1935 and covers an area of 55 hectare.

Beckton sewage system serves a population of 3.8 million in North and East London over a catchment area of 300 km2, with over 18,000km of sewer network and 238 pumping stations draining to the UK's largest STW. It is predicted in the catchment strategic plan that upgrades to Beckton STW will be required over the next 25 years to ensure treatment capacity keeps pace with growth.

The Thames Tideway tunnel is currently under construction and will run from Acton when it is commissioned in 2025. The tunnel will run mostly under the tidal section (estuary) of the River Thames across Inner London to capture, store and convey almost all the raw sewage and rainwater that currently overflows into the estuary. This project will help to reduce pressure on the combined sewer system in London and improve water quality in the River Thames. The tunnel will transfer the combined sewers water to the Stratford to East Ham Lee Tunnel for onward delivery to Beckton Sewage Treatment Works.

Ealing is located within Risk Zone 2 for Mogden catchment and Risk Zone 2 for the Beckton catchment. The risk zones are arbitrary derivations that allow the DWMP process to be applied and tailored to smaller discrete areas. Both Risk Zones are shown as having a risk for Internal Sewer Flooding, External Sewer Flooding, Resilience (1 in 50-year storm) and Surcharging. Additionally, Risk Zone 2 for Mogden is at risk for Storm Overflow Performance.

Figure 29 Mogden STW and Beckton STW catchments 'Risk Zone 2'



Source: Thames Water Catchment Strategic Plan

Flooding and sewer overflows are major issues in Ealing. Typically, these are caused by blockages, misconnections, and insufficient surface water management. The catchment management plans for Beckton and Mogden outline the most suitable solutions for the risk zones Ealing is located in. For the part of Ealing located in the Modgen catchment, these solutions are surface water management, increase network capacity by installing larger sewers, storm attenuation, and property-level protection measures to prevent individual buildings from sewer flooding. For the part of Ealing located in the Beckton catchment these solutions are surface water management and increase network capacity by installing larger sewers. Thames Water is currently working collaboratively with the Lead Local Flood Authority (LLFA) to deliver two surface water flood alleviation projects (see Flood Management section for further details).

2.10.3 Heat and gas

Overview

Gas is currently the main source of heat in the UK. National Grid owns and operates the high-pressure gas transmission system throughout Great Britain, and Cadent are the regional Distribution Network Operator (DNO) for the East of England gas network which covers Ealing.

However, in June 2019, the UK passed legislation to reduce the country's greenhouse gas emissions to net zero by 2050. To achieve net zero carbon emissions by 2050, it is no longer possible to rely on fossil fuels as a heating source for homes, businesses, and buildings. Alternative energy sources that are low or free of carbon must be explored, such as heat networks, the use of waste heat sources and hydrogen. This section looks at both current gas infrastructure and potential future infrastructure requirements for the borough to implement new alternative sources of heat.

The UK's Heat and Buildings Strategy outlines the country's approach to heating buildings in alignment with the net-zero target by 2050. The strategy focuses on the following key areas:

- Providing support to local authorities in implementing heat network zoning.
- Enhancing energy efficiency through a fabric-first approach, prioritizing building insulation and other measures to reduce heat loss.
- Gradually replacing natural gas boilers with low-carbon heat pumps and ensuring this is an affordable alternative.

The strategy proposes the introduction of heat network zones in England by 2025, providing local authorities with the powers to identify and designate areas best suited for heat networks as the lowest cost, low-carbon solution. Certain buildings in zones will be required to connect within a prescribed timeframe. The strategy guidance is that this requirement will be for public sector buildings, non-domestic buildings, new builds, and residential buildings with communal systems, with exemptions possible for buildings with existing low-carbon heating systems.

Ealing Council's Climate and Ecological Emergency Strategy aligns with the focus areas set out in the UK Government Heat and Buildings Strategy. The strategy prioritises reducing energy consumption, to address fuel poverty and lessen energy demand, followed by enabling residents and businesses to use renewable energy suppliers and then contributing to building low and zero carbon heat networks.

Existing provision and capacity

Ealing is located within the Cadent North London region. The Cadent Long Term Development Plan (LTDP) indicates a relatively stable level peak gas demand for the ten-year future forecast period for the North London local distribution zone, with the peak demand forecast dropping 1.4% from 2022 to 2026. The rate of new connections facilitated is expected to remain static and reduce towards 2025.

Work is currently being done with the Greater London Authority to produce a Local Energy Asset Representation (LEAR) tool, which will act as a visual baseline of energy assets within London to help planning and innovation for Net Zero. The work has collected data on heat demand for Ealing, which is broken down by building typology in Table 13 below.

Table 13 Heat demand by building typology.

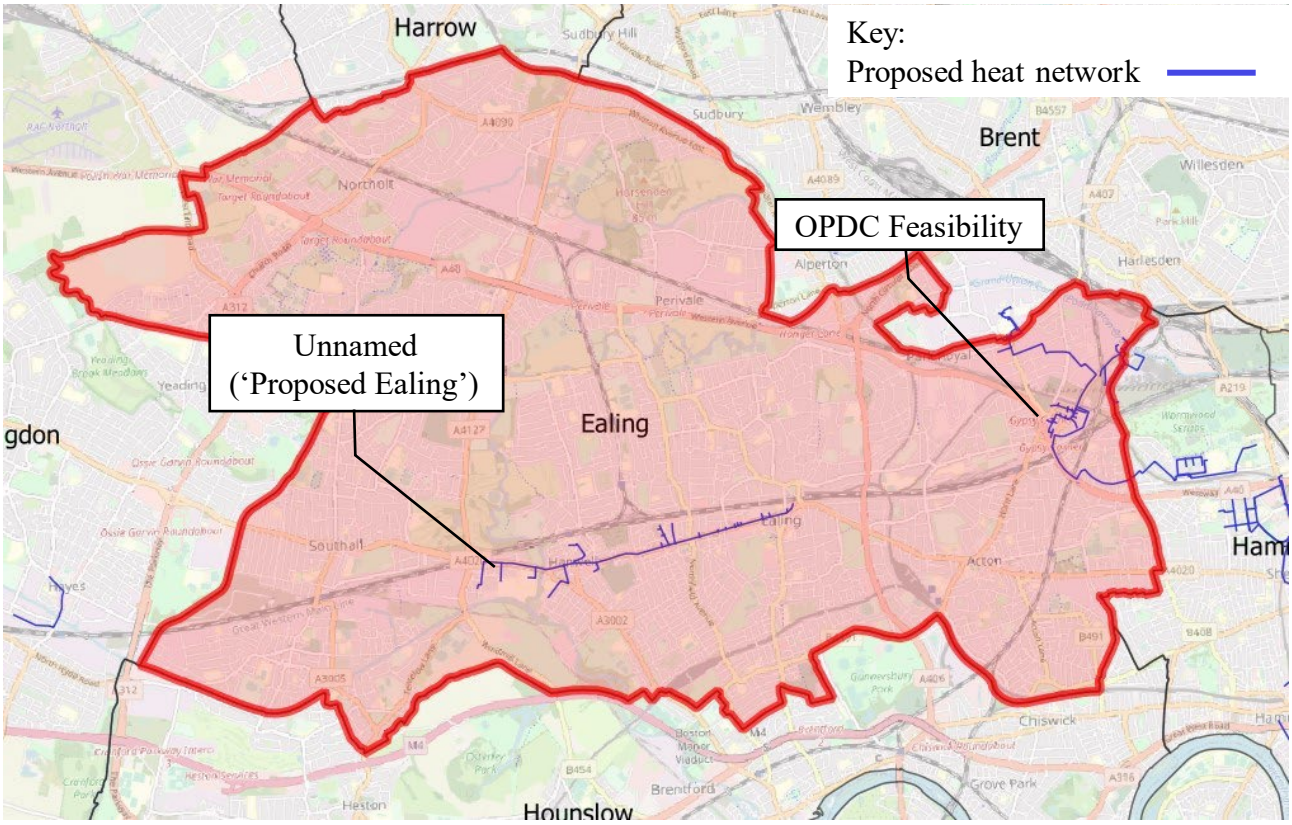
Building Prototype	Heat Demand GWh/a
Apartments	503.9
Assembly building	102.1
Hospital	12.6

Building Prototype	Heat Demand GWh/a
Industrial building	122.8
Office building	364.4
Retail building	118.4
Single-family home	613.6
Terraced house	952.0
Total	2789.9

According to the London Heat Map, there are currently no heat networks in Ealing. However, there are two proposed heat networks within Ealing (shown on Figure 30 below):

- OPDC Feasibility: Data centre waste heat network
- Unnamed ('Proposed Ealing')

Figure 30 Proposed heat networks



The London Heat Map also identifies Acton Town Hall Offices/ Swimming Pool and the Blue NG Power Plant as major heat supplies in the borough that could be used for heat networks in the future (See Figure 31 below). Additionally, a project done by Arup identified six large supermarket stores, Southall Ready Meals factory, and Ealing Broadway Shopping Centre as potential industrial waste heat sources (see Figure 32).

Figure 31 Major heat sources in the borough

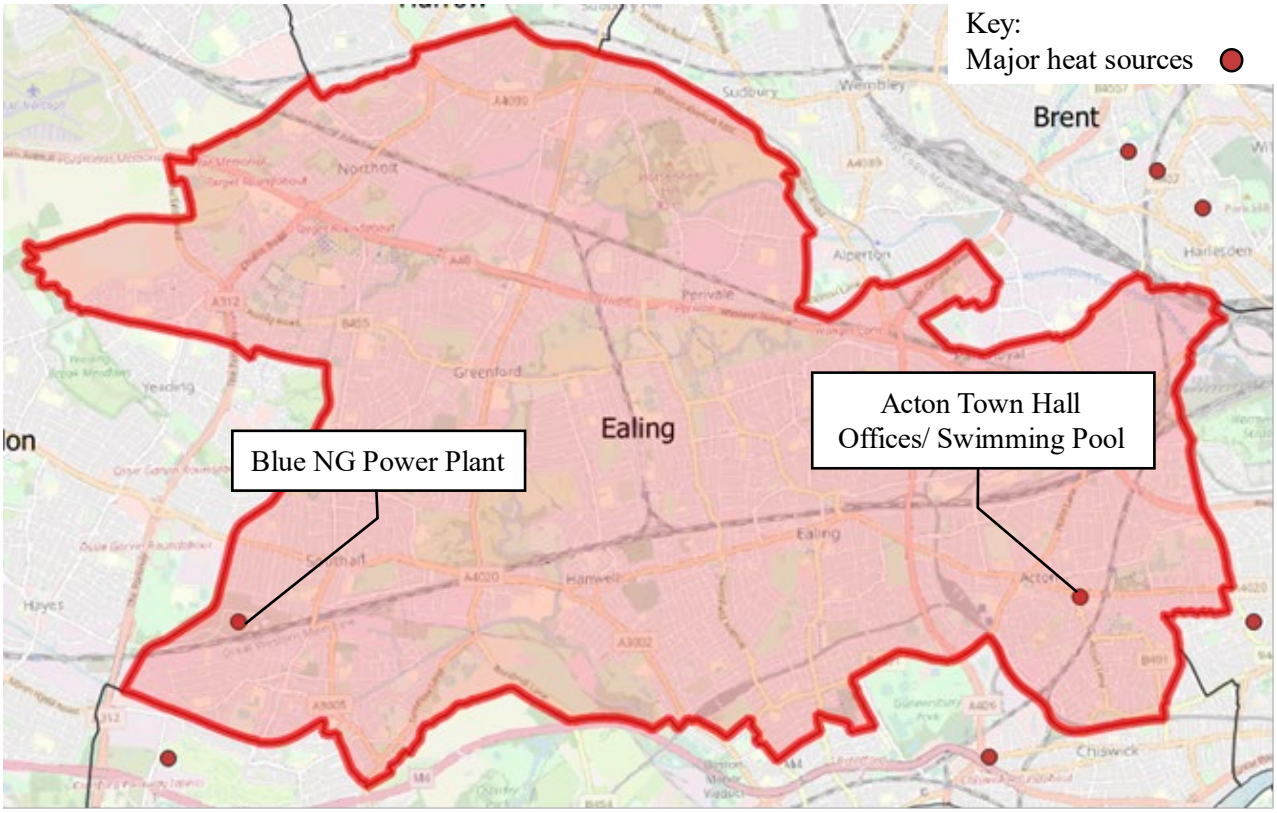
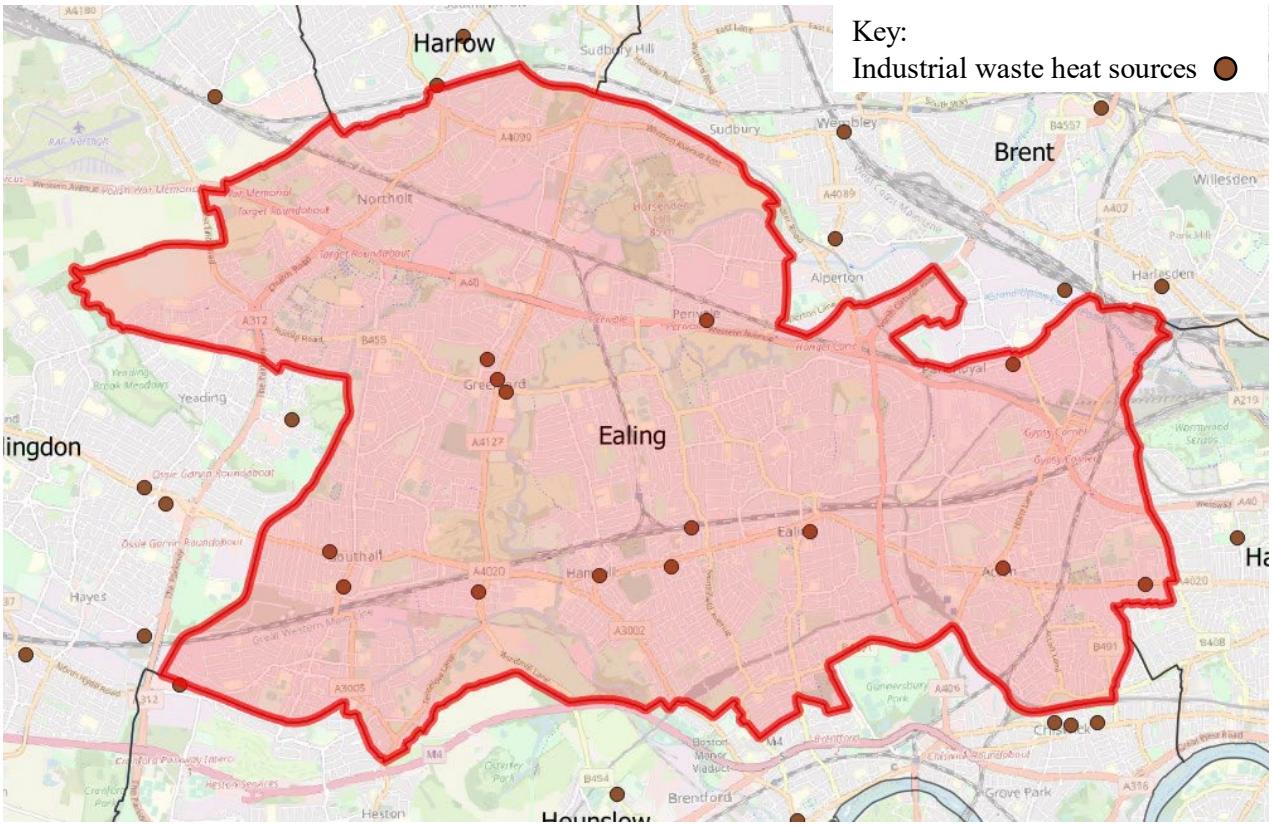


Figure 32 Potential industrial waste heat sources for the borough



2.10.4 Electricity supply

Overview

National Grid is the electricity system operator, and Scottish and Southern Electricity Networks (SSEN) is the electricity Distribution Network Operator (DNO) for Ealing. The current transmission and distribution networks face difficulties due to the evolving nature of large-scale energy generation. Electricity demand is predicted to increase as the UK moves away from traditional carbon dense power sources to an increasing reliance on electricity for heating and transport, while concurrently, the generation of electricity is also shifting away from traditional carbon dense sources of power to renewable sources.

Going forward, SSEN will be taking a more strategic view to the network development process. Future growth is modelled out to 2050 in their Distributed Future Energy Scenarios (DFES), which utilises connections data and insight from our customers and stakeholders to help SSEN plan investment accordingly.

In response to the West London Electrical Capacity Constraints report in 2022, SSEN has worked closely with National Grid Transmission and the ESO as well as the Greater London Authority (GLA) on solutions to help alleviate capacity challenges in West London. The outcome of this has been the implementation of an interim phasing solution, which enables projects to connect and ramp their capacity up to 1MW per annum (to a maximum of 10MW) without triggering transmission upgrades. National Grid and SSEN outlined a new approach that allows smaller demand customers, such as many of the housebuilding companies, in West London to connect to the network despite the current capacity constraints. Regular engagement between SSEN and the borough is necessary to understand how much needs to be provided.

Existing provision and capacity

There are nine primary substations within Ealing: Brentford, Dean Gardens, Greenford, Goldsmiths, Leamington Park, Northolt, Park Royal, Perivale, and The Green. The district consists mainly of smaller domestic and commercial customers. The table below shows the grid supply points (GSP) and bulk supply points (BSP) that supply Ealing.

Table 14 SSEN grid supply points that serve energy customers within the borough

GSP	No. of customers	BSP
Willesden GSP	38,593	Acton Lane, Green Ford, Perivale
Ealing GSP	131,516	Boston Manor, Bridge Road, Ironbridge, Southfield Road

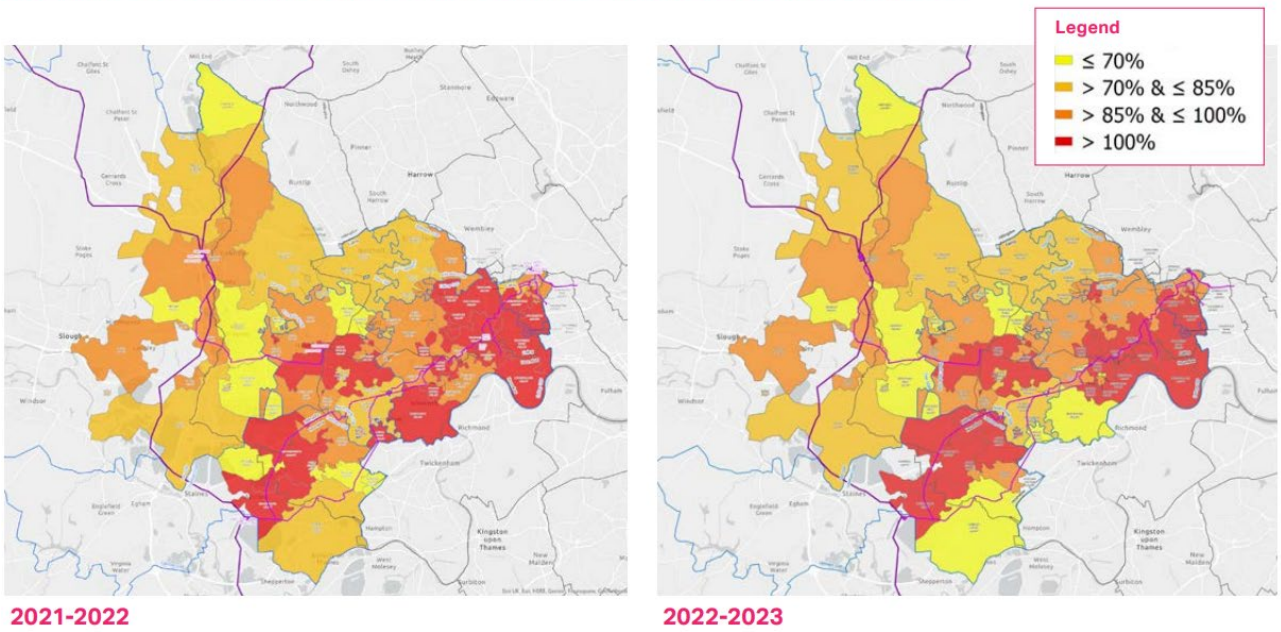
Ealing GSP is constrained until SSEN puts in a specific protection system in 2025. Willesden GSP is constrained until 2026, and this might extend past 2030 owing to proposed growth in OPDC. These timescales have been driven by a number of large demand customers seeking to connect to SSEN's distribution network and the transmission network, including 18 accepted connection applications of over 10MW – the total capacity of which is equivalent to at least 260,000 new homes across West London. Although there are no significant demand customers (>10MVA) contracted within Ealing, the sudden increase in the volume of these requests, combined with 443MW of contracted demand connections to the transmission system, has triggered the need for significant network upgrades to the upstream transmission network in the West London area. Thus, resulting in a constrained capacity.

The map below (see Figure 33) shows network capacity based on contracted capacity. Additionally, Figures 34 and 35 shows the constraint status of the primary substations demand capacity, at both the distribution and transmission level. Similarly, Figures 36-38 present the status of the network's generation capacity, with Figures 37 and 38 providing a more recent view of

substation headroom at the transmission and distribution level. How constrained a supply point or substation is represents how restricted they are for new connections.

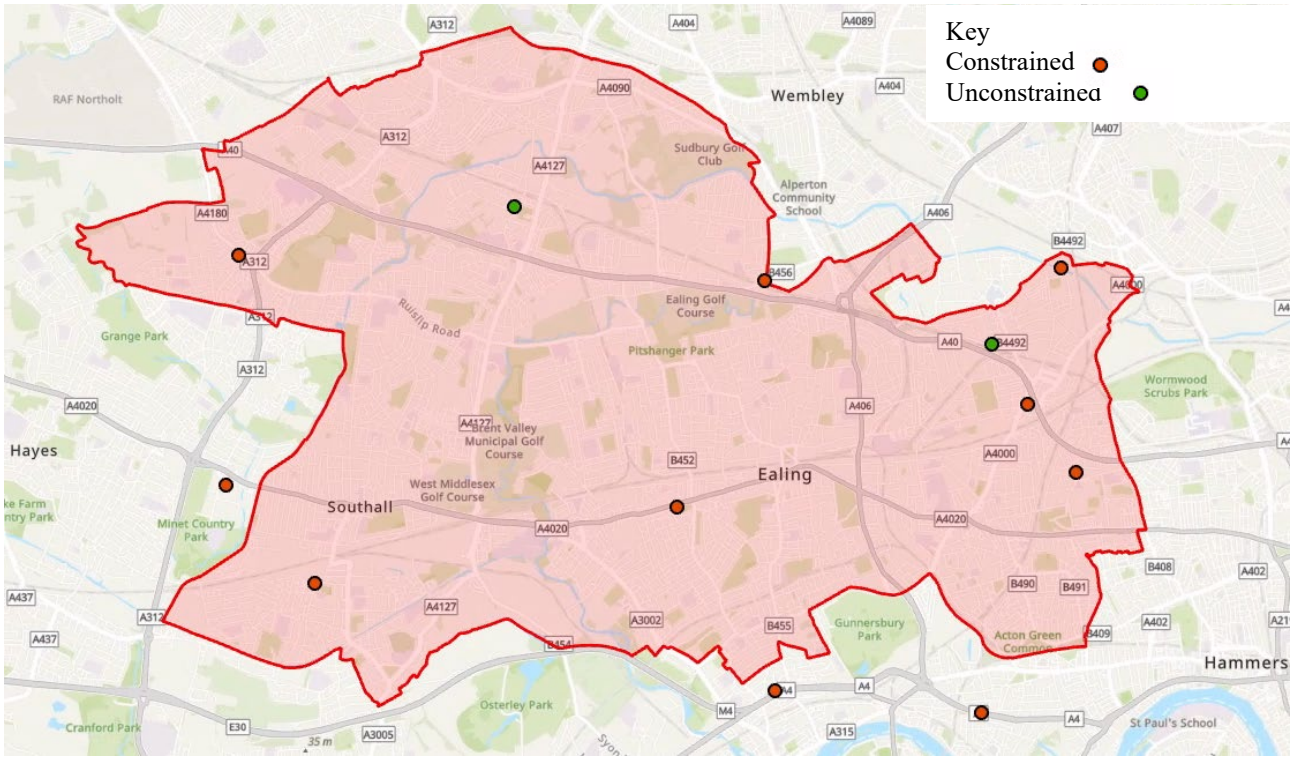
However, these constraints do not include connections that meet the requirements of the new agreement outlined in the previous section. Following the new agreed approach, 42 out of 66 customers (equating to 146MVA) which were deemed as subject to transmission constraints would now be able to connect. The remainder would still require distribution reinforcement to be undertaken prior to connection, albeit with the shorter lead times highlighted above.

Figure 33 SSEN demand heat map (West London Electricity Capacity report June 2023)



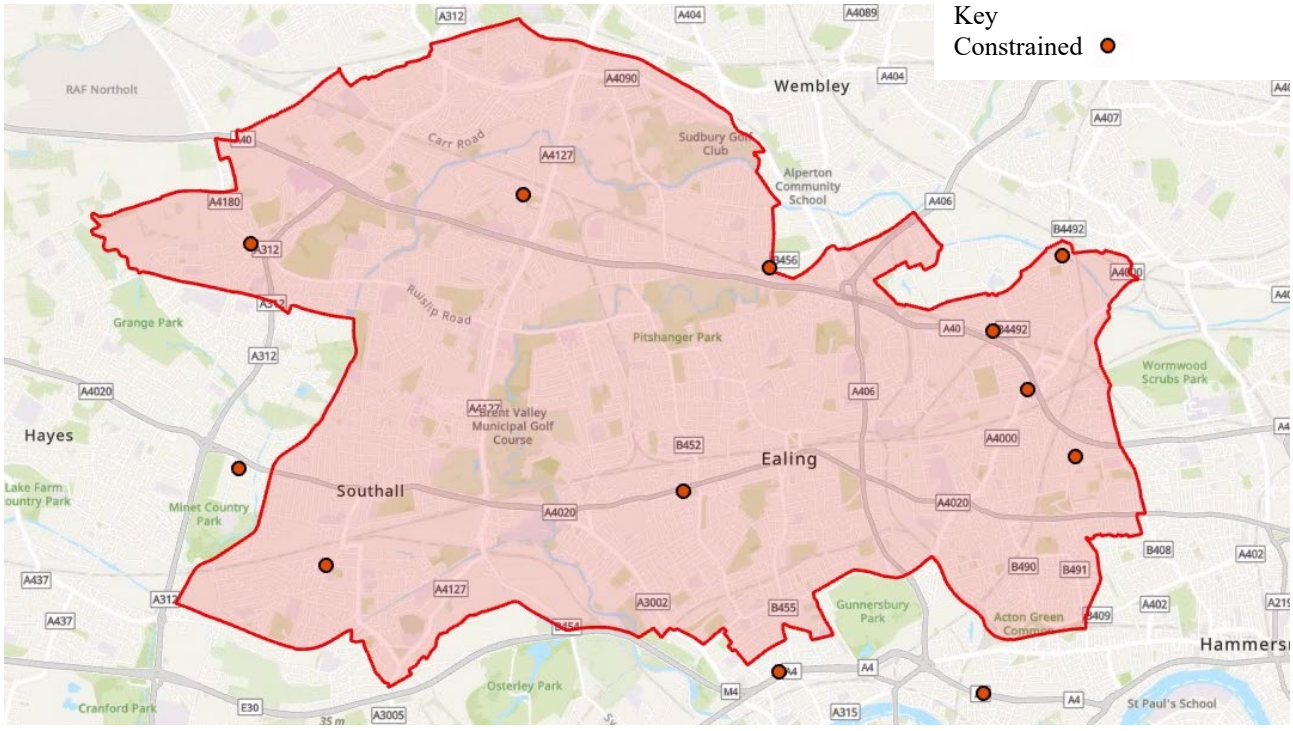
Source: West London Electricity Capacity report (June 2023)

Figure 34 Primary substation demand constraints at distribution level



Source: SSEN Open Data Portal – Demand Heat Map (downloaded December 2023)

Figure 35 Primary substation demand constraints at transmission level

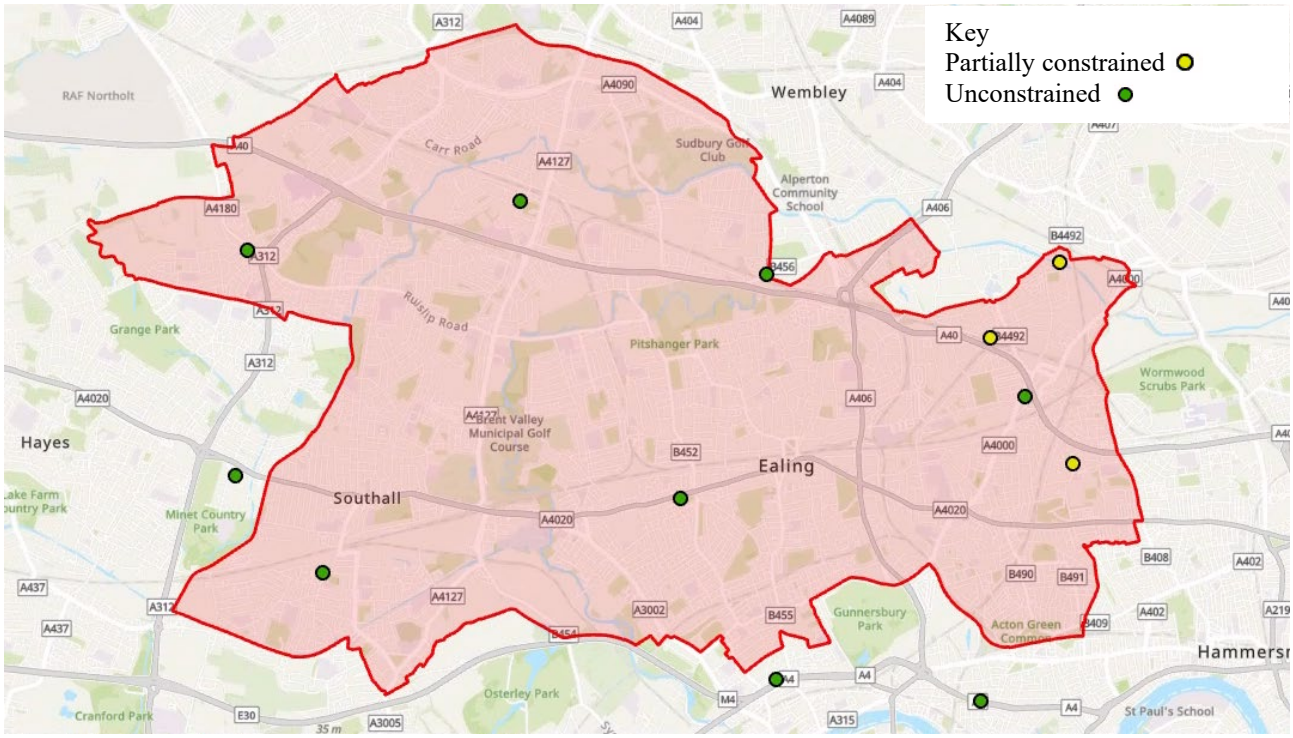


Source: SSEN Open Data Portal – Demand Heat Map (downloaded December 2023)

Figure 36 Generation availability (SSEN Open Data Portal)

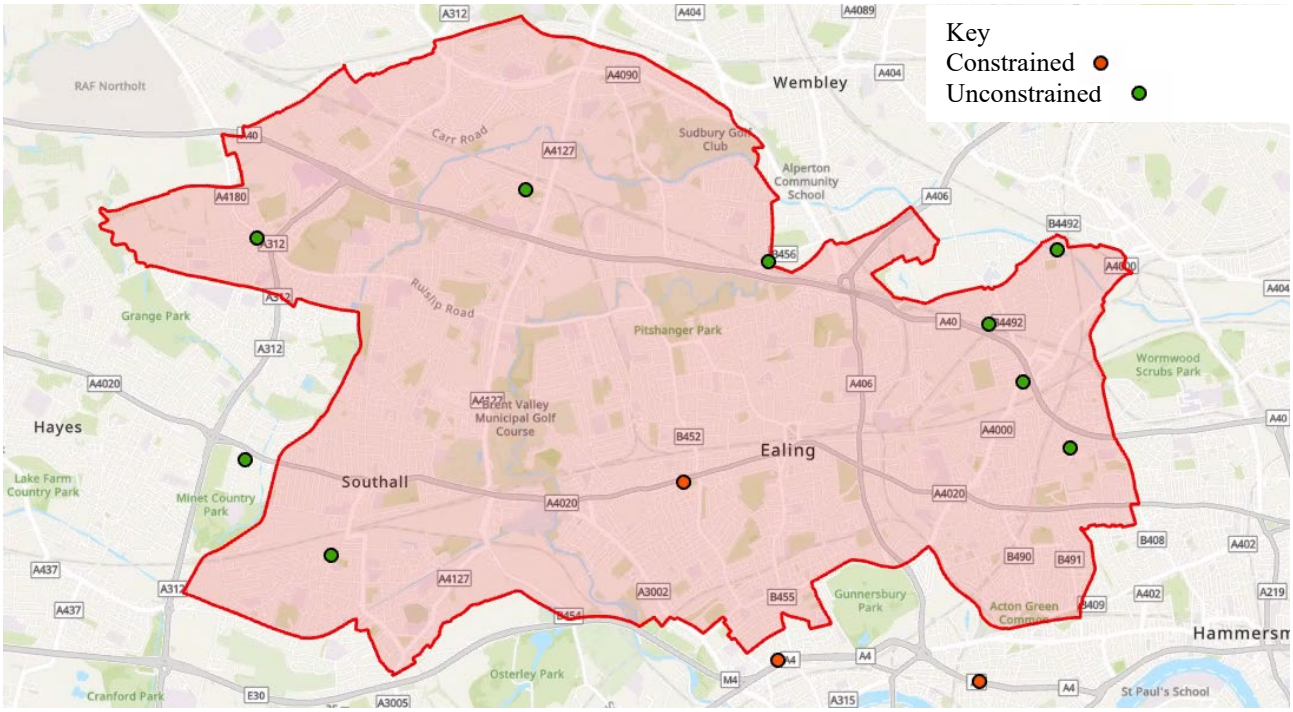
Source: SSEN Open Data Portal (June 2023)

Figure 37 Primary substation generation constraints at distribution level



Source: SSEN Open Data Portal – Generation Heat Map (downloaded December 2023)

Figure 38 Primary substation generation constraints at transmission level



Source: SSEN Open Data Portal – Generation Heat Map (downloaded December 2023)

2.11 Digital connectivity

2.11.1 Fixed and mobile communications

Overview

Ealing Council published 'A Digital Connectivity Strategy Enabling Our Communities' in October 2021[51]. The findings from this report are set to guide and inform the first stage in producing a Digital Strategy.

One of the findings from the report was that there is a general lack of awareness in respect to what digital infrastructure the council owns and manages. If this information was shared more effectively, the development of digital projects could be accelerated by utilising infrastructure related investments that the council has already made. For example, the council's wide-area network (WAN), public space CCTV wireless network and street lighting central management solutions (CMS).

The provision of fixed and mobile communications is the responsibility of private companies. These companies should work collaboratively with the council.

Existing provision and capacity

Fixed communication

As the regulator of broadband delivery, Ofcom oversees the delivery of broadband infrastructure. Following the implementation of the Universal Service Obligation at the end of 2019, every homeowner and business in the UK has the right to request a decent and affordable broadband connection.

A decent broadband connection is defined as 30Mbit/s download speed and a 1Mbit/s upload speed. 10Mbps is very slow, especially if there is more than one person in a household, or there are multiple devices within a household. The Ofcom data (2022) indicates that <10Mbps only applies to a small percentage of Ealing (0.4%).

The government has committed £5 billion to deliver nationwide gigabit-capable broadband, especially to the hardest to reach parts of the country where delivery may not be commercially viable. This will be spent through a package of interventions, known as Project Gigabit[52]. As part of this project, Building Digital UK is currently conducting an Open Market Review (OMR), which is currently live for London. The WLA is engaged on behalf of West London boroughs, to understand from suppliers if there is any current or planned investment over the next three years in broadband infrastructure.

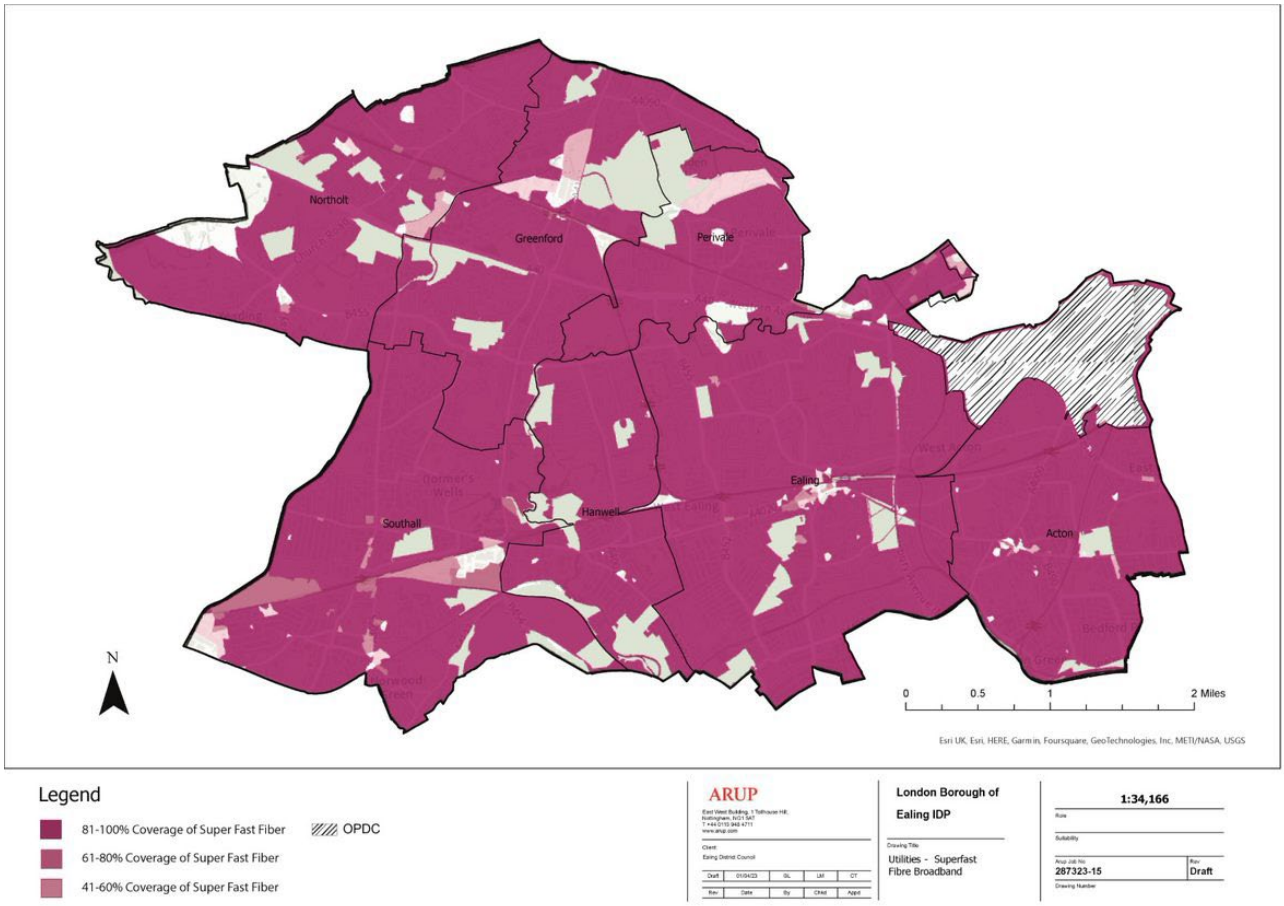
As of November 2023, Full Fibre coverage across the borough had risen to 54.7% which is higher than the London average of 52.55%. Gigabit fixed coverage also had risen to 90.1%, which is higher than the London average of 84.27% coverage. Ealing's superfast broadband coverage, which is the UK's most common type of broadband and is significantly faster than standard broadband, is also higher than the London average of 99.1% compared to 97.24% coverage[53].

[51] Available at: https://ealing.moderngov.co.uk/Data/Cabinet/202202091900/Agenda/Agenda%20Document%20Pack%20-%20Cabinet%20-%2009-02-2022.pdf (Item 11)

[52] Available at: https://www.gov.uk/government/consultations/uk-gigabit-programme-oxfordshire-and-west-berkshire-public-review/public-review-request-for-information#:~:text=The%20Public%20Review%20process%20aims,are%20targeted%20for%20government%20investment.

[53] Available at: https://apps.london.gov.uk/connectivity/#/51.52509115104989,-0.3323319999999886,12/data/17,16,15,12,11,10,9,8,7,0/17,16,15,10,9,8,1/borough/E09000009/

Figure 39 Superfast fibre coverage across the borough (Ofcom 2022, data collected in September 2022)



Source: https://apps.london.gov.uk/connectivity/

Mobile communication

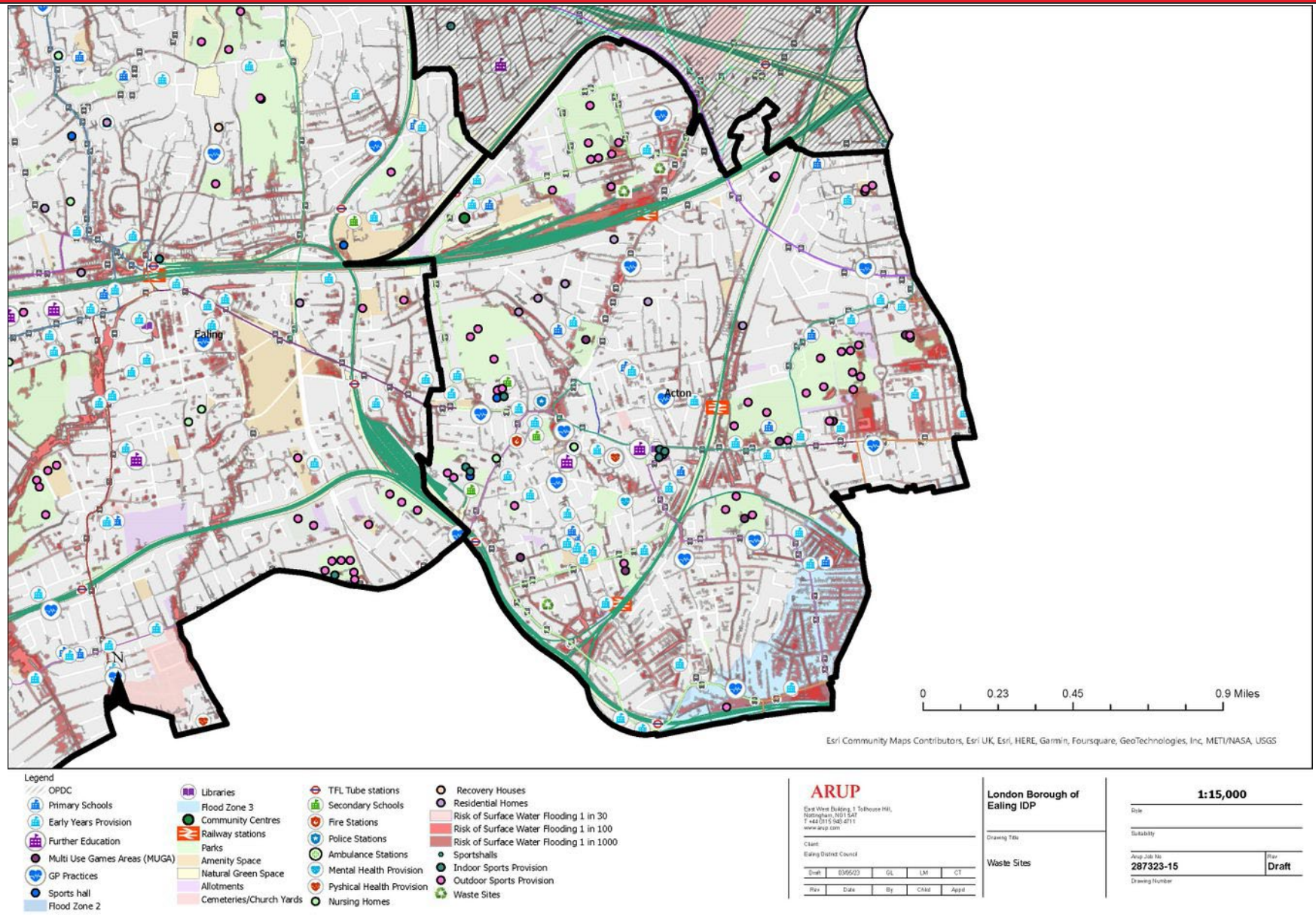
The West London Alliance (WLA) launched the West London Digital Connectivity Infrastructure Accelerator pilot in 2022 which maps local authority assets within the seven West London boroughs that have the potential to host telecoms infrastructure, making it easier for mobile operators to plan deployments and accelerate improvements to the mobile network. In parallel, work has been undertaken to engage operators and develop template agreements to reduce time and costs involved for both operators and local authorities supporting deployments which boost connectivity.

The existing planning process is seen by mobile operators as a barrier to mobile connectivity. The government recently updated building regulations to ensure that new developments have access to gigabit capable infrastructure, but regulations do not yet cover mobile connectivity. Policy SI 6 in the London Plan requires developers to work with mobile network operators and make sure a new building has the signal needs, and that the building will not block signal to the surrounding area.

There are four UK mobile operators. Ealing has very good 4G coverage for Vodafone, EE and O2 and only good coverage for Three. The capacity of mobile networks is at threat from the increase in the number of mobile devices trying to access the network.

3. Overview of infrastructure by the seven towns

Acton


Ealing
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N
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0.23
0.45
0.9 Miles
Esri Community Maps Contributors, Esri UK, Esri, HERE, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS
Legend
OPDC
Primary Schools
Early Years Provision
Further Education
Multi Use Games Areas (MUGA)
GP Practices
Sports hall
Flood Zone 2
Libraries
Flood Zone 3
Community Centres
Railway stations
Parks
Amenity Space
Natural Green Space
Allotments
Cemeteries/Church Yards
TFL Tube stations
Secondary Schools
Fire Stations
Police Stations
Ambulance Stations
Mental Health Provision
Pyshical Health Provision
Nursing Homes
Recovery Houses
Residential Homes
Risk of Surface Water Flooding 1 in 30
Risk of Surface Water Flooding 1 in 100
Risk of Surface Water Flooding 1 in 1000
Sportshalls
Indoor Sports Provision
Outdoor Sports Provision
Waste Sites
ARUP
London Borough of Ealing IDP
Waste Sites
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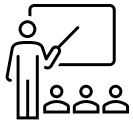
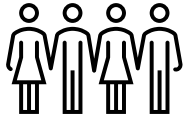
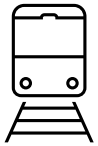
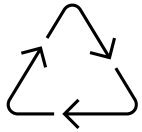
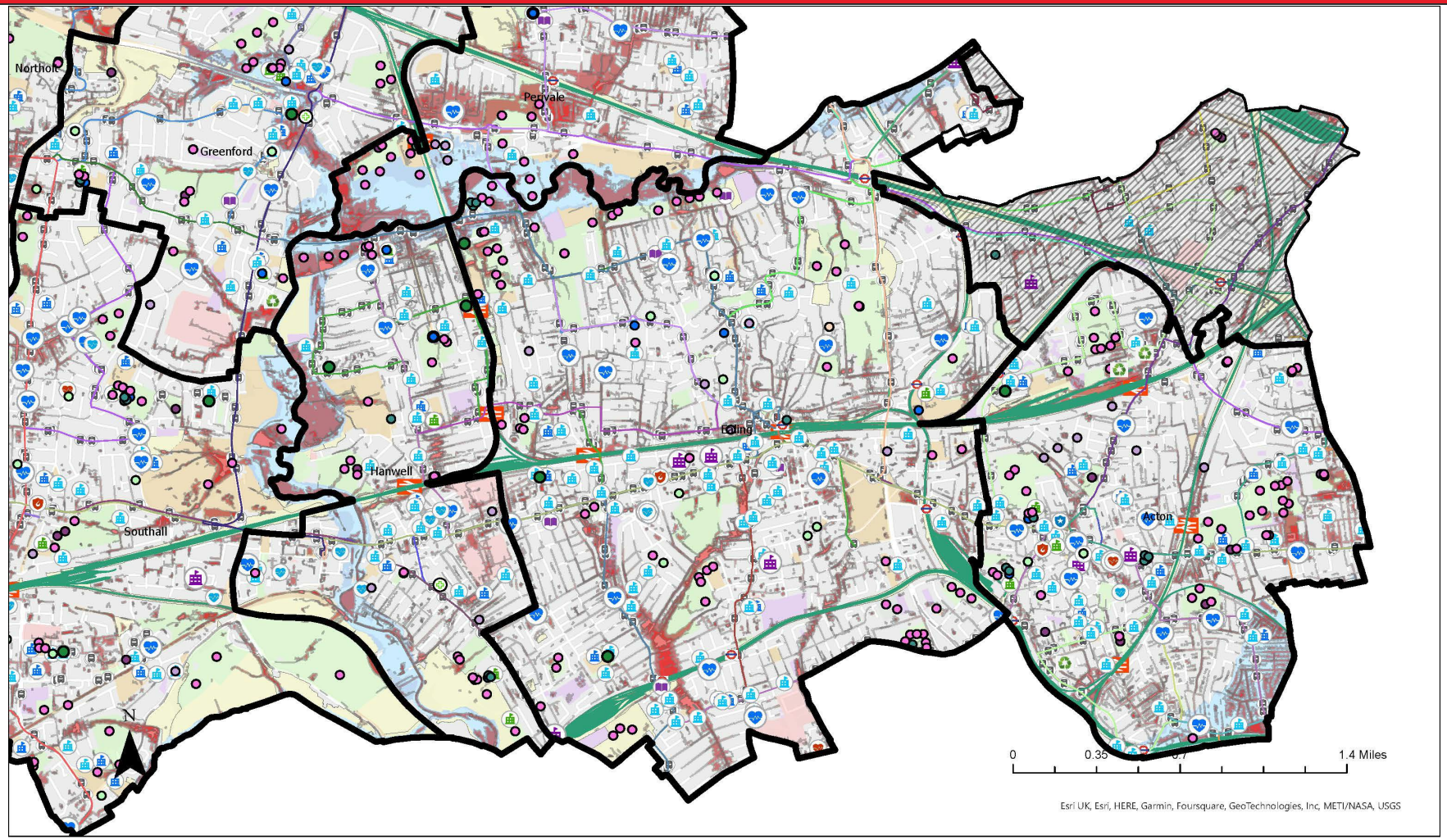
Acton	
Infrastructure Topic	**Comment**
Education 	- 36 early years facilities - 9 primary schools - 3 secondary schools - 2 further education facilities - There are no maintained special schools in Acton but there is provision of ARPs in mainstreams schools Most secondary schools are oversubscribed and have waiting lists.
Sports and leisure	- 5 grass football pitches - 2 fine turf cricket site - 5 AGP sites – single, multiple, various surfaces - 2 tennis court sites - 3 indoor sport centres; Everyone Active Acton Centre, Reynolds Sports Centre and Twyford Sports Centre - 2 sports halls - 9 MUGAs Acton has the greatest demand for pool space and sports courts compared to the other towns, with areas deficient in access to sports hall sites. Many residents in Acton live outside a 20-minute walk to at least one sports hall site.
Health and social care	- 13 GP practices - 3 secondary care facilities - 8 adult social care facilities - 1 children centre hub site - 1 health hub sites Acton is particularly constrained for primary healthcare physical space.
Emergency services	- 1 fire station - 1 police station *Emergency services are provided on a regional basis. The delivery of emergency services is influenced by a range of factors including housing, population profile and density. There have been no specific issues for Acton identified.*
Community facilities 	- 1 library - 2 community centres - 1 youth centre *In addition to the facilities listed, facilities such as places of worship and/or schools can provide space for community uses.*

Acton	
Transport 	- 3 railway stations: 1 served by the Elizabeth line and 2 served by the London Overground - 3 TfL tube stations: 1 served by the Central line, 1served by the District line and 1 served by the District and Piccadilly lines - Good access to the bus network compared to other towns - Good access to active travel routes compared to other towns Uxbridge Road has one of the highest cycle flows in London. Section of Uxbridge Road in east Acton is in the top 5% of highest cycle flows in London.
Energy and utilities	- Located in Affinity Water supply area for drinking water - Located in Mogden STW catchment area for wastewater - Major heat source located at Blue NG Power Plant There is a constrained bulk supply point (BSP), two partially constrained substations and one unconstrained substation.
Flood management	- There are condensed areas at risk of surface water flooding to the south and east of the town. - Small pockets towards the south-eastern corner are located in Flood Zone 2 and 3
Digital connectivity	- Small pockets of poor connectivity to super-fast fibre in the centre of the town. *Both fixed and mobile digital connectivity is supplied by private operators so information around provision and connectivity is limited.*
Waste 	- There are 3 waste sites located in the town area. *Waste and recycling management is delivered on a sub-regional basis. There have been no specific issues for Acton identified.*
Green infrastructure / Open space	- 15 parks - 8 amenity spaces - Natural green space runs through the town along the railway cuttings throughout the town. - 6 allotment sites - 1 cemetery site There are areas which are deficient in access to open space, especially in the northeast and south of the town.

Ealing


Northolt
Greenford
Perivale
Ealing
Hanwell
Southall
Acton
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Esri UK, Esri, HERE, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS
Legend
OPDC
Primary Schools
Early Years Provision
Further Education
Multi Use Games Areas (MUGA)
GP Practices
Sports hall
Flood Zone 2
Libraries
Flood Zone 3
Community Centres
Railway stations
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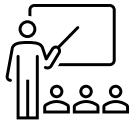
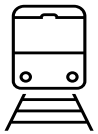
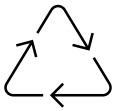
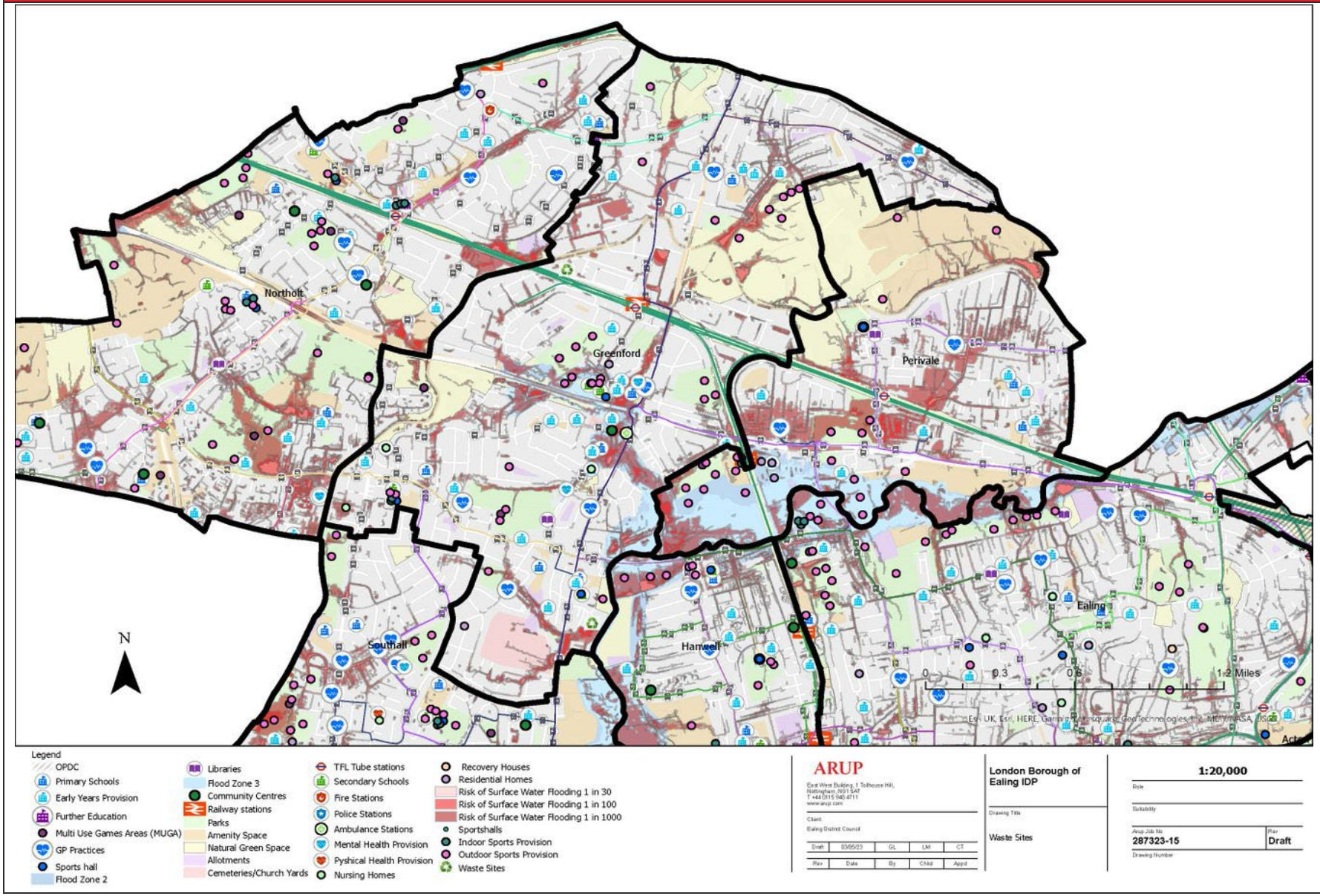
Amenity Space
Natural Green Space
Allotments
Cemeteries/Church Yards
TFL Tube stations
Secondary Schools
Fire Stations
Police Stations
Ambulance Stations
Mental Health Provision
Pyshical Health Provision
Nursing Homes
Recovery Houses
Residential Homes
Risk of Surface Water Flooding 1 in 30
Risk of Surface Water Flooding 1 in 100
Risk of Surface Water Flooding 1 in 1000
Sportshalls
Indoor Sports Provision
Outdoor Sports Provision
Waste Sites
ARUP
East West Building, 1 Tollhouse Hill, Nottingham, NG1 5AT
T +44 0115 940 4711
www.arup.com
Client:
Ealing District Council
Draft 03/05/23 GL LM CT
Rev Date By Chkd Appd
London Borough of Ealing IDP
Drawing Title
Waste Sites
1:23,000
Role
Suitability
Arup Job No 287323-15
Rev Draft
Drawing Number

Ealing	
Infrastructure Topic	**Comment**
Education 	- 65 early years facilities - 13 primary schools - 1 secondary schools - 2 further education facilities - 2 maintained special and provision of ARPs in mainstreams schools Most secondary schools are oversubscribed and have waiting lists.
Sports and leisure	- 9 grass football pitches - 1 fine turf cricket site - 7 AGP sites – single, multiple, various surfaces - 7 tennis court sites - 1 rugby pitch site - 2 bowls sites - 1 indoor sport centre; Gunnersbury Park Sports Hub - 4 sports halls - 4 MUGAs. Gurnell Leisure Centre was closed at the start of the first Covid-19 lockdown and is planned to be redeveloped.
Health and social care	- 15 GP practices - 4 secondary care facilities - 12 adult social care facilities - 1 children centre hub site - 2 park play site The ICB has identified a need for primary care facilities in Central Ealing.
Emergency services	- 1 fire station *Emergency services are provided on a regional basis. The delivery of emergency services is influenced by a range of factors including housing, population profile and density. There have been no specific issues for Ealing identified.*
Community facilities	- 5 libraries - 3 community centres - 1 youth centre *In addition to the facilities listed, facilities such as places of worship and/or schools can provide space for community uses.*

Ealing	
Transport 	- 4 railway stations[54]: all stations providing access to the Great Western Main Line and 2 served by the Elizabeth Line - 2 TfL tube stations served by the Piccadilly line - Good access to the bus network compared to other towns - Good access to active travel routes compared to other towns. Despite a good level of public transport provision there are pockets of poor connectivity in the south-eastern corner of the town.
Energy and utilities	- Located in Thames Water supply area for drinking water - Located in Mogden STW catchment area for wastewater There are 2 constrained substations and a constrained bulk supply point (BSP).
Flood management	- There are condensed areas at risk of surface water flooding in the centre of the town - Areas along the northern boundary are located in Flood Zone 2 and 3
Digital connectivity	- Small pockets of poor connectivity to super-fast fibre in the centre of the town. *Both fixed and mobile digital connectivity is supplied by private operators so information around provision and connectivity is limited.*
Waste 	- There are no waste sites located in the town area. *Waste and recycling management is delivered on a sub-regional basis. There have been no specific issues for Ealing identified.*
Green infrastructure / Open space	- 17 parks - 12 amenity spaces - Natural green space runs through the town along the railway cuttings and some spaces in the northern part of the town. - 8 allotment sites - 1 cemetery sites There are areas which are deficient in access to open spaces, especially in the centre of the town.

[54] Note: Some railway stations are located on the boundary with another town so will be highlighted in both town summaries.

Greenford


Northolt
Greenford
Perivale
Ealing
Southall
Hanwell
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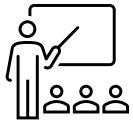
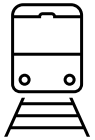
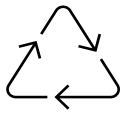
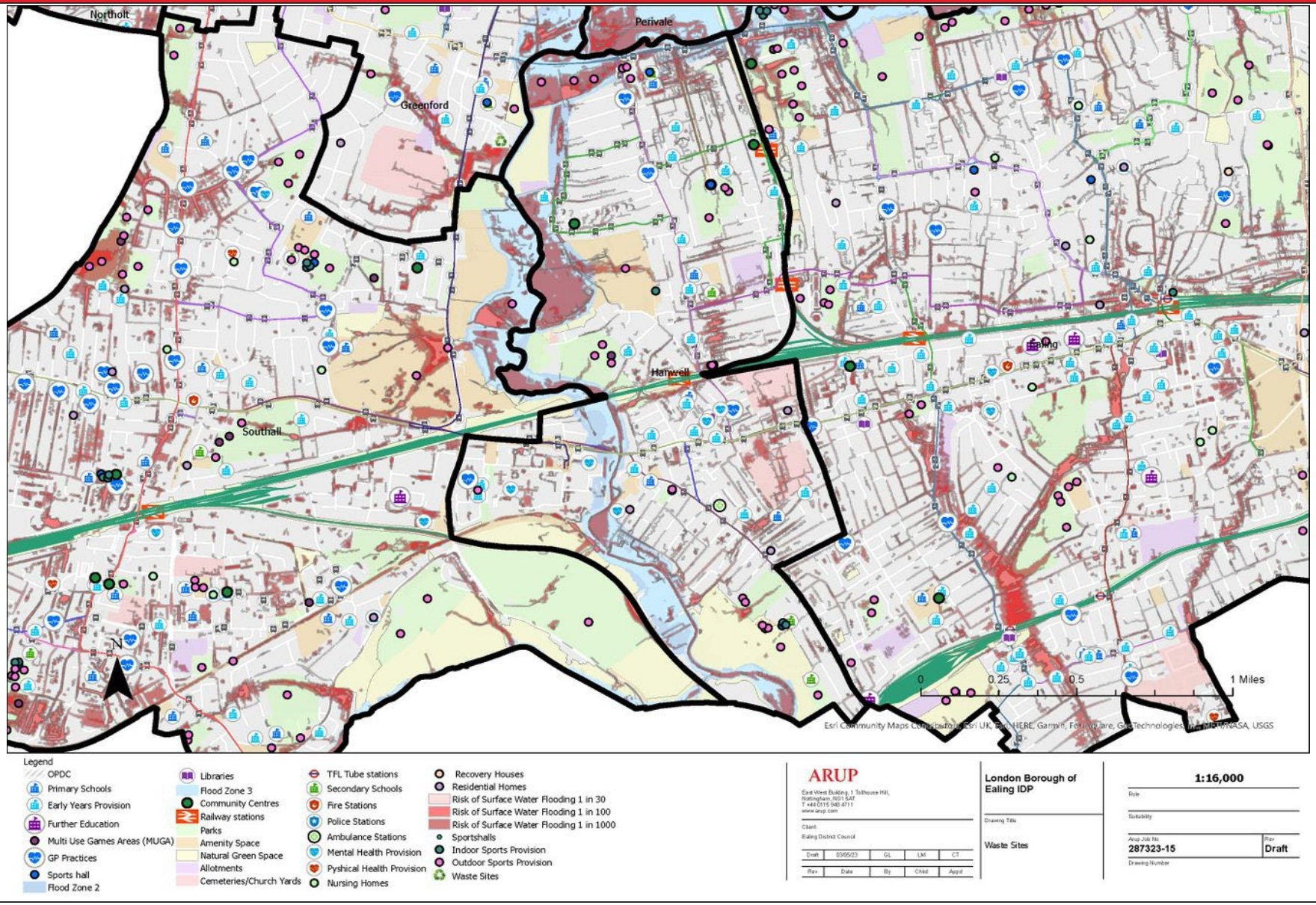
0.6
1.2 Miles
Legend
OPDC
Primary Schools
Early Years Provision
Further Education
Multi Use Games Areas (MUGA)
GP Practices
Sports hall
Flood Zone 2
Libraries
Flood Zone 3
Community Centres
Railway stations
Parks
Amenity Space
Natural Green Space
Allotments
Cemeteries/Church Yards
TFL Tube stations
Secondary Schools
Fire Stations
Police Stations
Ambulance Stations
Mental Health Provision
Pyshical Health Provision
Nursing Homes
Recovery Houses
Residential Homes
Risk of Surface Water Flooding 1 in 30
Risk of Surface Water Flooding 1 in 100
Risk of Surface Water Flooding 1 in 1000
Sportshalls
Indoor Sports Provision
Outdoor Sports Provision
Waste Sites
ARUP
London Borough of Ealing IDP
Waste Sites
1:20,000
287323-15
Draft

Greenford	
Infrastructure Topic	**Comment**
Education 	- 21 early years facilities - 7 primary schools - 4 secondary schools - 3 further education facilities - 1 maintained special schools and there is provision of ARPs in mainstreams schools. Secondary schools are oversubscribed and have waiting lists.
Sports and leisure	- 2 grass football pitches - 1 rugby pitch - 1 bowl site - 2 fine turf cricket site - 1 AGP site – single, multiple, various surfaces - 5 tennis court sites - 1 indoor sport centres; Greenford Sports Centre - 3 sports halls - 3 MUGAs Many residents in North Greenford live outside a 20-minute walk to at least one sports hall site.
Health and social care	- 6 GP practices - 4 secondary care facilities - 5 adult social care facilities - 1 children centre hub site The ICB identified a need for an affordable solution to primary health care services as part of the Greenford Green development. Greenford Green or Featherstone Road need either reprovision, development or improvements to help support future growth.
Emergency services	- 1 ambulance station *Emergency services are provided on a regional basis. The delivery of emergency services is influenced by a range of factors including housing, population profile and density. There have been no specific issues for Greenford identified.*
Community facilities	- 1 library - 1 community centre *In addition to the facilities listed, facilities such as places of worship and/or schools can provide space for community uses.*

Greenford	
Transport 	- 2 railway stations[55] providing access to the Great Western Main Line and 1 also served by the Central Line - A more dispersed bus network compared to other towns, specifically Ealing and Acton - Access to active travel routes. There is poor connectivity to the public transport network to the east and west of the town.
Energy and utilities	- Located in Affinity Water supply area for drinking water - Located in Mogden STW catchment area for wastewater *There have been no specific issues for Greenford identified*.
Flood management	- There are areas at risk of surface water flooding dispersed throughout the town. - Small pockets from the centre to the south-eastern corner are located in Flood Zone 2 and 3
Digital connectivity	- Pockets of poor connectivity to super-fast fibre in the north of the town. *Both fixed and mobile digital connectivity is supplied by private operators so information around provision and connectivity is limited.*
Waste 	- There are two waste sites located in the town area. *Waste and recycling management is delivered on a sub-regional basis. There have been no specific issues for Greenford identified.*
Green infrastructure / Open space	- 10 parks - 6 amenity spaces - Natural green space runs through the town along the railway cutting and spaces dispersed throughout the town. - 9 allotment sites - 1 cemetery sites There are areas which are deficient in access to open spaces in the centre of the town.

[55] Note: Some railway stations are located on the boundary with another town so will be highlighted in both town summaries.

Hanwell


Northolt
Greenford
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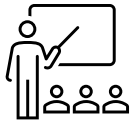
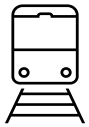
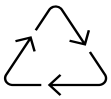
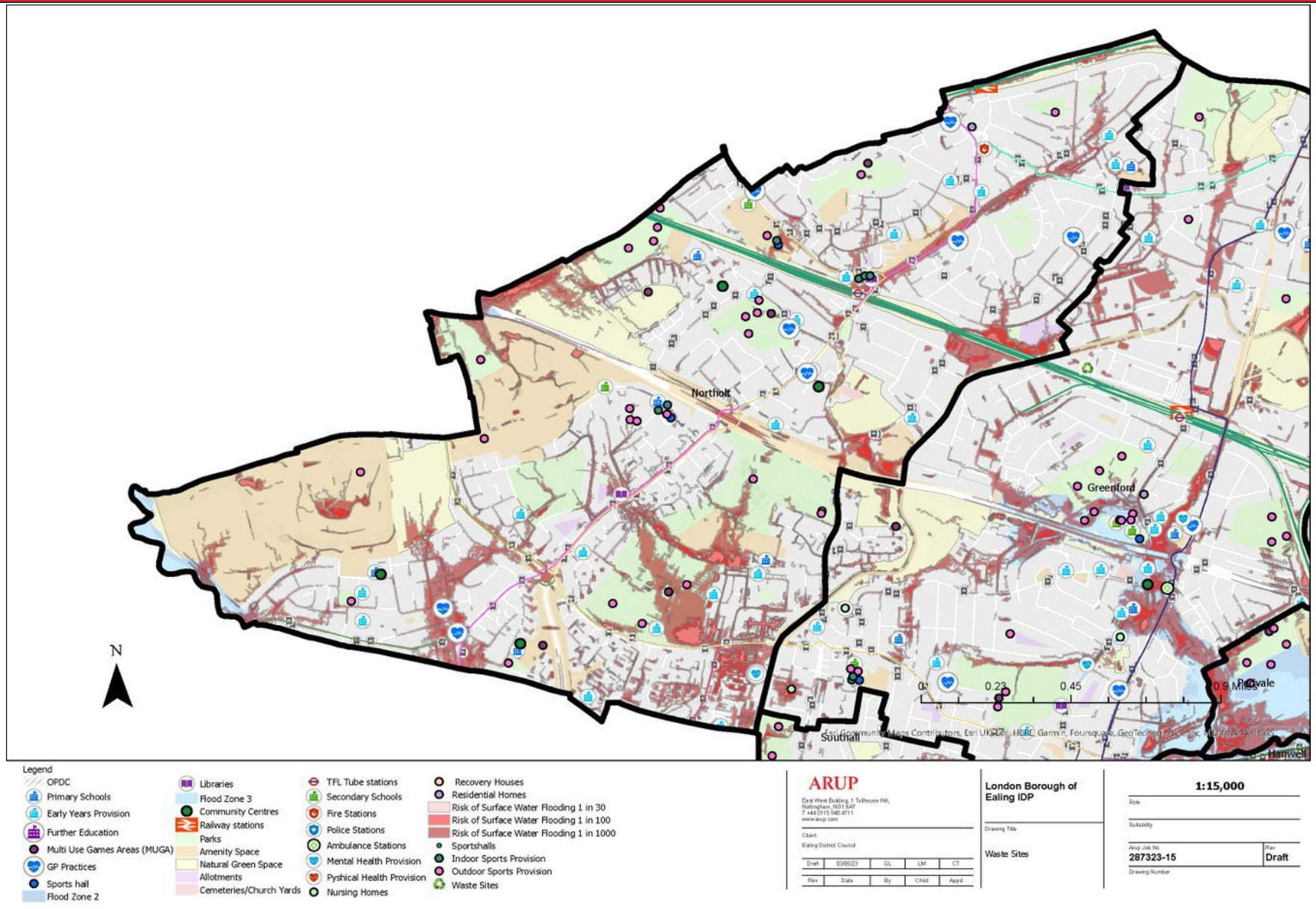
Esri Community Maps Contributors, Esri UK, Esri, HERE, Garmin, FoursQuare, GeoTechnologies, Inc, METI/NASA, USGS
Legend
OPDC
Primary Schools
Early Years Provision
Further Education
Multi Use Games Areas (MUGA)
GP Practices
Sports hall
Flood Zone 2
Libraries
Flood Zone 3
Community Centres
Railway stations
Parks
Amenity Space
Natural Green Space
Allotments
Cemeteries/Church Yards
TFL Tube stations
Secondary Schools
Fire Stations
Police Stations
Ambulance Stations
Mental Health Provision
Pyshical Health Provision
Nursing Homes
Recovery Houses
Residential Homes
Risk of Surface Water Flooding 1 in 30
Risk of Surface Water Flooding 1 in 100
Risk of Surface Water Flooding 1 in 1000
Sportshalls
Indoor Sports Provision
Outdoor Sports Provision
Waste Sites
ARUP
East West Building, 1 Tollhouse Hill, Nottingham, NG1 5AT
T +44 (0)115 940 4711
www.arup.com
Client:
Ealing District Council
Draft | 030503 | GL | LM | CT
Rev | Date | By | Chkd | Appd
London Borough of Ealing IDP
Drawing Title
Waste Sites
1:16,000
Role
Suitability
Arup Job No
287323-15
Rev
Draft
Drawing Number

Hanwell	
Infrastructure Topic	**Comment**
Education 	- 18 early years facilities - 5 primary schools - 4 secondary schools - 3 further education facilities - 1 maintained special and provision of ARPs in mainstreams schools. Most secondary schools are oversubscribed and have waiting lists.
Sports and leisure	- 1 golf course - 2 AGP sites – single, multiple, various surfaces - 2 tennis court sites - 2 indoor sport centres; Brentside High School Sports Centre and Elthorne Sports Centre - 3 sports halls - 3 MUGAs. Many residents in Hanwell live outside a 20-minute walk to at least one sports hall site.
Health and social care	- 5 GP practices - 4 secondary care facilities - 3 adult social care facilities - 1 children centre hub site - 1 health hub site Cuckoo Lane Practice was rated as an outstanding GP practice. In Hanwell, 100% of GP practices are over capacity.
Emergency services	- 1 ambulance station *Emergency services are provided on a regional basis. The delivery of emergency services is influenced by a range of factors including housing, population profile and density. There have been no specific issues for Hanwell identified.*
Community facilities	- 1 library - 3 community centres Hanwell Community Centre is in need of renovation. *In addition to the facilities listed, facilities such as places of worship and/or schools can provide space for community uses.*

Hanwell	
Transport 	- 3 railway stations[56]: 2 stations providing access to the Great Western Main Line and 1 served by the Elizabeth Line - Poor access to the bus network to the south of the town - There is access to active travel routes. There are pockets of poor connectivity to public transport along the southern and western boundary.
Energy and utilities	- Located in Thames Water supply area for drinking water - Located in Mogden STW catchment area for wastewater *There have been no specific issues for Hanwell identified*.
Flood management	- There are condensed areas at risk of surface water flooding to the west of the town. - Areas along the western boundary and south of the town area are located in Flood Zone 2 and 3
Digital connectivity	- Small pockets of poor connectivity to super-fast fibre dispersed across the town. *Both fixed and mobile digital connectivity is supplied by private operators so information around provision and connectivity is limited.*
Waste 	- There are no waste sites located in the town area. *Waste and recycling management is delivered on a sub-regional basis. There have been no specific issues for Hanwell identified.*
Green infrastructure / Open space	- 10 parks - 6 amenity spaces - Natural green space runs through the town along the railway cuttings and some spaces dispersed across the town. - 3 allotment sites - 2 cemetery sites There are areas which are deficient in open space especially in the north east and south west parts of the town.

[56] Note: Some railway stations are located on the boundary with another town so will be highlighted in both town summaries.

Northolt


Northolt
Greenford
Southall
Hanwell
Perivale
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Legend
OPDC
Primary Schools
Early Years Provision
Further Education
Multi Use Games Areas (MUGA)
GP Practices
Sports hall
Flood Zone 2
Libraries
Flood Zone 3
Community Centres
Railway stations
Parks
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Allotments
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Police Stations
Ambulance Stations
Mental Health Provision
Pyshical Health Provision
Nursing Homes
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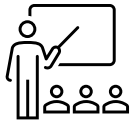
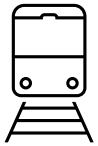
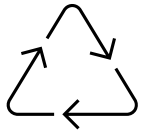
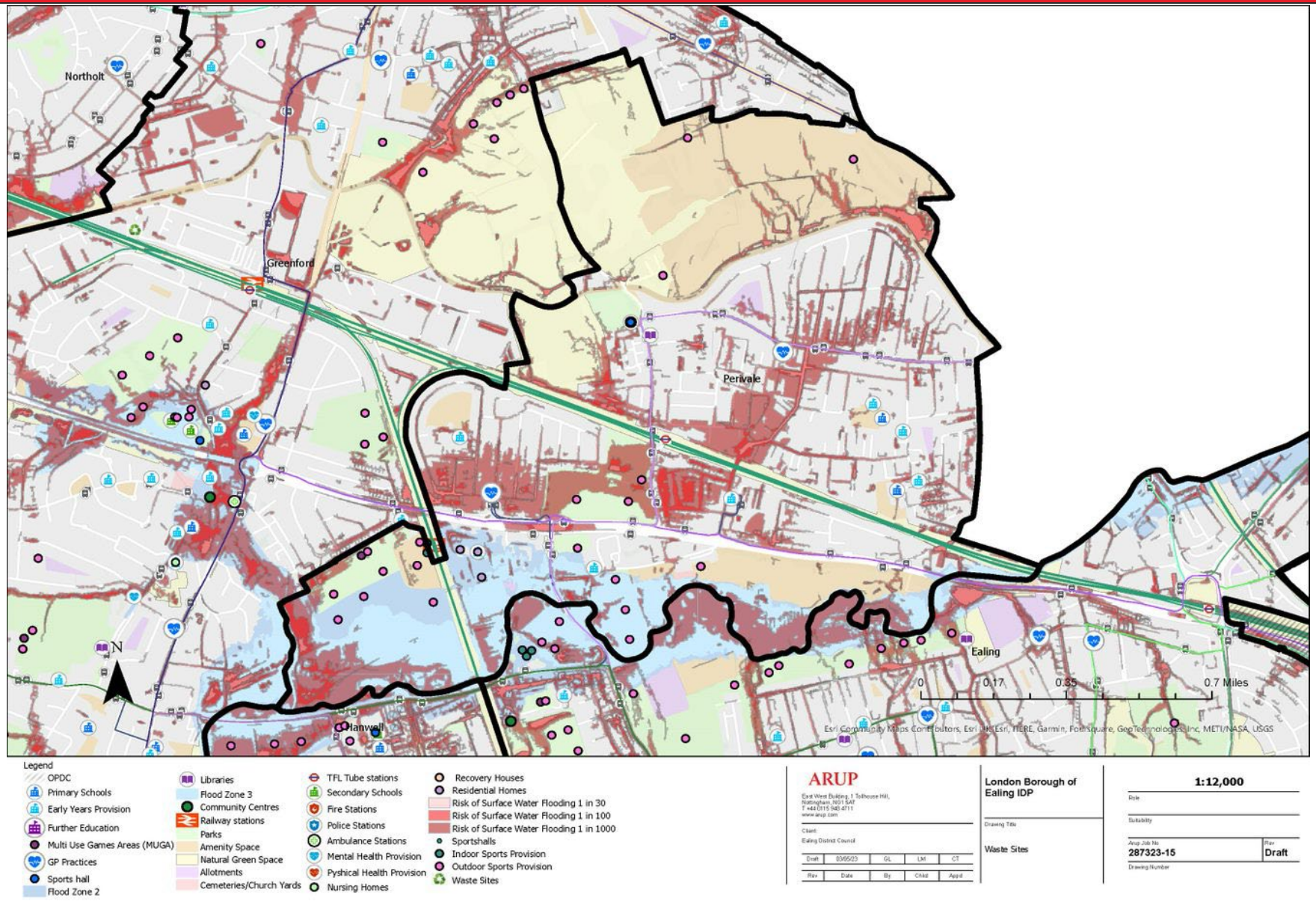
Risk of Surface Water Flooding 1 in 30
Risk of Surface Water Flooding 1 in 100
Risk of Surface Water Flooding 1 in 1000
Sportshalls
Indoor Sports Provision
Outdoor Sports Provision
Waste Sites
ARUP
London Borough of Ealing IDP
Waste Sites
1:15,000
287323-15
Draft

Northolt	
Infrastructure Topic	**Comment**
Education 	- 20 early years facilities - 9 primary schools - 2 secondary schools - 2 further education facilities - 2 maintained special schools and there is provision of ARPs in mainstreams schools Secondary schools are oversubscribed and have waiting lists.
Sports and leisure	- 1 grass football pitches - 1 bowl site - 2 fine turf cricket site - 4 AGP site – single, multiple, various surfaces - 1 golf course - 3 indoor sport centres; Alec Reed Academy Community Sports Centre, Northolt High Sports Centre and Northolt Leisure Centre - 2 sports halls - 8 MUGAs *There have been no specific issues for Northolt identified.*
Health and social care	- 9 GP practices - 1 secondary care facilities - 1 adult social care facilities - 2 children centre hub site - 1 health hub site - 1 park play site In Northolt, 83% of GP practices are over capacity. The ICB identified a need for an affordable solution to primary health care services as part of the Greenford Green development.
Emergency services	- 1 fire station *Emergency services are provided on a regional basis. The delivery of emergency services is influenced by a range of factors including housing, population profile and density. There have been no specific issues for Northolt identified.*
Community facilities	- 3 libraries - 4 community centres Northolt Grange Community Centre is currently closed for redevelopment. *In addition to the facilities listed, facilities such as places of worship and/or schools can provide space for community uses.*
Transport	- 1 railway station providing access to the Chiltern Railways Line.

Northolt	
	- 1 TfL tube station served by the Central line. - A more dispersed bus network compared to other towns, specifically Ealing and Acton - Access to active travel routes There is poor connectivity to the public transport network to the west of the town.
Energy and utilities 	- Located in Affinity Water supply area for drinking water - Partially located in Zone 5 and Mogden STW catchment area for wastewater In Northolt, there is one unconstrained substation.
Flood management 	- There are areas at risk of surface water flooding dispersed throughout the town. - There are no areas located in Flood Zone 2 and 3
Digital connectivity 	- Pockets of poor connectivity to super-fast fibre throughout the centre of the town. *Both fixed and mobile digital connectivity is supplied by private operators so information around provision and connectivity is limited.*
Waste 	- There are no waste sites located in the town area. *Waste and recycling management is delivered on a sub-regional basis. There have been no specific issues for Northolt identified.*
Green infrastructure / Open space 	- 9 parks - 10 amenity spaces - Natural green space runs through the town along the railway cutting and spaces dispersed throughout the town - 4 allotment sites There are areas which are deficient in open spaces in the north of the town.

Perivale


Northolt
Greenford
Perivale
Ealing
Hanwell
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Esri Community Maps Contributors, Esri UK, Esri, HERE, Garmin, FourSquare, GeoTechnologies, Inc, METI/NASA, USGS
Legend
OPDC
Primary Schools
Early Years Provision
Further Education
Multi Use Games Areas (MUGA)
GP Practices
Sports hall
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Risk of Surface Water Flooding 1 in 30
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Indoor Sports Provision
Outdoor Sports Provision
Waste Sites
ARUP
London Borough of Ealing IDP
Waste Sites
1:12,000
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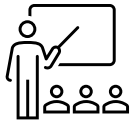
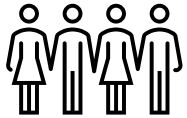
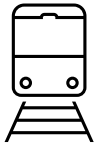
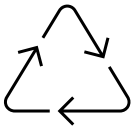
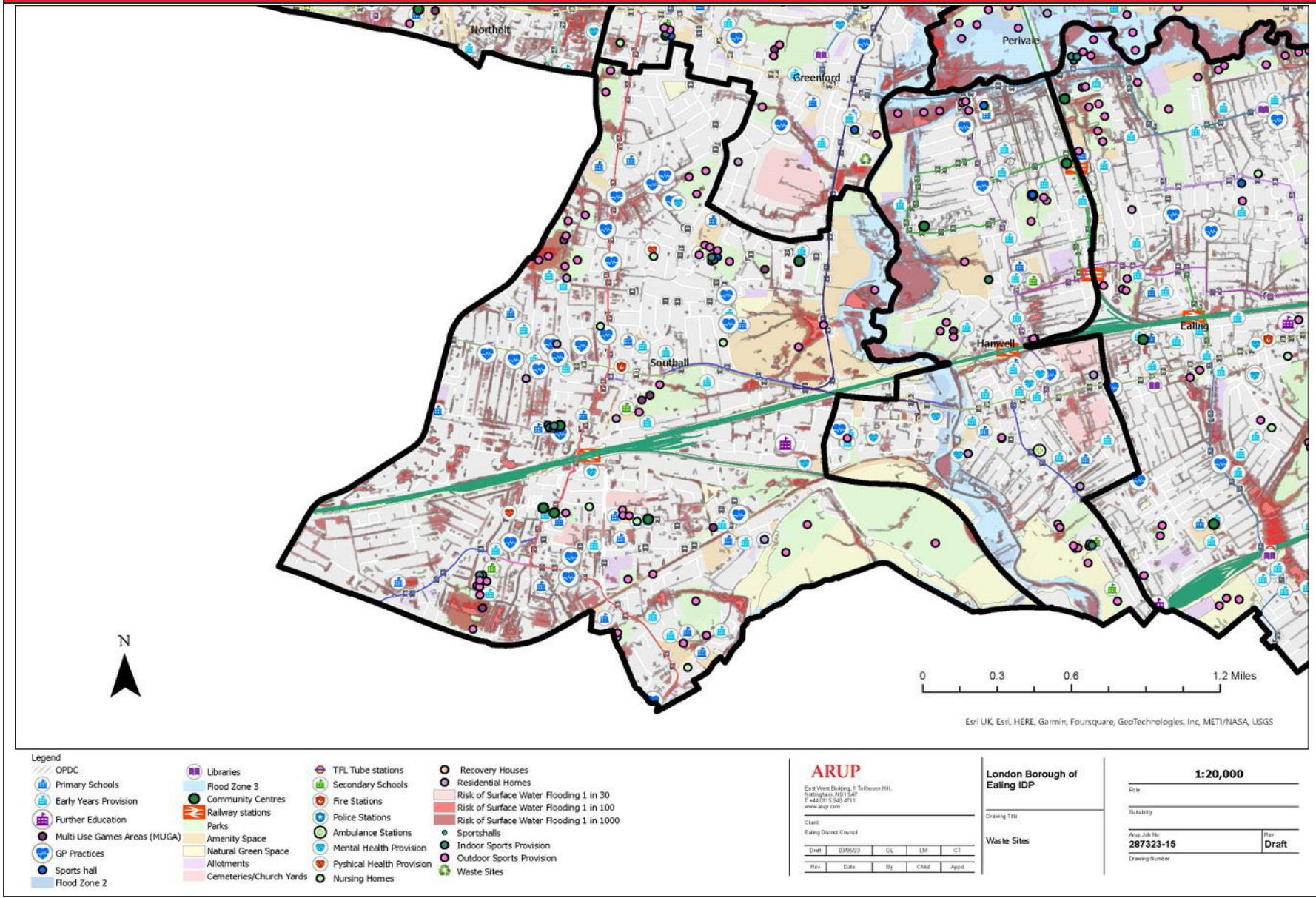
Draft

Perivale	
Infrastructure Topic	**Comment**
Education 	- 7 early years facilities - 4 primary schools - There are no maintained special schools in Perivale but there is provision of ARPs in mainstreams schools Although there are no secondary schools or 16-18 education provision in Perivale, there are facilities in neighbouring towns and areas.
Sports and leisure	- 1 grass football pitches - 2 golf courses - 1 AGP sites – single, multiple, various surfaces - 1 sand-based hockey pitch - 1 sports halls - 2 MUGAs *No specific capacity issues for Perivale identified.*
Health and social care	- 2 GP practices - 3 adult social care facilities - 1 children centre hub site - 2 health hub site *There are relatively fewer facilities compared to other towns in the borough, due to the suburban character of the area and lower population density.*
Emergency services	*Emergency services are provided on a regional basis. The delivery of emergency services is influenced by a range of factors including housing, population profile and density. There have been no specific issues for Perivale identified.*
Community facilities 	- 1 library - 1 community centre *In addition to the facilities listed, facilities such as places of worship and/or schools can provide space for community uses.*

Perivale	
Transport 	- 1 railway stations[57]: providing access to the Great Western Main Line - 1 TfL tube station served by the Central line - Poor access to the bus network compared to other towns, such as Ealing and Acton - Access to active travel routes Poor connectivity to public transport in the south eastern and north western corners of the town.
Energy and utilities	- Located in Affinity Water supply area for drinking water - Located in Mogden STW catchment area for wastewater *There have been no specific issues for Perivale identified*.
Flood management	- There are condensed areas at risk of surface water flooding in the centre of the town. - Areas towards the south of the town are located in Flood Zone 2 and 3
Digital connectivity	- Pockets of poor connectivity to super-fast fibre in the north western area of the town. *Both fixed and mobile digital connectivity is supplied by private operators so information around provision and connectivity is limited.*
Waste 	- There is one waste site located in the town area. *Waste and recycling management is delivered on a sub-regional basis. There have been no specific issues for Perivale identified.*
Green infrastructure / Open space	- 6 parks - 6 amenity spaces - Natural green space runs through the town along the railway cuttings and some spaces in the northern part of the town. - 2 allotment sites There are areas which are deficient in access to open spaces in the centre of the town.

[57] Note: Some railway stations are located on the boundary with another town so will be counted in both town summaries.

Southall


Northolt
Greenford
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Ealing
Hanwell
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Esri UK, Esri, HERE, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS
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Waste Sites
ARUP
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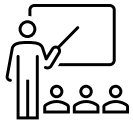
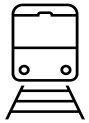
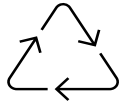
1:20,000
287323-15
Draft

Southall	
Infrastructure Topic	**Comment**
Education 	- 24 early years facilities - 18 primary schools - 3 secondary schools - 4 further education facilities - There are no maintained special schools in Southall but there is provision of ARPs in mainstreams schools Capacity of secondary schools is particularly constrained in Southall.
Sports and leisure	- 2 grass football pitches - 1 golf course - 1 fine turf cricket site - 3 AGP sites – single, multiple, various surfaces - 3 tennis court sites - 2 indoor sport centres; Dormers Wells Leisure Centre and Featherstone Sports Centre, - 3 sports halls - 8 MUGAs Southall has the greatest demand for pool space and sports courts compared to the other towns, with areas deficient in access to sports hall sites. Many residents in Southall live outside a 20-minute walk to at least one sports hall site. Redevelopment of Dormer Wells Leisure Centre is planned to deliver two additional new court sports halls.
Health and social care	- 23 GP practices - 6 secondary care facilities - 11 adult social care facilities - 1 children centre hub site - 1 health hub sites - 1 park play site In Southall, 90% of GP practices are over capacity, and the ICB has identified a need for two new primary care facilities to provide day-to-day healthcare. The ICB have also identified a need for either Greenford Green or Featherstone Road to be reprovided, redeveloped or improved to help support future growth.
Emergency services	- 1 fire station *Emergency services are provided on a regional basis. The delivery of emergency services is influenced by a range of factors including housing, population profile and density. There have been no specific issues for Southall identified.*

Southall	
Community facilities	- 2 libraries - 5 community centres - 1 youth centre The Dominion Community Centre is in need of renovation. *In addition to the facilities listed, facilities such as places of worship and/or schools can provide space for community uses.*
Transport 	- 1 railway station providing access to the Great Western Main Line and served by the Elizabeth Line - A more dispersed bus network compared to other towns, specifically Ealing and Acton - Poor provision of active travel routes compared to other towns Despite the Elizabeth line recently opening at Southall Station, there are still areas with poor public transport accessibility (e.g. to the southeast of the town).
Energy and utilities	- Located in Affinity Water supply area for drinking water - Partially located in Zone 5 and Mogden STW catchment area for wastewater - Major heat source located at Blue NG Power Plant There is a constrained substation and constrained bulk supply point (BSP).
Flood management	- There are condensed areas at risk of surface water flooding to the west of the town - Small pockets towards the north-eastern corner are located in Flood Zone 2 and 3
Digital connectivity	- Small pockets of poor connectivity to super-fast fibre in the south of the town. *Both fixed and mobile digital connectivity is supplied by private operators so information around provision and connectivity is limited.*
Waste 	- There are no waste sites located in the town area. *Waste and recycling management is delivered on a sub-regional basis. There have been no specific issues for Southall identified.*
Green infrastructure / Open space	- 18 parks - 5 amenity spaces - Natural green space runs through the town along the railway cutting and largely towards the east of Southall - 8 allotment sites - 2 cemetery sites There are some areas which are deficient in access to open space, especially in the west of the town. Future open space is proposed for the Southall Gasworks as well as links across the canal.

ARUP

London Borough of Ealing

Infrastructure Delivery Plan

Part Two: Infrastructure Delivery Schedule

Reference:

09 February 2024

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 287323-15

Ove Arup & Partners Limited
8 Fitzroy Street
London
W1T 4BJ
United Kingdom
arup.com

ARUP

Document Verification

Project title	Infrastructure Delivery Plan
Document title	Part Two: Infrastructure Delivery Schedule
Job number	287323-15
Document ref	
File reference	

Revision	Date	Filename			
	22/01/2023	**Description**			
			Prepared by	**Checked by**	**Approved by**
		Name	Lily Mahoney Christopher Wong Eve Oakley Georgia Kalatha	Lily Mahoney Anna Richards Rob Goodall	Anna Richards
		Signature			
	11/12/2023	**Filename**			
		Description			
			Prepared by	**Checked by**	**Approved by**
		Name	Lily Mahoney Christopher Wong Eve Oakley Georgia Kalatha	Lily Mahoney Anna Richards	Anna Richards
		Signature			
	09/02/2024	**Filename**			
		Description			
			Prepared by	**Checked by**	**Approved by**
		Name	Lily Mahoney Christopher Wong Eve Oakley Georgia Kalatha	Lily Mahoney Anna Richards	Anna Richards
		Signature			

Issue Document Verification with Document ü

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1. Introduction

1.1 Purpose of the Infrastructure Delivery Plan

Ove Arup and Partners was commissioned by Ealing Council in January 2023 to prepare an Infrastructure Delivery Plan (IDP) in support of its new Local Plan. The purpose of the IDP is to set out the infrastructure that will be required to deliver planned growth across the borough. The IDP draws on existing studies and strategies produced by the council, the Greater London Authority (GLA), and infrastructure providers. It has been informed by stakeholder consultation.

The council consulted on the Regulation 18 draft Local Plan (30 November 2022 – 8 February 2023), alongside the Ealing Infrastructure Topic Paper which brought together evidence to summarise existing infrastructure provision across the borough and highlight any known capacity issues. Feedback from the Regulation 18 consultation covered a range of issues related to infrastructure provision with key themes surrounding the provision of healthcare facilities, sports and leisure facilities and transport. The representations made have informed the development of this IDP.

The new Local Plan will cover the period 2024 to 2039. Ealing Council is working towards a Regulation 19 Local Plan for consultation to be held in early 2024. This will be the proposed submission version of the new Local Plan. The six-week consultation period will provide an opportunity for people to comment on the Local Plan before it is examined by a planning inspector. The Local Plan is currently scheduled for adoption in 2024.

The IDP will form a key element of the council's evidence base to support the Local Plan. Its purpose is to identify the infrastructure needed to respond to constraints and support new development at the earliest stage possible. It also provides the focus for Ealing Council to work with infrastructure providers and stakeholders to proactively plan for and enable the delivery of infrastructure.

Within the context of limited and diminishing funding, establishing a reliable and concise IDP will ensure any investment decisions are based on a sound understanding of infrastructure requirements and growth. This will offer greater certainty to service providers, funders and developers about how infrastructure will be funded and delivered, enabling growth and encouraging investment.

The IDP will also be used by the council as part of the development management process, to underpin the development of Ealing's Community Infrastructure Levy (CIL) charging and negotiations for developer contributions, as well as the ongoing monitoring and prioritisation of projects.

1.2 Links to IDP Part One

This Part Two Infrastructure Delivery Schedule Report is intended to be read in conjunction with the Part One Infrastructure Baseline Report, which provides the baseline context for existing infrastructure capacity in Ealing by:

- Analysing infrastructure and service providers' investment plans;
- Providing an understanding of infrastructure services, networks and facilities in the borough, and identifying any existing capacity surpluses and deficits on a local authority wide basis; and
- Identifying how these infrastructure capacity constraints might have implications for the Local Plan, including setting out any issues that might constrain future growth.

The Part Two Infrastructure Delivery Schedule Report and accompanying schedule sets out the infrastructure requirements to deliver the development strategy of the Regulation19 Local Plan. It includes:

- The required infrastructure, including details of the responsible infrastructure service provider, delivery partners, capacity required, likely cost, prioritisation, timescales for delivery and funding gap where known; and
- A clear identification of the methodology taken to assess infrastructure requirements, identify infrastructure surpluses and deficits and calculate costs.

IDPs are, by their very nature, a 'snapshot in time', and as different infrastructure providers respond to their own unique challenges, the information will naturally date and alter over time. It is therefore recommended that the IDP is updated on a regular basis by the council.

1.3 Ealing IDP scope

The scope of the IDP addresses the infrastructure listed in Table 1, including local services but also in some cases wider strategic provision of services across administrative boundaries. It should be noted that for some sub-topics there have not been any projects identified in the Infrastructure Delivery Schedule due to ongoing work by service providers. Once known, further projects will be added to the schedule as this is a 'living document'.

Table 1 Infrastructure Delivery Plan Scope by Topic

Infrastructure topic	Sub-topic
Community facilities	Libraries
	Community centres
Green infrastructure / Open space	Parks and gardens
	Amenity green space
	Natural and semi-natural greenspace
	Allotments
	Cemeteries
Sports and leisure	Sports facilities
	Sports halls
Education	Early years
	Primary education
	Secondary education
	16-18 years education
	Special Educational Needs and Disabilities (SEND)
Health and social care	Primary healthcare
	Secondary healthcare
	Social care
	Children's Centres
Transport	Highways
	Public transport (rail, underground, overground)
	Public transport (bus)

Infrastructure topic	Sub-topic
	Walking, cycling and micromobility
Waste management facilities	Waste & recycling
Flood management	Flood mitigation
Emergency services	Ambulance
	Police
	Fire
Energy and utilities	Potable water
	Wastewater
	Gas supply
	Electricity supply
Digital connectivity	Broadband/wired and fixed mobile communications

1.4 Document Structure

This report is structured as follows:

- **Section 2** provides a breakdown of growth anticipated to be delivered over the plan period.
- **Section 3** identifies the future infrastructure required to support growth over the plan period.
- **Section 4** provides an overview of the approach undertaken to develop the Infrastructure Delivery Schedule.
- **Section 5** presents the Infrastructure Delivery Schedule for Ealing (breakdown by both geographic towns and infrastructure type).

2. Proposals for growth

In Stage 1 of the IDP, initial engagement with infrastructure stakeholders in February/March 2023 sought to understand the existing provision of infrastructure across the borough, highlight any known capacity constraints and identify any known planned projects.

Following further work to develop the housing trajectory, updated figures reflecting the final housing targets for Ealing were shared with stakeholders to enable them to provide feedback on the level of additional infrastructure required to support growth in Ealing. The Infrastructure Delivery Schedule in this Part 2 IDP document has been produced based upon an overall dwelling quantum for the plan period from 2024 to 2039 of **41,571**. Table 2 below shows the breakdown of this total number of dwellings by town, separated out by:

- **Pipeline and pending sites –** dwellings proposed through existing planning permissions, as well as sites which have pending planning decisions, or are awaiting the signing of legal agreements, where evidence suggests delivery will occur within the first five years of the plan period;
- **Allocated large sites –** dwellings which have been allocated within the Local Plan, with some sites already benefiting from planning permission;
- **Windfall large sites –** dwellings which are likely to be delivered through policy interventions, rather than through site allocations, e.g. through a mixed-use intensification approach at designated employment sites; and
- **Small sites –** dwellings coming forward with a site size of less than 0.25ha, based on a proportion of the LPA London Plan target divided by the spatial extent of each town.

Table 2 Boroughwide breakdown of dwellings included in this Part 2 Infrastructure Delivery Schedule

Town	Pipeline and pending sites	Allocated large sites	Windfall large sites	Small sites	Total net units
Acton	2,523	3,151	1,871	750	8,295
Ealing	1,734	3,304	319	1,560	6,917
Greenford	2,159	1,887	0	915	4,961
Hanwell	837	934	153	555	2,479
Northolt	347	1,295	0	915	2,557
Perivale	278	335	0	495	1,108
Southall	6,359	7,002	723	1,170	15,254
Total	**14,237**	**17,908**	**3,066**	**6,360**	**41,571**

For employment growth, there are no set levels over the plan period, but it is anticipated there will be a net increase through mixed intensification policies in the emerging Local Plan. Therefore, the implications of employment growth for infrastructure were not specifically assessed as part of this IDP exercise and the infrastructure requirements identified should be considered to be the minimum required.

3. Future infrastructure required to support growth

3.1 Community facilities

Library services

While there is currently an adequate level of existing service provision in Ealing, capacity issues may arise in the future as demand for both council-run and community-managed libraries continues to grow.

Once the council has secured a new site for a community hub, it is expected that Greenford Library will relocate. Further detail on this project is provided in the Infrastructure Delivery Schedule. There had been previous plans to review library provision as part of the office retrofit at Perceval House, however, these are now on hold.

Community centres

Community centres form an integral part of the local council's public service offering and are important in promoting community cohesion and well-being. It is noted that the current provision may not be easily accessible to all residents across Ealing, as there is only one community centre each in Greenford and Perivale, and only two in Acton. Some facilities are also in need of redevelopment to provide high quality provision.

Ealing also has three youth centres which specifically cater to the needs of young people in the borough. It is recognised that youth services provision will need to be reviewed going forward to ensure there are sufficient facilities to support the existing and future young people in the borough.

The community halls at Hanwell Community Centre and Dominion Community Centre (Southall) are both in need of renovation. Northolt Grange Community Centre is currently closed for redevelopment. The restoration of Hanwell Community Centre requires funding, and an Expression of Interest for Heritage Lottery Funding will be submitted shortly.

Further detail is provided in the Infrastructure Delivery Schedule.

3.2 Green infrastructure and open space

Green infrastructure and open space are important for physical and mental well-being, as well as providing wider environmental benefits including green transport links and resilience to climate change.

As part of the council's strategic objective of tackling the climate crisis, the Ealing Council Plan 2022 – 2026 sets out a priority of protecting and enhancing Ealing's parks and open spaces. This includes creating 10 new parks and open spaces, 10 new community growing spaces in housing estates and new developments as well as planting an additional 50,000 trees over the four-year period. In particular, Ealing Council is committed to delivering a new regional park (in excess of 400 hectares), which would contribute to urban greening and support the well-being of local residents. Stakeholders have also noted that the new Regional Park will be important in serving borough-wide programmes identified within the Ealing Cultural Infrastructure Plan.

To address the need for burial space, Ealing Council is currently procuring to extend Greenford Cemetery with works due to start on site in January 2024 and the first available plot being delivered in May/June 2024. This extension will provide around seven years' supply. Further work is currently being scoped out to provide a 30-year burial space strategy for the borough.

In terms of future provision for parks and gardens, current redevelopment plans for the Southall Green Quarter includes new areas of open space, as well as links across a canal.

Further detail is provided in the Infrastructure Delivery Schedule.

3.3 Sports and leisure facilities

Sports and leisure facilities are important assets providing venues for residents to take part in a range of sports and recreational activities which promote physical health and well-being.

While existing capacity levels in Ealing vary across the respective facility types, it is generally expected that current provision will not be able to support future population growth. For example, all Ealing sports halls have reached maximum capacity during the weekly peak period, and there is a deficit of swimming pool provision across the borough.

There are several planned projects for specific sport and leisure projects identified in the Infrastructure Delivery Schedule to address some of the issues raised with the capacity of these facilities in the borough. These include:

- New indoor sports facilities at Gurnell Leisure Centre, Dormers Wells Leisure Centre and at a new location in the Green Quarter; and
- New outdoor sports facilities at Warren Farm Sports Ground, and the former Barclays Bank Sports Ground.

The Indoor and Outdoor Sports Facility Strategy and Action Plan 2022–2031 has identified the need to address capacity constraints across a number of types of facilities including football, rugby and cricket pitches, tennis courts, other outdoor sports facilities and indoor sports centre facilities and sports halls. However, specific proposals have not yet been developed to address these capacity constraints. The Infrastructure Delivery Schedule will be updated as proposals are developed, and once further details of future projects are known.

3.4 Education

The Department of Education tool has been used to estimate the additional pupils or 'pupil yield' for Early Years, Primary, Secondary and Post 16 sectors as a result of planned development in the borough. This tool combines data from the ONS and National Pupil Database to look at the number of children living in properties completed between 2008 and 2022 drawing on data from all housing developments that have 10 or more dwellings[1].

Housing data from the last five years across all housing types in the borough was used to identify an average pupil yield that can be applied to future development proposals to help estimate the need for additional education infrastructure. The estimates are therefore based on the assumption that future growth will have a broadly similar housing mix and tenure to that delivered over the previous five years. In the last five years, the majority of housing completions have either been one-bed or two-bed units, with a much smaller proportion of larger units.

There are some limitations with this approach and the pupil yields in this section should be treated as indicative estimates.

Table 3 Average pupil yield

Education phase	Pupil yield
Early years	0.040
Primary	0.143
Secondary	0.086
Post 16	0.037

Projects have been identified to address existing issues with capacity in schools. However, further work is needed to identify how future need associated with Local Plan growth will be accommodated. This is likely to be through a combination of making use of existing capacity (including bringing capacity back into use within schools which have reduced their planned admission numbers in recent years in response to falling demand) as well as new and expanded provision.

Early years

Ealing has sufficient levels of early years facilities and childcare places for 0 to 4 years to meet current demand in the borough, particularly given a reduction in demand due to a combination of factors including falling birth rates and post-Brexit immigration changes. Some early year facilities are having to close as there is limited funding and rising costs of operation.

Table 4 outlines the estimated total need for early years school places per town over the plan period, using an average pupil yield of 0.04 which was derived from the DofE tool as outlined above. These figures show demand for 2, 3 and 4-year-old provision rather than for the government extended provision, which will be introduced on a phased basis this year. In April 2024, eligible working parents of 2-year-olds will gain access to 15 hours of childcare support. In September 2024, 15 hours of free childcare will be extended to all children from the age of 9 months. Finally, from September 2025 working parents of all children under the age of five will be entitled to 30 hours of free childcare a week.

[1] Department for Education (2023) Estimating pupil yield from housing development. Available at: https://assets.publishing.service.gov.uk/media/64d0f71be5491a00134b5940/Estimating_Pupil_Yield_from_Housing_Development.pdf

Table 4 Early years school places per town

School places	Acton	Ealing	Greenford	Hanwell	Northolt	Perivale	Southall
Early years	332	277	198	99	102	44	610

The council is working to understand the implications of the extension of the 30-hour entitlement for early years provision in the borough, as well as undertaking a review of the future need associated with planned growth and they will develop projects to address this need.

Primary education

There has been an overall decrease in demand for primary school places across the borough due to a fall in birth rates and the impact of migration patterns from Brexit and the pandemic, though there are pockets of sustained high demand particularly in central, south, and east Ealing. Taking the most recent five years of data, the average pupil yield per completed property for primary education across all housing types in Ealing is 0.143. Taking account of the future growth outlined in the housing trajectory and applying the pupil yield, this equates to the following pupil numbers per town over the plan period as outlined in Table 5.

Table 5 Primary school places per town

School places	Acton	Ealing	Greenford	Hanwell	Northolt	Perivale	Southall
Primary	1,186	989	709	355	366	158	2,181

One form of entry for primary school is calculated as 30 places per year group for 7 years which equates to 210 school places. The number of primary school forms of entry needed for each town to support the level of anticipated growth over the plan period is outlined in Table 6.

Table 6 Primary school form of entry per town

Form of Entry	Acton	Ealing	Greenford	Hanwell	Northolt	Perivale	Southall
Primary	6	5	3	2	2	1	10

To address this need Ealing Council will negotiate with developers when bringing forward strategic sites to ensure there are sufficient school places to accommodate the demand. Further understanding will be required of phasing and assumptions around tenure mix to input into further pupil forecasting work.

Currently, the council is undertaking the school condition programme which is an on-going programme of local authority investment in education facilities, with a pipeline of more than 30 annual projects planned for 2024/25 and in future years based on criteria set out by the local authority.

There are two planned primary school projects in Ealing:

- Proposed redevelopment of Stanhope Primary School to provide improved facilities.
- The provision of two FE class schools at Southall Waterside and Middlesex Business Centre developments has been secured through relevant S106 Agreements.

Further details on these projects are provided in the Infrastructure Delivery Schedule.

Secondary education

Most secondary schools in the borough are oversubscribed with capacity issues being particularly acute in Southall. There will be further strain on existing provision due to the future growth planned through the Local Plan. Using the most recent five years of data, the average pupil yield per completed property for secondary education across all housing types in Ealing is 0.086. Taking

account of the future growth outlined in the housing trajectory and applying the pupil yield, this equates to the following pupil numbers per town over the plan period as outlined in Table 7.

Table 7 Secondary school places per town

School places	Acton	Ealing	Greenford	Hanwell	Northolt	Perivale	Southall
Secondary	713	595	427	213	220	95	1312

One form of entry is calculated as 30 places per year group for 5 years which equates to 150 school places, the total need for secondary school forms of entry for each town to support the level of anticipated growth over the plan period is outlined in Table 8.

Table 8 Secondary school form of entry per town

Form of Entry	Acton	Ealing	Greenford	Hanwell	Northolt	Perivale	Southall
Secondary	5	4	3	1	2	1	9

To address the existing acute demand and capacity constraints there are currently two planned secondary school projects in the borough:

- Villiers High School (Southall) - adding an additional form of entry (1 FE) and one Additionally Resource Provision (ARP) (subject to statutory process), which provides classrooms and support facilities specifically designed for specialist and targeted support for children with special educational needs (SEN). This scheme has been approved to progress.
- Northolt High School (Northolt) – Planned redevelopment of existing provision to provide new facilities with potential to add an ARP (subject to statutory process). This scheme has been approved to progress.

There is an on-going programme of local authority investment in education facilities, including the projects outlined above. The future pipeline of projects to address the anticipated need will be developed based on further pupil forecasting work and negotiations with developers.

Further details on these projects are provided in the Infrastructure Delivery Schedule.

16-18 year old education

Generally, there is sufficient provision for pupils in the borough, with Ark Soane Academy taking on its first year 12 pupils in September 2026.

Based on the most recent five years of data, the average pupil yield per completed property for 16-18 years education across all housing types in Ealing is 0.037. Taking account of the future growth outlined in the housing trajectory and applying the pupil yield, this equates to the following pupil numbers per town over the plan period as outlined in Table 9.

Table 9 16-18 school places per town

School places	Acton	Ealing	Greenford	Hanwell	Northolt	Perivale	Southall
Post 16	307	256	184	92	95	41	564

Ealing Council will continue to review the future need for 16-18 years education and will address additional requirements going forward.

SEND education

Since the pandemic there has been a significant increase in demand for SEND provision which cannot currently be met within the borough. The council is utilising both non-maintained and independent specialist provision to address the need.

Based on the most recent five years of data, the average pupil yield per completed property for SEND education across all housing types in Ealing is 0.0086. Applying the pupil yield to the future growth outlined in the housing trajectory results in the need for SEND places outlined in Table 10.

Table 10 SEND school places per town

School places	Acton	Ealing	Greenford	Hanwell	Northolt	Perivale	Southall
SEND	71	60	43	21	22	10	131

Planned projects to increase SEND provision are listed below:

- Planned expansion at St Ann's School, John Chilton School, and Mandeville School to provide additional special school places to meet continued increased demand.
- Creation of a new secondary phase ARP at Northolt High School and Villers High School to support pupils with special education needs in mainstream settings. The two schemes have been approved to progress.

Other projects are also currently under review to meet the anticipated the need for 500 specialist places borough-wide by 2028. Further details on these projects are provided in the Infrastructure Delivery Schedule.

3.5 Health and social care

Primary healthcare

There is insufficient capacity within the existing estate to meet the increasing demand for primary healthcare. There has been investment to improve the utilisation and quality of the existing estate and the emerging ICP Estates Strategy identified three projects that were recently completed, or at early planning stage to support local growth:

- Chiswick Family Practices - Estate and Technology Transformation Fund (ETTF) funds were allocated to improve the estate [complete]
- Cloister Road - S106 monies for a small adaptation within practice to create additional consulting room only [complete]
- Grand Union Village - S106 monies for an internal reconfiguration to optimise utilisation (expansion of primary care/void reduction works [to be completed in early Summer 2024]

Consultation with NHS stakeholders has identified a number of projects needed to support the anticipated growth in the borough as listed below. Further work is needed to develop the scope and proposed means of delivering these projects.

- Ealing Hospital/St Bernard's – to provide a new Medium Secure Unit and review options to move the existing mental health services to a new 90-bed low secure unit on site.
- Southall Solution (Hub & Spoke Model) – to develop a hub and bespoke healthcare solution within the Green Quarter & Park Avenue development sites.
- Central Ealing Hub – to provide a primary care at scale hub for central Ealing.
- Northolt Hub/Solution – a solution to address population growth and health needs for the area/community.
- Acton Health Centre (East Ealing Hub) – refurbishment/redevelopment of the existing centre.
- Grand Union Village (GUV) – expansion of primary care at Grand Union Village Health Centre.
- North Ealing Hub (Greenford Green Site) – opportunity to provide a shell and core unit at Greenford Quay site and condense all neighbouring facilities into one fit-for-purpose facility.
- Corfton Road – to provide a fit-for-purpose primary care site to serve the population growth and health needs for the area/community.
- Jubilee Gardens – reduction in vacant and unused bookable space to increase healthcare services at this site.
- Hillcrest Surgery Relocation – business case for the relocation of Hillcrest Surgery is currently underway with delivery planned for the financial year of 2024/25.

Further details on these projects are provided in the Infrastructure Delivery Schedule.

Secondary healthcare

The London North West University Healthcare strategy 2023-2028 points to the need to improve the quality of its estate and address backlog maintenance. The strategy also highlights the need to create gynaecology and general surgery centres of excellence, and to expand the emergency department at Ealing Hospital.

The need to modernise Ealing Hospital to meet today's best practice health and care standards as well as to meet the additional demands of population growth means major future redevelopment will be required. LNWHT is in the process of working up a future Development Control Plan for a

range of capital schemes on the Ealing Hospital site. This programme includes A&E department expansion, theatre and critical modernisation, outpatients refurbishment, endoscopy expansion and investments in site infrastructure. Delivering the schemes in the Development Control Plan will have significant funding challenges for the Healthcare agencies and partners in North West London, including Ealing Council[2]. A joint approach will be required to effectively to plan for and support the delivery of the programme of planned improvements.

Greenford Green Clinic which provides physiotherapy, community nursing, podiatry, speech and language therapy services and Featherstone Road Health Centre which provides a range of physical health services, are both in need of either reprovision, development or improvements to help support future growth.

Adult social care

There is good overall provision of residential care homes across the borough and two operational extra care schemes, though the loss of complex residential and nursing provision in recent years is posing challenges.

Ealing Council is working on a review of accommodation for adults with care needs in the context of increased demand, an ageing population and significant funding challenges. This has identified a=the need for a greater range of sheltered and supportive housing to be delivered so that people who receive, or are in need of, social care have greater freedom and can live at home for as long as possible. Options are being identified to help support future growth, however, they are at the early stages of scoping. There are no known current planned projects for adult social care provision.

Children's centres

Children's centres tend to be multi-functional sites, alongside health and maternal services, with some sites being located on school premises. Although there are no current planned projects for additional provision of children's centres, services to support families will be provided in new health hubs that are being proposed to deliver primary healthcare services.

[2] Note: As per the outcome of the landmark case of 'R (University Hospitals of Leicester NHS Trust) v Harborough District Council (Holgate J, 13 February 2023)', contributions towards acute healthcare provision are not deemed retrievable from development sites.

3.6 Transport

Highways infrastructure

Traffic congestion on highways is a significant problem in the borough and the key highway corridors (A406, A4000, A4020, A4127, A3005) are at capacity (whole corridors or specific sections)[3], with much of the congestion issues caused by the short car trips undertaken by residents[4]. Other key highways issues include highway severance from major highways to other road users, including those walking and cycling (between and within towns), air quality issues primarily within town centres, noise pollution, and road safety concerns, as people walking and cycling are disproportionately involved in road traffic collisions[5]. Increasing population and employment in the borough could exacerbate congestion and poor air quality issues further[6].

Additionally, much of the kerbside in the borough is devoted to car parking which is impacting the delivery of new active travel infrastructure and is likely to create traffic congestion. Ealing Council is also seeking to reduce parking at new developments, to encourage mode shift to more sustainable modes[7].

There are currently 700 on-street electric vehicle (EV) charging points in the borough and Ealing Council has plans for further expansion of the EV charging network[8].

In response to the issues identified above, future highway schemes are primarily focused on traffic calming, congestion reduction, active travel improvements, bus priority measures and road safety improvements across the borough, including reduction of on-street parking. Key highway schemes include the White Hart roundabout reconfiguration, A312 corridor active travel and bus priority improvements, and Healum Avenue which is a new road that will improve bus and active travel provision in Southall. Schemes to reduce congestion include Liveable Neighbourhood Schemes. Other interventions include increasing the number of EV charging points across the borough and reducing on-street car parking.

In addition, a key objective for highway interventions in the borough is transforming predominantly vehicular and industrial servicing environments north and south of the railway lines in Southall with new high-quality and well-proportioned streets.

A mitigation scheme has been developed for the A312 Bulls Bridge roundabout and M4 Junction 3 as part of the Green Quarter development. In the wider area around the borough, key highway schemes include the North Acton Gyratory works within OPDC.

The Infrastructure Delivery Schedule sets out the proposed projects for highways.

Public transport (National Rail, London Underground and London Overground)

While the borough has an extensive underground and surface-level rail network, this is not evenly distributed across the borough. There are especially strong east-west connections, however, north-south (orbital) connections are slower and less frequent and there is a divide in public transport provision between the north and south of the borough[9].

The Transport Strategy notes that Ealing Council will continue to lobby TfL for improvements to the London Overground network in terms of frequencies and destinations[10]. Large areas of the central

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[3] Available at: https://www.london.gov.uk/sites/default/files/mayors-transport-strategy-2018.pdf

[4] Available at: https://www.ealing.gov.uk/downloads/download/7016/transport_topic_paper

[5] Available at: https://www.ealing.gov.uk/downloads/download/7016/transport_topic_paper

[6] Available at: https://www.london.gov.uk/sites/default/files/mayors-transport-strategy-2018.pdf

[7] Available at: https://www.ealing.gov.uk/downloads/download/5418/ealings_transport_strategy_2019-2022

[8] Available at: https://www.ealing.gov.uk/downloads/download/7016/transport_topic_paper

[9] Available at: https://www.ealing.gov.uk/downloads/download/7016/transport_topic_paper

[10] Available at: https://www.ealing.gov.uk/downloads/download/5418/ealings_transport_strategy_2019-2022

part of the borough are more than 1km from a London Underground station, meaning they have poor accessibility to central London. Another issue for rail is that much of the infrastructure pre-dates the introduction of legislation for step-free access, with the exception of Acton Mainline, Ealing Broadway, West Ealing, Hanwell and Southall stations as a result of the introduction of Elizabeth line services However, many other rail stations in the borough require modernisation to help make the stations more accessible to a range of users.

In addition, crowding issues are noted at Ealing Broadway station and on the Elizabeth line services, expected to be exacerbated in the future.

In response to issues identified above, a series of strategic and other key projects are currently planned for the borough. Strategic planned projects include the Brentford to Southall rail link and the West London Orbital. Other key projects include improvements to the Piccadilly line and step free access to stations in the borough.

Other strategic rail schemes in the wider area include the new Heathrow southern rail access, improvements to the Park Royal station as part of OPDC, a new station as part of the OPDC (Old Oak Common Lane Overground station) and upgrades to the North Acton station as part of OPDC. The future Old Oak Common station is outside the scope of the Ealing IDP. However, the potential impacts on the railway network in the borough should be acknowledged.

It is acknowledged that some of the identified issues, such as crowding at Ealing Broadway station and potential requirements for London Overground frequency improvements may need to be addressed separately in the future.

The Infrastructure Delivery Schedule sets out the proposed projects for public transport (National Rail, London Underground and London Overground).

Public transport (bus)

The bus network within the borough is centred around Ealing Broadway. Further to the west (Southall and Northolt), the bus network is more dispersed due to the more suburban environment. In these areas, there are also barriers to north-south movement caused by rail lines and the A40, with a very limited number of crossing points which are often congested[11].

The Local Implementation Plan for transport[12] and the Transport Strategy[13] identify current plans for improvements to the bus services in the borough. With regards to Southall in particular, the Southall Reset Spatial Planning Framework, which forms part of the Regulation 18 consultation for the Local Plan, identifies a list of spatial principles for improving sustainable transport connectivity in Southall[14].

In response to the key issues identified with the bus network in the borough, current planned improvements relate to bus priority and capacity (e.g., in Southall and Northolt, as well as borough-wide), bus permeability (Healum Avenue scheme), as well as multi-modal interchanges (e.g., bus hubs near Northolt station and White Hart Centre). Other bus related interventions include replacing/retrofitting of existing buses with cleaner vehicles, as part of the London wide bus fleet modernisation and improvement of bus stopping arrangements in Ealing.

The full list of bus provision projects is contained within the Infrastructure Delivery Schedule.

Walking, cycling and micromobility

Current challenges with regards to active travel include issues with the quality and general provision of walking and cycling infrastructure within the borough. Parts of the borough's walking

[11] Available at: https://www.ealing.gov.uk/downloads/download/7016/transport_topic_paper

[12] Available at: https://www.ealing.gov.uk/downloads/download/5398/local_implementation_plan_lip_for_transport

[13] Available at: https://www.ealing.gov.uk/downloads/download/5418/ealings_transport_strategy_2019-2022

[14] Available at: https://www.ealing.gov.uk/download/downloads/id/18426/southall_reset_%E2%80%93_spatial_planning_framework.pdf

and cycling network are fragmented due to physical barriers to movement such as railways, canals and main roads, resulting in long detours to active travel routes.

The Ealing Cycle Plan outlines that attitudinal barriers are also a key issue, with concerns and perceptions about safety being one of the most common reasons residents in the borough do not cycle. Another barrier to cycling in the borough, as identified in the Cycle Plan, is the lack of secure cycle parking which deters residents from making trips by active travel and notes that cycle parking in the borough is now nearing full capacity[15].

A comprehensive list of active travel interventions across the borough was identified in the 2022 London Borough of Ealing Transport Topic Paper. The Ealing Council Cycle Plan includes a list of measures for improving and encouraging cycling and the Southall Reset Spatial Planning Framework identifies a series of spatial principles for improvements to active travel in Southall. In addition to physical infrastructure projects, several other projects are taking place within the borough to help facilitate attitudinal change towards active travel, including a Travel to School Report. This will help meet the Transport Strategy objectives of encouraging modal shift, improving road safety, and reducing transport contribution to air pollution.

Although outside the scope of this IDP, the impact on the borough of the planned improved active travel links as part of the Old Oak Common regeneration area and the large-scale development itself should be acknowledged.

Proposed active travel projects include new active and improved active travel routes, new bridges / underpasses over railway lines and canals, new green corridors, additional cycle parking, healthy streets schemes, 20-minute neighbourhoods, and borough-wide night-time safety improvements. Ealing is also continuing the School Streets programme, as well as undertaking other travel awareness and behavioural change initiatives.

The full list of projects is contained within the Infrastructure Delivery Schedule.

[15] Available at: https://www.ealing.gov.uk/download/downloads/id/14470/cycle_plan_2019-22.pdf

3.7 Waste management facilities

The Council Plan sets out a number of initiatives to align with the waste hierarchy set out in the London Plan. These initiatives include the first Library of Things and piloting the borough's first ultra-low waste zone.

Acton Waste & Recycling Centre is currently being scoped to be repurposed as a circular economy recycling centre with facilities to re-use and repair on site, aligning with the ambitions of the West London Waste Annual Report and with the council plan.

There is currently sufficient capacity in waste management facilities provided by both public and private bodies to meet demand. While there are no known planned projects for additional waste management provision, council officers have identified the need for additional staffing needs of up to 10 crews to meet the growing demand for waste and recycling collection services.

3.8 Flood management

Flood prevention and mitigation within Ealing is the joint responsibility of the Lead Local Flood Authority (LLFA), Thames Water, and the Environment Agency (EA). The cumulative impact of growth on flooding and flood mitigation infrastructure should be carefully considered as sites come forward for development.

The Environment Agency has highlighted the need to further assess the condition of assets along the River Brent, particularly those under riparian ownership, to determine where further investment may be required. Additionally, it will be critical for the Environment Agency, the LLFA and the London Borough of Ealing to collaborate to ensure that development is planned appropriately and incorporates sustainable drainage and flood mitigation measures to ensure it does not worsen flooding within the borough.

There are several flood mitigation scheme projects in the borough proposed or recently completed by the EA and the LLFA:

- Dean Gardens Flood Alleviation Scheme: completed summer 2023.
- Northfields Flood Alleviation Scheme: November 2023 – March 2025.
- Belevue SuDS scheme: to be commenced March 2024.
- Glade Lanes sewer daylighting (daylighting a pipe means using potholing to expose underground utility lines and pipes): delivery within the next year or two, currently in progress.
- For the Greenford Flood Alleviation Scheme an initial study has been completed. Outline business case produced for the Flood and Coastal Erosion Risk Management (FCERM) funding allocation. Project has been technically approved but cannot be fully approved until the gap funding is secured: to be delivered 2025-2028.
- Perivale Park Flood Alleviation Scheme: project to be completed within the next 5 years.
- Carr Road Flood Alleviation Scheme is to be delivered in Harrow with benefit to Ealing: delivery summer 2024.

Further details on these projects are provided in the Infrastructure Delivery Schedule.

The Environment Agency has highlighted the following planned projects, with further detail to be developed:

- Bollo Lane Flood Alleviation Scheme
- Boston Road Flood Alleviation Project
- Critical Drainage Area 005 - Yeading Lane, Southall
- Ealing Common Flood Alleviation Project
- Horsenden FAS Feasibility Study
- North Acton Flood Alleviation Project
- Southall Flood Alleviation Project
- West Ealing and Pitshanger Flood Alleviation Project

The Environment Agency also identified the following areas where there is an opportunity to protect properties that are at risk of flooding from surface water and to consider flood risk management interventions:

- Bollo Lane catchment
- Boston Road catchment
- Northolt, Horsenden and Ealing Common Areas
- North Acton, Southall and West Ealing areas
- Yeading Brook Meadows

In addition to the schemes that will impact localised flooding within the borough, the Thames Tideway project is due for completion in 2025. As outlined in the wastewater section, this will increase sewer capacity across London, including Ealing, and therefore will reduce the number of sewer flooding incidents.

3.9 Emergency services

The demand for emergency services varies across the respective service types but is driven by demographic profile, as outlined below. There are currently no known capacity issues.

Ambulance

The ambulance service is provided at a regional scale and the level of capacity within the service will not prohibit Ealing in accommodating growth.

As indicated in the London Ambulance Service (LAS) strategy, improvements to the ambulance service infrastructure are required, and these could potentially be funded through development contributions, such as S106 and CIL, brought forward throughout the plan period. However, there are not any specific requirements within Ealing at the time of preparing this IDP.

Police

Additional housing provision in Ealing has implications for police services, though the number of staff and facilities needed to police an area is based on levels of crime rather than being directly related to population growth. This is influenced by a range of factors including housing, population profile and density, and whether there is a stable population. This makes it difficult to assess future demand for policing services as a result of housing growth, though additional demands are anticipated.

In terms of planned service provision, the Metropolitan Police Service identified the ‘Strongest Ever Neighbourhood Policing’ initiative, which would see investment by the Metropolitan Police in more local police officers and police community support officers (PCSOs) in the neighbourhood. The Infrastructure Delivery Schedule also identifies some future works required for Ealing Police Station.

Fire rescue

Fire Service assets are located according to several principles and factors including the need to maintain published attendance standard times. An increase in housing and other development may not attach a greater risk level, this will depend on the type of housing and where it is located. Overall, new housing is likely to be safer than older properties. Future growth is likely to result in an increase in demand on staffing and resources, although it is unlikely to directly impact the estate. An increase in population and the supporting infrastructure is likely to lead to increased demand for prevention and protection services.

3.10 Energy and utilities

Potable water

Affinity Water provides potable water supply to the western side of Ealing with Thames Water providing water supply to the eastern side of Ealing.

There are currently no known constraints to Affinity Water or Thames Water meeting their legal requirement to supply water to new developments. Although significant strategic projects and investment is planned to maintain supply, these are not specific to or located within Ealing. This investment is planned through the water companies' business plans and water resource management plans.

Generally, water and growth planning are coordinated effectively and there are limited instances of potable water delivery impacting delivery of growth. Large windfall sites cause the biggest risk, but if developers provide information on location, scale, and phasing the risks for water supply can be mitigated.

Further upgrades and extensions to the potable water network may be required to support the delivery of strategic sites across the borough. The water provider should be consulted at the earliest possible phase of development so that any necessary network upgrades and extensions do not restrict the timings of development delivery.

During Stage 2 consultation with stakeholders, Thames Water indicated that the project in Ealing to replace 440m of main water supply pipes around Larden Road and Valetta Road to improve resilience within the networkis complete. Further detail is provided in the Infrastructure Delivery Schedule.

Affinity Water does not currently have any planned infrastructure projects within Ealing.

Wastewater

Thames Water is the statutory sewerage undertaker for Ealing. The majority of Ealing's wastewater is treated at Mogden Sewage Treatment Works (STW). A small portion arising in the east of the borough (Acton) is treated at Beckton STW in Newham.

In recent years, Thames Water has significantly extended Mogden STW to reduce the number of times partially treated sewage overflows into the River Thames when the works become overloaded after heavy rain. These capacity upgrades are due for completion in 2025.

Beckton STW currently has sufficient capacity to treat the wastewater that is transferred there from Ealing. The STW has been undergoing upgrades over the last few years to increase capacity of the site to ensure it can treat the sewage of the growing population and accommodate flows from the Thames Tideway Tunnel, which is due for completion in 2024. Further upgrades to the Beckton STW works are planned for the next funding period to ensure that the site can allow the additional storm flows from the Thames Tideway Tunnel to be pumped out and transferred for treatment.

The Thames Tideway Tunnel will also increase the sewage network capacity in Ealing. This project will help to reduce pressure on the combined sewer system across London, including in Ealing. This will therefore reduce incidents of surface water flooding caused by capacity issues within the network as well as reducing overflows into the River Thames. The project is currently on track for completion in 2024.

There are currently no planned infrastructure projects for the wastewater network in Ealing. As with potable water, it is critical that Thames Water are informed of developments at the earliest possible phase so that any necessary network upgrades and extensions do not restrict the timings of development delivery. It is also important Ealing Council ensures new development incorporates sustainable drainage techniques which reduce the volume and rate of surface water that runs directly into drains and sewers.

Heat and gas

Ealing is located within the Cadent North London region. Network capacity requirements often change due to growth in housing and the rise in gas-fuelled power generation sites over the medium term. According to Cadent's Long Term Development Statement (2023), in the North London region there is ongoing general reinforcement work, focused predominantly on road crossings. This is in response to the refurbishment of historical buildings and the emergence of new large-scale developments.

The major gas main in South Ealing Road was replaced in 2019. There are currently no more publicly announced plans to upgrade gas infrastructure in the borough.

To support current policy and legislation and work towards net zero, new infrastructure will have to be constructed to facilitate the use of alternative sources of heating outlined in the baseline report. In November 2023, OPDC secured £36M from the Green Heat Network Fund to develop a heat network that utilises waste heat from data centres. The funding will support the commercialisation and construction of the network. Additional funding has been provided by the Mayor of London's Local Energy Accelerator (LEA) to fund the technical expertise required to deliver the network. The scheme will deliver 95GWh heat between 2026 and 2040[16].

Electricity supply

Scottish and Southern Electricity Networks (SSEN) is the electricity Distribution Network Operator (DNO) for Ealing. SSEN's distribution network is connected to the National Electricity Transmission System, owned by National Gird Electricity Transmission and operated by the National Grid Electricity System Operator (NGESO). The majority domestic and commercial users would receive their electricity supply from SSEN's distribution network.

Electricity demand is predicted to increase as the UK moves away from traditional carbon dense power sources to an increasing reliance on electricity for heating and transport. At the same time, the generation of electricity is also shifting away from traditional carbon dense sources of power to renewable sources.

According the GLA's West London Electrical Capacity report published in 2022, there has been a surge of connection requests from data centres operators in West London. This is attributed to West London's proximity to the fibre optic cables that run along the M4. Consequently, there has been a significant increase in electricity demand within Ealing which has led to capacity constraints on both the distribution and transmission networks.

The following planned reinforcement works will be undertaken by SSEN:

- Upgrade the transformers at Southfield Road BSP
- Reinforcement at Ealing 66kV GSP.
- Fault level reinforcement at Ealing (D) 22/11kV substation.
- Reinforcement at Leamington Park primary substation.
- Reinforcement at Harvard Lane primary substation.

Further detail on each of these projects is provided in the Infrastructure Delivery Schedule.

SSEN is collaborating with National Grid Transmission, ESO, and the Greater London Authority to investigate potential solutions for mitigating network constraints. The outcome of this has been the implementation of an interim phasing solution, which enables projects to connect and ramp their capacity up to 1MW per annum (to a maximum of 10MW) without triggering transmission upgrades. This solution is currently live.

[16] https://www.london.gov.uk/who-we-are/city-halls-partners/old-oak-and-park-royal-development-corporation-opdc/opdc-media-centre/opdc-press-releases/opdc-awarded-ps36m-keep-thousands-homes-warm-waste-heat-data-centres-uk-first

3.11 Digital connectivity

While Ealing generally has a good level of digital connectivity (both fixed and mobile communication), continued investment will be needed to accommodate and support the future levels of growth across the borough. It is also noted that pockets of areas in Greenford, Perivale and Southall have relatively lower levels of superfast fibre coverage than other areas in the borough.

The council should continue to engage with broadband and mobile providers to understand the future plans for improved connectivity and identify any barriers. For large sites coming forward, applicants should engage with telecommunications operators, so connectivity providers can understand the anticipated scale of growth and the potential demand from future proposed developments. As this infrastructure provision is reliant on private providers who are in competition with one another, the information on projects in the pipeline to address any capacity constraints is limited.

The West London Alliance (WLA) is currently working with Ealing Council to upgrade digital connectivity in public buildings (e.g. community centres and libraries), and under a separate contract BT is undertaking fibre network upgrades to Ealing's public buildings. It is noted that communication providers are continuing their investment in macro and small cells sites in order to improve digital connectivity in the borough. BAI communications is currently facilitating 4G and 5G connections across the TfL network, with access to all TfL assets including lamp posts, buses, CCTV and surface level traffic management. There are no projects listed in the Infrastructure Delivery Schedule as they are undertaken by competitive communication providers and the specific details are confidential.

4. Approach to the Infrastructure Delivery Schedule

4.1 Inclusions in Infrastructure Delivery Schedule

The Infrastructure Delivery Schedule in Section 5 sets out the details of each specific infrastructure investment currently anticipated within Ealing over the plan period through to 2039. Each of the items included in the Schedule has been identified through one of the following routes (or several in combination):

- Initial engagement with infrastructure providers undertaken as part of the Part 1 Baseline IDP, with details reported within that document;
- Subsequent follow-up engagement with infrastructure providers undertaken specifically to support the Part 2 Infrastructure Delivery Schedule, i.e. once the details of strategic sites proposed for inclusion in the Local Plan were known. Details of this follow-up engagement are set out in Section 4.2;
- The identification of other desired interventions and corporate priorities by Ealing Council, where linked to growth or the need to address existing infrastructure deficits.

The Infrastructure Delivery Schedule sets out information about each infrastructure intervention in a consistent manner. The schedules include the following columns:

Topic - Some interventions are cross-cutting across several different infrastructure types, for example transport 'package' measures which are relevant to several transport modes.

Scale – Many infrastructure interventions affect several towns, and/or also affect local authorities outside Ealing. Other interventions are of boroughwide relevance.

Location – The town to which each infrastructure intervention relates.

Infrastructure provider - The infrastructure provider and/or public body with responsibility for delivery of an infrastructure intervention. Responsibility may be shared between several organisations.

Delivery period – where known the anticipated time period for when the intervention is likely to be delivered.

Prioritisation - The infrastructure interventions included in the Schedule in Section 5 have been listed as either *critical-delivery, critical-local plan, required or desirable*. The definition of each priority is set out in Table 11.

Table 11 Infrastructure requirement prioritisation criteria

Priority	Criteria
Critical – Delivery (C-D)	Critical - Delivery infrastructure is that which must be delivered in order for development to be unlocked. It most commonly involves connections to transport and utility networks. It is usually triggered by the commencement of development activity.
Critical – Local Plan (C-LP)	Critical – Local Plan infrastructure is that which must happen in order to successfully deliver the objectives of the Local Plan; tackling the climate crisis, fighting inequality and creating good jobs and growth. It most commonly involves new education, healthcare, and sports and leisure projects.
Required (R)	Required infrastructure is that which supports the local community and future growth in the Local Plan in a way that is sustainable, for example, provision of active travel routes and the enhancement of health facilities.

Priority	Criteria
Desirable (D)	Desirable infrastructure is that which is needed to achieve good place making objectives, but the absence of which is unlikely to prevent development in the short to medium term or to significantly affect the delivery of key Local Plan objectives.

Cost estimate/project cost – The best estimate of cost for each infrastructure intervention is provided. The cost estimate has been developed by a range of approaches as detailed in Section 4.3. For some interventions it has not been possible to obtain or estimate a cost at this stage. This is either due to a lack of detail on the intervention at this stage, or because costs have not yet been formulated by the delivery body. Project costs indicated in the Infrastructure Delivery Schedule are based upon the latest published costs provided by infrastructure providers, which are generally subject to indexation (to adjust for inflation and other influences) over time. Actual costs and funding gaps should therefore be treated as indicative, with more detailed re-calculation being necessary in future updates of the IDP and at the time development comes forward (for example, for the purposes of negotiating a Section 106 agreement).

Funding secured – Where funding has been secured to contribute to all or part of the overall total cost of the project this has been noted. However, there are a number of uncertainties around service provision and funding from Government departments that may affect how infrastructure gaps and planning for future provision are considered.

Anticipated funding source - The likely source of funding for a specific infrastructure intervention. There are two main sources:

- Developer contributions – for infrastructure investments necessary to make development acceptable on individual sites, or which are necessary on a cumulative basis because of development arising on a combination of sites.
- External funding sources such as from government through national capital programmes or funding delivered by the GLA – for infrastructure of a higher-scale or more strategic nature, too expensive to be funded by development.

Potential Gap - The best estimate of the residual funding gap, based upon secured developer contributions from contributing sites or other known means of funding. This funding gap could be bridged by the indicated anticipated funding source in the previous column.

4.2 Stakeholder engagement for Part 2

The production of the Part 1 Baseline IDP document included a comprehensive programme of engagement with infrastructure providers, and other relevant stakeholders. This engagement helped to inform understanding of the baseline position of infrastructure capacity within Ealing.

To inform the preparation of Part 2, Arup has carried out further stakeholder engagement with infrastructure providers to understand what infrastructure investment and interventions would be required to support proposed housing growth (based on housing growth figures, as set out within Section 2). This has allowed a more specific understanding of necessary infrastructure interventions for inclusion in the Infrastructure Delivery Schedule.

The full list of stakeholder bodies engaged with at Stage 2 provided in Table 10.

Table 12 Stakeholders engaged with for Stage 2 of the IDP

Infrastructure type	Stakeholders engaged
Community facilities	Ealing Council
Green infrastructure and open space	Ealing Council
Sports and leisure facilities	Ealing Council
Education	Ealing Council
Health and social care	NHS West London NHS Trust London North West University Healthcare NHS Trust Ealing Council
Transport	Transport for London National Highways Network Rail Ealing Council
Waste management facilities	Ealing Council
Flood management	Ealing Council Environment Agency
Emergency services	Metropolitan Police London Fire Brigade
Energy and utilities	SSEN Affinity Water Thames Water
Digital connectivity	Ealing Council WLA

All schemes identified through stakeholder engagement are set out in the Infrastructure Delivery Schedule included in Section 5.

4.3 Approach to assessing infrastructure needs and costing

The assessment of infrastructure need was based on stakeholder engagement insights, strategy review and analysis. In the case of education, infrastructure requirements were calculated using the DfE tool to establish a pupil ratio which was applied to the housing numbers as set out in Section 2.

We have established infrastructure costs through a variety of approaches, specific to each infrastructure type. These are derived from the stakeholder engagement and document review set out within the Part 1 IDP Baseline and are summarised for each infrastructure type (or group of infrastructure types) below.

Each of the sites proposed for allocation in the Local Plan (and considered in the IDP) has its own specific circumstances, and previous infrastructure costs are therefore not a perfect indicator of what future infrastructure costs might be. Many of these costs are set out as a range, recognising that costs are likely to change over time, and that further technical analysis and scheme design will refine final infrastructure costs in many cases. The final costs for any infrastructure items will be subject to further inputs from statutory providers (where relevant) and will be subject to refinement as and when detailed discussions take place as part of the development management process of determining future planning applications for each site.

In many instances, the proposed projects have insufficient information around scope (scale, nature and programme) to provide indicative costings. Therefore, these projects will be subject to further refinement at the planning stage and/or in future updates of the IDP to identify likely costs. A split of the projects that have been costed compared to those that need to be costed is provided in Table 13. Where costs have not been provided, Arup has used assumptions based on experience and standards to provide high level indicative costs where possible.

Table 13 Overview of costed projects

Sector	Total number of projects	Number of costed projects
Community facilities	2	0
Green Infrastructure and Open Space	5	1
Sports and Leisure	6	6
Education	8	6
Health and social care	20	14
Transport	30	30
Waste Management	1	0
Flood management	12	0
Emergency Services	1	1
Energy and Utilities	6	2
Total	**91**	**60**

The costs provided in Table 14 do not include the following:

- Professional fees (design and project management, surveying, land agency, legal, etc.)
- Client direct costs (e.g. internal management & staffing costs associated with the project)
- Inflation

- Archaeology
- Environmental mitigation measures
- Demolition and land remediation works
- Contaminated arisings or dealing with invasive species
- Flood protection / mitigation measures
- Statutory Charges and Fees - (e.g. Planning Fees, Building Control Fees and the like)
- S106, S278 Agreements / Contributions, etc.
- Community Infrastructure Levy
- Land Purchase
- VAT

As indicated above, the estimation is based on approximate quantities and rates. Due to the lack of design information, assumptions have been made from the project description to determine the best fit building type and corresponding unit rate. Quantities have been estimated from google map footprints in most cases. Where the Google Maps location could not be used, assumptions have been based on benchmark data from projects of similar nature to arrive at approximate quantity. Cost ranges have been derived from benchmark costs extracted from the Building Cost Information Service and other published sources. This benchmark data has then been adjusted to reflect regional variations and brought to a base date of fourth quarter 2023. No provision is included for inflation beyond this base date as specific dates for each project are not identified.

Table 14 below sets out the value of all costed projects, by infrastructure type. It is important to note however, that not all projects are sufficiently developed to be costed.

Table 14 Sector-wise cost summary

Sector	Total known cost
Community facilities	TBC
Green infrastructure and open space	£ 2,810,000
Sports and leisure	£ 173,570,000
Education	£ 133,200,000
Health and social care	£ 300,646,217
Transport	£ 7,810,750,000
Waste Management	TBC
Flood management	TBC
Emergency services	£ 7,860,000
Energy and utilities	£ 8,300,000
Total	**£ 8,437,136,217**

4.4 Next steps and ongoing status of the Infrastructure Delivery Schedule

An IDP is intended to be a 'living document' that can be updated and reviewed at regular intervals. Where new or different information is received by Ealing Council, or indeed the council's own evidence base changes, it will be appropriate to review the IDP and amend the identified infrastructure requirements where necessary. This is particularly the case given the site-specific nature of the assessment of infrastructure needs in the IDP, which is based upon the sites proposed for inclusion in Ealing's Local Plan at the time of writing. The IDP may need to be updated further as the Local Plan's Examination in Public progresses, to ensure an up-to-date understanding of infrastructure requirements.

It is also important to note that some of the sites are not expected to be built out until towards the end of the plan period, and the context and circumstances of these sites may therefore have changed by the time a planning application is submitted to the Local Planning Authority. Subsequent updates to the IDP are therefore likely to supersede the assumptions set out in this document over time. The timescales for updating the IDP will depend on the extent to which circumstances change. It is recommended that updates are made as required as circumstances change, and a comprehensive refresh is undertaken on a bi-annual basis drawing on engagement from across Ealing Council and other infrastructure providers.

The importance of physical, social and green infrastructure is recognised for the future development of the borough. The council is not directly responsible for the provision of all the infrastructure in the borough therefore it is essential that the council maintain strong relationships with infrastructure providers to ensure that when capacity issues are identified, the necessary steps can be taken forward to ensure delivery and continue to keep this document updated.

5. Infrastructure Delivery Schedule

											Cost Estimate		Project Cost			
Borough	Topic	Sub Topic	Project Name	Project Description	Scale (e.g. Strategic, Borough, Town)	Location / Town	Site Served (if relevant)	Infrastructure Provider	Delivery Period	Prioritisation	Total Cost (Lower)	Total Cost (Upper)	Total Cost	Funding Secured	Anticipated funding source	Potential Gap
London Borough of Ealing	**Community facilities**	Community centres	Northolt Grange Community Centre redevelopment	Northolt Grange Community Centre is currently closed for redevelopment.	Town	Northolt		Ealing Council	TBC	Required	TBC	TBC	TBC	TBC	Developer Contributions	TBC
London Borough of Ealing	**Community facilities**	Community centres	Hanwell Community Centre restoration	The restoration of Hanwell Community Centre requires funding and an expression of interest for Heritage Lottery Funding will be submitted shortly.	Town	Hanwell		Ealing Council	TBC	Required	TBC	TBC	TBC	TBC	Developer Contributions	TBC
London Borough of Ealing	**Waste Management**	Waste & recycling	Circular Economy Hub	Reduce & reuse hub in Acton to repair, reuse and recycle different goods including electronics and furniture.	Borough	Acton		Ealing Council	0-5 years	Critical - Local Plan	TBC	TBC	TBC	TBC	capital funds	TBC
London Borough of Ealing	**Education**	Primary Education	2x two-form entry schools at Southall Waterside and Middlesex Business Centre developments	Provide new schools secured through S106 Agreements	Town	Southall	Southall Waterside and Middlesex Business Centre	Ealing Council	TBC	Critical - Local Plan	£3,640,000	£4,620,000	£4,130,000	TBC	Developer Contributions	£3,640,000 to £4,620,000
London Borough of Ealing	**Education**	Primary Education	Stanhope Primary School redevelopment	Redevelopment to provide improved facilities	Town	Greenford		Ealing Council	TBC	Required	£2,100,000	£2,600,000	£2,350,000	TBC	Developer Contributions	£2,100,000 to £2,600,000
London Borough of Ealing	**Education**	Secondary Education	Villiers High School adding one form of entry	Adding an additional form of entry (1 FE)	Town	Southall		Ealing Council	TBC	Required	Total cost known	Total cost known	£26,000,000	£26,000,000	External – likely to be prohibitively expensive capital cost for school itself.	£0
London Borough of Ealing	**Education**	Secondary Education	Northolt High School redevelopment	Planned redevelopment of existing provision to provide new facilities with potential to add an ARP (subject to statutory process)	Town	Northolt		Ealing Council	TBC	Required	£56,840,000	£117,600,000	£87,220,000	TBC	External – likely to be prohibitively expensive capital cost for school itself.	£56,840,000 to £117,600,000
London Borough of Ealing	**Education**	Special educational needs and disability (SEND)	St Ann's School Expansion	Planned expansion to increase capacity	Town	Hanwell		Ealing Council	TBC	Required	Total cost known	Total cost known	£3,500,000	£3,500,000	External – likely to be prohibitively expensive capital cost for school itself.	£0
London Borough of Ealing	**Education**	Special educational needs and disability (SEND)	John Chilton School Expansion	Planned expansion to increase capacity	Town	Northolt		Ealing Council	TBC	Required	Total cost known	Total cost known	£10,000,000	£10,000,000	External – likely to be prohibitively expensive capital cost for school itself.	£0
London Borough of Ealing	**Education**	Special educational needs and disability (SEND)	Mandeville School Expansion	Planned expansion to increase capacity	Town	Northolt		Ealing Council	TBC	Required	TBC	TBC	TBC	TBC	Developer Contributions	TBC
London Borough of Ealing	**Education**	Special educational needs and disability (SEND)	Villiers High School Additional Resourced (ARP) Provision	Additionally Resource Provision (ARP) (subject to statutory process), which provides classrooms and support facilities specifically designed for specialist and targeted support for children with special educational needs (SEN)	Town	Southall		Ealing Council	TBC	Required	TBC	TBC	TBC	TBC	Developer Contributions	TBC
London Borough of Ealing	**Emergency Services**	Police	Ealing Police Station	The police station is in need of refurbishment and on-going routine works such as forward works, life cycles works and building refurbishment.	Town	Ealing		Metropolitan Police Service	TBC	Required	£6,900,000	£8,820,000	£7,860,000	TBC	Developer Contributions	£6,900,000 to £8,820,000
London Borough of Ealing	**Energy and Utilities**	Electricity Supply	Upgrade the transformers at Southfield Road BSP	Need to upgrade the transformers at Southfield Road BSP and all developments to be supplied from Southfield Road BSP will be required to wait to 2026 due to these required upgrades. Proposed solution from Network Development Report 2022 remains.	Town	Acton		SSEN	0-5 years	Critical - Delivery	TBC	TBC	TBC	TBC	SSEN funding	N/A
London Borough of Ealing	**Energy and Utilities**	Electricity Supply	Reinforcement at Ealing 66kV GSP.	Proposed solution from Network Development Report 2022 is currently under review. Final project details to be confirmed.	Town	Ealing		SSEN	TBC	Critical - Delivery	TBC	TBC	TBC	TBC	SSEN funding	N/A
London Borough of Ealing	**Energy and Utilities**	Electricity Supply	Fault level reinforcement at Ealing (D) 22/11kV substation.	Replace 17 x 22kV Circuit Breakers. Resolves fault level issues at Ealing (D) 22/11kV substation and provides adequate headroom for fault increase for future demand growth and new generation connection on the SSEN distribution network. Proposed solution from Network Development Report 2022 remains.	Town	Ealing		SSEN	TBC	Critical - Delivery	Total cost known	Total cost known	£1,500,000	TBC	SSEN funding	£1,500,000
London Borough of Ealing	**Energy and Utilities**	Electricity Supply	Reinforcement at Leamington Park primary substation.	Reinforce 18km of 6.6kV underground cable with 18km of 11kV underground cable. Proposed solution from Network Development Report 2022 remains.	Town	Acton		SSEN	TBC	Critical - Delivery	Total cost known	Total cost known	£6,800,000	TBC	SSEN funding	£6,800,000
London Borough of Ealing	**Energy and Utilities**	Electricity Supply	Reinforcement at Harvard Lane primary substation.	Proposed solution from Network Development Report 2022 is currently under review. Final project details to be confirmed.	Strategic	Chiswick		SSEN	TBC	Critical - Delivery	TBC	TBC	TBC	TBC	SSEN funding	N/A
London Borough of Ealing	**Energy and Utilities**	Heat Network	Proposed Ealing heat network	Proposed area in Hanwell has been identified and designated as best suited for a heat network as a low cost and low-carbon solution.	Borough	Hanwell		TBC	TBC	Required	TBC	TBC	TBC	TBC	TBC	TBC
London Borough of Ealing	**Flood management**	Flood mitigation	Perivale Park Alleviation Scheme	A study has been done but funding is not currently available, so the project is on hold.	Town	Perivale		TBC	0-5 years	Critical - Delivery	TBC	TBC	TBC	TBC	EA funding, Developer Contributions	TBC
London Borough of Ealing	**Flood management**	Flood mitigation	Dean Gardens	Improve sewer capacity	Town	Ealing		Thames Water	0-5 years	Critical - Delivery	TBC	TBC	TBC	TBC	EA funding, Developer Contributions	TBC
London Borough of Ealing	**Flood management**	Flood mitigation	Belvue Park	Improve sewer capacity and SuDS scheme	Town	Northolt		Thames Water	0-5 years	Critical - Delivery	TBC	TBC	TBC	TBC	EA funding, Developer Contributions	TBC
London Borough of Ealing	**Flood management**	Flood mitigation	Northfields	Improve sewer capacity as part of the FCRM programme	Town	Ealing		EA and Thames Water	0-5 years	Critical - Delivery	TBC	TBC	TBC	TBC	EA funding, Developer Contributions	TBC
London Borough of Ealing	**Flood management**	Flood mitigation	Bollo Lane catchment	Feasibility studies on critical drainage areas including potential flood mitigation measures.	Town	Acton		EA	TBC	Critical - Delivery	TBC	TBC	TBC	TBC	EA funding	TBC
London Borough of Ealing	**Flood management**	Flood mitigation	Boston Road catchment	Feasibility studies on critical drainage areas including potential flood mitigation measures.	Town	Hanwell		EA	TBC	Critical - Delivery	TBC	TBC	TBC	TBC	EA funding	TBC
London Borough of Ealing	**Flood management**	Flood mitigation	Northolt, Horsenden and Ealing Common Areas	Feasibility studies on critical drainage areas including potential flood mitigation measures.	Town	Northolt, Horsenden, Greenford, Perivale and Ealing Common		EA	TBC	Critical - Delivery	TBC	TBC	TBC	TBC	EA funding	TBC
London Borough of Ealing	**Flood management**	Flood mitigation	North Acton, Southall and West Ealing areas	Feasibility studies on critical drainage areas including potential flood mitigation measures.	Town	North Acton, Southall and West Ealing		EA	TBC	Critical - Delivery	TBC	TBC	TBC	TBC	EA funding	TBC
London Borough of Ealing	**Flood management**	Flood mitigation	Yeading Brook Meadows	Feasibility studies on critical drainage areas including potential flood mitigation measures.	Town	Hillingdon		EA	TBC	Critical - Delivery	TBC	TBC	TBC	TBC	EA funding	TBC
London Borough of Ealing	**Flood management**	Flood mitigation	Glade Lanes sewer daylighting	Putting in daylighting within next year or two, currently in the detailed design phase.	Town	Southall		TBC	0-5 years	Critical - Delivery	TBC	TBC	TBC	TBC	EA funding, Developer Contributions	TBC
London Borough of Ealing	**Flood management**	Flood mitigation	Carr Road Alleviation Scheme	Scheme is to be delivered in Harrow with benefit to Ealing. Delivery in next 1 – 2 years.	Strategic	Harrow		TBC	0-5 years	Critical - Delivery	TBC	TBC	TBC	TBC	EA funding, Developer Contributions	TBC
London Borough of Ealing	**Flood management**	Flood mitigation	Greenford Flood Alleviation Scheme	Study completed. Outline business case produced for FCRM funding allocation. Project has been technically approved but can't be fully approved until gap funding secured.	Town	Greenford		TBC	0-5 years	Critical - Delivery	TBC	TBC	TBC	TBC	EA funding, Developer Contributions	TBC
London Borough of Ealing	**Green Infrastructure and Open Space**	Parks and Gardens	New open space at Southall green quarter	Current redevelopment plans for the Southall Green Quarter includes new areas of open space as well as links across a canal.	Town	Southall		TBC	TBC	Required	TBC	TBC	TBC	TBC	Developer Contributions	TBC
London Borough of Ealing	**Green Infrastructure and Open Space**	Parks and Gardens	New Regional Park	Provision of a strategic green infrastructure asset.	Strategic	Borough-wide		Ealing Council	TBC	Required	TBC	TBC	TBC	TBC	capital funds	TBC
London Borough of Ealing	**Green Infrastructure and Open Space**	Parks and Gardens	10 New Parks	Network of new parks to increase permeability and movement throughout the borough.	Borough	Borough-wide		Ealing Council	TBC	Required	TBC	TBC	TBC	TBC	capital funds	TBC
London Borough of Ealing	**Green Infrastructure and Open Space**	Amenity green space	Planting 50,000 trees	Increasing the proportion of the borough covered by tree canopies to 25% by doubling the number of trees the council plant each year.	Borough	Borough-wide		Ealing Council	0-5 years	Critical - Local Plan	TBC	TBC	TBC	TBC	capital funds	TBC
London Borough of Ealing	**Green Infrastructure and Open Space**	Cemeteries	Extend Greenford Cemetery	The extension will provide around 7 years supply. Works due to start on site January 2024 with first plot available in May/June 2024.	Borough	Greenford		Ealing Council	0-5 years	Critical - Local Plan	Total cost known	Total cost known	£2,810,000	£2,810,000	capital funds	£0
London Borough of Ealing	**Health and social care**	Primary & secondary healthcare	Ealing Hospital / St Bernard's	Additional work to be undertaken with both Trusts to understand what they need in terms of their short and long-term plan. St Bernard's Hospital is a grade II listed mental health facility, owned and occupied by West London Trust. It is located south of the Uxbridge Road. In May 2012, West London Trust was granted planning permission and listed building consent to provide a new Medium Secure Unit which would meet the Department of Health's Care Quality Commission (CQC) standards. The Trust commissioned a valuation and masterplan based on this current planning application, but there has been little progress due to a funding gap. The Trust received SOC approval at their Trust board in December 2021, but affordability and lack of capital have meant the Trust have not been able to progress further with an OBC. West London Trust continue to review options to move the existing mental health services from its original Victorian listed building to a new build 90-bed low secure unit on the site. This will release surplus land for alternative use. The desired outcome envisaged to be a residential development. Delivery of this scheme is likely to be beyond 2027.	Town	Hanwell		North West London Integrated Care Board (ICB)	0-5 years	Required	TBC	TBC	TBC	TBC	ICB capital funds	TBC
London Borough of Ealing	**Health and social care**	Primary healthcare	Southall Solution (Hub & Spoke model)	Addresses the exploration of two primary care lease expirations. Solution being sought to develop a hub and bespoke healthcare solution within the Green Quarter & Park Avenue development sites.	Town	Southall	Southall Green Quarter & Park Avenue	North West London Integrated Care Board (ICB)	5-10 years	Critical - Local Plan	TBC	TBC	TBC	£1,841,606.16 (Available spend)	ICB capital funds, Developer Contributions	TBC

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London Borough of Ealing	**Health and social care**	Primary healthcare	Central Ealing Hub	A solution here is still being explored, however this is linked to the Mattlock Lane Health Centre and Gordon House Surgery. Currently, these sites house existing GP practices with others scattered around close by. The idea is to bring these together to deliver a 'primary care at scale' hub. These are located in the Walpole ward of Ealing, south of the town/Uxbridge Road within the railway line (to avoid going into another catchment area). Discussions are taking place with Ealing Local Authority to explore options, including potentially using existing Ealing Local Authority Estate. Some further discussions to also take place with LNWTH regarding Mattlock Lane Health Centre to flesh out further.	Town	Ealing		North West London Integrated Care Board (ICB)	5-10 years	Critical - Local Plan	TBC	TBC	TBC	£1,048,839.55 (Available spend for Crofton Road and Central Ealing Hub)	ICB capital funds, Developer Contributions	TBC
London Borough of Ealing	**Health and social care**	Primary healthcare	Northolt Hub	A solution is required to address population growth and the health needs of the area/community. This would follow a similar hub development plan as detailed in the overarching Estates Strategy and across other pipelined projects. Exact location being confirmed, but this would be around the border with Northolt West End and Northolt Mandeville. We recognise that growth will be greater around Acton, North Greenford and Ealing, however it's recognised that a health care at scale response is still required in this area of Ealing. This would be one of our medium to longer-term projects.	Town	Northolt		North West London Integrated Care Board (ICB)	10-15 years	Critical - Local Plan	TBC	TBC	TBC	£192,462.56 (Available spend)	ICB capital funds, Developer Contributions	TBC
London Borough of Ealing	**Health and social care**	Primary healthcare	Acton Health Centre (East Ealing Hub)	This project relates to long-standing discussions between the NHS, Countryside Developers and Ealing Local Authority. A solution is required in this area to address increasing population growth and heath needs. Initial discussions between the NHS, Countryside Developers and Ealing were looking at building a health hub(s) and residential block. This involved the Acton Health Centre and Michael Flanders Day Centre, which are currently located opposite one another. Due to changes in personnel over time and covid-related disruptions, progress had staggered. However, the NHS is keen to start moving forward with a solution. The NHS is keen to understand whether Ealing Council would still be interested in keeping Michael Flanders Centre in scope or whether this is no longer an option. If not, the NHS would like to progress with exploring a refurbishment/redevelopment of the existing Acton Health Centre, which would house a mix of primary care and community services in collaboration with West London Trust (WLT). There is also another site based close by, Avenue House, which we could also explore. Both Avenue House and Acton Health Centre are owned by WLT. Discussions are ongoing but the NHS are interested in progressing with feasibility studies. This will help us to determine opportunities, costs and deliverability.	Town	Acton		North West London Integrated Care Board (ICB)	5-10 years	Critical - Local Plan	Total cost known	Total cost known	£9,000,000	£647,449.78 (Available spend)	ICB capital funds, Developer Contributions	£7,352,550.22 to £9,352,550.22
London Borough of Ealing	**Health and social care**	Primary healthcare	Grand Union Village (GUV)	Expansion of primary care at Grand Union Village Health Centre. Reducing vacant, under-utilised space. Creation of additional clinical and administrative accommodation for the three incumbent practices which currently do not have adequate space due to constraints with existing layout.	Town	Northolt		North West London Integrated Care Board (ICB)	0-5 years	Required	Total cost known	Total cost known	£497,016.42 (£259,861.12 being drawn down – remainder for GUV or North Ealing Solution)	£497,016.42 (available spend)	ICB capital funds, Developer Contributions	£0
London Borough of Ealing	**Health and social care**	Primary healthcare	North Ealing Hub (Greenford Green Site)	This scheme looks at an opportunity to develop a 2,400sqm space within the Greystar Development know as 'Greenford Quay'. This would provide the NHS with a fit-for-purpose healthcare estate as part of the hub development model. As part of the scheme's development, the council would be looking at all of the surrounding practices which could move into this new site. The NHS may then look to dispose of these sites. The developers are currently offering the shell and core unit. Designs to be developed further to determine prospective users and their needs. Discussions to continue with Ealing Local Authority.	Town	Greenford	Greenford Quay	North West London Integrated Care Board (ICB)	0-5 years	Critical - Local Plan	£5,040,000	£6,240,000	£5,640,000	£1,355,110.83 (Available spend)	ICB capital funds, Developer Contributions	£3,684,889.17 to £4,884,889.17
London Borough of Ealing	**Health and social care**	Primary healthcare	Corfton Road	Development work at Corfton Road would allow for a more modern, fit-for-purpose primary care site to serve an increased population up to 24,000 registered patients as well as network-based services. The development has been highlighted as a priority as it falls within an area of Ealing which has limited primary care estate or options for development. This is especially pressing given that two of the nearest practices have closed/dispersed their list sizes over recent years (dispersing a combined list size of circa. 5,000 patients) due to capacity issues, with a further three nearby practices being at risk. The practice is also a recognised training practice and offers opportunities to continue supporting and developing the wider GP workforce.	Town	Ealing		North West London Integrated Care Board (ICB)	0-5 years	Critical - Local Plan	Total cost known	Total cost known	£450,000	£1,048,839.55 (Available spend for Corfton Road and Central Ealing Hub)	ICB capital funds, Developer Contributions	£0
London Borough of Ealing	**Health and social care**	Primary healthcare	Jubilee Gardens	Reduction in void ('vacant') and unused bookable space to increase healthcare service offering at this fit-for-purpose, community site. Construction required to reconfigure clinical space.	Town	Southall		North West London Integrated Care Board (ICB)	0-5 years	Required	Total cost known	Total cost known	£1,500,000	TBC	ICB capital funds, Developer Contributions	£1,500,000
London Borough of Ealing	**Health and social care**	Primary healthcare	Hillcrest Surgery Relocation	Business case for the relocation is currently underway with delivery planned for FY 24/25.	Town	Acton		North West London Integrated Care Board (ICB)	0-5 years	Required	Total cost known	Total cost known	£1,559,200 with contingency subject to additional fees	£1,577,821.15 (Available spend)	ICB capital funds, Developer Contributions	£0
London Borough of Ealing	**Health and social care**	Primary & community healthcare	The Limes	Proposed redevelopment of The Limes facility.	Town	Southall		North West London Integrated Care Board (ICB)	TBC	Required	TBC	TBC	TBC	TBC	TBC	TBC
London Borough of Ealing	**Health and social care**	Secondary healthcare	Ealing Hospital: Meadow House Hospice	Major refurbishment or rebuild or relocation of facility to support hospice care	Borough	Hanwell		North West London Integrated Care Board (ICB)	TBC	Desirable	Total cost known	Total cost known	£25,000,000	TBC	Capital funds, Developer Contributions	£25,000,000
London Borough of Ealing	**Health and social care**	Secondary healthcare	Ealing Hospital: A&E department expansion and development	Major expansion and modernisation of A&E facilities and supporting infrastructure	Borough	Hanwell		North West London Integrated Care Board (ICB)	TBC	Critical - Local Plan	Total cost known	Total cost known	£50,000,000	TBC	Capital funds, Developer Contributions	£50,000,000
London Borough of Ealing	**Health and social care**	Secondary healthcare	Ealing Hospital: Theatre & Critical Care refurbishment and modernisation	Modernisation and refurbishment of operating theatre and critical care facilities to support clinical care	Borough	Hanwell		North West London Integrated Care Board (ICB)	TBC	Required	Total cost known	Total cost known	£90,000,000	TBC	Capital funds, Developer Contributions	£90,000,000
London Borough of Ealing	**Health and social care**	Secondary healthcare	Ealing Hospital: Outpatients refurbishments and efficiency improvements	Refurbishment of outpatient facilities	Borough	Hanwell		North West London Integrated Care Board (ICB)	TBC	Required	Total cost known	Total cost known	£10,000,000	TBC	Capital funds, Developer Contributions	£10,000,000
London Borough of Ealing	**Health and social care**	Secondary healthcare	Ealing Hospital: Site infrastructure and car parking	Investment in site infrastructure and car parking as enabling and supportive works for redevelopment and modernisation. Includes elements of land release to support housing opportunities and fund creation for other investments	Town	Hanwell		North West London Integrated Care Board (ICB)	TBC	Required	Total cost known	Total cost known	£20,000,000	TBC	Capital funds, Developer Contributions	£20,000,000

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London Borough of Ealing	**Health and social care**	Secondary healthcare	Ealing Hospital: Energy Centre and Net Zero investments	Investment in energy centre and net zero, with potential for benefits/energy provision beyond hospital site	Borough	Hanwell		North West London Integrated Care Board (ICB)	TBC	Required	Total cost known	Total cost known	£50,000,000	TBC	Capital funds, Developer Contributions	£50,000,000
London Borough of Ealing	**Health and social care**	Secondary healthcare	Ealing Hospital: Endoscopy expansion and refurbishment	Expansion and refurbishment of endoscopy facilities	Borough	Hanwell		North West London Integrated Care Board (ICB)	TBC	Required	Total cost known	Total cost known	£7,000,000	TBC	Capital funds, Developer Contributions	£7,000,000
London Borough of Ealing	**Health and social care**	Secondary healthcare	Southall Broadway Health Centre reprovision	Reprovision of healthcare centre and modernisation at end of lease period	Town	Southall		North West London Integrated Care Board (ICB)	TBC	Required	Total cost known	Total cost known	£15,000,000	TBC	Capital funds, Developer Contributions	£15,000,000
London Borough of Ealing	**Health and social care**	Secondary healthcare	Mattock Lane Health Centre	Redevelopment of healthcare centre	Town	Ealing		North West London Integrated Care Board (ICB)	TBC	Required	Total cost known	Total cost known	£15,000,000	TBC	Capital funds, Developer Contributions	£15,000,000
London Borough of Ealing	**Sports and Leisure**	Swimming pool	New Lido	Provision of a council-owned lido	Borough	Borough-wide		Ealing Council	TBC	Required	£3,300,000	£9,300,000	£6,300,000	TBC	Capital funds	TBC
London Borough of Ealing	**Sports and Leisure**	Indoor sports facilities	New Gurnell Leisure Centre	Additional water space including leisure water, soft play, studio space, enhanced gym. This will replace the existing Gurnell Leisure Centre.	Town	Ealing		Ealing Council	TBC	Critical - Local Plan	£14,850,000	£18,450,000	£16,650,000	TBC	Developer Contributions	£14,850,000 to £18,450,000
London Borough of Ealing	**Sports and Leisure**	Indoor Sports facilities	New Indoor sports facility in the Green Quarter	Indoor sports facility including a sports hall, gym and studio space as a minimum, ideally with a swimming pool.	Town	Southall	Southall Green Quarter	Ealing Council	TBC	Required	£17,160,000	£26,520,000	£21,840,000	TBC	Developer Contributions	£17,160,000 to £26,520,000
London Borough of Ealing	**Sports and Leisure**	Indoor sports facilities /sports halls	New Dormers Wells Leisure Centre	An 8 court sports hall (2 more than existing) and additional water space including 2 swimming pools one with a movable floor. This will replace the existing Dormers Wells Leisure Centre.	Town	Southall		Ealing Council	TBC	Critical - Local Plan	£15,580,000	£21,660,000	£18,620,000	TBC	Developer Contributions	£15,580,000 to £21,660,000
London Borough of Ealing	**Sports and Leisure**	Outdoor sports centre	New Warren Farm Sports Facilities	New community outdoor sports centre including pavilion, 2 new floodlit artificial grass pitches (AGPs) plus winter and summer grass pitches.	Town	Southall		Ealing Council	TBC	Required	£22,680,000	£87,480,000	£55,080,000	TBC	Developer Contributions	£22,680,000 to £87,480,000
London Borough of Ealing	**Sports and Leisure**	Outdoor sports facilities	New outdoor and indoor sports facilities at the former Barclays Bank Sports Ground	Outdoor sports facility to include winter and summer sports pitches, ideally hockey compliant artificial grass pitches (AGPs) and ancillary facilities.	Town	Ealing		Ealing Council	TBC	Desirable	£22,680,000	£87,480,000	£55,080,000	TBC	Developer Contributions	£22,680,000 to £87,480,000
London Borough of Ealing	**Transport**	Active travel	Public Realm - borough-wide	Planning transport infrastructure from the perspective of improving the public realm and reclaiming space from cars. To include, but not limited to: - Urban greening, tree planting, sustainable drainage and other improvements to increase climate resilience, reduce local air pollution, and make neighbourhoods greener - Strategically reallocating kerbside space, to provide more space for walking and cycling, public transport, freight and loading, EV charging etc. - CPZs - reviewing coverage and planning strategically - Creating more playful and enjoyable streets and public spaces, including Play Streets and 'fun' projects.	Borough	Borough-wide		Ealing Council	TBC	Required	Total cost known	Total cost known	£2,500,000	TBC	Ealing Council / Developer Contributions	TBC
London Borough of Ealing	**Transport**	Active travel	Active Travel - borough-wide	Supporting and investing in active travel across the borough. To include but not limited to: - Delivering the Cycle Network Plan, our decade-long ambition for cycle routes to create a coherent network across the borough. These routes include major corridors e.g. Uxbridge Road, Boston Road and Greenford Road. - There will also be a network of safe signed residential roads traversing the borough. These are linked to the corridor improvement plans outlined for each town in the following rows, and to the town Spatial Plans. - Maintaining and expanding access to e-bikes and e-scooters (micromobility) across the borough, including providing parking on the carriageway. - Improving night-time safety and accessibility of travel, e.g. through improved lighting and reduction in crime - Potential for new footbridges to reduce severance and improve active travel connectivity at locations across the borough (Boles Bridge and Brent Valley Golf Course). - Delivering 20-minute neighbourhood schemes for the seven towns, in conjunction with area regeneration plans, to improve walking and cycling access for everyday journeys.	Borough	Borough-wide		Ealing Council	TBC	Required	Total cost known	Total cost known	£8,500,000	TBC	Ealing Council / Developer Contributions	TBC

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London Borough of Ealing	**Transport**	Active travel	School Travel	A range of projects and programmes to reduce car journeys to school and support more children to walk and cycle. These include: - Expanding the ongoing School Streets programme, which involves closing the streets near a school to most traffic during school opening and closing times, to 50 schools in the borough. - Road safety and cycle training at schools - Air quality workshops - Developing the Safer Routes to School project. Through planting, decluttering and widening pavements, zebra crossings, creating cycle lanes, and calming traffic. Private vehicles banned from stopping directly outside schools.	Borough	Borough-wide		Ealing Council	TBC	Required	Total cost known	Total cost known	£2,000,000	£120,000	Ealing Council / Developer Contributions	£1,880,000
London Borough of Ealing	**Transport**	Active travel	Cycle Parking	Providing more cycle parking (including bike hangars and sheffield stands) across the borough: - Expanding the number of bike hangars in the borough to at least 150 by 2026, with 98 hangars installed as of Jan 2024, and continuing provision thereafter. - Continuing to install sheffield stands at schools, on high streets, at stations and other locations.	Borough	Borough-wide		Ealing Council	TBC	Required	Total cost known	Total cost known	£750,000	£416,000	Ealing Council / Developer Contributions	£334,000
London Borough of Ealing	**Transport**	Active travel	Active and Sustainable Travel - Acton	A range of schemes to support active and sustainable travel in Acton. Creating better joined-up, safe, inviting, greened, signed cycle routes and integrated walking improvements across the area in particular N-S routes, to/ from town centres, schools and parks. To include, but not limited to: - Green links to/from South Acton Park, Acton Green Common, Springfield Gardens, to connect parks and accessible green spaces within Acton's boundary and beyond to Gunnersbury Park and Wormwood Scrubs. - Improvements to cycle routes westwards to Ealing Common and North Ealing; Routes east to Shepherd's Bush; Routes eastwards through Wormwood Scrubs to Ladbroke Grove; and Routes southwards to Gunnersbury Park and Chiswick Park - Improvements at The Vale/ Uxbridge Rd/ High Street, The Mount/ Market Place/ Horn Lane south end, Old Oak Common Lane at East Acton - Improvements at Styne Rd roundabout at Acton town centre, Old Oak Lane at East Acton town centre, A40 Gypsy corner, A40 Wales Farm Rd, A40 Perryn Rd bridge	Town	Acton		Ealing Council	TBC	Required	Total cost known	Total cost known	£5,000,000	TBC	Ealing Council / Developer Contributions	£5,000,000
London Borough of Ealing	**Transport**	Active Travel/Bus	Active and Sustainable Travel - Ealing	A range of schemes to support active and sustainable travel in Ealing. To include, but not limited to: - Building on the West Ealing Liveable Neighbourhood project with further improvements. - Uxbridge Road corridor: interventions may include reclaiming space from general traffic, creating segregated cycle lanes, removing on-street parking and improving bus stops and movement. Potential for introducing a red route (TLRN) on Uxbridge Road. - Junction and crossing improvements. - Integrating Ealing's local Neighbourhoods – e.g. Eaton Walk, Mount Ave, Churchfield Road, Culmington Road and Lammas Park Gardens - through small interventions such as better crossings, improved footpaths, planting, and signage that supports more intuitive wayfinding. - Increased urban greening alongside busy roads, such as the A40, North Circular, Uxbridge Road, New Broadway/The Mall and Argyle Road. - Alternative quiet cycleways – Gordon Road, Madeley Road, Castlebar Road, Kent Gardens, Mountfield Road, Mattock Lane, The Grove, Windsor Road and St Mary's Road. - Improvements at Pitshanger Lane, South Ealing, Northfields, Drayton Green Road, Argyle Road and Castlebar Road.	Town	Ealing		Ealing Council	TBC	Required	Total cost known	Total cost known	£6,500,000	TBC	Ealing Council / Developer Contributions	£6,500,000
London Borough of Ealing	**Transport**	Active travel	Active and Sustainable Travel - Greenford	A range of schemes to support active and sustainable travel in Greenford. To include, but not limited to: - Public realm and streetscape improvements in Greenford town centre and at Oldfield Circus, to enhance connectivity and create a coherent townscape. - New green corridors: Marnham Fields / Runnymede Gardens, Oldfield Lane South / Oldfield Lane North, Birkbeck Avenue / Jeymer Drive, and the Grand Union Canal. - Improving major route Active Travel Corridors: Greenford Road, Ruislip Road, Whitton Road and Horsenden Lane North. - Improvements to Minor Route Active Travel Corridors: Rosedene Avenue / Ferrymead Gardens, Berkeley Avenue / Paradise Fields, and Ockham Drive.	Town	Greenford		Ealing Council	TBC	Required	Total cost known	Total cost known	£3,000,000	TBC	Ealing Council / Developer Contributions	£3,000,000
London Borough of Ealing	**Transport**	Active travel	Active and Sustainable travel - Hanwell	A range of schemes to support active and sustainable travel in Hanwell. To include but not limited to: - Investment in north-south active travel routes and public realm improvements across rail lines along Greenford Avenue and Boston Road to deliver a safer, more attractive network of routes. - Local streetscape improvements to enhance connectivity between this active travel corridor and the residential estates of Copley Close, Cuckoo and High Lane. - Improvements to the canal towpath, including widening and potential additional crossings to make the towpath more attractive for pedestrians and cyclists to reach Southall, Hounslow and Kew. - Develop a continuous north-south pedestrian and cyclist travel corridor from Trumpers Way Industrial Estate in south Hanwell to Greenford and Perivale, via the publicly accessible spaces of the Brent Valley Park.	Town	Hanwell		Ealing Council	TBC	Required	Total cost known	Total cost known	£3,000,000	TBC	Ealing Council / Developer Contributions	£3,000,000
London Borough of Ealing	**Transport**	Active travel/Bus	Active and Sustainable Travel - Northolt	A range of schemes to support active and sustainable travel in Northolt. To include but not limited to: - Northolt Levelling Up Fund: active travel and bus priority improvements along A312 between Northolt station and White Hart Roundabout, as well as the Kensington Rd corridor. - Church Road corridor: creation of a central spine of active travel, including reductions in carriageway widths, introducing dedicated stopping points for buses, creating more space for walking and cycling and junction improvements (including at White Hart Roundabout). - Mandeville Road corridor: creation of a central spine of active travel, including reductions in carriageway widths, creating more space for walking and cycling and improving links with Northolt Centre and Northolt Trading Estate. - Ruislip Road active travel corridor - Improvements to the towpath adjacent to the Grand Union Canal Paddington Branch. - Creating the Northolt Green Ring with new / improved green corridors: Islip Manor Meadows, Rectory Park / Northolt Fields, Belvue Park / Islip Manor Park, and Green Ring / Dog Rose Ramble.	Town	Northolt		Ealing Council	TBC	Required	Total cost known	Total cost known	£3,000,000	TBC	Ealing Council / Developer Contributions	£3,000,000
London Borough of Ealing	**Transport**	Active travel	Active and Sustainable Travel - Perivale	A range of schemes to support active and sustainable travel in Perivale. To include, but not limited to: - Enhancement of two key active travel corridors following the paths of the Grand Union Canal Paddington Branch and the A40. Enhancements are likely to include improved lighting, better accessibility, routes segregated from vehicular traffic and additional wayfinding signs with the aim to improve connections to Greenford to the west and Brent to the east. - Horsenden Lane North corridor along main routes. Interventions can include junction improvements, public realm enhancements, road space reallocation, improved connections across infrastructure (e.g. across the A40). - New active travel corridor along minor routes: Perivale Park (north), Pitshanger Park (north), Perivale Industrial Park, Bideford Avenue / Aintree Road / Fraser Road / Federal Road / Wadsworth Road. - New green corridor: Horsenden Hill Pitshanger Park (south), Perivale Park (south).	Town	Perivale		Ealing Council	TBC	Required	Total cost known	Total cost known	£1,750,000	TBC	Ealing Council / Developer Contributions	£1,750,000

Borough	Topic	Sub Topic	Project Name	Project Description	Scale (e.g. Strategic, Borough, Town)	Location / Town	Site Served (if relevant)	Infrastructure Provider	Delivery Period	Prioritisation	Cost Estimate		Project Cost	Funding Secured	Anticipated funding source	Potential Gap
											Total Cost (Lower)	Total Cost (Upper)	Total Cost			
London Borough of Ealing	**Transport**	Active travel/Bus	Active and Sustainable Travel - Southall	A range of schemes to support active and sustainable travel in Southall. To include but not limited to: - Get Southall Moving: a package of schemes to improve the active travel environment along key corridors through Southall. Interventions include provision of cycles lanes (and also making use of side roads where street width is not adequate to accommodate cycle infrastructure, e.g. King Street), junction improvements, pedestrian crossing improvements, wayfinding enhancements, footway widening, removal of traffic movements, street greening, carriageway narrowing, on-street parking removal, traffic lane reductions, bus-only routing and HGV restrictions. - New / improved green corridor: Beaconsfield Road / Grand Union Canal, Southall Park / Glade Lane, Canalside Park, Spikes Bridge Park / Brent Valley connection. - Better integration of the Havelock Estate via new tertiary streets. - Better integration of the Featherstone estate with its surroundings via new access points. - Potential to create new or improve existing bridges over the east and west canals to better link strategic sites with their surrounding neighbourhoods. - Improve poor E-W permeability between Glade Lane and Merrick Rd and beyond to The Green. - Liveable Neighbourhood Scheme in The Green, Southall - a Healthy Streets based project to improve congestion and the public realm. - Active travel and bus priority improvements along A312 corridor through Southall and Hayes. - Transform the predominantly vehicular and industrial servicing environments north and south of the railway lines in Southall with new high-quality and well-proportioned streets.	Town	Southall		Ealing Council / Developer contributions	TBC	Required	Total cost known	Total cost known	£6,500,000	TBC	Ealing Council / Developer Contributions	£6,500,000
London Borough of Ealing	**Transport**	Public transport	Public Transport - borough-wide	Supporting and investing in public transport across the borough. Schemes and priorities include but are not limited to: - Improving step-free accessibility at stations. Northolt and North Acton are currently on TfL's list for improvements, but improved accessibility is a priority for all stations. - Bus improvements, including capacity improvements: new and modified bus routes, priority measures and infrastructure (stands, stops and drivers' facilities) to support new developments across the borough. - Taking a proactive approach to bus service provision, working with TfL to ensure routes are in line with council objectives and continue to be provided in lower PTAL areas of the borough.	Borough	Borough-wide		Ealing Council / TfL	TBC	Required	Total cost known	Total cost known	£4,500,000	TBC	TfL / NR	£4,500,000
London Borough of Ealing	**Transport**	Public transport	Step free station access	TfL's delivery of station access. Prioritisation exercise is needed in order to determine how to prioritise funding for long-term implementation of step free access.	Strategic	Borough-wide		TfL / Development contributions / SFA funding	TBC	Required	Total cost known	Total cost known	£180,000,000	£7,000,000	Ealing Council / Developer Contributions	£173,000,000
London Borough of Ealing	**Transport**	Bus	London Bus fleet modernisation	Retrofitting/replacement of existing vehicles to create cleaner vehicles. Moving towards a fully electrified/alternative fuel fleet by 2030, as per the London Plan.	Borough	Borough-wide		TfL	TBC	Desirable	Total cost known	Total cost known	£5,000,000	TBC	Ealing Council / Developer Contributions	£5,000,000
London Borough of Ealing	**Transport**	Bus	Bus Improvements - Ealing	Rationalisation of bus stopping arrangements in Ealing Town centre, Broadway Haven, Green Area. Improvements to bus stopping and standing facilities are particularly needed around the station and Haven Green where bus stops have recently been lost due to the public realm project outside the station.	Town	Ealing		TfL	TBC	Required	Total cost known	Total cost known	£2,750,000	TBC	Ealing Council / Developer Contributions	£2,750,000
London Borough of Ealing	**Transport**	Bus	Bus Improvements - Greenford	North Greenford has been flagged as being poorly served by bus routes, and there are opportunities to better connect to the Elizabeth Line. Aim is to explore potential for providing improvements to limited bus services and delivering new active travel corridors. For example, Greenford Green and North Greenford to Hanwell station and Harrow and Wembley town centres bus service improvements and active travel corridors. This would provide a link to the Elizabeth Line for the north of the borough, via Hanwell. The Superloop route (SL9) goes some way to addressing the need for better connectivity in this part of the borough, but there is opportunity to better connect Greenford town centre.	Town	Greenford		TfL	TBC	Required	Total cost known	Total cost known	£2,500,000	TBC	Ealing Council / Developer Contributions	£2,500,000
London Borough of Ealing	**Transport**	Bus	Bus Improvements - Northolt	Introduction of a multi-mode transport interchange in Northolt, including a bus hub, Northolt station (served by the Central line) and active travel improvements. The draft Northolt Local Plan document references new bus hubs near Northolt station and White Hart Centre. No TfL commitment but looking to enhance sustainable transport options, recognising the importance of bus connectivity in Northolt.	Town	Northolt		TfL	TBC	Required	Total cost known	Total cost known	£2,500,000	TBC	Ealing Council / Developer Contributions	£2,500,000
London Borough of Ealing	**Transport**	Bus	Bus Improvements - Southall	Aspiration to improve bus connectivity, including but not limited to: - Developing a route from Ealing Hospital through Norwood Green to West Middlesex Hospital, via Warren Farm. - A Council-led scheme for the creation of a new road, referred to as Healum Avenue, which is to provide a connection between Merrick Road and Havelock Road, running through the Middlesex Business Centre and the former Honey Monster site. The road will support improvements to bus permeability and active travel within the south-eastern region of Southall. The provision of appropriate bus infrastructure, designed in accordance with TfL standards, along this route will also be required.	Town	Southall		TfL	TBC	Required	Total cost known	Total cost known	£2,500,000	TBC	Ealing Council / Developer Contributions	£2,500,000
London Borough of Ealing	**Transport**	Rail	West London Orbital	Proposed new rail service on existing, underused rail lines in west London that would become part of the London Overground network. The West London Orbital rail service would run from Hounslow towards Hendon and West Hampstead in the north. The scheme will include enhancements for bringing passenger services onto Dudding Hill Line to Cricklewood from Acton. Planning for impacts and potential road closures on Bollo Lane and Churchfield Road, and other possible impacts or improvements required.	Strategic	Acton		TfL / West London Alliance / Network Rail / Developer contributions	5-10 years	Desirable	Total cost known	Total cost known	£550,000,000	TBC	Ealing Council / Developer Contributions	£550,000,000
London Borough of Ealing	**Transport**	Rail	HS2	Planning for and considering the impacts of HS2 delivery. This includes Old Oak Common station construction, bus routes to HS2 terminals, Old Oak Common Lane cycle route. Ensuring provision for active travel and public realm improvements.	Town	Borough-wide		HS2 / TfL / Network Rail	TBC	Desirable	Total cost known	Total cost known	£4,500,000	TBC	Ealing Council / Developer Contributions	£4,500,000
London Borough of Ealing	**Transport**	Rail	Rail - Southall	Re-opening / improving the underpasses at Spencer Street and Glade Lane, and reducing north-south severance across the railway lines, including around the Green Quarter.	Town	Southall		NR / Ealing Council	TBC	Desirable	Total cost known	Total cost known	£20,000,000	TBC	Ealing Council / Developer Contributions	£20,000,000
London Borough of Ealing	**Transport**	Rail	Piccadilly Line fleet replacement and signalling enhancement	Fleet replacement to improve reliability and increase the number of trains per hour during peak hours. To support the fleet replacement, re-signalling would enable the introduction of higher frequency services and highly reliable automatic train operation.	Strategic	Borough-wide		TfL	TBC	Desirable	Total cost known	Total cost known	£5,500,000,000	TBC	Ealing Council / Developer Contributions	£5,500,000,000
London Borough of Ealing	**Transport**	Rail	Heathrow airport new southern rail access	Privately funded new railway access to Heathrow Airport from the south. The scheme includes the construction of up to 8 miles of new railway to link to the existing South Western network.	Strategic	Heathrow		Network Rail	TBC	Desirable	Total cost known	Total cost known	£1,300,000,000	TBC	TBC	£1,300,000,000
London Borough of Ealing	**Transport**	Rail	Brentford to Southall rail link	Convert a freight line to allow passenger services to run between a new station in Brentford and the Elizabeth line at Southall.	Strategic	Borough-wide		NR	TBC	Desirable	Total cost known	Total cost known	£100,000,000	TBC	Ealing Council / Developer Contributions	£100,000,000
London Borough of Ealing	**Transport**	Highways	EV charging points - on-street	Increase the number of EV charging points across the Borough to at least 2,000 points by 2026, and as required thereafter to ensure good coverage. Links with electricity capacity and grid supply need to be taken into account. Placement of charging points needs to be planned strategically (e.g. not placing rapid 'hubs' in areas with capacity issues). Type and cost of charge point is also taken into account.	Strategic	Borough-wide		Ealing Council / charge point operators	TBC	Required	Total cost known	Total cost known	£4,500,000	TBC	Ealing Council / Developer Contributions	£4,500,000
London Borough of Ealing	**Transport**	Highways	EV charging points - TfL / developers	TfL plans to install a flagship hub of ultra-rapid charge points at Hangar Lane, and potentially rapid hubs on other pieces of TfL land in Ealing. These will have implications for grid capacity and need to be considered alongside Ealing's on-street charge point implementation. Developers are also installing rapid charge points and coordination is needed.	Strategic	Borough-wide		TfL / Developer	TBC	Required	Total cost known	Total cost known	£5,000,000	TBC	Ealing Council / Developer Contributions	£5,000,000
London Borough of Ealing	**Transport**	Highways	Road Safety	Strategically improve Ealing's roads to be safer, in alignment with Mayor's Transport Strategy goal of Vision Zero by 2041 - zero deaths on Ealing roads. Review and explore road safety enhancements as part of schemes. Gather an evidence base and investigate all collision clusters, and make changes to road layouts where there is an engineering solution.	Strategic	Borough-wide		Ealing Council	TBC	Required	Total cost known	Total cost known	£15,000,000	TBC	Ealing Council / Developer Contributions	£15,000,000
London Borough of Ealing	**Transport**	Highways	White Hart roundabout reconfiguration	TTLP submitted White Hart Roundabout to the Ealing Local Plan Call for Sites. TfL roundabout might be reconfigured to facilitate development at this site.	Town	Northolt		TfL	TBC	Desirable	Total cost known	Total cost known	£4,500,000	TBC	Ealing Council / Developer Contributions	£4,500,000
London Borough of Ealing	**Transport**	Highways	North Acton Gyratory	Improvements to North Acton gyratory to provide a better environment for walking and cycling, improve connectivity to Acton Mainline station, and deliver public realm improvements	Town	Acton		OPDC	TBC	Required	Total cost known	Total cost known	£15,000,000	TBC	Ealing Council / Developer Contributions	£15,000,000
London Borough of Ealing	**Transport**	Highways	A312 Bulls Bridge roundabout and M4 Junction 3 mitigation scheme	Scheme originally developed as part of Green Quarter development (original 2010 approval). Main impacts are not in Ealing but it will have an effect on strategic transport corridors in the borough.	Town	Southall (Green Quarter)	Green Quarter	Developer/National Highways	TBC	Required	Total cost known	Total cost known	£50,000,000	TBC	National Highways / Developer Contributions	£50,000,000

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BNP PARIBAS REAL ESTATE

Real Estate for a changing world

London Borough of Ealing: Local Plan Viability Assessment

Prepared for

London Borough of Ealing

December 2023

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1 Summary

1.1 This report tests the ability of developments in the London Borough of Ealing to accommodate emerging policies in the draft Local Plan alongside a range of potential Community Infrastructure Levy ('CIL') rates.

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 Guidance Note 'Assessing v*iability 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 borough over the life of the emerging Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels and tenure mixes of affordable housing and other emerging policy requirements, and with varying 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 potential CIL rates generates a higher residual land value than the benchmark land value, then it can be judged that the scheme is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the Mayor of London's supplementary planning guidance on '*Affordable Housing and Viability*'.

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 a site.

1.5 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of its emerging Local Plan policies and potential CIL rates at a time when the market has experienced a period of sustained growth following the coronavirus pandemic in 2020/21. Forecasts for future house price growth point to continuing growth in mainstream London housing markets, although there is a degree of short term uncertainty following the government's September 2022 'fiscal event' and a significant increase in interest rates (which are now considered my most analysts to have reached their peak). 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.

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. In any complex urban borough such as Ealing, differences between sites in terms of capacity, existing use value, residential and commercial values and infrastructure costs will mean that there may not be a precise correlation between the outputs of this study and scheme-specific viability when applications are submitted. Inputs to scheme-specific appraisals submitted with applications should be based on scheme and site-specific circumstances.

Key findings

1.7 The key findings of the study are as follows:

- **Affordable workspace**: we have tested emerging requirements on schemes which provide new office and industrial floorspace (5% of floorspace and 10% of floorspace on mixed use schemes)

at an 80% discount to market rent for 15 years. This requirement results in reductions in residual land values not exceeding 30%, indicating that the policy requirement should be viable in most cases.

- **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50% in line with existing policy requirements and to inform emerging Policy. The Council's emerging fast track policy sets a target of 40% with a tenure mix of 70% social rent and 30% shared ownership).

- There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver, although in most cases, our appraisals indicate that schemes can viably provide 40% affordable housing, or percentages close to this. We therefore recommend that a fast track target of 40% could 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 in the 2021 London Plan.

- Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so. The Council will also need to consider how its 40% fast track target will interface with the 'Fast Track' route in London Plan policies H4 and H5 which set a lower target of 35%.

- **Affordable housing contributions on small sites:** The Council's emerging policy seeks financial contributions from small sites (the equivalent of 10% of units on schemes of 1 to 4 units and 20% on schemes of 5 to 9 units). Our appraisals indicate that this requirement should be viable in almost all cases. In terms of implementation, the policy could be applied through a comparison of two residual valuations (one assuming all units are private and the other in which on-site affordable housing is included) with the financial contribution equating to the difference between the two residuals. Alternatively, a formulae-based approach could be used.

- **Biodiversity Net gain and Urban Greening Factor:** we have tested the impact of the Council's emerging policy requirement for 20% BNG and they have a very modest impact on residual land values and can therefore be viably absorbed.

- **Net Zero Carbon:** the Council's emerging policy sets out an ambition for new development to be net carbon neutral by 2030. We have tested the impact this is likely to have on developments in the Borough and the residual land values will typically fall by 13% on average. The impact is therefore relatively significant in some cases, but the costs of technology required to achieve net zero carbon are expected to fall over time as research and development drives improvements. The cost impact of achieving both operational and embodied carbon are likely to be higher than operational only, with more significant impact on viability. However, given that the Council is not seeking to deliver net carbon zero until 2030, it is likely that costs will have fallen by that point and this will mitigate the impact on viability.

- **CIL:** We have considered the potential rates of CIL that the Council could levy which (on residential schemes) avoid reducing affordable housing as far as possible when scheme are close to the margins of viability. In most cases, the rates are set with significant 'buffers' below the maximum rate and the reduction in residual land values is relatively modest (typically no higher than 12%). The recommended rates of CIL are summarised in Table 1.7.1.

Table 1.7.1: Summary of proposed CIL rates

Intended use of development	Area	Proposed rate
Residential	Ealing	£300
	Rest of Borough	£200
Student housing	Borough-wide	£350
Large-purpose built shared living (LSPBSL) and other Houses in Multiple Occupation	Borough-wide	£350
Offices	Ealing Metropolitan Town Centre	£75
	Rest of Borough	Nil
Retail, food and beverage uses (Direct sale of goods, food and beverages directly to the public)	Borough-wide	Nil
Industry	Borough-wide	£100
Hotels (Excluding serviced apartments that form a primary place of residence – these constitute LSPBSL)	Borough-wide	£50
Data centres	Borough-wide	£150
Publicly funded or not-for-profit development for • medical, health and emergency services • educational uses • community, sport and leisure uses (Defined as development for an organisation that does not earn profits for its owners but conducts business for the benefit of the general public and in which all monies earned or donated are used for these objectives)	Borough-wide	Nil
All forms of development not otherwise identified above	Borough-wide	£25

2 Introduction

2.1 The Council has commissioned this study to consider the ability of developments to accommodate emerging Local Plan policies alongside Mayoral CIL and potential rates of Borough CIL. The aim of the study is to assess at high level the viability of development typologies representing the types of 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 have 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 potential 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 and to inform a Draft CIL Charging Schedule for consultation. 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 London Borough of Ealing and does not account of individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the typologies tested. The quantum of development within the development typologies 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 guidance[1], 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 bridge the downward economic pressure caused by COVID-19. These changes to the base rate have since been reversed as a result of factors discussed below.

2.7 The rebound in economic activity post pandemic has seen inflation rates increasing significantly above the BoE's inflation target of 2%. Consumer Price Inflation including owner occupiers' housing costs (CPIH) rose by 6.3% in the 12 months to August 2023, down from 6.4% in July 2023, and with a peak rate at over 10% in early 2023.

2.8 The Bank of England subsequently increased Interest Rates throughout most of 2022 and 2023, to a current peak rate of 5.25% by August 2023. In September 2023 the Monetary Policy Committee

[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.

("MPC") voted to maintain the Base Rate at 5.25%, by a majority of 5 to 4.

2.9 Despite the economic headwinds facing the UK, the housing market outperformed expectations between 2020 and mid 2022.

2.10 However, in the third and fourth quarters of 2022, annual house price growth fell back, largely as a result of the Government's September 2022 'Fiscal Event' which saw unfunded cuts to taxes and a consequent fall in sterling and increase in bond yields. Downwards Pressure on House Prices continued throughout late 2022 and into 2023.

2.11 Nationwide's Chief Economist, Robert Gardener, commented in Nationwide's September 2023 House Price Index Report that "*Annual house price growth was unchanged at -5.3% in September. Prices were also flat over the month, after taking account of seasonal effects, following the 0.8% decline seen in August*". Nationwide continues to report that "*Housing market activity remains weak, with just 45,400 approved for house purchase in August, c.30% below the monthly average prevailing in 2019 before the pandemic struck*". Nationwide highlights that "*This relatively subdued picture is not surprising given the more challenging picture for housing affordability. For example, someone earing an average income and purchasing the typical first-time buyer home with a 20% deposit would spend 38% of their take home pay on their monthly mortgage payment – well above the long run average of 29%*". Affordability is further challenged in the higher value areas.

2.12 Nationwide's latest report however continues in a slightly more positive outlook, stating "*However, investors have marked down their expectations for the future path of Bank Rate in recent months amid signs that underlying inflation pressures in the UK economy are finally easing, and with labour market conditions softening. This in turn has put downward pressure on longer term interest rates which underpin fixed mortgage pricing … if sustained, this will ease some of the pressure on those re-mortgaging or looking to buy a home*". Nationwide continue to state "*Nevertheless, with Bank Rate not expected to decline significantly in the years ahead, borrowing costs are unlikely to return to historic lows seen in the aftermath of the pandemic. Instead, it appears more likely that a combination of solid income growth together with modestly lower house prices and mortgage rates will gradually improve affordability over time, with housing market activity remaining fairly subdued in the interim*".

2.13 Halifax report a similar picture for September 2023, albeit marginally more positive than Nationwide's analysis.

2.14 Kim Kinnaird, Director, Halifax Mortgages, said: "*UK house prices fell further in September, edging down by -0.4% on a monthly basis. This was a sixth consecutive monthly fall, though the pace of decline slowed markedly compared to August (-1.8%). The average home now costs £278,601, a drop of around £1,200 since last month. On an annual basis prices are down by -4.7%, largely unchanged from -4.5% in August. Nonetheless they remain some £39,400 higher than in March 2020, such was the extraordinary growth seen during the pandemic*".

2.15 Halifax continue to report that "*Activity levels continue to look subdued compared to recent years, with industry data showing lower levels of new instructions to sell homes and agreed sales. Borrowing costs are the primary factor, given the impact of higher interest rates on mortgage affordability. Against this backdrop, homeowners inevitably become more realistic about their target selling price, reflecting what has increasingly become a buyer's market. However, with Base Rate now likely to be at or around its peak, we are seeing fixed rate mortgages deals ease back from recent highs. Wage growth also remains strong, which has helped with affordability, with the house price to income ratio now at its lowest level since June 2020 (6.2 in September vs 6.3 in August). Many economists and financial markets predict that Base Rate will remain higher for longer, with any significant cuts appearing unlikely until inflation gets closer to the Bank of England's 2% target. Overall, these factors are likely to keep mortgage rates elevated in comparison to recent years, constraining buyer demand and putting downward pressure on house prices into next year*".

2.16 In their October 2023 Housing Market Update, Savills reflect "*a pause in price falls as we enter a period of greater stability*".

2.17 Savills suggest that "*demand is still falling faster than supply, according to the August 2023 RICS survey, which suggests price falls and lower activity will continue for at least the next few months. More surveyors reported price falls in August than at any time since 2009*".

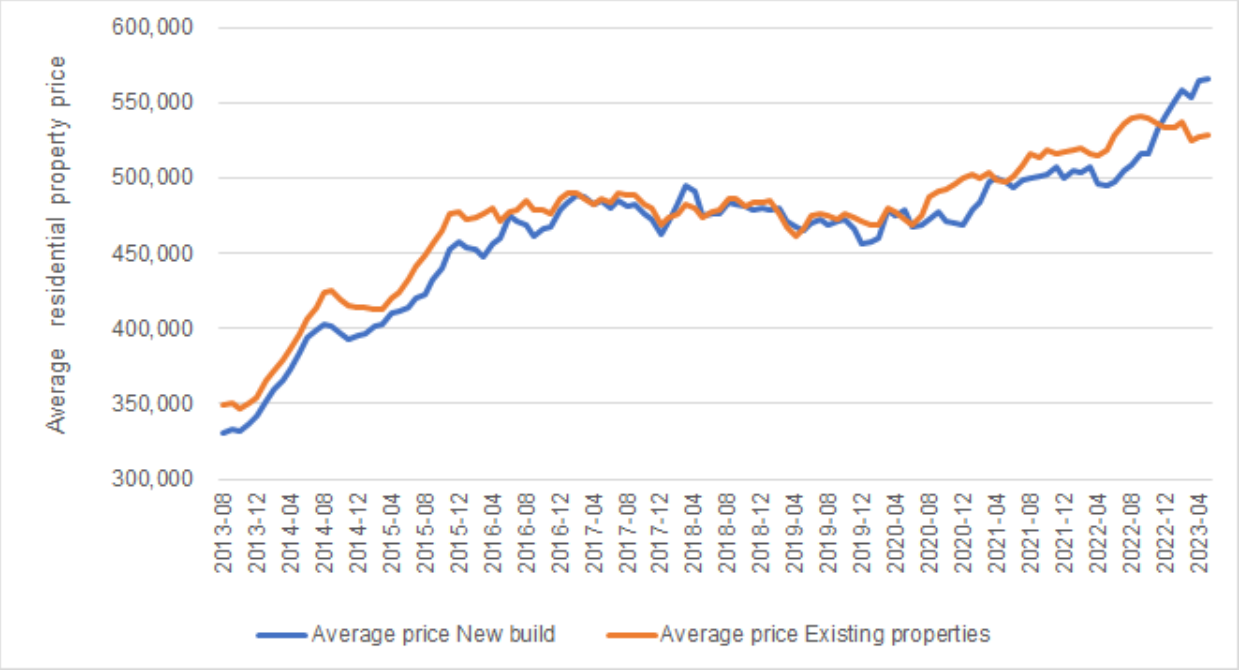
2.18 Forecasts for house price growth indicate that values for the UK as a whole are expected to increase over the next five years, however at a more moderate pace than over the past 20 years. There is a consensus that there is likely to be a short term reduction in values in 2023 with low growth in 2024, and more sustained growth between 2025 to 2027.

2.19 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

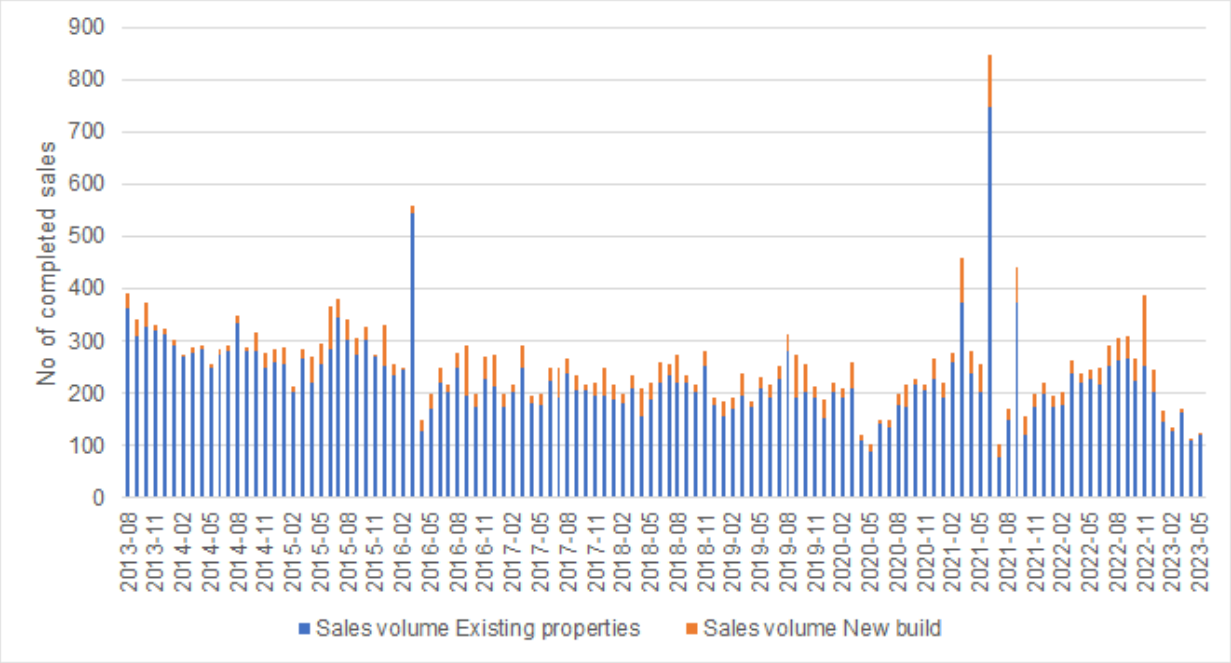
2.20 Residential property prices in the London Borough of Ealing have followed recent national trends, with values falling in 2008 to 2009 and recovering between 2010 and 2015, as shown in Figure 2.20.1. Sales values remained relatively flat between 2015 and 2020 but increased significantly since then, with new build values increasing at a faster rate than second hand properties from April 2022 onwards. Sales volumes fell below historic levels in the first half of 2020 due to the Coronavirus pandemic, but have since recovered (see Figure 2.20.2), although somewhat volatile during the period after the first coronavirus lockdown.

Figure 2.20.1: Average sales value in Ealing



Source: Land Registry

Figure 2.20.2: Sales volumes in Ealing (sales per month)



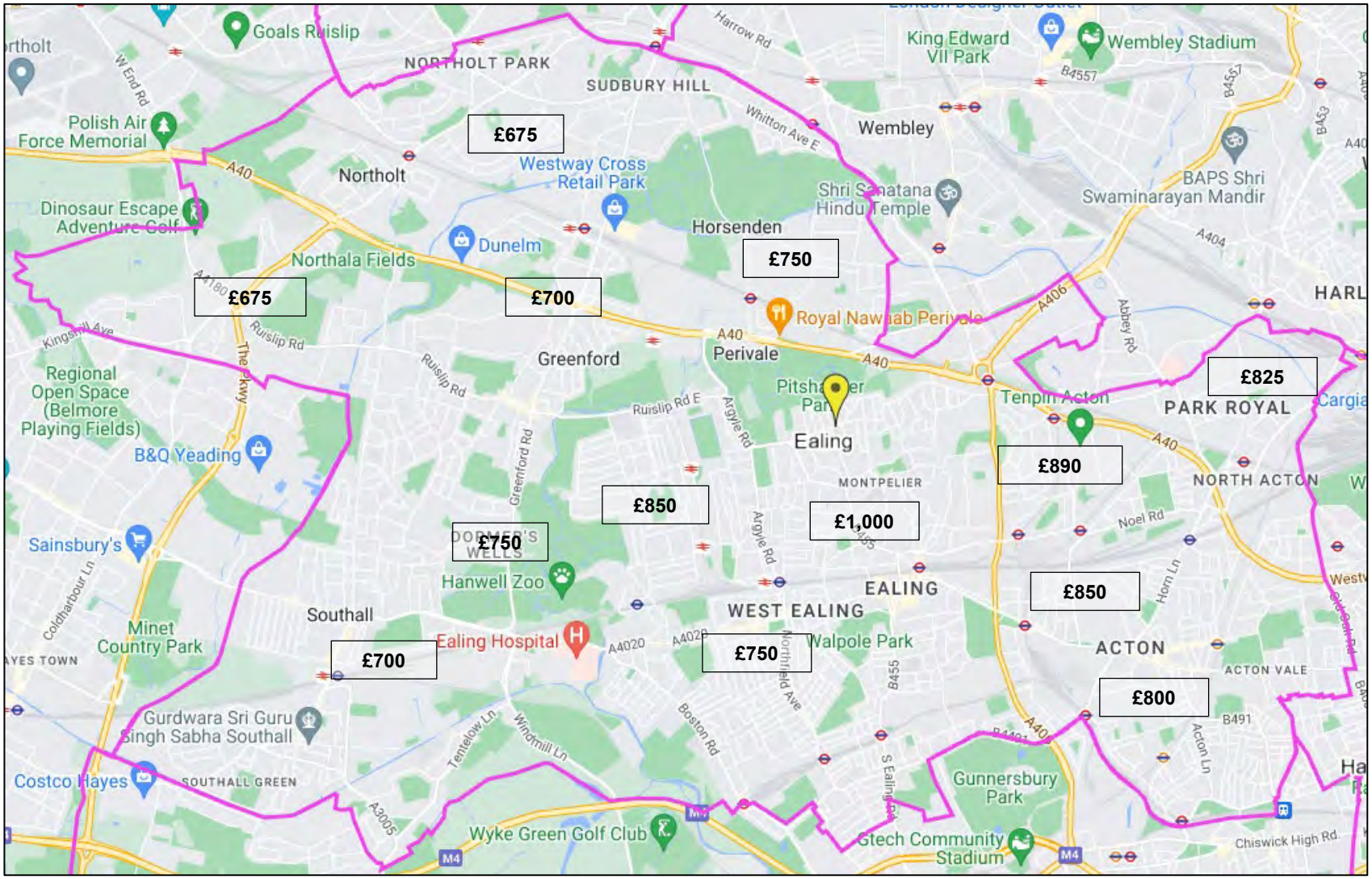
Source: Land Registry

2.21 The future trajectory of house prices is currently uncertain, although JLL's most recent housing market forecast issued in February 2023 is that values in 'mainstream' markets are expected to fall by 6% in 2023; and increase by 1.0% in 2024; 4.0% in 2025; 5.0% in 2026; and 5.0% in 2027, equating to cumulative growth of 8.9% over the period 2022-2026.

2.22 In common with other Boroughs in London, there are variations in sales values between different parts of Ealing, as shown in Figure 2.22.1[2]. Highest sales values are achieved in the Ealing Broadway/central Ealing area. Values are lowest in the western parts of the borough.

[2] Some of the price points in Figure 2.15.1 are for schemes in neighbouring boroughs close to the border with Ealing

Figure 2.22.1: Sales values in Ealing (approx. £s per square foot)



Sources: Map – Google; Values – Land Registry; Molior London

Private rented sector market context

2.23 The proportion of households privately renting was forecast to increase from under 10% in 1991 to circa 25% by 2021, largely as a result of affordability issues for households who would have preferred to owner occupy[3]. Over the same period, the proportion of households owner occupying was forecast to fall from 69% to under 60%. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property in the capital.

2.24 Perceived softening of the housing for sale market has prompted some developers to seek bulk sales to PRS operators, with significant flows of investment capital into the sector. Investment yields have remained stable in the zones 2 to 4 London market at 3% to 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.

2.25 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.

2.26 A reduced profit margin helps to compensate (to some degree) for the slightly lower capital values derived from a discounted cashflow model of a PRS operator. PRS units typically transact at discounts of circa 10% to 15% of market value on the basis of build to sell. However, forward funding arrangements will help to reduce finance costs during the build period which offsets the reduction in market value to some degree.

2.27 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

2.28 In February 2019, the government published a revised NPPF, with subsequent updates in 2021 and 2023, and revised PPG, with subsequent updates in May and September 2019.

2.29 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*".

2.30 Paragraph 58 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*

[3] Knight Frank PRS Update August 2017

undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available".

2.31 In London 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. Both the Council's adopted Local Plan policy and London Plan policy are applied 'subject to viability', having regards to site-specific circumstances. This enables schemes that cannot provide as much as the relevant policy target for affordable housing to still come forward rather than being sterilised by a fixed or 'quota' based approach to affordable housing.

2.32 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 adopted[4], 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

2.33 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.

2.34 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 57 of the NPPF, and to the provision of affordable housing.

2.35 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).

2.36 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.

2.37 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres (or any new dwelling, regardless of floor area) 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

[4] 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.

exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with 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.

2.38 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.

2.39 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.

2.40 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: 25-022-20230104) clarifies that CIL Regulation 13 permits charging authorities to *"apply differential rates in a flexible way, to help ensure the viability of development is not put at risk [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"*[5]. 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.

2.41 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).

2.42 Regulation 73 enables charging authorities to secure physical infrastructure on a development site, or land, in lieu (or 'in kind') of a Developer's CIL liability. The PPG (paragraph 133) notes that *"there may be circumstances where the charging authority and the person liable for the levy will wish land and/or infrastructure to be provided, instead of money, to satisfy a charge arising from the levy*". The PPG goes on to note that the charging authority can enter into agreements with developers to receive infrastructure as payment of a CIL liability.

2.43 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 are no longer required to publish a Regulation 123 list.

[5] Difficulties may emerge, for example, with regards to Class E, which includes very different uses which are interchangeable, such as offices and retail. Applying CIL rates to use classes *(rather than intended uses of development)* in these circumstances may be inconsistent with viability evidence.

- 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 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 are required to publish annual CIL rate summaries showing the rates after indexation.

Mayoral CIL

2.44 The Borough is located within Mayoral CIL Zone 2, which attracts a rate of £60 per square metre before indexation and £64.55 per square metre after indexation. Future receipts from the Mayoral CIL will be used to contribute towards strategic transport infrastructure, including Crossrail 2 (a north-east to south-west line) to relieve pressure on existing transport networks.

Borough CIL

2.45 The Council consulted on a Preliminary Draft CIL Charging Schedule In February 2014, which proposed rates of £100 per square metre for all C class residential uses;/ £100 per square metre for large format retail; and £30 per square metre for all other retail. This Preliminary Draft Charging Schedule did not proceed to the subsequent stages required by the CIL regulations at the time.

2.46 For context, CIL rates in the neighbouring boroughs are summarised in Table 2.46.1.

Table 2.46.1: Adopted (indexed) CIL rates per square metre in neighbouring boroughs

Borough	Effective from	Residential	Retail (large and supermarkets)	Hotels, HMOs, student	Offices	Other uses
Hillingdon	Aug 2014	£145	£328	£61	£53	£8
Hounslow	Jul 2015	£107 to £306	£237	£31	£31	£31
Brent	Jul 2013	£346	£24 to £69	£173	£0	£0
Hammersmith & Fulham	Apr 2015	£153 to £611	£122		£122	£122
Harrow	Oct 2013	£176	£160	£88		£0

Local Policy context

2.47 There are numerous policy requirements that are now embedded in base build costs for schemes in London addressing London Plan requirements[6], which are mirrored in borough Local Plans (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, which cannot be altered by the Council's new Local Plan.

2.48 In order to assess the ability of schemes to absorb emerging plan policies, it is also necessary to

[6] London Plan policy requirements were themselves viability tested in the 'London Plan Viability Study December 2017' available here: https://www.london.gov.uk/sites/default/files/london_plan_viability_study_dec_2017.pdf

factor in the pre-existing requirements in the adopted policies as well as potential CIL rates. 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.

2.49 The Council undertook a consultation on its Regulation 18 Local Plan between 30 November 2022 and 8 February 2023. The Council has subsequently been assessing the 13,500 consultation responses and is currently preparing its Regulation 19 Draft Local Plan which is due to be published in early 2024. The regulation 18 policies are summarised at Appendix 1 and the policies with specific cost implications are identified below:

Table 2.49.1: Emerging policies with cost implications

Policy No	Summary of requirement	Implications for scheme viability
SP2.3: Thriving communities	Safeguarding and promoting social infrastructure; development to support the delivery of new social infrastructure	CIL and Section 106 included in the appraisals.
SP4.3: Genuinely affordable homes	Secure maximum affordable housing with 70% of affordable homes to be provided as social rent.	Tested in the Study.
HOU: Affordable housing – Ealing LPA – local policy	Sets a strategic affordable housing target of 50% with a tenure split of 70% social rent and 30% intermediate. Sets a 'Fast Track' threshold of 40% affordable housing, with tenure split of 70% social rent and 30% intermediate (shared ownership or intermediate rent. The Council indicates that there is no requirement for First Homes in the Borough). Provision to be on-site and in perpetuity.	Affordable housing provision tested in the Study.
E3: Affordable Workspace London Plan – Ealing LPA – local variation	10% of gross floorspace in mixed use schemes and 5% of net floorspace in office and industrial schemes to be provided as affordable workspace. On-site provision if the policy requirement would result in 1,000 sqm of AW on mixed use schemes; 2,000 sqm of AW on office schemes; and 3,000 sqm on industrial sites. Financial contributions where the amount of AW would fall below these thresholds. AW to be provided at 80% discount to market rent for a period of 15 years. Financial contribution to be based on the annual discount multiplied by 15.	Tested in the study.
G5: Urban Greening – London Plan – Ealing LPA – local variation	Plan expresses a desire to create 10 new parks and open spaces and give back to nature 800,000 square metres through re-wilding and reintroducing wildlife. 10 new community growing spaces within housing estates and new developments. Developments to achieve minimum Urban Greening Factor of 0.4 for residential and 0.3 for commercial (excluding B2 and B8).	Costs of achieving required UGF levels incorporated into the appraisals.
CO: Carbon offsetting – Ealing LPA – local variation	Sets out broad approach for new development to be net carbon neutral by 2030, including implementation of BREEAM for commercial development and Passivhaus for residential.	Additional costs of BREEAM and net zero carbon tested in the study.
FLP: Funding – London Plan – Ealing LPA – local policy	Sets out the Council's approach to prioritising delivery of items of infrastructure identified on its IDP. Sets out the Council's intention to create a framework for future negotiations on developer contributions including CIL.	CIL and Section 106 obligations tested alongside other policy requirements.

Policy No	Summary of requirement	Implications for scheme viability
SSC: Small Sites Contribution Ealing LPA – local policy	Developments of 9 or fewer units to make financial contributions towards affordable housing: 1-4 units: financial contribution equivalent to providing 10% affordable housing 5-9 units: financial contribution equivalent to providing 20% affordable housing	Tested in the study.

Infrastructure Levy

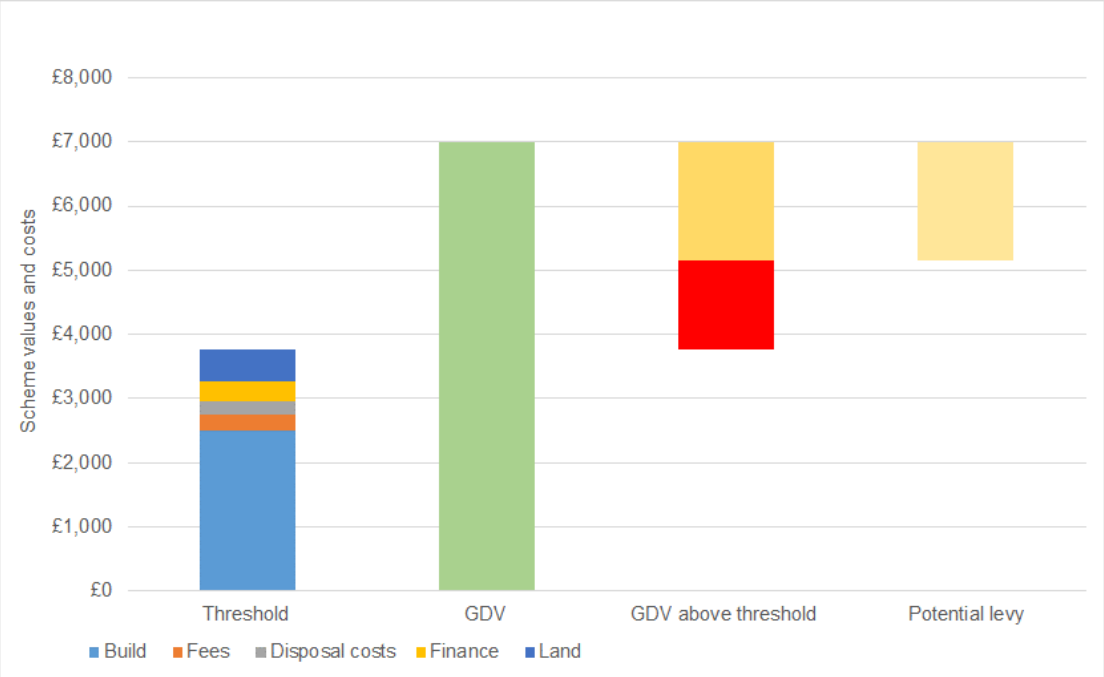
2.50 The Levelling Up and Regeneration Bill ('LURB') includes provisions for a new 'Infrastructure Levy' ('IL') which – if adopted - will replace section 106 obligations (including affordable housing) and CIL. The LURB does not provide details on how the IL will work, but a technical consultation document in early 2023 provided more detail on how the government envisages it will operate. The consultation indicated that IL will be piloted through a 'test and learn' process prior to wider implementation. Since this consultation, the government has indicated that it will issue a further consultation on the principle of IL, and this is currently awaited. Assuming the government continues after the General Election (due by January 2025), there will be a lengthy process before eventual adoption, possibly up to 10 years[7]. If the Council does not adopt a CIL Charging Schedule to cover the intervening period, it will lose a considerable amount of income that could have been raised.

2.51 In essence, the IL will be structured so that developers pay a percentage of GDV as a levy, which they will use to fund infrastructure. Authorities will be able to use some of the levy to fund the delivery of affordable housing by requiring developers to provide affordable units in lieu of paying the levy.

2.52 The technical consultation indicates that the IL will be determined by individual LPAs and can vary between types of development and types of site. In essence, the costs of development are calculated using a typology approach (including land cost, construction, fees, finance and marketing costs). These costs are reflected by the first bar on the left in Figure 2.52.1. The amount of GDV above these costs is then calculated (in Figure 2.52.1, the GDV is represented by the green bar and the surplus above the threshold is shown by the yellow and red bar). The 'surplus' GDV is then divided between Developer profit (represented by the red portion of the bar) and the remainder is the indicative IL.

[7] Following the additional consultation, the government will need to draft regulations. These will need to be issued for consultation and due to the technical nature of the proposal, there is likely to be an extended period for response. The government will then need to consider the responses, amend the regulations and issue a final set of regulations. The 'Test and learn' approach is likely to require a period of three to four years to cover an adequate period for implementation of rates, for permissions to be granted and IL actually paid. Following this, there is likely to be a need for further changes to the regulations. Local authorities will then need to develop, consult and adopt new style Local Plans, which will require two to three years.

Figure 2.52.1: Calculating IL



2.53 LPAs would be expected to run a number of typologies to test the likely viability of a range of developments and set an IL percentage of GDV tariff, or range of tariffs.

2.54 The government has indicated that it expects the IL to deliver the same or greater levels of benefits (in terms of affordable housing and contributions towards infrastructure) than the existing system. This proposition is problematic. The existing system secures contributions from developers by setting relatively ambitious targets and securing the maximum viable level of benefits on a site-specific basis. The delivery of a borough average of, say, 30% affordable is the product of a series of negotiations on individual schemes, ranging from 0% up to 50% affordable housing.

2.55 Systems for securing contributions towards affordable housing and infrastructure can be simple, or they can optimise delivery, but it is difficult for them to achieve both objectives. As IL will be fixed, it will need to set at a level that can be viably absorbed by all schemes which will come forward in a variety of situations. In authorities where schemes are fairly uniform and sites are all greenfield, viability of development will not differ significantly from one site to the next. The same cannot be said of urban areas – each development has an almost unique set of characteristics; with varying forms of development driven by the urban grain; varying mixes of uses; hugely variable levels of abnormal costs; and existing use values that vary from site to site.

2.56 The risk of adopting a uniform tariff with no flexibility is that it will render some schemes unviable. CIL has worked in practice, as other planning requirements are negotiable. In contrast, IL has no flexibility to address site-specific circumstances.

2.57 In setting IL, local authorities will need to identify a rate (or set of rates) that all schemes within its area can viably accommodate. If the IL is set at the wrong rate or rates, the consequence is that some schemes will be rendered unviable. If an authority identifies that schemes in its area can currently provide a range of affordable housing levels of, say, 5% to 35%, the IL will need to be set at a level that is equivalent to 5% to avoid rendering a huge swathe of housing land supply unviable. The other schemes that could have delivered more than 5% will not do so and significant amounts of value will be 'left on the table'.

2.58 The lack of flexibility in the proposals will inevitably drive down levels of affordable housing delivery towards the least viable scenario. Planning authorities in urban areas need to pilot the IL to demonstrate the adverse impact it will have on delivery, but these authorities are likely to be the

most reluctant to get involved. The inevitable conclusion of these pilots will be that optimisation of benefits cannot be achieved through simplification.

2.59 The response to the technical consultation on the IL resulted in unanimously negative feedback and the government has indicated that a further consultation on the principle of IL will be issued in the near future. The government has also accepted an amendment to the LURB which will result in IL not being mandatory if authorities can demonstrate that it would have an adverse impact on viability in their areas. The Labour Party has also indicated that it would not continue the IL if it forms a government after the general election due to be held by the end of 2024. It is therefore unlikely that the proposals will continue in their current form.

Development context

2.60 Ealing is an outer London borough and sits in an important strategic location for London, linking central London with the rest of the M4 growth corridor. It comprises seven towns (Acton, Ealing, Greenford, Hanwell, Northolt, Perivale and Southall) which have distinct characteristics.

2.61 The London Plan designates two opportunity areas within the Borough (Southall OA and Old Oak and Park Royal OA, the latter falling under the auspices of the Old Oak and Park Royal Development Corporation.

2.62 The Borough has seen significant change over the past decade, including a marked increase in the number of tall buildings, particularly residential ones, causing notable changes to the Brough's skyline, with positive and negative implications.

2.63 The Borough has 29 conservation areas, covering 12% of the area within its boundary. Most of these conservation areas area within Ealing and Hanwell.

2.64 The Borough benefits from high levels of public transport accessibility, with five Elizabeth Line stations; national rail services from Paddington; London Overgound services; London Underground services (Central Line, District Line and Piccadilly Line). In addition, the Borough is served by numerous bus routes. However, public transport accessibility is low in some parts of the Borough, including parts of Greenford, Northolt and Southall.

2.65 Development opportunities in the Borough range from smaller, in-fill developments to major developments on former industrial sites, particularly around key transport nodes.

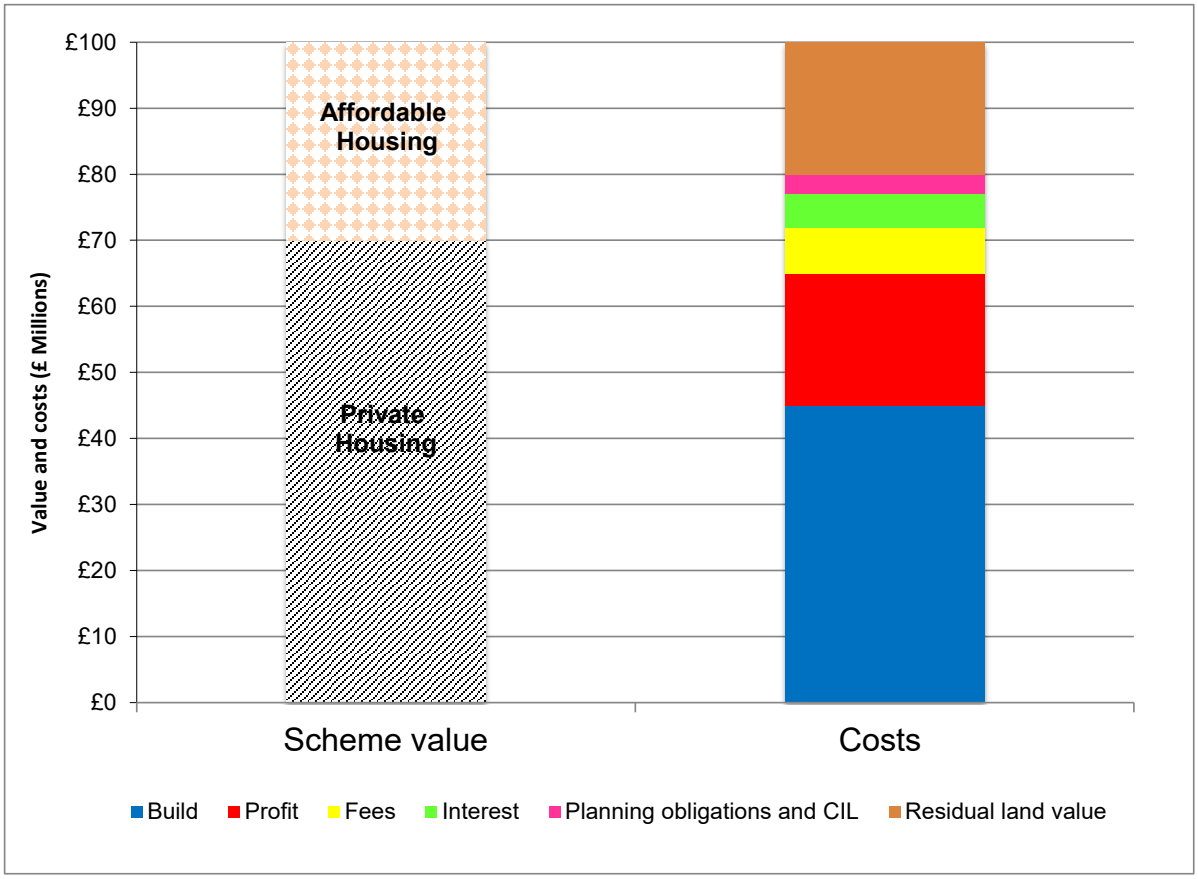
3 Methodology and appraisal approach

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 Ealing and tests the Council's emerging planning policy requirements alongside potential CIL rates.

Approach to testing development viability

3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing (the hatched portion) and the payment from a Registered Provider ('RP') (the chequered portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, 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 boroughs like Ealing, most sites will have been developed previously. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site investigations are undertaken;
- Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of 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. The PPG identifies a range of 15% to 20% for private housing development, with lower rates for some forms of housing such as BTR, student housing and co-living developments. Typically, developers and banks are targeting around 17.5 profit on value of the private housing element.

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[8]' 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 is brought forward 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 these 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 2019 (with re-issues in 2021 and 2023), 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 Mayor's Affordable Housing and Viability SPG (August 2017) focuses on decision making in development management, rather than plan making, but indicates that benchmark land values should be based on existing use value plus a premium which should be "*fully justified based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes hope value associated with development on the site or alternative uses*".

3.9 The Local Housing Delivery Group published guidance[9] in June 2012 which provides guidance on

[8] 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'.

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

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*".

3.10 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 existing use in comparison to other uses; 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.

3.11 Relying upon historic transactions to inform benchmark land values 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. Even prior to the publication of the 2019 PPG, 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 Ealing, 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.

3.12 Commentators frequently make reference to 'market testing' of benchmark land values. 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 Local Plan policies and/or CIL rates, the outcome would be unreliable and potentially highly misleading.

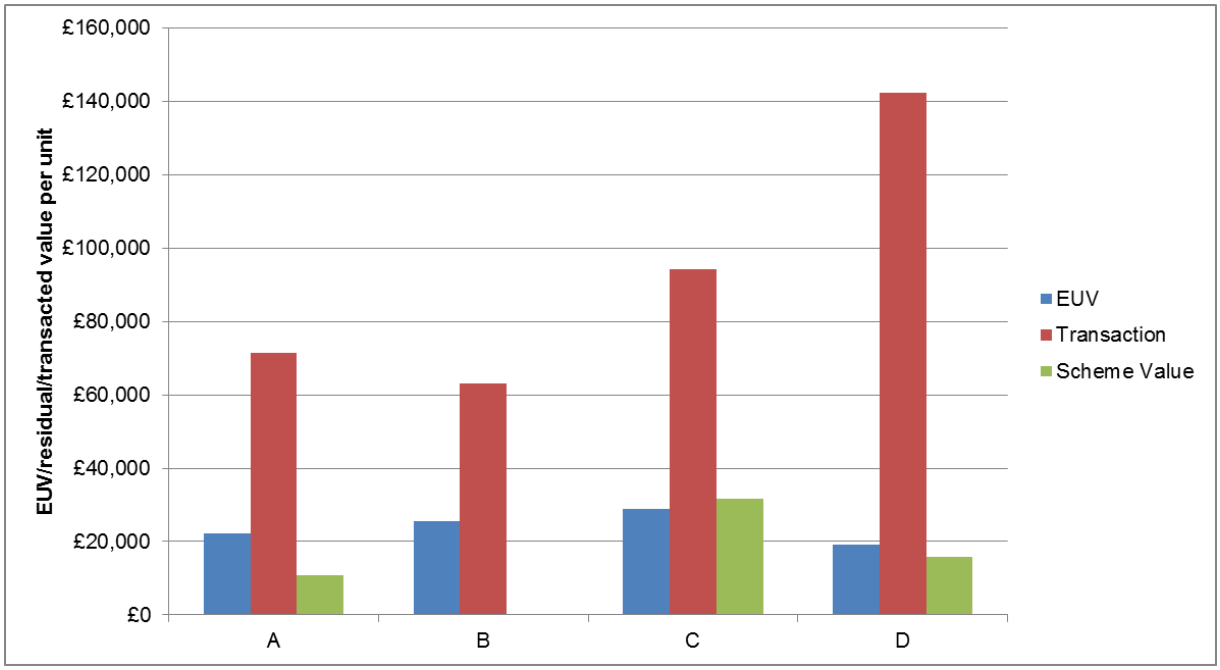
- Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.

- 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.

3.13 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 3.13.1. This chart compares the residual value of four central London development proposals to the sites' existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.13.1: Comparison of residual values to existing use value and price paid for site



3.14 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.

3.15 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 3.11 and 3.12.

4 Appraisal assumptions

4.1 We have appraised 30 development typologies across the borough, these include a range of typologies which were informed by past development types and current pipeline sites, to reflect the development expected to come forward under the emerging Local Plan. The development typologies and strategic development sites are identified in Table 4.1.1 overleaf (with further detailed information at Appendix 2). The appraisals include sufficient gross internal floorspace to accommodate the space standards and amenity standards in Policy D6 of the London Plan.

Residential sales values

4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets within Ealing, as noted in Section 2. We have considered comparable evidence of new build schemes in the borough to establish appropriate values for testing purposes. This exercise involved analysis of 4,601 transactions recorded by the Land Registry between January 2021 and July 2023 but brought up to date by reference to changes in the House Price Index from the point of sale. This analysis indicates that developments in the borough will attract average sales values ranging from circa £7,260 per square metre (£675 per square foot) to circa £10,764 per square metre (£1,000 per square foot), as shown in Figure 2.16.1. The highest sales values are achieved in Ealing Town Centre. Developments in the western and north-western eastern parts of the borough (Southall, Northolt and Greenford) are lowest.

4.3 We have also tested the impact of the provision of private units as rented by discounting the market value for these units by 10%, which reflects the discount we have seen on live developments when units are provided as Private Rented Sector stock. 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 5%.

4.4 As noted earlier in the report, Savills 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 which these scenarios produce must be viewed as indicative only. We have also modelled a 'downside' scenario with lower initial growth (Table 4.4.2).

Table 4.4.1: Growth scenario

Year	1 2023	2 2024	3 2025	4 2026	5 2027	6 2028
Values	0.0%	3.0%	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
Values	0.0%	1.0%	2.0%	3.0%	3.0%	4.0%
Costs	1.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Affordable housing tenure and values

4.5 Emerging Local Plan policy HOU indicates that the Council will require schemes capable of providing 10 or more units to provide 40% affordable housing on-site with a tenure mix of 70% social rent and 30% intermediate.

4.6 For the purposes of testing potential levels of affordable housing to inform the draft plan policy approach, our appraisals assume that the rented housing is let at social rents, as shown in Table 4.6.1. This table also shows London Affordable Rents for comparison only – these are not applied in the appraisals.

Table 4.6.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
Social Rents	£145.96	£154.53	£163.12	£171.89
London Affordable Rent (2022/23)[10]	£168.34	£178.23	£188.13	£198.03

4.7 To establish the capital value of the rented units, we have used a discounted cashflow model which replicates the approach used by registered providers when preparing bids to acquire new housing stock. The model projects the rents over a 35 year period and deducts the estimated voids and bad debts, management costs, maintenance costs and allowances for major repairs. The model establishes the present value of the net rental income by applying a discount rate (reflecting the cost of funds and RP's risk margin), reflecting the price that can, in principle be paid to acquire the completed units from a developer.

4.8 We value the shared ownership units by firstly establishing the unrestricted market value of each unit by reference to comparable evidence of similar units. The value of the initial equity stake sold to the purchaser (typically 25%) is the first segment of value. The purchaser will also pay a rent on the retained equity at rate not exceeding 2.75% of the retained equity. The capital value of this rent is calculated using a discounted cashflow model. The two elements (initial equity stake sold plus capital value of rental income) are added together to establish a total value.

4.9 A key issue for development viability is the capital value that each tenure will generate in terms of receipt from the acquiring RPs, as this will be one of the inputs that constitutes the Gross Development Value of a development. Table 4.9.1 summarises the capital values that each tenure generate.

Table 4.9.1: Capital values of affordable housing (per square metre Net Internal Area)

Tenure	1 bed	2 bed	3 bed	4 bed	Blended value
Social Rent	£3,124	£2,349	£2,015	£1,845	£2,093
Shared ownership[11]	£4,681	£4,681	£4,116	£3,746	£4,682

4.10 The GLA '*Affordable Homes Programme 2021-2026'* document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

[10] The rents most recently published by the GLA.

[11] Variable as these are linked to market values – the values shown here are for schemes with unrestricted market values of £8,000 per square metre (i.e. the lower end of the borough-wide range). As market values increase

Table 4.1.1: Development typologies tested in the study (all areas are square metre gross internal areas)

No	Description	Site area HA	Units	Ave GIA per unit	Residential floorspace	Retail	Super-market	Office	Light industry	WH and logistics B8	C1 Hotel	Data Centre	GIA	No of storeys
1	1 unit scheme (houses)	0.03	1	108	108	-	-	-	-	-	-	-	108	2
2	2 unit scheme (houses)	0.04	2	108	215	-	-	-	-	-	-	-	215	2
3	4 unit scheme (houses)	0.04	4	88	350	-	-	-	-	-	-	-	350	3
4	7 unit scheme (flats)	0.07	7	85	598	-	-	-	-	-	-	-	598	3
5	9 unit scheme (flats)	0.06	9	75	675	-	-	-	-	-	-	-	675	3
6	10 unit scheme (houses)	0.10	10	101	1,009	-	-	-	-	-	-	-	1,009	2.5
7	10 unit scheme (flats)	0.06	10	84	843	-	-	-	-	-	-	-	843	3.5
8	20 unit scheme (houses and flats)	0.19	20	94	1,875	-	-	-	-	-	-	-	1,875	2.5
9	20 unit scheme (flats)	0.11	20	84	1,680	-	-	-	-	-	-	-	1,680	3
10	30 unit scheme (flats with GF retail)	0.14	30	87	2,618	-	200	-	-	-	-	-	2,818	4
11	50 unit scheme (flats - lower density)	0.36	50	87	4,325	-	-	-	-	-	-	-	4,325	3
12	50 unit scheme (flats - higher density)	0.13	50	79	3,925	-	-	-	-	-	-	-	3,925	6
13	70 unit scheme (Industrial/ employment mixed use scheme)	0.27	70	78	5,425	-	-	-	1,000	-	-		6,425	4
14	70 unit scheme (flats - higher density)	0.07	70	82	5,705	-	-	-	-	-	-	-	5,705	15
15	100 unit scheme (flats - lower density)	0.30	100	89	8,850	-	-	-	-	-	-	-	8,850	6
16	100 unit scheme (flats - higher density)	0.28	100	79	7,850	-	-	-	-	-	-	-	7,850	4
17	200 unit scheme (flats) with GF retail	0.40	200	80	15,900	-	200	-	-	-	-	-	16,100	8
18	300 unit scheme (flats) with GF retail	0.38	300	76	22,800	-	200	-	-	-	-	-	23,000	20
19	500 unit scheme (flats)	1.44	500	84	42,000	-	200	0	1,000	-	-		43,200	10
20	200 unit Co-living scheme	0.15	-	-	-	-	200	-	-	-	-	-	5,200	5
21	Large retail supermarket	1.00	-	-	-	-	3,000	-	-	-	-	-	3,000	1
22	Large retail comparison	0.35	-	-	-	5,000	200	-	-	-	-	-	5,200	3
23	Data Centre	0.83	8300	-	-	-	-	-	-	-	-	5,000	2,000	2
24	Office development	0.50	-	-	-	-	-	30,000	-	-	-		30,000	12

No	Description	Site area HA	Units	Ave GIA per unit	Residential floorspace	Retail	Super-market	Office	Light industry	WH and logistics B8	C1 Hotel	Data Centre	GIA	No of storeys
25	Office development	0.42	-	-	-	-	-	15,000	-	-	-	-	15,000	6
26	Hotel development (160 rooms)	0.19	-	-	-	-	-	-	-	-	7,400	-	7,400	10
27	Hotel development (100 rooms)	0.12	-	-	-	-	-	-	-	-	3,500	-	3,500	6
28	Light industrial scheme	0.50	-	-	-	-	-	-	6,000	-	-	-	6,000	2
29	Industrial Scheme (50% plot ratio)	1.00	-	-	-	-	-	-	-	5,000	-	-	5,000	1
30	Industrial scheme (60% plot ratio)	1.00	-	-	-	-	-	-	-	6,000	-	-	6,000	1

Rents and yields for commercial development

4.11 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.11.1. These assumptions are informed by 338 lettings of similar floorspace in the Borough recorded by CoStar since October 2020 (attached as Appendix 3) and we have applied the upper quartile rent in each area, reflecting higher rents achieved for newly built space. Our appraisals assume a 12-month rent-free period for all types of commercial floorspace.

Table 4.11.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	Central Ealing/Ealing Broadway: £500 Elsewhere: £430	6.00% 6.00%	12 12
Supermarkets	Borough wide: £275	4.75%	6
Office	Central Ealing/Ealing Broadway: £500 Elsewhere: £330	5.00% 6.00%	12 12
Industrial and warehousing	Borough wide: £220	5.00%	12
Data Centres	Borough wide: £400	4.50%	12
Hotels	Borough wide: £340	5.00%	12

4.12 Our assumptions for Co-living/purpose built shared housing developments are summarised as follows:

- Gross rent per ensuite room: £295 per week[12];
- Operating cost: 25% of gross rent (£3,835 per room annum);
- Floor area: 20 square metres;
- Blended net rent per square metre: £577;
- Investment yield: 4.5%

Build costs

4.13 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 as follows:

Table 4.13.1: BCIS build costs

Type of development	BCIS cost	Base cost per square metre	External works	Total per square metre (before policy costs)
Houses	810.1 Estate housing generally	£1,838	10%	£2,022
Flats < 6 storeys	816 Flats -3-5 storeys	£2,114	10%	£2,325
Flats 6+ storeys	816 Flats – 6 or more storeys	£2,495	10%	£2,745
Retail	345 Shops	£1,881	10%	£2,069
Supermarkets	344 Supermarkets generally	£2,204	10%	£2,424

[12] Lowest rent rooms at Unite's Drapery Place scheme (617 rooms) are £369 per week with 50 week tenancies.

Type of development	BCIS cost	Base cost per square metre	External works	Total per square metre (before policy costs)
Offices	320 Offices air conditioned generally	£2,819	10%	£3,101
Light industrial	282.12 Advance factories generally	£1,315	10%	£1,447
B2 / B8	284 Warehouses, stores	£1,114	10%	£1,225
Hotels	852 Hotels	£2,633	10%	£2,896
Co-living/ purpose build shared living	956.2 Student residences	£2,896	10%	£3,186
Data centres	766 Data centres generally	£3,512	10%	£3,863

4.14 As noted in Table 4.13.1, the base costs above are increased by 10% to account for external works (including any car parking spaces).

Zero carbon and BREEAM

4.15 Research undertaken on behalf of other London boroughs indicates that the cost of achieving net carbon zero on residential and non-residential developments equates to up to 5% of construction costs[13].

4.16 Although the costs of operational and embodied carbon are currently somewhat unclear and are likely to fall over time as technologies develop and improve, we have adopted the following assumptions for testing purposes:

- 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.

Accessibility standards

4.17 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.17.1. 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 4.18.1: Costs of accessibility standards (% uplift to base construction costs)

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

4.18 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) and that Category 3 applies to 10% of dwellings. M4(3) (a) applies to market housing units and M4(3) (b) applies to affordable units.

[13] For example, *'Newham New Local Plan – Climate Emergency: Operational energy and carbon evidence base'* May 2022 (Levitt Bernstein, Elementa, Currie & Brown and Etude. This 5% allowance includes, where necessary, any residual offsetting payment required.

Professional fees

4.19 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

4.20 Our appraisals assume that development finance can be secured at a rate of 6%, inclusive of arrangement and exit fees, reflective of medium term funding conditions.

Marketing and disposal costs

4.21 For residential schemes, 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.

4.22 For non-residential schemes, our appraisals incorporate sales agents fees of 1% of capital value sales legal fees of 0.5% of capital value. We also include lettings agents fees and lettings legal fees totalling 15% of first years rent.

Mayoral CIL

4.23 The Borough is located within Mayoral CIL Zone 2, which attracts a rate of £60 per square metre before indexation and £64.55 per square metre after indexation. Future receipts from the Mayoral CIL will be used to contribute towards strategic transport infrastructure, including Crossrail 2 (a north-east to south-west line) to relieve pressure on existing transport networks. Our appraisals take into account Mayoral CIL as a cost input and does not, therefore, need to be deducted from any maximum potential CIL rates generated by the appraisals.

Ealing CIL

4.24 As previously noted, the Council has not yet adopted a CIL Charging Schedule but historically consulted on a Preliminary Draft Charging Schedule in February 2014, which the Council did not take forward to the subsequent stages.

4.25 We have tested CIL using two approaches, firstly, we have inputted a set of potential rates (shown in Table 4.25.1) into the appraisals as a development cost. The second approach calculates maximum potential CIL rates by dividing the 'surplus' residual land value above benchmark land value by the gross internal floor area of each typology.

Table 4.25.1: Potential CIL rates tested

Development type	Rate 1	Rate 2	Rate 3
Residential	£150	£200	£250
Co-living/purpose built shared housing	£150	£200	£250
Comparison retail	£50	£100	£150
Supermarkets	£200	£250	£300
Hotel	£100	£150	£200
Industrial and logistics	£25	£50	£75
Offices	£75	£100	£125

4.26 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 Ealing 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 reflect the most cautious outcome in terms of CIL liability. In practice, many developments will have existing floorspace which qualifies and the CIL liability will be reduced to an extent.

Section 106 costs

4.27 To account for residual Section 106 requirements, we have included an allowance of up to £25 per square metre for non-residential development and £5,000 per unit for residential development. It is important to note S106 costs are very site specific and the actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.

4.28 In addition to the allowances above, our appraisals include an allowance for Section 278 works of £1,000 per residential unit and £25 per square metre for commercial developments.

Workspace and affordable workspace

4.29 Emerging Local Plan Policy E3 indicates that the Council intends to seek provision of 10% of gross floorspace of mixed use schemes and 5% of net floorspace in office and industrial schemes as affordable workspace. This requirement should be met through on-site provision on schemes that would result in 1,000 square metres or more of affordable workspace on mixed use sites; 2,000 square metres of affordable workspace on office schemes; and 3,000 square metres on industrial schemes. If schemes would provide affordable workspace below these thresholds, the emerging policy indicates that the Council would seek financial contributions instead of on-site provision.

4.30 The emerging Policy indicates that affordable workspace should be provided at an 80% discount to market rents for a period of 15 years. Financial contributions would be based on the financial equivalent of the discount that would have been provided through on-site provision, over the period of discount (i.e. 15 years).

Urban Greening Factor / green roofs

4.31 The emerging Local Plan requires that developments achieve an urban greening factor ('UGF') of 0.4 for residential developments and 0.3 for commercial (excluding B2 and B8 uses), reflecting 2021 London Plan requirements. We have modelled the inclusion of green roofs as a proxy for the various measures that developers can deploy to achieve the required UGF levels. Studies[14] on the cost installing green roofs indicate a typical cost of £100 per square metre of roof space, which we have applied to an estimate of the footprints of the buildings in each development typology. We have increased this cost by the change in the BCIS Tender Price Index[15], increasing costs to £112.80 per square metre.

Biodiversity Net Gain

4.32 We have tested the requirement for a 20% enhancement to biodiversity in perpetuity by applying an increase in build costs of 0.2%, which is reflective of the 2019 DEFRA report 'Biodiversity net gain and local nature recovery strategies impact assessment'. The Impact Assessment indicates that costs on brownfield sites in London for a 20% biodiversity net gain equate to 0.2% of build costs[16]. Increasing biodiversity in urban areas on sites which have been previously developed, as the starting base level of biodiversity is typically very low.

Development and sales periods

4.33 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 6 units per month (reflecting typical rates of sales in developments across London), with an element of off-plan sales reflected in the timing of receipts.

[14] See, for example, the Corporation of City of London's 'Urban Greening Study', July 2018

[15] BCIS Qtr 3 2018 = 327; Qtr 3 2023 = 386. Change = 12.8%

[16] Central Estimate – see Table 20 of DEFRA Impact Assessment indicating 10% net gain can be achieved at a cost of 0.1% of build costs.

This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. We also note that many schemes in London have sold entirely off-plan, in some cases well in advance of completion of construction. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units are sold over varying periods after completion, which is a conservative approach that ensures that the proposed CIL rates are viable for most developments. The price points achieved by schemes in Ealing are towards the higher end of the range, but at a level which is still achieving good rates of sale.

Developer's profit

4.34 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).

4.35 The views of the banks which fund development are a relevant consideration; if 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. However, they also need to remain competitive and if margins are set at unsustainably high levels, new entrants will be attracted into the market which will reduce rates due to competition.

4.36 Following a significant period of turbulence, including the UK's departure from the European Union, the Coronavirus pandemic, the war in Ukraine and the September 2022 'fiscal event', the market has remained relatively resilient We have adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. For example, schemes of houses are relatively low risk in comparison to large flatted developments as the latter tends to be built over long periods of time with significant capital lock-up.

4.37 Profits on commercial developments are applied at 15%, in line with normal market assumptions.

4.38 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.

Exceptional costs

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

Benchmark land value

4.40 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.

4.41 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the existing use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings that were developed more recently; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed existing use values in these circumstances.

4.42 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. The assumptions underpinning our benchmark land values are summarised in Appendix 6 and the benchmark land values themselves summarised in Table 4.42.1.

Table 4.42.1: Benchmark land values (£ millions)

Use	EUV	Premium	BLV
Secondary offices	£8.48	£1.70	£10.18
Secondary retail	£5.55	£1.11	£6.66
Secondary industrial	£2.97	£0.59	£3.57
Undeveloped/cleared land	-	-	£0.50

4.43 We have not used 'alternative use values' in this study, as we have modelled a wide range of development typologies, including commercial schemes (which would, themselves, be the 'alternative uses' that would be tested, resulting in a degree of circularity). Cleary such approaches to benchmark land value would also need to meet the four tests identified in paragraph 017 summarised as follows:

- That any alternative use scheme would comply in full with development plan policies;
- That it can be demonstrated that the alternative use could be accommodated on the site in question;
- There is demonstrable market demand for the alternative use;
- There is robust justification as to why this alternative use is not being pursued by the landowner.

4.44 A recent appeal decision[17] notes that it is unlikely to be appropriate to use an alternative use value in an application scheme viability assessment where the owner has no intention of bringing forward such a scheme. Such circumstances might include where a residential developer proposes a commercial scheme as an alternative use value.

[17] 55-69 Rothbury Road, 22 February 2022, reference PP/M9584/W/20/3258321

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 7, 8 and 9. We have appraised 30 development typologies, reflecting different densities and types of development across the Borough. These typologies include both residential and non-residential uses, including offices, retail, hotel and industrial uses.

5.2 Each appraisal incorporates (where relevant) the affordable housing of 0% to 50%, in 5% increments, with a tenure mix of 70% social rent and 30% shared ownership. This includes the Council's proposed 'Fast Track' percentage of 40%.

5.3 For small sites that fall below the 10-unit threshold, we have factored in the affordable housing requirement as on-site units to test their ability to make a potential affordable housing requirement. The emerging Local Plan does not propose seeking affordable housing contributions from sites under the 10 unit threshold. However, if this was an option that the Council wishes to consider, for practical reasons the Council may need to secure payments in lieu of on-site delivery, but the method of calculation reflects our approach for viability testing[18].

5.4 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. 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 employment space; affordable workspace; bio-diversity net gain; urban greening and so on), we have used selected data from the results to test the impact of emerging policies.

5.6 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.4.1. These results are attached at Appendix 8, with a 'downside' set of growth and inflation rates attached at Appendix 9.

5.7 We have also tested potential CIL rates using two approaches. The first approach incorporates specific potential rates (as summarised in Table 4.25.1) into the appraisals as a development cost. The second approach calculates the residual land value for each typology less the benchmark land value to identify potential maximum CIL rates. This surplus is divided by the gross floor area of the scheme to generate a series of potential maximum CIL rates.

5.8 As noted in the previous section, Mayoral CIL is incorporated into the appraisals as a separate development cost, so this does not need to be considered when considering the outputs for determining potential rates of Borough CIL.

[18] This approach involves calculating a payment that is the financial equivalent on on-site affordable housing delivery. This reflects the current practice of the Council.

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 Borough. We have tested the impact of emerging plan policies to assist the Council in its decision making on potential options.

Affordable workspace

6.2 As noted in Section 2, emerging Policy E3 indicates that the Council intends to seek provision of 10% of gross floorspace of mixed use schemes and 5% of net floorspace in office and industrial schemes as affordable workspace. This requirement should be met through on-site provision on schemes that would result in 1,000 square metres or more of affordable workspace on mixed use sites; 2,000 square metres of affordable workspace on office schemes; and 3,000 square metres on industrial schemes. If schemes would provide affordable workspace below these thresholds, the emerging policy indicates that the Council would seek financial contributions instead of on-site provision.

6.3 The emerging Policy indicates that affordable workspace should be provided at an 80% discount to market rents for a period of 15 years. Financial contributions would be based on the financial equivalent of the discount that would have been provided through on-site provision, over the period of discount (i.e. 15 years).

6.4 For testing purposes, we have tested a range of discounts, as summarised in Table 6.4.1.

Table 6.4.1: Affordable workspace options tested

Scenario	% of floorspace discounted	Discount to market rents
1	5%	40%
2	5%	60%
3	5%	80%
4	10%	40%
5	10%	60%
6	10%	80%

6.5 We have applied the various discounts in Table 6.4.1 to all of the typologies which incorporate office, light industrial or industrial/logistics floorspace and the results are summarised in tables 6.5.1 to 6.5.4 (which all relate to Ealing Broadway and surrounding area) and tables 6.5.5 to 6.5.8 (which relate to all other parts of the Borough), which shows the starting residual value with no discount (column headed “Starting Residual (no discount”)) and then the residual values with the discounts applied. There are two distinct office markets in the Borough – Ealing Broadway and the immediately surrounding area – and everywhere else. As noted previously, Ealing Broadway and surrounds also attracts the highest residential sales values, so where the typologies include residential, we have assumed that affordable housing is applied at 40% and the residential values for the market housing is at the higher end of the Borough-wide range (i.e. £10,764 per square metre). When testing outside this area, we have applied a value at the middle of the Borough-wide range (£9,012 per square metre). Our appraisals apply the required discount in perpetuity.

6.6 Some of the residual values generated by the typologies are lower than the sites’ benchmark land values. This is not of particular relevance for testing the affordable workspace requirement, as the aim of the testing is to establish the impact of the discount relative to a ‘no-discount’ outcome. In some cases, limited weight should be placed upon the results compared to a particular Benchmark Land Value. For example, it is unlikely that industrial developments would be brought forward on sites in existing secondary office use.

Table 6.5.1: Impact of affordable workspace requirement on developments including office and industrial and mixed use floorspace Ealing Broadway and surrounding area

BLV 1 (Secondary offices)

All appraisals which include residential assume 40% AH

Using Value Point I for residential element of mixed use schemes

								£10,175,259	Residual land values						
Site	Description	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/ storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£2,724,002	£9,440,723	£9,398,488	£9,377,368	£9,356,244	£9,356,244	£9,314,001	£9,271,759
24	Office development	-	30,000	-	-	0.50	£5,087,629	£49,380,218	£46,365,971	£44,858,848	£43,351,724	£43,351,724	£40,337,476	£37,323,229
25	Office development	-	15,000	-	-	0.42	£4,239,691	£24,636,313	£23,179,190	£22,425,627	£21,672,065	£21,672,065	£20,164,942	£18,657,818
28	Light industrial scheme	-	-	6,000	-	0.50	£5,087,629	£3,763,995	£3,490,724	£3,354,088	£3,217,453	£3,217,453	£2,944,182	£2,670,911
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£10,175,259	£4,482,333	£4,247,775	£4,130,473	£4,013,171	£4,013,171	£3,778,561	£3,543,952
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£10,175,259	£5,378,866	£5,097,335	£4,956,570	£4,815,804	£4,815,804	£4,534,274	£4,252,743

Percentage change in residual land values

									% change in residual land values					
LP Ref	Site	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/ storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£2,724,002	100.0%	-0.4%	-0.7%	-0.9%	-0.9%	-1.3%	-1.8%
24	Office development	-	30,000	-	-	0.50	£5,087,629	100.0%	-6.1%	-9.2%	12%, which	-12.2%	-18.3%	-24.4%
25	Office development	-	15,000	-	-	0.42	£4,239,691	100.0%	-6.1%	-9.2%	-12.2%	-12.2%	-18.3%	-24.4%
28	Light industrial scheme	-	-	6,000	-	0.50	£5,087,629	100.0%	-7.3%	-10.9%	-14.5%	-14.5%	-21.8%	-29.0%
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£10,175,259	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£10,175,259	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%

Table 6.5.2: Impact of affordable workspace requirement on developments including office and industrial and mixed use floorspace Ealing Broadway and surrounding area

BLV2 (Secondary retail)

All appraisals which include residential assume 40% AH

Using Value Point I for residential element of mixed use schemes

								£6,656,344	Residual land values						
Site	Description	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/ storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£1,781,959	£9,440,723	£9,398,466	£9,377,365	£9,356,244	£9,356,244	£9,314,001	£9,271,759
24	Office development	-	30,000	-	-	0.50	£3,328,172	£49,380,218	£46,365,971	£44,858,848	£43,351,724	£43,351,724	£40,337,476	£37,323,229
25	Office development	-	15,000	-	-	0.42	£2,773,477	£24,636,313	£23,179,190	£22,425,627	£21,672,065	£21,672,065	£20,164,942	£18,657,818
28	Light industrial scheme	-	-	6,000	-	0.50	£3,328,172	£3,763,995	£3,490,724	£3,354,088	£3,217,453	£3,217,453	£2,944,182	£2,670,911
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£6,656,344	£4,482,383	£4,247,779	£4,130,475	£4,013,171	£4,013,171	£3,778,561	£3,543,952
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£6,656,344	£5,378,860	£5,097,335	£4,956,570	£4,815,804	£4,815,804	£4,534,274	£4,252,743

Percentage change in residual land values

									% change in residual land values					
LP Ref	Site	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/ storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£1,781,959	100.0%	-0.4%	-0.7%	-0.9%	-0.9%	-1.3%	-1.8%
24	Office development	-	30,000	-	-	0.50	£3,328,172	100.0%	-6.1%	-9.2%	-12.2%	-12.2%	-18.3%	-24.4%
25	Office development	-	15,000	-	-	0.42	£2,773,477	100.0%	-6.1%	-9.2%	-12.2%	-12.2%	-18.3%	-24.4%
28	Light industrial scheme	-	-	6,000	-	0.50	£3,328,172	100.0%	-7.3%	-10.9%	-14.5%	-14.5%	-21.8%	-29.0%
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£6,656,344	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£6,656,344	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%

Table 6.5.3: Impact of affordable workspace requirement on developments including office and industrial and mixed use floorspace Ealing Broadway and surrounding area

BLV3 (Secondary industrial)

All appraisals which include residential assume 40% AH

Using Value Point I for residential element of mixed use schemes

								£3,565,943	Residual land values						
Site	Description	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/ storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£954,633	£9,440,723	£9,398,485	£9,377,365	£9,356,244	£9,356,244	£9,314,001	£9,271,759
24	Office development	-	30,000	-	-	0.50	£1,782,971	£49,380,218	£46,365,971	£44,858,848	£43,351,724	£43,351,724	£40,337,476	£37,323,229
25	Office development	-	15,000	-	-	0.42	£1,485,810	£24,686,313	£23,179,190	£22,425,627	£21,672,065	£21,672,065	£20,164,842	£18,657,618
28	Light industrial scheme	-	-	6,000	-	0.50	£1,782,971	£3,763,995	£3,490,724	£3,354,088	£3,217,453	£3,217,453	£2,944,182	£2,670,911
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£3,565,943	£4,482,338	£4,247,779	£4,130,475	£4,013,171	£4,013,171	£3,778,561	£3,543,952
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£3,565,943	£5,378,866	£5,097,335	£4,956,570	£4,815,804	£4,815,804	£4,534,274	£4,252,743

Percentage change in residual land values

									% change in residual land values					
LP Ref	Site	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/ storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£954,633	100.0%	-0.4%	-0.7%	-0.9%	-0.9%	-1.3%	-1.8%
24	Office development	-	30,000	-	-	0.50	£1,782,971	100.0%	-6.1%	-9.2%	-12.2%	-12.2%	-18.3%	-24.4%
25	Office development	-	15,000	-	-	0.42	£1,485,810	100.0%	-6.1%	-9.2%	-12.2%	-12.2%	-18.3%	-24.4%
28	Light industrial scheme	-	-	6,000	-	0.50	£1,782,971	100.0%	-7.3%	-10.9%	-14.5%	-14.5%	-21.8%	-29.0%
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£3,565,943	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%

Table 6.5.4: Impact of affordable workspace requirement on developments including office and industrial and mixed use floorspace Ealing Broadway and surrounding area

BLV4 (Open land)

All appraisals which include residential assume 40% AH

Using Value Point I for residential element of mixed use schemes

								£500,000	Residual land values						
Site	Description	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/ storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£133,854	£9,440,723	£9,398,488	£9,377,368	£9,356,244	£9,356,244	£9,314,001	£9,271,759
24	Office development	-	30,000	-	-	0.50	£250,000	£49,380,218	£46,365,971	£44,858,848	£43,351,724	£43,351,724	£40,337,476	£37,323,229
25	Office development	-	15,000	-	-	0.42	£208,333	£24,686,313	£23,179,190	£22,425,627	£21,672,065	£21,672,065	£20,164,842	£18,657,618
28	Light industrial scheme	-	-	6,000	-	0.50	£250,000	£3,763,995	£3,490,724	£3,354,088	£3,217,453	£3,217,453	£2,944,182	£2,670,911
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£500,000	£4,482,338	£4,247,779	£4,130,475	£4,013,171	£4,013,171	£3,778,561	£3,543,952
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£500,000	£5,378,866	£5,097,335	£4,956,570	£4,815,804	£4,815,804	£4,534,274	£4,252,743

Percentage change in residual land values

									% change in residual land values					
LP Ref	Site	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/ storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£133,854	100.0%	-0.4%	-0.7%	-0.9%	-0.9%	-1.3%	-1.8%
24	Office development	-	30,000	-	-	0.50	£250,000	100.0%	-6.1%	-9.2%	-12.2%	-12.2%	-18.3%	-24.4%
25	Office development	-	15,000	-	-	0.42	£208,333	100.0%	-6.1%	-9.2%	-12.2%	-12.2%	-18.3%	-24.4%
28	Light industrial scheme	-	-	6,000	-	0.50	£250,000	100.0%	-7.3%	-10.9%	-14.5%	-14.5%	-21.8%	-29.0%
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£500,000	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£500,000	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%

Table 6.5.5: Impact of affordable workspace requirement on developments including office and industrial and mixed use floorspace Rest of Borough

BLV1 (Secondary offices)

All appraisals which include residential assume 40% AH

Using Value Point E for residential element of mixed use schemes

							£10,175,259	Residual land values						
Site	Description	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/ storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£2,724,002	£6,492,035	£6,449,195	£6,427,775	£6,406,355	£6,406,355	£6,363,514	£6,320,675
24	Office development	-	30,000	-	-	0.50	£5,087,629	-£19,646,867	-£21,309,252	-£22,140,444	-£22,971,636	-£22,971,636	-£24,634,020	-£26,296,405
25	Office development	-	15,000	-	-	0.42	£4,239,691	-£9,627,233	-£10,653,475	-£11,674,073	-£11,489,663	-£11,489,663	-£12,329,868	-£13,152,052
28	Light industrial scheme	-	-	6,000	-	0.50	£5,087,629	£3,763,995	£3,490,724	£3,354,088	£3,217,453	£3,217,453	£2,944,182	£2,670,911
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£10,175,259	£4,482,338	£4,247,778	£4,130,473	£4,013,171	£4,013,171	£3,778,561	£3,543,952
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£10,175,259	£5,378,866	£5,097,335	£4,956,570	£4,815,804	£4,815,804	£4,534,274	£4,252,743

Percentage change in residual land values

									% change in residual land values					
LP Ref	Site	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/ storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£2,724,002	100.0%	-0.7%	-1.0%	-1.3%	-1.3%	-2.0%	-2.6%
24	Office development	-	30,000	-	-	0.50	£5,087,629	100.0%	-8.5%	-12.7%	-16.9%	-16.9%	-25.4%	-33.8%
25	Office development	-	15,000	-	-	0.42	£4,239,691	100.0%	-8.5%	-12.7%	-16.9%	-16.9%	-25.4%	-33.8%
28	Light industrial scheme	-	-	6,000	-	0.50	£5,087,629	100.0%	-7.3%	-10.9%	-14.5%	-14.5%	-21.8%	-29.0%
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£10,175,259	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£10,175,259	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%

Table 6.5.6: Impact of affordable workspace requirement on developments including office and industrial and mixed use floorspace Rest of Borough

BLV2 (Secondary retail)

All appraisals which include residential assume 40% AH

Using Value Point E for residential element of mixed use schemes

								£6,656,344	Residual land values						
Site	Description	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/ storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£1,781,959	£6,492,835	£6,449,195	£6,427,775	£6,406,355	£6,406,355	£6,363,514	£6,320,675
24	Office development	-	30,000	-	-	0.50	£3,328,172	-£19,646,867	-£21,309,252	-£22,140,444	-£22,971,636	-£22,971,636	-£24,634,020	-£26,296,405
25	Office development	-	15,000	-	-	0.42	£2,773,477	-£9,627,283	-£10,658,475	-£11,074,072	-£11,489,668	-£11,489,668	-£12,320,860	-£13,152,052
28	Light industrial scheme	-	-	6,000	-	0.50	£3,328,172	£3,763,995	£3,490,724	£3,354,086	£3,217,453	£3,217,453	£2,944,182	£2,670,911
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£6,656,344	£4,462,383	£4,247,779	£4,138,475	£4,013,171	£4,013,171	£3,778,561	£3,543,952
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£6,656,344	£5,378,866	£5,097,335	£4,956,570	£4,815,804	£4,815,804	£4,534,274	£4,252,743

Percentage change in residual land values

									% change in residual land values					
LP Ref	Site	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/ storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£1,781,959	100.0%	-0.7%	-1.0%	-1.3%	-1.3%	-2.0%	-2.6%
24	Office development	-	30,000	-	-	0.50	£3,328,172	100.0%	-8.5%	-12.7%	-16.9%	-16.9%	-25.4%	-33.8%
25	Office development	-	15,000	-	-	0.42	£2,773,477	100.0%	-8.5%	-12.7%	-16.9%	-16.9%	-25.4%	-33.8%
28	Light industrial scheme	-	-	6,000	-	0.50	£3,328,172	100.0%	-7.3%	-10.9%	-14.5%	-14.5%	-21.8%	-29.0%
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£6,656,344	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£6,656,344	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%

Table 6.5.7: Impact of affordable workspace requirement on developments including office and industrial and mixed use floorspace Rest of Borough

BLV3 (Secondary industrial)

All appraisals which include residential assume 40% AH

Using Value Point E for residential element of mixed use schemes

								£3,565,943	Residual land values						
Site	Description	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/ storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£954,633	£6,492,035	£6,449,185	£6,427,778	£6,406,355	£6,406,355	£6,363,514	£6,320,675
24	Office development	-	30,000	-	-	0.50	£1,782,971	-£19,646,867	-£21,309,252	-£22,140,444	-£22,971,636	-£22,971,636	-£24,634,020	-£26,296,405
25	Office development	-	15,000	-	-	0.42	£1,485,810	-£9,627,283	-£10,658,475	-£11,074,072	-£11,489,668	-£11,489,668	-£12,320,860	-£13,152,052
28	Light industrial scheme	-	-	6,000	-	0.50	£1,782,971	£3,763,995	£3,490,724	£3,354,088	£3,217,453	£3,217,453	£2,944,182	£2,670,911
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£3,565,943	£4,482,338	£4,247,779	£4,130,475	£4,013,171	£4,013,171	£3,778,561	£3,543,952
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£3,565,943	£5,378,866	£5,097,335	£4,956,570	£4,815,804	£4,815,804	£4,534,274	£4,252,743

Percentage change in residual land values

									% change in residual land values					
LP Ref	Site	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/ storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£954,633	100.0%	-0.7%	-1.0%	-1.3%	-1.3%	-2.0%	-2.6%
24	Office development	-	30,000	-	-	0.50	£1,782,971	100.0%	-8.5%	-12.7%	-16.9%	-16.9%	-25.4%	-33.8%
25	Office development	-	15,000	-	-	0.42	£1,485,810	100.0%	-8.5%	-12.7%	-16.9%	-16.9%	-25.4%	-33.8%
28	Light industrial scheme	-	-	6,000	-	0.50	£1,782,971	100.0%	-7.3%	-10.9%	-14.5%	-14.5%	-21.8%	-29.0%
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£3,565,943	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%

Table 6.5.8: Impact of affordable workspace requirement on developments including office and industrial and mixed use floorspace Rest of Borough

BLV4 (Open land)

All appraisals which include residential assume 40% AH

Using Value Point E for residential element of mixed use schemes

								£500,000	Residual land values						
Site	Description	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/ storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£133,854	£6,492,035	£6,449,195	£6,427,775	£6,406,355	£6,406,355	£6,363,514	£6,320,675
24	Office development	-	30,000	-	-	0.50	£250,000	-£19,646,867	-£21,309,252	-£22,140,444	-£22,971,636	-£22,971,636	-£24,634,020	-£26,296,405
25	Office development	-	15,000	-	-	0.42	£208,333	-£9,627,283	-£10,558,475	-£11,074,072	-£11,489,668	-£11,489,668	-£12,320,860	-£13,152,052
28	Light industrial scheme	-	-	6,000	-	0.50	£250,000	£3,763,995	£3,490,724	£3,354,088	£3,217,453	£3,217,453	£2,944,182	£2,670,911
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£500,000	£4,482,338	£4,247,779	£4,130,475	£4,013,171	£4,013,171	£3,778,561	£3,543,953
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£500,000	£5,378,866	£5,097,335	£4,956,570	£4,815,804	£4,815,804	£4,534,274	£4,252,743

Percentage change in residual land values

									% change in residual land values					
LP Ref	Site	Retail floorspace (sqm GIA)	Office floorspace (sqm GIA)	Industrial/ storage (sqm GIA)	No residential of units	Site area ha	BLV	Starting residual (no discount)	5% FS, 40% discount	5% FS, 60% discount	5% FS, 80% discount	10% FS, 40% discount	10% FS, 60% discount	10% FS, 80% discount
13	Seventy unit scheme (Industrial/employment led scheme)	-	-	-	70	0.27	£133,854	100.0%	-0.7%	-1.0%	-1.3%	-1.3%	-2.0%	-2.6%
24	Office development	-	30,000	-	-	0.50	£250,000	100.0%	-8.5%	-12.7%	-16.9%	-16.9%	-25.4%	-33.8%
25	Office development	-	15,000	-	-	0.42	£208,333	100.0%	-8.5%	-12.7%	-16.9%	-16.9%	-25.4%	-33.8%
28	Light industrial scheme	-	-	6,000	-	0.50	£250,000	100.0%	-7.3%	-10.9%	-14.5%	-14.5%	-21.8%	-29.0%
29	Industrial Scheme new build (50% plot ratio)	-	-	5,000	-	1.00	£500,000	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%
30	Industrial scheme intensification (60% plot ratio)	-	-	6,000	-	1.00	£500,000	100.0%	-5.2%	-7.9%	-10.5%	-10.5%	-15.7%	-20.9%

6.7 For schemes in Ealing Broadway and surround areas (see tables 6.5.1 to 6.5.4), a discount of up to 80% applied to 5% of floorspace is viable for most office and industrial schemes. The average reduction in residual land value is 12%, which should not be significant in most cases. The reduction in residual land value of the mixed use typology (number 13) arising from the 80% discount to 10% of floorspace is much lower at -1.8%, due to the commercial element being part of a wider scheme with other value generating uses.

6.8 For schemes elsewhere (see tables 6.5.5 to 6.5.8), where rents for offices are typically lower, the change in residual land value is slightly higher for office developments but the same for industrial developments. It is unlikely that office developments will be brought forward outside Ealing Broadway and the surrounding area, as our appraisals indicate that rents are not currently high enough to generate positive residual land values, so the results are moot.

6.9 The policy approach is therefore viable, having regard to the likely pattern of commercial development across the Borough.

Affordable housing

6.10 As noted in Section 5, we have tested the viability of the residential typologies incorporating a range of affordable housing percentages from 0% to 50%, to incorporate the Council's emerging 'Fast Track' percentage of 40%. As noted previously, the Council does not have a need for First Homes and they would not meet the criteria set out in the PPG on First Homes.

6.11 The Council's preferred tenure mix for the emerging plan is 70% Social Rent and 30% shared ownership and the appraisal results reflecting this tenure mix are summarised in tables 6.11.1 to 6.11.9 and Appendix 7. Each table shows the results with sales values reflecting the Borough-wide range (£7,260 per square metre to £10,764 per square metre).

6.12 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 schemes located in the same value area. Within each value area, there will be a difference in viability outcomes depending on the benchmark land value assumed.

6.13 Where sales values are at the lower end of the tested range (£7,260 per square metre), many schemes are unviable at 40% when tested against secondary office benchmark land values (the highest benchmark land value tested). This is not an issue caused by policy, but simply a function of the relationship between the residual land values generated by development and the existing use value of certain types of building. In lower value areas, the extent of uplift above existing use values is significantly lower than in higher value areas and consequently there is less scope to meet policy requirements. These results indicate that in lower value areas, sites with these benchmark land values may not always meet the full policy requirement and would need to follow the 'viability tested' route, resulting in provision of lower affordable housing percentage. However, when considered against secondary industrial and open land benchmark land values, schemes of a wider range of scales can viably provide 40% affordable housing although this is not universally the case.

6.14 As sales values increase, the extent to which schemes can viably meet the emerging 40% requirement increases, but to varying degrees. At the highest sales values in the range (£10,764 per square metre), our testing indicates that 40% affordable housing would be viable for all typologies against all benchmark land values.

6.15 As can be noted from the results in tables 6.11.1 to 6.11.9, there is no uniform level of affordable housing where it can be said all schemes are viable. Setting any percentage below the emerging policy target of 40% would, in principle, mean that some schemes that *could* have delivered 40% would no longer be required to do so if the Council adopted a lower percentage target.

Table 6.11.1: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £7,260 per square metre)

EALING LOCAL PLAN VIABILITY TESTING — Sales value £7,260 psm — AH tenure — Rented 70% — SO 30% — Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) — £10,175,259 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
1	One unit scheme (houses)	1	£273,460	281,909	268,407	254,905	241,403	227,901	214,399	200,897	187,394	173,893	160,391	146,889
2	Two unit scheme (houses)	2	£364,613	563,817	536,813	509,810	482,806	455,801	428,797	401,794	374,790	347,786	320,782	293,778
3	Four unit scheme (houses)	4	£395,705	914,802	870,841	826,882	782,922	738,962	695,002	651,042	607,082	563,123	519,162	475,203
4	Seven unit scheme (flats)	7	£675,863	873,147	812,932	752,718	692,504	632,289	572,075	511,860	451,646	391,432	331,217	271,002
5	Nine unit scheme (flats)	9	£572,358	980,080	912,090	844,099	776,109	708,118	640,127	572,137	504,147	436,156	368,165	300,175
6	Ten unit scheme (houses)	10	£1,026,684	2,534,422	2,413,252	2,292,083	2,170,912	2,049,743	1,928,573	1,807,403	1,686,233	1,565,064	1,443,894	1,322,724
7	Ten unit scheme (flats)	10	£612,333	1,230,243	1,145,380	1,060,518	975,655	890,793	805,932	721,070	636,207	551,345	466,483	381,620
8	Twenty unit scheme (houses and flats)	20	£1,907,861	3,717,576	3,509,740	3,301,904	3,094,069	2,886,233	2,678,397	2,470,561	2,262,725	2,054,889	1,847,053	1,639,217
9	Twenty unit scheme (flats)	20	£1,139,629	2,412,794	2,245,717	2,078,641	1,911,565	1,744,489	1,577,412	1,410,335	1,243,259	1,076,182	909,106	742,030
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	3,756,053	3,501,077	3,246,100	2,991,124	2,736,147	2,481,170	2,226,194	1,971,217	1,716,241	1,461,264	1,206,288
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	5,495,862	5,107,890	4,719,918	4,331,946	3,943,974	3,556,002	3,168,030	2,780,058	2,391,955	2,001,889	1,611,824
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	3,301,315	2,947,324	2,593,334	2,239,344	1,885,354	1,531,364	1,177,373	823,384	469,393	115,403	-244,833
13	Seventy unit scheme (industrial/employment led scheme)	70	£2,724,002	7,344,102	6,857,455	6,370,808	5,884,161	5,397,514	4,910,867	4,424,220	3,937,573	3,450,927	2,964,279	2,477,633
14	Seventy unit scheme (flats - higher density)	70	£703,635	4,814,006	4,299,480	3,784,955	3,270,428	2,755,903	2,241,377	1,726,852	1,212,325	697,800	183,274	-339,687
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	7,286,034	6,505,316	5,724,598	4,942,845	4,156,059	3,369,274	2,582,488	1,795,704	1,008,919	222,133	-572,642
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	9,714,101	9,021,600	8,329,099	7,636,598	6,944,097	6,251,597	5,559,096	4,866,596	4,174,094	3,481,594	2,789,093
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	11,226,364	9,930,161	8,633,958	7,337,754	6,041,552	4,745,349	3,449,146	2,148,320	838,253	-478,492	-1,807,098
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	10,263,446	8,840,423	7,417,400	5,994,377	3,354,394	1,612,956	-130,286	-1,896,379	-3,662,459	-5,452,550	-7,245,580
19	Five hundred unit scheme (flats)	500	£14,652,373	20,044,177	16,687,129	13,319,827	9,952,526	6,585,224	3,217,922	-169,156	-3,627,302	-7,085,448	-10,565,898	-14,079,395
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£5,087,629	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636
25	Office development	-	£4,239,691	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) — £6,656,344

	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	One unit scheme (houses)	1	£178,889	281,909	268,407	254,905	241,403	227,901	214,399	200,897	187,394	173,893	160,391	146,889
2	Two unit scheme (houses)	2	£238,519	563,817	536,813	509,810	482,806	455,801	428,797	401,794	374,790	347,786	320,782	293,778
3	Four unit scheme (houses)	4	£258,858	914,802	870,841	826,882	782,922	738,962	695,002	651,042	607,082	563,123	519,162	475,203
4	Seven unit scheme (flats)	7	£442,129	873,147	812,932	752,718	692,504	632,289	572,075	511,860	451,646	391,432	331,217	271,002
5	Nine unit scheme (flats)	9	£374,419	980,080	912,090	844,099	776,109	708,118	640,127	572,137	504,147	436,156	368,165	300,175
6	Ten unit scheme (houses)	10	£671,625	2,534,422	2,413,252	2,292,083	2,170,912	2,049,743	1,928,573	1,807,403	1,686,233	1,565,064	1,443,894	1,322,724
7	Ten unit scheme (flats)	10	£400,569	1,230,243	1,145,380	1,060,518	975,656	890,793	805,932	721,070	636,207	551,345	466,483	381,620
8	Twenty unit scheme (houses and flats)	20	£1,248,065	3,717,576	3,509,740	3,301,904	3,094,069	2,886,233	2,678,397	2,470,561	2,262,725	2,054,889	1,847,053	1,639,217
9	Twenty unit scheme (flats)	20	£745,511	2,412,794	2,245,717	2,078,641	1,911,565	1,744,489	1,577,412	1,410,335	1,243,259	1,076,182	909,106	742,030
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	3,756,053	3,501,077	3,246,100	2,991,124	2,736,147	2,481,170	2,226,194	1,971,217	1,716,241	1,461,264	1,206,288
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	5,495,862	5,107,890	4,719,918	4,331,946	3,943,974	3,556,002	3,168,030	2,780,058	2,391,955	2,001,889	1,611,824
12	Fifty unit scheme (flats - higher density)	50	£870,872	3,301,315	2,947,324	2,593,334	2,239,344	1,885,354	1,531,364	1,177,373	823,384	469,393	115,403	-244,833
13	Seventy unit scheme (industrial/employment led scheme)	70	£1,781,959	7,344,102	6,857,455	6,370,808	5,884,161	5,397,514	4,910,867	4,424,220	3,937,573	3,450,927	2,964,279	2,477,633
14	Seventy unit scheme (flats - higher density)	70	£460,296	4,814,006	4,299,480	3,784,955	3,270,428	2,755,903	2,241,377	1,726,852	1,212,325	697,800	183,274	-339,887
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	7,286,034	6,505,316	5,724,598	4,942,845	4,156,059	3,369,274	2,582,488	1,795,704	1,008,919	222,133	-572,642
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	9,714,101	9,021,600	8,329,099	7,636,598	6,944,097	6,251,597	5,559,096	4,866,596	4,174,094	3,481,594	2,789,093
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	11,226,364	9,930,161	8,633,958	7,337,754	6,041,552	4,745,349	3,449,146	2,148,320	838,253	-478,492	-1,807,098
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	10,263,446	8,840,423	7,417,400	5,994,377	3,354,394	1,612,956	-130,286	-1,896,379	-3,662,459	-5,452,550	-7,245,580
19	Five hundred unit scheme (flats)	500	£9,585,136	20,044,177	16,687,129	13,319,827	9,952,526	6,585,224	3,217,922	-169,156	-3,627,302	-7,085,448	-10,565,898	-14,079,395
20	Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£3,328,172	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636
25	Office development	-	£2,773,477	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668
26	Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) — £3,565,943

	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	One unit scheme (houses)	1	£95,835	281,909	268,407	254,905	241,403	227,901	214,399	200,897	187,394	173,893	160,391	146,889
2	Two unit scheme (houses)	-	£127,780	563,817	536,813	509,810	482,806	455,801	428,797	401,794	374,790	347,786	320,782	293,778
3	Four unit scheme (houses)	-	£138,676	914,802	870,841	826,882	782,922	738,962	695,002	651,042	607,082	563,123	519,162	475,203
4	Seven unit scheme (flats)	-	£236,858	873,147	812,932	752,718	692,504	632,289	572,075	511,860	451,646	391,432	331,217	271,002
5	Nine unit scheme (flats)	-	£200,584	980,080	912,090	844,099	776,109	708,118	640,127	572,137	504,147	436,156	368,165	300,175
6	Ten unit scheme (houses)	-	£359,804	2,534,422	2,413,252	2,292,083	2,170,912	2,049,743	1,928,573	1,807,403	1,686,233	1,565,064	1,443,894	1,322,724
7	Ten unit scheme (flats)	-	£214,593	1,230,243	1,145,380	1,060,518	975,656	890,793	805,932	721,070	636,207	551,345	466,483	381,620
8	Twenty unit scheme (houses and flats)	-	£668,614	3,717,576	3,509,740	3,301,904	3,094,069	2,886,233	2,678,397	2,470,561	2,262,725	2,054,889	1,847,053	1,639,217
9	Twenty unit scheme (flats)	-	£399,386	2,412,794	2,245,717	2,078,641	1,911,565	1,744,489	1,577,412	1,410,335	1,243,259	1,076,182	909,106	742,030
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	3,756,053	3,501,077	3,246,100	2,991,124	2,736,147	2,481,170	2,226,194	1,971,217	1,716,241	1,461,264	1,206,288
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	5,495,862	5,107,890	4,719,918	4,331,946	3,943,974	3,556,002	3,168,030	2,780,058	2,391,955	2,001,889	1,611,824
12	Fifty unit scheme (flats - higher density)	-	£466,544	3,301,315	2,947,324	2,593,334	2,239,344	1,885,354	1,531,364	1,177,373	823,384	469,393	115,403	-244,833
13	Seventy unit scheme (industrial/employment led scheme)	-	£954,633	7,344,102	6,857,455	6,370,808	5,884,161	5,397,514	4,910,867	4,424,220	3,937,573	3,450,927	2,964,279	2,477,633
14	Seventy unit scheme (flats - higher density)	-	£246,590	4,814,006	4,299,480	3,784,955	3,270,428	2,755,903	2,241,377	1,726,852	1,212,325	697,800	183,274	-339,687
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	7,286,034	6,505,316	5,724,598	4,942,845	4,156,059	3,369,274	2,582,488	1,795,704	1,008,919	222,133	-572,642
16	One hundred unit scheme (flats - higher density)	-	£999,738	9,714,101	9,021,600	8,329,099	7,636,598	6,944,097	6,251,597	5,559,096	4,866,596	4,174,094	3,481,594	2,789,093
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	11,226,364	9,930,161	8,633,958	7,337,754	6,041,552	4,745,349	3,449,146	2,148,320	838,253	-478,492	-1,807,098
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	10,263,446	8,840,423	7,417,400	5,994,377	3,354,394	1,612,956	-130,286	-1,896,379	-3,662,459	-5,452,550	-7,245,580
19	Five hundred unit scheme (flats)	-	£5,134,958	20,044,177	16,687,129	13,319,827	9,952,526	6,585,224	3,217,922	-169,156	-3,627,302	-7,085,448	-10,565,898	-14,079,395
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£1,782,971	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636
25	Office development	-	£1,485,810	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) — £500,000 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
1	One unit scheme (houses)	1	£13,438	281,909	268,407	254,905	241,403	227,901	214,399	200,897	187,394	173,893	160,391	146,889
2	Two unit scheme (houses)	2	£17,917	563,817	536,813	509,810	482,806	455,801	428,797	401,794	374,790	347,786	320,782	293,778
3	Four unit scheme (houses)	4	£19,444	914,802	870,841	826,882	782,922	738,962	695,002	651,042	607,082	563,123	519,162	475,203
4	Seven unit scheme (flats)	7	£33,211	873,147	812,932	752,718	692,504	632,289	572,075	511,860	451,646	391,432	331,217	271,002
5	Nine unit scheme (flats)	9	£28,125	980,080	912,090	844,099	776,109	708,118	640,127	572,137	504,147	436,156	368,165	300,175
6	Ten unit scheme (houses)	10	£50,450	2,534,422	2,413,252	2,292,083	2,170,912	2,049,743	1,928,573	1,807,403	1,686,233	1,565,064	1,443,894	1,322,724
7	Ten unit scheme (flats)	10	£30,089	1,230,243	1,145,380	1,060,518	975,656	890,793	805,932	721,070	636,207	551,345	466,483	381,620
8	Twenty unit scheme (houses and flats)	20	£93,750	3,717,576	3,509,740	3,301,904	3,094,069	2,886,233	2,678,397	2,470,561	2,262,725	2,054,889	1,847,053	1,639,217
9	Twenty unit scheme (flats)	20	£56,000	2,412,794	2,245,717	2,078,641	1,911,565	1,744,489	1,577,412	1,410,335	1,243,259	1,076,182	909,106	742,030
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	3,756,053	3,501,077	3,246,100	2,991,124	2,736,147	2,481,170	2,226,194	1,971,217	1,716,241	1,461,264	1,206,288
11	Fifty unit scheme (flats - lower density)	50	£180,208	5,495,862	5,107,890	4,719,918	4,331,946	3,943,974	3,556,002	3,168,030	2,780,058	2,391,955	2,001,889	1,611,824
12	Fifty unit scheme (flats - higher density)	50	£65,417	3,301,315	2,947,324	2,593,334	2,239,344	1,885,354	1,531,364	1,177,373	823,384	469,393	115,403	-244,833
13	Seventy unit scheme (industrial/employment led scheme)	70	£133,854	7,344,102	6,857,455	6,370,808	5,884,161	5,397,514	4,910,867	4,424,220	3,937,573	3,450,927	2,964,279	2,477,633
14	Seventy unit scheme (flats - higher density)	70	£34,576	4,814,006	4,299,480	3,784,955	3,270,428	2,755,903	2,241,377	1,726,852	1,212,325	697,800	183,274	-339,687
15	One hundred unit scheme (flats - lower density)	100	£147,500	7,286,034	6,505,316	5,724,598	4,942,845	4,156,059	3,369,274	2,582,488	1,795,704	1,008,919	222,133	-572,642
16	One hundred unit scheme (flats - higher density)	100	£140,179	9,714,101	9,021,600	8,329,099	7,636,598	6,944,097	6,251,597	5,559,096	4,866,596	4,174,094	3,481,594	2,789,093
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	11,226,364	9,930,161	8,633,958	7,337,754	6,041,552	4,745,349	3,449,146	2,148,320	838,253	-478,492	-1,807,098
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	10,263,446	8,840,423	7,417,400	5,994,377	3,354,394	1,612,956	-130,286	-1,896,379	-3,662,459	-5,452,550	-7,245,580
19	Five hundred unit scheme (flats)	500	£720,000	20,044,177	16,687,129	13,319,827	9,952,526	6,585,224	3,217,922	-169,156	-3,627,302	-7,085,448	-10,565,898	-14,079,395
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£250,000	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636
25	Office development	-	£208,333	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

Table 6.11.2: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £7,698 per square metre)

EALING LOCAL PLAN VIABILITY TESTING — Sales value £7,698 psm — AH tenure — Rented 70% — SO 30% — Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) — £10,175,259 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	One unit scheme (houses)	1	£273,460	313,914	298,812	283,710	268,608	253,506	238,404	223,301	208,199	193,096	177,994	162,892
2	Two unit scheme (houses)	2	£364,613	627,830	597,624	567,420	537,216	507,011	476,807	446,602	416,398	386,193	355,989	325,784
3	Four unit scheme (houses)	4	£395,705	1,019,007	969,837	920,667	871,496	822,327	773,156	723,986	674,816	625,646	576,476	527,306
4	Seven unit scheme (flats)	7	£675,863	1,019,995	952,438	884,881	817,324	749,767	682,210	614,654	547,097	479,540	411,983	344,426
5	Nine unit scheme (flats)	9	£572,358	1,145,892	1,069,611	993,329	917,048	840,767	764,486	688,206	611,924	535,643	459,362	383,081
6	Ten unit scheme (houses)	10	£1,026,684	2,826,019	2,690,269	2,554,520	2,418,770	2,283,021	2,147,271	2,011,522	1,875,772	1,740,022	1,604,272	1,468,523
7	Ten unit scheme (flats)	10	£612,333	1,437,201	1,341,991	1,246,780	1,151,570	1,056,360	961,150	865,940	770,730	675,519	580,310	485,099
8	Twenty unit scheme (houses and flats)	20	£1,907,861	4,221,540	3,988,506	3,755,472	3,522,437	3,289,404	3,056,369	2,823,335	2,590,301	2,357,267	2,124,232	1,891,199
9	Twenty unit scheme (flats)	20	£1,139,629	2,822,417	2,635,309	2,447,727	2,260,147	2,072,565	1,884,984	1,697,402	1,509,821	1,322,241	1,134,659	947,078
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	4,383,760	4,097,398	3,811,037	3,524,675	3,238,312	2,951,951	2,665,589	2,379,227	2,092,866	1,806,503	1,520,141
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	6,477,600	6,040,542	5,603,482	5,166,424	4,729,365	4,292,305	3,855,247	3,418,188	2,981,130	2,544,070	2,107,012
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	4,200,915	3,802,515	3,403,515	3,004,514	2,605,514	2,206,515	1,807,514	1,408,514	1,009,513	810,514	211,514
13	Seventy unit scheme (industrial/employment led scheme)	70	£2,724,002	8,575,531	8,027,312	7,479,094	6,930,875	6,382,657	5,834,438	5,286,220	4,738,002	4,189,784	3,641,565	3,093,347
14	Seventy unit scheme (flats - higher density)	70	£703,635	6,121,362	5,542,502	4,962,554	4,382,606	3,802,659	3,222,711	2,642,762	2,062,814	1,482,867	902,919	322,971
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	9,278,965	8,398,601	7,518,237	6,637,873	5,757,509	4,877,145	3,993,654	3,106,071	2,218,488	1,330,905	443,323
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	11,481,842	10,700,954	9,920,066	9,139,178	8,358,291	7,577,402	6,796,515	6,015,628	5,234,739	4,453,852	3,672,964
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	14,640,413	13,182,622	11,716,529	10,248,073	8,781,615	7,314,158	5,846,701	4,379,244	2,911,787	1,436,432	47,778
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	14,828,192	12,876,931	10,925,671	8,974,411	7,023,150	5,071,891	3,108,319	1,135,682	- 848,799	- 2,849,350	- 4,865,560
19	Five hundred unit scheme (flats)	500	£14,652,373	28,301,347	24,551,955	20,802,563	17,053,172	13,271,242	9,486,064	5,700,887	1,915,708	- 1,929,686	- 5,817,479	- 9,716,558
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£5,087,629	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£4,239,691	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) — £6,656,344

				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	One unit scheme (houses)	1	£178,889	313,914	298,812	283,710	268,608	253,506	238,404	223,301	208,199	193,096	177,994	162,892
2	Two unit scheme (houses)	2	£238,519	627,830	597,624	567,420	537,216	507,011	476,807	446,602	416,398	386,193	355,989	325,784
3	Four unit scheme (houses)	4	£258,858	1,019,007	969,837	920,667	871,496	822,327	773,156	723,986	674,816	625,646	576,476	527,306
4	Seven unit scheme (flats)	7	£442,129	1,019,995	952,438	884,881	817,324	749,767	682,210	614,654	547,097	479,540	411,983	344,426
5	Nine unit scheme (flats)	9	£374,419	1,145,892	1,069,611	993,329	917,048	840,767	764,486	688,206	611,924	535,643	459,362	383,081
6	Ten unit scheme (houses)	10	£671,625	2,826,019	2,690,269	2,554,520	2,418,770	2,283,021	2,147,271	2,011,522	1,875,772	1,740,022	1,604,272	1,468,523
7	Ten unit scheme (flats)	10	£400,569	1,437,201	1,341,991	1,246,780	1,151,570	1,056,360	961,150	865,940	770,730	675,519	580,310	485,099
8	Twenty unit scheme (houses and flats)	20	£1,248,065	4,221,540	3,988,506	3,755,472	3,522,437	3,289,404	3,056,369	2,823,335	2,590,301	2,357,267	2,124,232	1,891,199
9	Twenty unit scheme (flats)	20	£745,511	2,822,417	2,635,309	2,447,727	2,260,147	2,072,565	1,884,984	1,697,402	1,509,821	1,322,241	1,134,659	947,078
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	4,383,760	4,097,398	3,811,037	3,524,675	3,238,312	2,951,951	2,665,589	2,379,227	2,092,866	1,806,503	1,520,141
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	6,477,600	6,040,542	5,603,482	5,166,424	4,729,365	4,292,305	3,855,247	3,418,188	2,981,130	2,544,070	2,107,012
12	Fifty unit scheme (flats - higher density)	50	£870,872	4,200,915	3,802,515	3,403,515	3,004,514	2,605,514	2,206,515	1,807,514	1,408,514	1,009,513	610,514	211,514
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	8,575,531	8,027,312	7,479,094	6,930,875	6,382,657	5,834,438	5,286,220	4,738,002	4,189,784	3,641,565	3,093,347
14	Seventy unit scheme (flats - higher density)	70	£460,296	6,121,362	5,542,502	4,962,554	4,382,606	3,802,659	3,222,711	2,642,762	2,062,814	1,482,867	902,919	322,971
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	9,278,965	8,398,601	7,518,237	6,637,873	5,757,509	4,877,145	3,993,654	3,106,071	2,218,488	1,330,905	443,323
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	11,481,842	10,700,954	9,920,066	9,139,178	8,358,291	7,577,402	6,796,515	6,015,628	5,234,739	4,453,852	3,672,964
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	14,640,413	13,182,622	11,716,529	10,249,073	8,781,615	7,314,158	5,846,701	4,379,244	2,911,787	1,436,432	- 47,779
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	14,828,192	12,876,931	10,925,671	8,974,411	7,023,150	5,071,891	3,108,319	1,135,682	- 848,799	- 2,849,350	- 4,865,560
19	Five hundred unit scheme (flats)	500	£9,585,136	28,301,347	24,551,955	20,802,563	17,053,172	13,271,242	9,486,064	5,700,887	1,915,708	- 1,929,686	- 5,817,479	- 9,716,558
20	Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£3,328,172	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£2,773,477	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) — £3,565,943

				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	One unit scheme (houses)	1	£95,835	313,914	298,812	283,710	268,608	253,506	238,404	223,301	208,199	193,096	177,994	162,892
2	Two unit scheme (houses)	-	£127,780	627,830	597,624	567,420	537,216	507,011	476,807	446,602	416,398	386,193	355,989	325,784
3	Four unit scheme (houses)	-	£138,676	1,019,007	969,837	920,667	871,496	822,327	773,156	723,986	674,816	625,646	576,476	527,306
4	Seven unit scheme (flats)	-	£236,858	1,019,995	952,438	884,881	817,324	749,767	682,210	614,654	547,097	479,540	411,983	344,426
5	Nine unit scheme (flats)	-	£200,584	1,145,892	1,069,611	993,329	917,048	840,767	764,486	688,206	611,924	535,643	459,362	383,081
6	Ten unit scheme (houses)	-	£359,804	2,826,019	2,690,269	2,554,520	2,418,770	2,283,021	2,147,271	2,011,522	1,875,772	1,740,022	1,604,272	1,468,523
7	Ten unit scheme (flats)	-	£214,593	1,437,201	1,341,991	1,246,780	1,151,570	1,056,360	961,150	865,940	770,730	675,519	580,310	485,099
8	Twenty unit scheme (houses and flats)	-	£668,614	4,221,540	3,988,506	3,755,472	3,522,437	3,289,404	3,056,369	2,823,335	2,590,301	2,357,267	2,124,232	1,891,199
9	Twenty unit scheme (flats)	-	£399,386	2,822,417	2,635,309	2,447,727	2,260,147	2,072,565	1,884,984	1,697,402	1,509,821	1,322,241	1,134,659	947,078
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	4,383,760	4,097,398	3,811,037	3,524,675	3,238,312	2,951,951	2,665,589	2,379,227	2,092,866	1,806,503	1,520,141
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	6,477,600	6,040,542	5,603,482	5,166,424	4,729,365	4,292,305	3,855,247	3,418,188	2,981,130	2,544,070	2,107,012
12	Fifty unit scheme (flats - higher density)	-	£466,544	4,200,915	3,802,515	3,403,515	3,004,514	2,605,514	2,206,515	1,807,514	1,408,514	1,009,513	810,514	211,514
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	8,575,531	8,027,312	7,479,094	6,930,875	6,382,657	5,834,438	5,286,220	4,738,002	4,189,784	3,641,565	3,093,347
14	Seventy unit scheme (flats - higher density)	-	£246,590	6,121,362	5,542,502	4,962,554	4,382,606	3,802,659	3,222,711	2,642,762	2,062,814	1,482,867	902,919	322,971
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	9,278,965	8,398,601	7,518,237	6,637,873	5,757,509	4,877,145	3,993,654	3,106,071	2,218,488	1,330,905	443,323
16	One hundred unit scheme (flats - higher density)	-	£999,538	11,481,842	10,700,954	9,920,066	9,139,178	8,358,291	7,577,402	6,796,515	6,015,628	5,234,739	4,453,852	3,672,964
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	14,640,413	13,182,622	11,716,529	10,249,073	8,781,615	7,314,158	5,846,701	4,379,244	2,911,787	1,436,432	- 47,779
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	14,828,192	12,876,931	10,925,671	8,974,411	7,023,150	5,071,891	3,108,319	1,135,682	- 848,799	- 2,849,350	- 4,865,560
19	Five hundred unit scheme (flats)	-	£5,134,958	28,301,347	24,551,955	20,802,563	17,053,172	13,271,242	9,486,064	5,700,887	1,915,708	- 1,929,686	- 5,817,479	- 9,716,558
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£1,782,971	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£1,485,810	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) — £500,000 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	One unit scheme (houses)	1	£13,438	313,914	298,812	283,710	268,608	253,506	238,404	223,301	208,199	193,096	177,994	162,892
2	Two unit scheme (houses)	2	£17,917	627,830	597,624	567,420	537,216	507,011	476,807	446,602	416,398	386,193	355,989	325,784
3	Four unit scheme (houses)	4	£19,444	1,019,007	969,837	920,667	871,496	822,327	773,156	723,986	674,816	625,646	576,476	527,306
4	Seven unit scheme (flats)	7	£33,211	1,019,995	952,438	884,881	817,324	749,767	682,210	614,654	547,097	479,540	411,983	344,426
5	Nine unit scheme (flats)	9	£28,125	1,145,892	1,069,611	993,329	917,048	840,767	764,486	688,206	611,924	535,643	459,362	383,081
6	Ten unit scheme (houses)	10	£50,450	2,826,019	2,690,269	2,554,520	2,418,770	2,283,021	2,147,271	2,011,522	1,875,772	1,740,022	1,604,272	1,468,523
7	Ten unit scheme (flats)	10	£30,089	1,437,201	1,341,991	1,246,780	1,151,570	1,056,360	961,150	865,940	770,730	675,519	580,310	485,099
8	Twenty unit scheme (houses and flats)	20	£93,750	4,221,540	3,988,506	3,755,472	3,522,437	3,289,404	3,056,369	2,823,335	2,590,301	2,357,267	2,124,232	1,891,199
9	Twenty unit scheme (flats)	20	£56,000	2,822,417	2,635,309	2,447,727	2,260,147	2,072,565	1,884,984	1,697,402	1,509,821	1,322,241	1,134,659	947,078
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	4,383,760	4,097,398	3,811,037	3,524,675	3,238,312	2,951,951	2,665,589	2,379,227	2,092,866	1,806,503	1,520,141
11	Fifty unit scheme (flats - lower density)	50	£180,208	6,477,600	6,040,542	5,603,482	5,166,424	4,729,365	4,292,305	3,855,247	3,418,188	2,981,130	2,544,070	2,107,012
12	Fifty unit scheme (flats - higher density)	50	£65,417	4,200,915	3,802,515	3,403,515	3,004,514	2,605,514	2,206,515	1,807,514	1,408,514	1,009,513	810,514	211,514
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	8,575,531	8,027,312	7,479,094	6,930,875	6,382,657	5,834,438	5,286,220	4,738,002	4,189,784	3,641,565	3,093,347
14	Seventy unit scheme (flats - higher density)	70	£34,576	6,121,362	5,542,502	4,962,554	4,382,606	3,802,659	3,222,711	2,642,762	2,062,814	1,482,867	902,919	322,971
15	One hundred unit scheme (flats - lower density)	100	£147,500	9,278,965	8,398,601	7,518,237	6,637,873	5,757,509	4,877,145	3,993,654	3,106,071	2,218,488	1,330,905	443,323
16	One hundred unit scheme (flats - higher density)	100	£140,179	11,481,842	10,700,954	9,920,066	9,139,178	8,358,291	7,577,402	6,796,515	6,015,628	5,234,739	4,453,852	3,672,964
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	14,640,413	13,182,622	11,716,529	10,249,073	8,781,615	7,314,158	5,846,701	4,379,244	2,911,787	1,436,432	- 47,779
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	14,828,192	12,876,931	10,925,671	8,974,411	7,023,150	5,071,891	3,108,319	1,135,682	- 848,799	- 2,849,350	- 4,865,560
19	Five hundred unit scheme (flats)	500	£720,000	28,301,347	24,551,955	20,802,563	17,053,172	13,271,242	9,486,064	5,700,887	1,915,708	- 1,929,686	- 5,817,479	- 9,716,558
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£250,000	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£208,333	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

Table 6.11.3: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £8,136 per square metre)

EALING LOCAL PLAN VIABILITY TESTING — Sales value £8,136 psm — AH tenure — Rented 70% — SO 30% — Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) — £10,175,259 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
1	One unit scheme (houses)	1	£273,460	345,921	329,218	312,515	295,813	279,111	262,408	245,705	229,003	212,300	195,598	178,896
2	Two unit scheme (houses)	2	£364,613	691,841	658,437	625,031	591,626	558,221	524,816	491,411	458,005	424,601	391,195	357,790
3	Four unit scheme (houses)	4	£395,705	1,123,213	1,068,832	1,014,452	960,072	905,692	851,311	796,931	742,551	688,169	633,789	579,409
4	Seven unit scheme (flats)	7	£675,863	1,166,843	1,091,943	1,017,044	942,145	867,246	792,346	717,447	642,548	567,649	492,749	417,850
5	Nine unit scheme (flats)	9	£572,358	1,311,703	1,227,132	1,142,560	1,057,989	973,417	888,845	804,273	719,702	635,130	550,559	465,987
6	Ten unit scheme (houses)	10	£1,026,684	3,117,616	2,967,287	2,816,957	2,666,628	2,516,298	2,365,969	2,215,639	2,065,310	1,914,980	1,764,651	1,614,322
7	Ten unit scheme (flats)	10	£612,333	1,644,158	1,538,600	1,433,042	1,327,484	1,221,926	1,116,368	1,010,810	905,252	799,694	694,136	588,578
8	Twenty unit scheme (houses and flats)	20	£1,907,861	4,725,504	4,467,272	4,209,040	3,950,807	3,692,575	3,434,343	3,176,110	2,917,878	2,659,645	2,401,413	2,143,181
9	Twenty unit scheme (flats)	20	£1,139,629	3,229,004	3,021,625	2,814,247	2,606,867	2,399,489	2,192,110	1,984,470	1,776,384	1,568,298	1,360,212	1,152,125
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	5,011,468	4,693,720	4,375,972	4,058,225	3,740,479	3,422,731	3,104,984	2,787,236	2,469,490	2,151,742	1,833,995
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	7,459,338	6,973,192	6,487,047	6,000,901	5,514,755	5,028,610	4,542,464	4,056,317	3,570,172	3,084,026	2,597,880
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	5,091,857	4,650,673	4,209,488	3,768,304	3,325,675	2,881,665	2,437,654	1,993,645	1,549,635	1,105,624	661,614
13	Seventy unit scheme (industrial/employment led scheme)	70	£2,724,002	9,806,959	9,197,169	8,587,379	7,977,589	7,367,800	6,758,010	6,148,220	5,538,431	4,928,641	4,318,851	3,709,061
14	Seventy unit scheme (flats - higher density)	70	£703,635	7,416,348	6,775,085	6,133,823	5,492,560	4,849,414	4,204,044	3,558,674	2,913,303	2,267,933	1,622,564	977,193
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	11,271,896	10,291,886	9,311,875	8,331,865	7,351,855	6,371,844	5,391,833	4,411,822	3,428,057	2,439,677	1,451,296
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	13,240,465	12,373,933	11,507,402	10,640,871	9,772,484	8,903,209	8,033,934	7,164,659	6,295,384	5,426,110	4,556,834
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	18,028,706	16,401,499	14,774,293	13,147,087	11,519,881	9,882,968	8,244,257	6,605,545	4,966,835	3,328,124	1,687,657
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	19,392,937	17,213,439	15,033,942	12,854,444	10,674,946	8,495,449	6,315,951	4,136,455	1,937,444	- 270,163	- 2,505,166
19	Five hundred unit scheme (flats)	500	£14,652,373	36,558,516	32,396,266	28,234,016	24,071,766	19,909,516	15,747,267	11,551,152	7,348,098	3,145,044	- 1,091,364	- 5,408,802
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£5,087,629	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£4,239,691	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) — £6,656,344

	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	One unit scheme (houses)	1	£178,889	345,921	329,218	312,515	295,813	279,111	262,408	245,705	229,003	212,300	195,598	178,896
2	Two unit scheme (houses)	2	£238,519	691,841	658,437	625,031	591,626	558,221	524,816	491,411	458,005	424,601	391,195	357,790
3	Four unit scheme (houses)	4	£258,858	1,123,213	1,068,832	1,014,452	960,072	905,692	851,311	796,931	742,551	688,169	633,789	579,409
4	Seven unit scheme (flats)	7	£442,129	1,166,843	1,091,943	1,017,044	942,145	867,246	792,346	717,447	642,548	567,649	492,749	417,850
5	Nine unit scheme (flats)	9	£374,419	1,311,703	1,227,132	1,142,560	1,057,989	973,417	888,845	804,273	719,702	635,130	550,559	465,987
6	Ten unit scheme (houses)	10	£671,625	3,117,616	2,967,287	2,816,957	2,666,628	2,516,298	2,365,969	2,215,639	2,065,310	1,914,980	1,764,651	1,614,322
7	Ten unit scheme (flats)	10	£400,569	1,644,158	1,538,600	1,433,042	1,327,484	1,221,926	1,116,368	1,010,810	905,252	799,694	694,136	588,578
8	Twenty unit scheme (houses and flats)	20	£1,248,065	4,725,504	4,467,272	4,209,040	3,950,807	3,692,575	3,434,343	3,176,110	2,917,878	2,659,645	2,401,413	2,143,181
9	Twenty unit scheme (flats)	20	£745,511	3,229,004	3,021,625	2,814,247	2,606,867	2,399,489	2,192,110	1,984,470	1,776,384	1,568,298	1,360,212	1,152,125
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	5,011,468	4,693,720	4,375,972	4,058,225	3,740,479	3,422,731	3,104,984	2,787,236	2,469,490	2,151,742	1,833,995
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	7,459,338	6,973,192	6,487,047	6,000,901	5,514,755	5,028,610	4,542,464	4,056,317	3,570,172	3,084,026	2,597,880
12	Fifty unit scheme (flats - higher density)	50	£870,872	5,091,857	4,650,673	4,209,488	3,768,304	3,325,675	2,881,665	2,437,654	1,993,645	1,549,635	1,105,624	661,614
13	Seventy unit scheme (industrial/employment led scheme)	70	£1,781,959	9,806,959	9,197,169	8,587,379	7,977,589	7,367,800	6,758,010	6,148,220	5,538,431	4,928,641	4,318,851	3,709,061
14	Seventy unit scheme (flats - higher density)	70	£460,296	7,416,348	6,775,085	6,133,823	5,492,560	4,849,414	4,204,044	3,558,674	2,913,303	2,267,933	1,622,564	977,193
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	11,271,896	10,291,886	9,311,875	8,331,865	7,351,855	6,371,844	5,391,833	4,411,822	3,428,057	2,439,677	1,451,296
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	13,240,465	12,373,933	11,507,402	10,640,871	9,772,484	8,903,209	8,033,934	7,164,659	6,295,384	5,426,110	4,556,834
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	18,028,706	16,401,499	14,774,293	13,147,087	11,519,881	9,882,968	8,244,257	6,605,545	4,966,835	3,328,124	1,687,657
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	19,392,937	17,213,439	15,033,942	12,854,444	10,674,946	8,495,449	6,315,951	4,136,455	1,937,444	- 270,163	- 2,505,166
19	Five hundred unit scheme (flats)	500	£9,585,136	36,558,516	32,396,266	28,234,016	24,071,766	19,909,516	15,747,267	11,551,152	7,348,098	3,145,044	- 1,091,364	- 5,408,802
20	Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£3,328,172	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£2,773,477	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) — £3,565,943

	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	One unit scheme (houses)	1	£95,835	345,921	329,218	312,515	295,813	279,111	262,408	245,705	229,003	212,300	195,598	178,896
2	Two unit scheme (houses)	-	£127,780	691,841	658,437	625,031	591,626	558,221	524,816	491,411	458,005	424,601	391,195	357,790
3	Four unit scheme (houses)	-	£138,676	1,123,213	1,068,832	1,014,452	960,072	905,692	851,311	796,931	742,551	688,169	633,789	579,409
4	Seven unit scheme (flats)	-	£236,858	1,166,843	1,091,943	1,017,044	942,145	867,246	792,346	717,447	642,548	567,649	492,749	417,850
5	Nine unit scheme (flats)	-	£200,584	1,311,703	1,227,132	1,142,560	1,057,989	973,417	888,845	804,273	719,702	635,130	550,559	465,987
6	Ten unit scheme (houses)	-	£359,804	3,117,616	2,967,287	2,816,957	2,666,628	2,516,298	2,365,969	2,215,639	2,065,310	1,914,980	1,764,651	1,614,322
7	Ten unit scheme (flats)	-	£214,593	1,644,158	1,538,600	1,433,042	1,327,484	1,221,926	1,116,368	1,010,810	905,252	799,694	694,136	588,578
8	Twenty unit scheme (houses and flats)	-	£668,614	4,725,504	4,467,272	4,209,040	3,950,807	3,692,575	3,434,343	3,176,110	2,917,878	2,659,645	2,401,413	2,143,181
9	Twenty unit scheme (flats)	-	£399,386	3,229,004	3,021,625	2,814,247	2,606,867	2,399,489	2,192,110	1,984,470	1,776,384	1,568,298	1,360,212	1,152,125
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	5,011,468	4,693,720	4,375,972	4,058,225	3,740,479	3,422,731	3,104,984	2,787,236	2,469,490	2,151,742	1,833,995
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	7,459,338	6,973,192	6,487,047	6,000,901	5,514,755	5,028,610	4,542,464	4,056,317	3,570,172	3,084,026	2,597,880
12	Fifty unit scheme (flats - higher density)	-	£466,544	5,091,857	4,650,673	4,209,488	3,768,304	3,325,675	2,881,665	2,437,654	1,993,645	1,549,635	1,105,624	661,614
13	Seventy unit scheme (industrial/employment led scheme)	-	£954,633	9,806,959	9,197,169	8,587,379	7,977,589	7,367,800	6,758,010	6,148,220	5,538,431	4,928,641	4,318,851	3,709,061
14	Seventy unit scheme (flats - higher density)	-	£246,590	7,416,348	6,775,085	6,133,823	5,492,560	4,849,414	4,204,044	3,558,674	2,913,303	2,267,933	1,622,564	977,193
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	11,271,896	10,291,886	9,311,875	8,331,865	7,351,855	6,371,844	5,391,833	4,411,822	3,428,057	2,439,677	1,451,296
16	One hundred unit scheme (flats - higher density)	-	£999,738	13,240,465	12,373,933	11,507,402	10,640,871	9,772,484	8,903,209	8,033,934	7,164,659	6,295,384	5,426,110	4,556,834
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	18,028,706	16,401,499	14,774,293	13,147,087	11,519,881	9,882,968	8,244,257	6,605,545	4,966,835	3,328,124	1,687,657
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	19,392,937	17,213,439	15,033,942	12,854,444	10,674,946	8,495,449	6,315,951	4,136,455	1,937,444	- 270,163	- 2,505,166
19	Five hundred unit scheme (flats)	-	£5,134,958	36,558,516	32,396,266	28,234,016	24,071,766	19,909,516	15,747,267	11,551,152	7,348,098	3,145,044	- 1,091,364	- 5,408,802
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£1,782,971	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£1,485,810	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) — £500,000 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
1	One unit scheme (houses)	1	£13,438	345,921	329,218	312,515	295,813	279,111	262,408	245,705	229,003	212,300	195,598	178,896
2	Two unit scheme (houses)	2	£17,917	691,841	658,437	625,031	591,626	558,221	524,816	491,411	458,005	424,601	391,195	357,790
3	Four unit scheme (houses)	4	£19,444	1,123,213	1,068,832	1,014,452	960,072	905,692	851,311	796,931	742,551	688,169	633,789	579,409
4	Seven unit scheme (flats)	7	£33,211	1,166,843	1,091,943	1,017,044	942,145	867,246	792,346	717,447	642,548	567,649	492,749	417,850
5	Nine unit scheme (flats)	9	£28,125	1,311,703	1,227,132	1,142,560	1,057,989	973,417	888,845	804,273	719,702	635,130	550,559	465,987
6	Ten unit scheme (houses)	10	£50,450	3,117,616	2,967,287	2,816,957	2,666,628	2,516,298	2,365,969	2,215,639	2,065,310	1,914,980	1,764,651	1,614,322
7	Ten unit scheme (flats)	10	£30,089	1,644,158	1,538,600	1,433,042	1,327,484	1,221,926	1,116,368	1,010,810	905,252	799,694	694,136	588,578
8	Twenty unit scheme (houses and flats)	20	£93,750	4,725,504	4,467,272	4,209,040	3,950,807	3,692,575	3,434,343	3,176,110	2,917,878	2,659,645	2,401,413	2,143,181
9	Twenty unit scheme (flats)	20	£56,000	3,229,004	3,021,625	2,814,247	2,606,867	2,399,489	2,192,110	1,984,470	1,776,384	1,568,298	1,360,212	1,152,125
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	5,011,468	4,693,720	4,375,972	4,058,225	3,740,479	3,422,731	3,104,984	2,787,236	2,469,490	2,151,742	1,833,995
11	Fifty unit scheme (flats - lower density)	50	£180,208	7,459,338	6,973,192	6,487,047	6,000,901	5,514,755	5,028,610	4,542,464	4,056,317	3,570,172	3,084,026	2,597,880
12	Fifty unit scheme (flats - higher density)	50	£65,417	5,091,857	4,650,673	4,209,488	3,768,304	3,325,675	2,881,665	2,437,654	1,993,645	1,549,635	1,105,624	661,614
13	Seventy unit scheme (industrial/employment led scheme)	70	£133,854	9,806,959	9,197,169	8,587,379	7,977,589	7,367,800	6,758,010	6,148,220	5,538,431	4,928,641	4,318,851	3,709,061
14	Seventy unit scheme (flats - higher density)	70	£34,576	7,416,348	6,775,085	6,133,823	5,492,560	4,849,414	4,204,044	3,558,674	2,913,303	2,267,933	1,622,564	977,193
15	One hundred unit scheme (flats - lower density)	100	£147,500	11,271,896	10,291,886	9,311,875	8,331,865	7,351,855	6,371,844	5,391,833	4,411,822	3,428,057	2,439,677	1,451,296
16	One hundred unit scheme (flats - higher density)	100	£140,179	13,240,465	12,373,933	11,507,402	10,640,871	9,772,484	8,903,209	8,033,934	7,164,659	6,295,384	5,426,110	4,556,834
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	18,028,706	16,401,499	14,774,293	13,147,087	11,519,881	9,882,968	8,244,257	6,605,545	4,966,835	3,328,124	1,687,657
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	19,392,937	17,213,439	15,033,942	12,854,444	10,674,946	8,495,449	6,315,951	4,136,455	1,937,444	- 270,163	- 2,505,166
19	Five hundred unit scheme (flats)	500	£720,000	36,558,516	32,396,266	28,234,016	24,071,766	19,909,516	15,747,267	11,551,152	7,348,098	3,145,044	- 1,091,364	- 5,408,802
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£250,000	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£208,333	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

Table 6.11.4: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £8,574 per square metre)

EALING LOCAL PLAN VIABILITY TESTING — Sales value £8,574 psm — AH tenure — Rented 70% — SO 30% — Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) — £10,175,259 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	One unit scheme (houses)	1	£273,460	377,927	359,624	341,321	323,018	304,716	286,413	268,109	249,807	231,504	213,201	194,898
2	Two unit scheme (houses)	2	£364,613	755,854	719,248	682,642	646,036	609,431	572,825	536,220	499,614	463,008	426,402	389,796
3	Four unit scheme (houses)	4	£395,705	1,227,419	1,167,829	1,108,237	1,048,647	989,056	929,466	869,875	810,284	750,693	691,102	631,512
4	Seven unit scheme (flats)	7	£675,863	1,313,690	1,231,449	1,149,207	1,066,965	984,723	902,482	820,240	737,999	655,757	573,516	491,274
5	Nine unit scheme (flats)	9	£572,358	1,477,515	1,384,653	1,291,790	1,198,928	1,106,066	1,013,204	920,342	827,479	734,617	641,755	548,892
6	Ten unit scheme (houses)	10	£1,026,684	3,409,214	3,244,304	3,079,395	2,914,485	2,749,576	2,584,667	2,419,757	2,254,848	2,089,939	1,925,029	1,760,120
7	Ten unit scheme (flats)	10	£612,333	1,851,115	1,735,210	1,619,303	1,503,398	1,387,492	1,271,586	1,155,680	1,039,775	923,868	807,963	692,057
8	Twenty unit scheme (houses and flats)	20	£1,907,861	5,229,468	4,946,037	4,662,607	4,379,176	4,095,746	3,812,315	3,528,885	3,245,454	2,962,024	2,678,593	2,395,163
9	Twenty unit scheme (flats)	20	£1,139,629	3,635,592	3,407,884	3,180,176	2,952,468	2,724,760	2,497,051	2,269,343	2,041,635	1,813,926	1,585,764	1,357,174
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	5,639,174	5,290,041	4,940,909	4,591,776	4,242,644	3,893,511	3,544,378	3,195,245	2,846,114	2,496,981	2,147,848
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	8,441,076	7,905,844	7,370,611	6,835,378	6,300,146	5,764,913	5,229,680	4,694,448	4,159,215	3,623,982	3,088,750
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	5,982,798	5,497,066	5,011,335	4,525,604	4,039,872	3,554,141	3,067,795	2,578,775	2,089,755	1,600,734	1,111,715
13	Seventy unit scheme (industrial/employment led scheme)	70	£2,724,002	11,038,387	10,367,027	9,695,665	9,024,303	8,352,943	7,681,581	7,010,220	6,338,859	5,667,498	4,996,136	4,324,775
14	Seventy unit scheme (flats - higher density)	70	£703,635	8,711,334	8,005,323	7,299,310	6,593,298	5,887,286	5,181,274	4,474,585	3,763,793	3,053,000	2,342,207	1,631,416
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	13,264,828	12,185,170	11,105,513	10,025,857	8,946,199	7,866,542	6,786,886	5,707,228	4,627,571	3,547,913	2,459,271
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	14,993,001	14,038,844	13,084,685	12,130,528	11,176,370	10,222,212	9,268,055	8,313,691	7,356,029	6,398,367	5,440,705
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	21,416,998	19,620,377	17,823,756	16,027,135	14,230,514	12,433,893	10,637,273	8,831,847	7,021,882	5,211,917	3,401,952
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	23,910,485	21,520,472	19,130,459	16,734,478	14,326,743	11,919,008	9,511,273	7,103,539	4,695,804	2,276,806	160,470
19	Five hundred unit scheme (flats)	500	£14,652,373	44,808,095	40,240,577	35,665,468	31,090,361	26,515,252	21,940,144	17,365,035	12,780,488	8,159,557	3,538,627	-1,112,335
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£5,087,629	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636
25	Office development	-	£4,239,691	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) — £6,656,344

				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	One unit scheme (houses)	1	£178,889	377,927	359,624	341,321	323,018	304,716	286,413	268,109	249,807	231,504	213,201	194,898
2	Two unit scheme (houses)	2	£238,519	755,854	719,248	682,642	646,036	609,431	572,825	536,220	499,614	463,008	426,402	389,796
3	Four unit scheme (houses)	4	£258,858	1,227,419	1,167,829	1,108,237	1,048,647	989,056	929,466	869,875	810,284	750,693	691,102	631,512
4	Seven unit scheme (flats)	7	£442,129	1,313,690	1,231,449	1,149,207	1,066,965	984,723	902,482	820,240	737,999	655,757	573,516	491,274
5	Nine unit scheme (flats)	9	£374,419	1,477,515	1,384,653	1,291,790	1,198,928	1,106,066	1,013,204	920,342	827,479	734,617	641,755	548,892
6	Ten unit scheme (houses)	10	£671,625	3,409,214	3,244,304	3,079,395	2,914,485	2,749,576	2,584,667	2,419,757	2,254,848	2,089,939	1,925,029	1,760,120
7	Ten unit scheme (flats)	10	£400,569	1,851,115	1,735,210	1,619,303	1,503,398	1,387,492	1,271,586	1,155,680	1,039,775	923,868	807,963	692,057
8	Twenty unit scheme (houses and flats)	20	£1,248,065	5,229,468	4,946,037	4,662,607	4,379,176	4,095,746	3,812,315	3,528,885	3,245,454	2,962,024	2,678,593	2,395,163
9	Twenty unit scheme (flats)	20	£745,511	3,635,592	3,407,884	3,180,176	2,952,468	2,724,760	2,497,051	2,269,343	2,041,635	1,813,926	1,585,764	1,357,174
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	5,639,174	5,290,041	4,940,909	4,591,776	4,242,644	3,893,511	3,544,378	3,195,245	2,846,114	2,496,981	2,147,848
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	8,441,076	7,905,844	7,370,611	6,835,378	6,300,146	5,764,913	5,229,680	4,694,448	4,159,215	3,623,982	3,088,750
12	Fifty unit scheme (flats - higher density)	50	£870,872	5,982,798	5,497,066	5,011,335	4,525,604	4,039,872	3,554,141	3,067,795	2,578,775	2,089,755	1,600,734	1,111,715
13	Seventy unit scheme (industrial/employment led scheme)	70	£1,781,959	11,038,387	10,367,027	9,695,665	9,024,303	8,352,943	7,681,581	7,010,220	6,338,859	5,667,498	4,996,136	4,324,775
14	Seventy unit scheme (flats - higher density)	70	£460,296	8,711,334	8,005,323	7,299,310	6,593,298	5,887,286	5,181,274	4,474,585	3,763,793	3,053,000	2,342,207	1,631,416
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	13,264,828	12,185,170	11,105,513	10,025,857	8,946,199	7,866,542	6,786,886	5,707,228	4,627,571	3,547,913	2,459,271
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	14,993,001	14,038,844	13,084,685	12,130,528	11,176,370	10,222,212	9,268,055	8,313,691	7,356,029	6,398,367	5,440,705
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	21,416,998	19,620,377	17,823,756	16,027,135	14,230,514	12,433,893	10,637,273	8,831,847	7,021,882	5,211,917	3,401,952
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	23,910,485	21,520,472	19,130,459	16,734,478	14,326,743	11,919,008	9,511,273	7,103,539	4,695,804	2,276,806	160,470
19	Five hundred unit scheme (flats)	500	£9,585,136	44,808,095	40,240,577	35,665,468	31,090,361	26,515,252	21,940,144	17,365,035	12,780,488	8,159,557	3,538,627	-1,112,335
20	Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£3,328,172	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636
25	Office development	-	£2,773,477	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668
26	Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) — £3,565,943

				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	One unit scheme (houses)	1	£95,835	377,927	359,624	341,321	323,018	304,716	286,413	268,109	249,807	231,504	213,201	194,898
2	Two unit scheme (houses)	-	£127,780	755,854	719,248	682,642	646,036	609,431	572,825	536,220	499,614	463,008	426,402	389,796
3	Four unit scheme (houses)	-	£138,676	1,227,419	1,167,829	1,108,237	1,048,647	989,056	929,466	869,875	810,284	750,693	691,102	631,512
4	Seven unit scheme (flats)	-	£236,858	1,313,690	1,231,449	1,149,207	1,066,965	984,723	902,482	820,240	737,999	655,757	573,516	491,274
5	Nine unit scheme (flats)	-	£200,584	1,477,515	1,384,653	1,291,790	1,198,928	1,106,066	1,013,204	920,342	827,479	734,617	641,755	548,892
6	Ten unit scheme (houses)	-	£359,804	3,409,214	3,244,304	3,079,395	2,914,485	2,749,576	2,584,667	2,419,757	2,254,848	2,089,939	1,925,029	1,760,120
7	Ten unit scheme (flats)	-	£214,593	1,851,115	1,735,210	1,619,303	1,503,398	1,387,492	1,271,586	1,155,680	1,039,775	923,868	807,963	692,057
8	Twenty unit scheme (houses and flats)	-	£668,614	5,229,468	4,946,037	4,662,607	4,379,176	4,095,746	3,812,315	3,528,885	3,245,454	2,962,024	2,678,593	2,395,163
9	Twenty unit scheme (flats)	-	£399,386	3,635,592	3,407,884	3,180,176	2,952,468	2,724,760	2,497,051	2,269,343	2,041,635	1,813,926	1,585,764	1,357,174
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	5,639,174	5,290,041	4,940,909	4,591,776	4,242,644	3,893,511	3,544,378	3,195,245	2,846,114	2,496,981	2,147,848
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	8,441,076	7,905,844	7,370,611	6,835,378	6,300,146	5,764,913	5,229,680	4,694,448	4,159,215	3,623,982	3,088,750
12	Fifty unit scheme (flats - higher density)	-	£466,544	5,982,798	5,497,066	5,011,335	4,525,604	4,039,872	3,554,141	3,067,795	2,578,775	2,089,755	1,600,734	1,111,715
13	Seventy unit scheme (industrial/employment led scheme)	-	£954,633	11,038,387	10,367,027	9,695,665	9,024,303	8,352,943	7,681,581	7,010,220	6,338,859	5,667,498	4,996,136	4,324,775
14	Seventy unit scheme (flats - higher density)	-	£246,590	8,711,334	8,005,323	7,299,310	6,593,298	5,887,286	5,181,274	4,474,585	3,763,793	3,053,000	2,342,207	1,631,416
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	13,264,828	12,185,170	11,105,513	10,025,857	8,946,199	7,866,542	6,786,886	5,707,228	4,627,571	3,547,913	2,459,271
16	One hundred unit scheme (flats - higher density)	-	£999,738	14,993,001	14,038,844	13,084,685	12,130,528	11,176,370	10,222,212	9,268,055	8,313,691	7,356,029	6,398,367	5,440,705
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	21,416,998	19,620,377	17,823,756	16,027,135	14,230,514	12,433,893	10,637,273	8,831,847	7,021,882	5,211,917	3,401,952
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	23,910,485	21,520,472	19,130,459	16,734,478	14,326,743	11,919,008	9,511,273	7,103,539	4,695,804	2,276,806	160,470
19	Five hundred unit scheme (flats)	-	£5,134,958	44,808,095	40,240,577	35,665,468	31,090,361	26,515,252	21,940,144	17,365,035	12,780,488	8,159,557	3,538,627	-1,112,335
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£1,782,971	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636
25	Office development	-	£1,485,810	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) — £500,000 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	One unit scheme (houses)	1	£13,438	377,927	359,624	341,321	323,018	304,716	286,413	268,109	249,807	231,504	213,201	194,898
2	Two unit scheme (houses)	2	£17,917	755,854	719,248	682,642	646,036	609,431	572,825	536,220	499,614	463,008	426,402	389,796
3	Four unit scheme (houses)	4	£19,444	1,227,419	1,167,829	1,108,237	1,048,647	989,056	929,466	869,875	810,284	750,693	691,102	631,512
4	Seven unit scheme (flats)	7	£33,211	1,313,690	1,231,449	1,149,207	1,066,965	984,723	902,482	820,240	737,999	655,757	573,516	491,274
5	Nine unit scheme (flats)	9	£28,125	1,477,515	1,384,653	1,291,790	1,198,928	1,106,066	1,013,204	920,342	827,479	734,617	641,755	548,892
6	Ten unit scheme (houses)	10	£50,450	3,409,214	3,244,304	3,079,395	2,914,485	2,749,576	2,584,667	2,419,757	2,254,848	2,089,939	1,925,029	1,760,120
7	Ten unit scheme (flats)	10	£30,089	1,851,115	1,735,210	1,619,303	1,503,398	1,387,492	1,271,586	1,155,680	1,039,775	923,868	807,963	692,057
8	Twenty unit scheme (houses and flats)	20	£93,750	5,229,468	4,946,037	4,662,607	4,379,176	4,095,746	3,812,315	3,528,885	3,245,454	2,962,024	2,678,593	2,395,163
9	Twenty unit scheme (flats)	20	£56,000	3,635,592	3,407,884	3,180,176	2,952,468	2,724,760	2,497,051	2,269,343	2,041,635	1,813,926	1,585,764	1,357,174
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	5,639,174	5,290,041	4,940,909	4,591,776	4,242,644	3,893,511	3,544,378	3,195,245	2,846,114	2,496,981	2,147,848
11	Fifty unit scheme (flats - lower density)	50	£180,208	8,441,076	7,905,844	7,370,611	6,835,378	6,300,146	5,764,913	5,229,680	4,694,448	4,159,215	3,623,982	3,088,750
12	Fifty unit scheme (flats - higher density)	50	£65,417	5,982,798	5,497,066	5,011,335	4,525,604	4,039,872	3,554,141	3,067,795	2,578,775	2,089,755	1,600,734	1,111,715
13	Seventy unit scheme (industrial/employment led scheme)	70	£133,854	11,038,387	10,367,027	9,695,665	9,024,303	8,352,943	7,681,581	7,010,220	6,338,859	5,667,498	4,996,136	4,324,775
14	Seventy unit scheme (flats - higher density)	70	£34,576	8,711,334	8,005,323	7,299,310	6,593,298	5,887,286	5,181,274	4,474,585	3,763,793	3,053,000	2,342,207	1,631,416
15	One hundred unit scheme (flats - lower density)	100	£147,500	13,264,828	12,185,170	11,105,513	10,025,857	8,946,199	7,866,542	6,786,886	5,707,228	4,627,571	3,547,913	2,459,271
16	One hundred unit scheme (flats - higher density)	100	£140,179	14,993,001	14,038,844	13,084,685	12,130,528	11,176,370	10,222,212	9,268,055	8,313,691	7,356,029	6,398,367	5,440,705
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	21,416,998	19,620,377	17,823,756	16,027,135	14,230,514	12,433,893	10,637,273	8,831,847	7,021,882	5,211,917	3,401,952
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	23,910,485	21,520,472	19,130,459	16,734,478	14,326,743	11,919,008	9,511,273	7,103,539	4,695,804	2,276,806	160,470
19	Five hundred unit scheme (flats)	500	£720,000	44,808,095	40,240,577	35,665,468	31,090,361	26,515,252	21,940,144	17,365,035	12,780,488	8,159,557	3,538,627	-1,112,335
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£250,000	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636
25	Office development	-	£208,333	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

Table 6.11.5: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £9,012 per square metre)

EALING LOCAL PLAN VIABILITY TESTING — Sales value £9,012 psm — AH tenure — Rented 70% — SO 30% — Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) — £10,175,259 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
1	One unit scheme (houses)	1	£273,460	409,933	390,030	370,127	350,223	330,320	310,418	290,514	270,611	250,708	230,804	210,901
2	Two unit scheme (houses)	2	£364,613	819,866	780,060	740,253	700,447	660,641	620,834	581,027	541,222	501,415	461,608	421,803
3	Four unit scheme (houses)	4	£395,705	1,331,625	1,266,824	1,202,023	1,137,222	1,072,421	1,007,620	942,819	878,018	813,217	748,416	683,615
4	Seven unit scheme (flats)	7	£675,863	1,460,538	1,370,953	1,281,370	1,191,786	1,102,202	1,012,618	923,034	833,450	743,866	654,282	564,698
5	Nine unit scheme (flats)	9	£572,358	1,643,327	1,542,174	1,441,021	1,339,868	1,238,716	1,137,563	1,036,410	935,256	834,104	732,951	631,798
6	Ten unit scheme (houses)	10	£1,026,684	3,700,811	3,521,322	3,341,832	3,162,343	2,982,854	2,803,365	2,623,875	2,444,386	2,264,897	2,085,408	1,905,919
7	Ten unit scheme (flats)	10	£612,333	2,058,073	1,931,819	1,805,565	1,679,312	1,553,058	1,426,804	1,300,550	1,174,297	1,048,043	921,789	795,536
8	Twenty unit scheme (houses and flats)	20	£1,907,861	5,733,432	5,424,804	5,116,175	4,807,546	4,498,917	4,190,289	3,881,660	3,573,031	3,264,402	2,955,774	2,647,145
9	Twenty unit scheme (flats)	20	£1,139,629	4,042,180	3,794,143	3,546,105	3,298,067	3,050,030	2,801,992	2,553,954	2,305,917	2,057,879	1,809,841	1,561,804
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	6,266,881	5,886,363	5,505,845	5,125,327	4,744,809	4,364,291	3,983,773	3,603,256	3,222,738	2,842,220	2,461,702
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	9,422,815	8,838,494	8,254,175	7,669,856	7,085,536	6,501,216	5,916,897	5,332,577	4,748,258	4,163,938	3,579,618
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	6,873,740	6,343,461	5,813,183	5,282,904	4,752,626	4,222,348	3,692,069	3,161,790	2,629,876	2,095,845	1,561,815
13	Seventy unit scheme (industrial/employment led scheme)	70	£2,724,002	12,269,816	11,536,883	10,803,951	10,071,018	9,338,085	8,605,153	7,872,220	7,139,288	6,406,355	5,673,422	4,940,489
14	Seventy unit scheme (flats - higher density)	70	£703,635	10,006,320	9,235,559	8,464,798	7,694,037	6,923,275	6,152,513	5,381,752	4,610,991	3,838,067	3,061,852	2,285,638
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	15,257,759	14,078,456	12,899,152	11,719,848	10,540,544	9,361,241	8,181,937	7,002,633	5,823,330	4,644,026	3,464,722
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	16,745,539	15,703,754	14,661,970	13,620,185	12,578,400	11,536,615	10,494,831	9,453,046	8,411,261	7,369,477	6,324,576
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	24,805,290	22,839,255	20,873,219	18,907,184	16,941,149	14,975,112	13,009,077	11,043,042	9,076,930	7,095,711	5,114,492
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	28,426,202	25,810,404	23,194,605	20,578,806	17,963,007	15,342,567	12,706,595	10,070,624	7,434,651	4,798,679	2,153,769
19	Five hundred unit scheme (flats)	500	£14,652,373	52,979,859	48,028,085	43,076,311	38,108,954	33,120,987	28,133,021	23,145,054	18,157,087	13,169,120	8,135,265	3,096,458
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£5,087,629	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£4,239,691	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) — £6,656,344

	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	One unit scheme (houses)	1	£178,889	409,933	390,030	370,127	350,223	330,320	310,418	290,514	270,611	250,708	230,804	210,901
2	Two unit scheme (houses)	2	£238,519	819,866	780,060	740,253	700,447	660,641	620,834	581,027	541,222	501,415	461,608	421,803
3	Four unit scheme (houses)	4	£258,858	1,331,625	1,266,824	1,202,023	1,137,222	1,072,421	1,007,620	942,819	878,018	813,217	748,416	683,615
4	Seven unit scheme (flats)	7	£442,129	1,460,538	1,370,953	1,281,370	1,191,786	1,102,202	1,012,618	923,034	833,450	743,866	654,282	564,698
5	Nine unit scheme (flats)	9	£374,419	1,643,327	1,542,174	1,441,021	1,339,868	1,238,716	1,137,563	1,036,410	935,256	834,104	732,951	631,798
6	Ten unit scheme (houses)	10	£671,625	3,700,811	3,521,322	3,341,832	3,162,343	2,982,854	2,803,365	2,623,875	2,444,386	2,264,897	2,085,408	1,905,919
7	Ten unit scheme (flats)	10	£400,569	2,058,073	1,931,819	1,805,565	1,679,312	1,553,058	1,426,804	1,300,550	1,174,297	1,048,043	921,789	795,536
8	Twenty unit scheme (houses and flats)	20	£1,248,065	5,733,432	5,424,804	5,116,175	4,807,546	4,498,917	4,190,289	3,881,660	3,573,031	3,264,402	2,955,774	2,647,145
9	Twenty unit scheme (flats)	20	£745,511	4,042,180	3,794,143	3,546,105	3,298,067	3,050,030	2,801,992	2,553,954	2,305,917	2,057,879	1,809,841	1,561,804
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,266,881	5,886,363	5,505,845	5,125,327	4,744,809	4,364,291	3,983,773	3,603,256	3,222,738	2,842,220	2,461,702
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	9,422,815	8,838,494	8,254,175	7,669,856	7,085,536	6,501,216	5,916,897	5,332,577	4,748,258	4,163,938	3,579,618
12	Fifty unit scheme (flats - higher density)	50	£870,872	6,873,740	6,343,461	5,813,183	5,282,904	4,752,626	4,222,348	3,692,069	3,161,790	2,629,876	2,095,845	1,561,815
13	Seventy unit scheme (industrial/employment led scheme)	70	£1,781,959	12,269,816	11,536,883	10,803,951	10,071,018	9,338,085	8,605,153	7,872,220	7,139,288	6,406,355	5,673,422	4,940,489
14	Seventy unit scheme (flats - higher density)	70	£460,296	10,006,320	9,235,559	8,464,798	7,694,037	6,923,275	6,152,513	5,381,752	4,610,991	3,838,067	3,061,852	2,285,638
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	15,257,759	14,078,456	12,899,152	11,719,848	10,540,544	9,361,241	8,181,937	7,002,633	5,823,330	4,644,026	3,464,722
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	16,745,539	15,703,754	14,661,970	13,620,185	12,578,400	11,536,615	10,494,831	9,453,046	8,411,261	7,369,477	6,324,576
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	24,805,290	22,839,255	20,873,219	18,907,184	16,941,149	14,975,112	13,009,077	11,043,042	9,076,930	7,095,711	5,114,492
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	28,426,202	25,810,404	23,194,605	20,578,806	17,963,007	15,342,567	12,706,595	10,070,624	7,434,651	4,798,679	2,153,769
19	Five hundred unit scheme (flats)	500	£9,585,136	52,979,859	48,028,085	43,076,311	38,108,954	33,120,987	28,133,021	23,145,054	18,157,087	13,169,120	8,135,265	3,096,458
20	Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£3,328,172	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£2,773,477	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) — £3,565,943

	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	One unit scheme (houses)	1	£95,835	409,933	390,030	370,127	350,223	330,320	310,418	290,514	270,611	250,708	230,804	210,901
2	Two unit scheme (houses)	-	£127,780	819,866	780,060	740,253	700,447	660,641	620,834	581,027	541,222	501,415	461,608	421,803
3	Four unit scheme (houses)	-	£138,676	1,331,625	1,266,824	1,202,023	1,137,222	1,072,421	1,007,620	942,819	878,018	813,217	748,416	683,615
4	Seven unit scheme (flats)	-	£236,858	1,460,538	1,370,953	1,281,370	1,191,786	1,102,202	1,012,618	923,034	833,450	743,866	654,282	564,698
5	Nine unit scheme (flats)	-	£200,584	1,643,327	1,542,174	1,441,021	1,339,868	1,238,716	1,137,563	1,036,410	935,256	834,104	732,951	631,798
6	Ten unit scheme (houses)	-	£359,804	3,700,811	3,521,322	3,341,832	3,162,343	2,982,854	2,803,365	2,623,875	2,444,386	2,264,897	2,085,408	1,905,919
7	Ten unit scheme (flats)	-	£214,593	2,058,073	1,931,819	1,805,565	1,679,312	1,553,058	1,426,804	1,300,550	1,174,297	1,048,043	921,789	795,536
8	Twenty unit scheme (houses and flats)	-	£668,614	5,733,432	5,424,804	5,116,175	4,807,546	4,498,917	4,190,289	3,881,660	3,573,031	3,264,402	2,955,774	2,647,145
9	Twenty unit scheme (flats)	-	£399,386	4,042,180	3,794,143	3,546,105	3,298,067	3,050,030	2,801,992	2,553,954	2,305,917	2,057,879	1,809,841	1,561,804
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	6,266,881	5,886,363	5,505,845	5,125,327	4,744,809	4,364,291	3,983,773	3,603,256	3,222,738	2,842,220	2,461,702
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	9,422,815	8,838,494	8,254,175	7,669,856	7,085,536	6,501,216	5,916,897	5,332,577	4,748,258	4,163,938	3,579,618
12	Fifty unit scheme (flats - higher density)	-	£466,544	6,873,740	6,343,461	5,813,183	5,282,904	4,752,626	4,222,348	3,692,069	3,161,790	2,629,876	2,095,845	1,561,815
13	Seventy unit scheme (industrial/employment led scheme)	-	£954,633	12,269,816	11,536,883	10,803,951	10,071,018	9,338,085	8,605,153	7,872,220	7,139,288	6,406,355	5,673,422	4,940,489
14	Seventy unit scheme (flats - higher density)	-	£246,590	10,006,320	9,235,559	8,464,798	7,694,037	6,923,275	6,152,513	5,381,752	4,610,991	3,838,067	3,061,852	2,285,638
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	15,257,759	14,078,456	12,899,152	11,719,848	10,540,544	9,361,241	8,181,937	7,002,633	5,823,330	4,644,026	3,464,722
16	One hundred unit scheme (flats - higher density)	-	£999,738	16,745,539	15,703,754	14,661,970	13,620,185	12,578,400	11,536,615	10,494,831	9,453,046	8,411,261	7,369,477	6,324,576
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	24,805,290	22,839,255	20,873,219	18,907,184	16,941,149	14,975,112	13,009,077	11,043,042	9,076,930	7,095,711	5,114,492
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	28,426,202	25,810,404	23,194,605	20,578,806	17,963,007	15,342,567	12,706,595	10,070,624	7,434,651	4,798,679	2,153,769
19	Five hundred unit scheme (flats)	-	£5,134,958	52,979,859	48,028,085	43,076,311	38,108,954	33,120,987	28,133,021	23,145,054	18,157,087	13,169,120	8,135,265	3,096,458
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£1,782,971	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£1,485,810	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) — £500,000 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
1	One unit scheme (houses)	1	£13,438	409,933	390,030	370,127	350,223	330,320	310,418	290,514	270,611	250,708	230,804	210,901
2	Two unit scheme (houses)	2	£17,917	819,866	780,060	740,253	700,447	660,641	620,834	581,027	541,222	501,415	461,608	421,803
3	Four unit scheme (houses)	4	£19,444	1,331,625	1,266,824	1,202,023	1,137,222	1,072,421	1,007,620	942,819	878,018	813,217	748,416	683,615
4	Seven unit scheme (flats)	7	£33,211	1,460,538	1,370,953	1,281,370	1,191,786	1,102,202	1,012,618	923,034	833,450	743,866	654,282	564,698
5	Nine unit scheme (flats)	9	£28,125	1,643,327	1,542,174	1,441,021	1,339,868	1,238,716	1,137,563	1,036,410	935,256	834,104	732,951	631,798
6	Ten unit scheme (houses)	10	£50,450	3,700,811	3,521,322	3,341,832	3,162,343	2,982,854	2,803,365	2,623,875	2,444,386	2,264,897	2,085,408	1,905,919
7	Ten unit scheme (flats)	10	£30,089	2,058,073	1,931,819	1,805,565	1,679,312	1,553,058	1,426,804	1,300,550	1,174,297	1,048,043	921,789	795,536
8	Twenty unit scheme (houses and flats)	20	£93,750	5,733,432	5,424,804	5,116,175	4,807,546	4,498,917	4,190,289	3,881,660	3,573,031	3,264,402	2,955,774	2,647,145
9	Twenty unit scheme (flats)	20	£56,000	4,042,180	3,794,143	3,546,105	3,298,067	3,050,030	2,801,992	2,553,954	2,305,917	2,057,879	1,809,841	1,561,804
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	6,266,881	5,886,363	5,505,845	5,125,327	4,744,809	4,364,291	3,983,773	3,603,256	3,222,738	2,842,220	2,461,702
11	Fifty unit scheme (flats - lower density)	50	£180,208	9,422,815	8,838,494	8,254,175	7,669,856	7,085,536	6,501,216	5,916,897	5,332,577	4,748,258	4,163,938	3,579,618
12	Fifty unit scheme (flats - higher density)	50	£65,417	6,873,740	6,343,461	5,813,183	5,282,904	4,752,626	4,222,348	3,692,069	3,161,790	2,629,876	2,095,845	1,561,815
13	Seventy unit scheme (industrial/employment led scheme)	70	£133,854	12,269,816	11,536,883	10,803,951	10,071,018	9,338,085	8,605,153	7,872,220	7,139,288	6,406,355	5,673,422	4,940,489
14	Seventy unit scheme (flats - higher density)	70	£34,576	10,006,320	9,235,559	8,464,798	7,694,037	6,923,275	6,152,513	5,381,752	4,610,991	3,838,067	3,061,852	2,285,638
15	One hundred unit scheme (flats - lower density)	100	£147,500	15,257,759	14,078,456	12,899,152	11,719,848	10,540,544	9,361,241	8,181,937	7,002,633	5,823,330	4,644,026	3,464,722
16	One hundred unit scheme (flats - higher density)	100	£140,179	16,745,539	15,703,754	14,661,970	13,620,185	12,578,400	11,536,615	10,494,831	9,453,046	8,411,261	7,369,477	6,324,576
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	24,805,290	22,839,255	20,873,219	18,907,184	16,941,149	14,975,112	13,009,077	11,043,042	9,076,930	7,095,711	5,114,492
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	28,426,202	25,810,404	23,194,605	20,578,806	17,963,007	15,342,567	12,706,595	10,070,624	7,434,651	4,798,679	2,153,769
19	Five hundred unit scheme (flats)	500	£720,000	52,979,859	48,028,085	43,076,311	38,108,954	33,120,987	28,133,021	23,145,054	18,157,087	13,169,120	8,135,265	3,096,458
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£250,000	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£208,333	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

Table 6.11.6: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £9,450 per square metre)

EALING LOCAL PLAN VIABILITY TESTING — Sales value £9,450 psm — AH tenure — Rented 70% — SO 30% — Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) — £10,175,259 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
1	One unit scheme (houses)	1	£273,460	441,940	420,435	398,932	377,428	355,925	334,422	312,918	291,415	269,911	248,408	226,905
2	Two unit scheme (houses)	2	£364,613	883,878	840,871	797,865	754,858	711,850	668,843	625,836	582,829	539,823	496,816	453,809
3	Four unit scheme (houses)	4	£395,705	1,435,831	1,365,820	1,295,808	1,225,797	1,155,785	1,085,774	1,015,763	945,752	875,741	805,729	735,718
4	Seven unit scheme (flats)	7	£675,863	1,607,385	1,510,459	1,413,533	1,316,607	1,219,680	1,122,753	1,025,827	928,901	831,975	735,048	638,122
5	Nine unit scheme (flats)	9	£572,358	1,809,139	1,699,695	1,590,252	1,480,808	1,371,364	1,261,921	1,152,478	1,043,035	933,591	824,148	714,704
6	Ten unit scheme (houses)	10	£1,026,684	3,992,408	3,798,339	3,604,271	3,410,201	3,216,132	3,022,063	2,827,994	2,633,924	2,439,856	2,245,786	2,051,718
7	Ten unit scheme (flats)	10	£612,333	2,265,030	2,128,429	1,991,828	1,855,225	1,718,624	1,582,022	1,445,421	1,308,819	1,172,217	1,035,616	899,015
8	Twenty unit scheme (houses and flats)	20	£1,907,861	6,237,396	5,903,569	5,569,743	5,235,915	4,902,089	4,568,261	4,234,435	3,900,607	3,566,781	3,232,953	2,899,127
9	Twenty unit scheme (flats)	20	£1,139,629	4,448,769	4,180,401	3,912,035	3,643,667	3,375,300	3,106,933	2,838,566	2,570,199	2,301,832	2,033,465	1,765,098
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	6,894,587	6,482,684	6,070,780	5,658,878	5,246,975	4,835,072	4,423,168	4,011,265	3,599,362	3,187,459	2,775,555
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	10,404,553	9,771,146	9,137,739	8,504,333	7,870,926	7,237,520	6,604,114	5,970,707	5,337,300	4,703,893	4,070,488
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	7,764,681	7,189,855	6,615,030	6,040,204	5,465,378	4,890,554	4,315,728	3,740,903	3,166,077	2,590,955	2,011,915
13	Seventy unit scheme (industrial/employment led scheme)	70	£2,724,002	13,500,794	12,706,741	11,912,237	11,117,732	10,323,228	9,528,724	8,734,220	7,939,716	7,145,212	6,350,708	5,556,204
14	Seventy unit scheme (flats - higher density)	70	£703,635	11,301,307	10,465,796	9,630,285	8,794,774	7,959,264	7,123,753	6,288,242	5,452,731	4,617,221	3,781,497	2,939,860
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	17,240,133	15,966,848	14,692,790	13,413,840	12,134,890	10,855,940	9,576,989	8,298,039	7,019,089	5,740,139	4,461,188
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	18,498,076	17,368,664	16,239,253	15,109,841	13,980,430	12,851,018	11,721,606	10,592,195	9,462,783	8,333,372	7,203,960
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	28,189,768	26,058,132	23,922,682	21,787,232	19,651,782	17,516,331	15,380,882	13,245,431	11,109,981	8,974,531	6,827,031
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	32,941,919	30,100,334	27,258,750	24,417,165	21,575,581	18,733,996	15,892,411	13,037,707	10,173,499	7,309,289	4,445,080
19	Five hundred unit scheme (flats)	500	£14,652,373	61,146,708	55,791,261	50,430,899	45,070,537	39,710,175	34,325,897	28,925,072	23,524,248	18,123,422	12,722,597	7,275,220
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£5,087,629	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£4,239,691	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) — £6,656,344

	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	One unit scheme (houses)	1	£178,889	441,940	420,435	398,932	377,428	355,925	334,422	312,918	291,415	269,911	248,408	226,905
2	Two unit scheme (houses)	2	£238,519	883,878	840,871	797,865	754,858	711,850	668,843	625,836	582,829	539,823	496,816	453,809
3	Four unit scheme (houses)	4	£258,858	1,435,831	1,365,820	1,295,808	1,225,797	1,155,785	1,085,774	1,015,763	945,752	875,741	805,729	735,718
4	Seven unit scheme (flats)	7	£442,129	1,607,385	1,510,459	1,413,533	1,316,607	1,219,680	1,122,753	1,025,827	928,901	831,975	735,048	638,122
5	Nine unit scheme (flats)	9	£374,419	1,809,139	1,699,695	1,590,252	1,480,808	1,371,364	1,261,921	1,152,478	1,043,035	933,591	824,148	714,704
6	Ten unit scheme (houses)	10	£671,625	3,992,408	3,798,339	3,604,271	3,410,201	3,216,132	3,022,063	2,827,994	2,633,924	2,439,856	2,245,786	2,051,718
7	Ten unit scheme (flats)	10	£400,569	2,265,030	2,128,429	1,991,828	1,855,225	1,718,624	1,582,022	1,445,421	1,308,819	1,172,217	1,035,616	899,015
8	Twenty unit scheme (houses and flats)	20	£1,248,065	6,237,396	5,903,569	5,569,743	5,235,915	4,902,089	4,568,261	4,234,435	3,900,607	3,566,781	3,232,953	2,899,127
9	Twenty unit scheme (flats)	20	£745,511	4,448,769	4,180,401	3,912,035	3,643,667	3,375,300	3,106,933	2,838,566	2,570,199	2,301,832	2,033,465	1,765,098
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,894,587	6,482,684	6,070,780	5,658,878	5,246,975	4,835,072	4,423,168	4,011,265	3,599,362	3,187,459	2,775,555
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	10,404,553	9,771,146	9,137,739	8,504,333	7,870,926	7,237,520	6,604,114	5,970,707	5,337,300	4,703,893	4,070,488
12	Fifty unit scheme (flats - higher density)	50	£870,872	7,764,681	7,189,855	6,615,030	6,040,204	5,465,378	4,890,554	4,315,728	3,740,903	3,166,077	2,590,955	2,011,915
13	Seventy unit scheme (industrial/employment led scheme)	70	£1,781,959	13,500,794	12,706,741	11,912,237	11,117,732	10,323,228	9,528,724	8,734,220	7,939,716	7,145,212	6,350,708	5,556,204
14	Seventy unit scheme (flats - higher density)	70	£460,296	11,301,307	10,465,796	9,630,285	8,794,774	7,959,264	7,123,753	6,288,242	5,452,731	4,617,221	3,781,497	2,939,860
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	17,240,133	15,966,848	14,692,790	13,413,840	12,134,890	10,855,940	9,576,989	8,298,039	7,019,089	5,740,139	4,461,188
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	18,498,076	17,368,664	16,239,253	15,109,841	13,980,430	12,851,018	11,721,606	10,592,195	9,462,783	8,333,372	7,203,960
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	28,189,768	26,058,132	23,922,682	21,787,232	19,651,782	17,516,331	15,380,882	13,245,431	11,109,981	8,974,531	6,827,031
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	32,941,919	30,100,334	27,258,750	24,417,165	21,575,581	18,733,996	15,892,411	13,037,707	10,173,499	7,309,289	4,445,080
19	Five hundred unit scheme (flats)	500	£9,585,136	61,146,708	55,791,261	50,430,899	45,070,537	39,710,175	34,325,897	28,925,072	23,524,248	18,123,422	12,722,597	7,275,220
20	Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£3,328,172	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£2,773,477	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) — £3,565,943

	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	One unit scheme (houses)	1	£95,835	441,940	420,435	398,932	377,428	355,925	334,422	312,918	291,415	269,911	248,408	226,905
2	Two unit scheme (houses)	-	£127,780	883,878	840,871	797,865	754,858	711,850	668,843	625,836	582,829	539,823	496,816	453,809
3	Four unit scheme (houses)	-	£138,676	1,435,831	1,365,820	1,295,808	1,225,797	1,155,785	1,085,774	1,015,763	945,752	875,741	805,729	735,718
4	Seven unit scheme (flats)	-	£236,858	1,607,385	1,510,459	1,413,533	1,316,607	1,219,680	1,122,753	1,025,827	928,901	831,975	735,048	638,122
5	Nine unit scheme (flats)	-	£200,584	1,809,139	1,699,695	1,590,252	1,480,808	1,371,364	1,261,921	1,152,478	1,043,035	933,591	824,148	714,704
6	Ten unit scheme (houses)	-	£359,804	3,992,408	3,798,339	3,604,271	3,410,201	3,216,132	3,022,063	2,827,994	2,633,924	2,439,856	2,245,786	2,051,718
7	Ten unit scheme (flats)	-	£214,593	2,265,030	2,128,429	1,991,828	1,855,225	1,718,624	1,582,022	1,445,421	1,308,819	1,172,217	1,035,616	899,015
8	Twenty unit scheme (houses and flats)	-	£668,614	6,237,396	5,903,569	5,569,743	5,235,915	4,902,089	4,568,261	4,234,435	3,900,607	3,566,781	3,232,953	2,899,127
9	Twenty unit scheme (flats)	-	£399,386	4,448,769	4,180,401	3,912,035	3,643,667	3,375,300	3,106,933	2,838,566	2,570,199	2,301,832	2,033,465	1,765,098
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	6,894,587	6,482,684	6,070,780	5,658,878	5,246,975	4,835,072	4,423,168	4,011,265	3,599,362	3,187,459	2,775,555
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	10,404,553	9,771,146	9,137,739	8,504,333	7,870,926	7,237,520	6,604,114	5,970,707	5,337,300	4,703,893	4,070,488
12	Fifty unit scheme (flats - higher density)	-	£466,544	7,764,681	7,189,855	6,615,030	6,040,204	5,465,378	4,890,554	4,315,728	3,740,903	3,166,077	2,590,955	2,011,915
13	Seventy unit scheme (industrial/employment led scheme)	-	£954,633	13,500,794	12,706,741	11,912,237	11,117,732	10,323,228	9,528,724	8,734,220	7,939,716	7,145,212	6,350,708	5,556,204
14	Seventy unit scheme (flats - higher density)	-	£246,590	11,301,307	10,465,796	9,630,285	8,794,774	7,959,264	7,123,753	6,288,242	5,452,731	4,617,221	3,781,497	2,939,860
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	17,240,133	15,966,848	14,692,790	13,413,840	12,134,890	10,855,940	9,576,989	8,298,039	7,019,089	5,740,139	4,461,188
16	One hundred unit scheme (flats - higher density)	-	£999,738	18,498,076	17,368,664	16,239,253	15,109,841	13,980,430	12,851,018	11,721,606	10,592,195	9,462,783	8,333,372	7,203,960
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	28,189,768	26,058,132	23,922,682	21,787,232	19,651,782	17,516,331	15,380,882	13,245,431	11,109,981	8,974,531	6,827,031
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	32,941,919	30,100,334	27,258,750	24,417,165	21,575,581	18,733,996	15,892,411	13,037,707	10,173,499	7,309,289	4,445,080
19	Five hundred unit scheme (flats)	-	£5,134,958	61,146,708	55,791,261	50,430,899	45,070,537	39,710,175	34,325,897	28,925,072	23,524,248	18,123,422	12,722,597	7,275,220
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£1,782,971	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£1,485,810	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) — £500,000 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
1	One unit scheme (houses)	1	£13,438	441,940	420,435	398,932	377,428	355,925	334,422	312,918	291,415	269,911	248,408	226,905
2	Two unit scheme (houses)	2	£17,917	883,878	840,871	797,865	754,858	711,850	668,843	625,836	582,829	539,823	496,816	453,809
3	Four unit scheme (houses)	4	£19,444	1,435,831	1,365,820	1,295,808	1,225,797	1,155,785	1,085,774	1,015,763	945,752	875,741	805,729	735,718
4	Seven unit scheme (flats)	7	£33,211	1,607,385	1,510,459	1,413,533	1,316,607	1,219,680	1,122,753	1,025,827	928,901	831,975	735,048	638,122
5	Nine unit scheme (flats)	9	£28,125	1,809,139	1,699,695	1,590,252	1,480,808	1,371,364	1,261,921	1,152,478	1,043,035	933,591	824,148	714,704
6	Ten unit scheme (houses)	10	£50,450	3,992,408	3,798,339	3,604,271	3,410,201	3,216,132	3,022,063	2,827,994	2,633,924	2,439,856	2,245,786	2,051,718
7	Ten unit scheme (flats)	10	£30,089	2,265,030	2,128,429	1,991,828	1,855,225	1,718,624	1,582,022	1,445,421	1,308,819	1,172,217	1,035,616	899,015
8	Twenty unit scheme (houses and flats)	20	£93,750	6,237,396	5,903,569	5,569,743	5,235,915	4,902,089	4,568,261	4,234,435	3,900,607	3,566,781	3,232,953	2,899,127
9	Twenty unit scheme (flats)	20	£56,000	4,448,769	4,180,401	3,912,035	3,643,667	3,375,300	3,106,933	2,838,566	2,570,199	2,301,832	2,033,465	1,765,098
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	6,894,587	6,482,684	6,070,780	5,658,878	5,246,975	4,835,072	4,423,168	4,011,265	3,599,362	3,187,459	2,775,555
11	Fifty unit scheme (flats - lower density)	50	£180,208	10,404,553	9,771,146	9,137,739	8,504,333	7,870,926	7,237,520	6,604,114	5,970,707	5,337,300	4,703,893	4,070,488
12	Fifty unit scheme (flats - higher density)	50	£65,417	7,764,681	7,189,855	6,615,030	6,040,204	5,465,378	4,890,554	4,315,728	3,740,903	3,166,077	2,590,955	2,011,915
13	Seventy unit scheme (industrial/employment led scheme)	70	£133,854	13,500,794	12,706,741	11,912,237	11,117,732	10,323,228	9,528,724	8,734,220	7,939,716	7,145,212	6,350,708	5,556,204
14	Seventy unit scheme (flats - higher density)	70	£34,576	11,301,307	10,465,796	9,630,285	8,794,774	7,959,264	7,123,753	6,288,242	5,452,731	4,617,221	3,781,497	2,939,860
15	One hundred unit scheme (flats - lower density)	100	£147,500	17,240,133	15,966,848	14,692,790	13,413,840	12,134,890	10,855,940	9,576,989	8,298,039	7,019,089	5,740,139	4,461,188
16	One hundred unit scheme (flats - higher density)	100	£140,179	18,498,076	17,368,664	16,239,253	15,109,841	13,980,430	12,851,018	11,721,606	10,592,195	9,462,783	8,333,372	7,203,960
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	28,189,768	26,058,132	23,922,682	21,787,232	19,651,782	17,516,331	15,380,882	13,245,431	11,109,981	8,974,531	6,827,031
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	32,941,919	30,100,334	27,258,750	24,417,165	21,575,581	18,733,996	15,892,411	13,037,707	10,173,499	7,309,289	4,445,080
19	Five hundred unit scheme (flats)	500	£720,000	61,146,708	55,791,261	50,430,899	45,070,537	39,710,175	34,325,897	28,925,072	23,524,248	18,123,422	12,722,597	7,275,220
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£250,000	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£208,333	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

Table 6.11.7: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £9,888 per square metre)

EALING LOCAL PLAN VIABILITY TESTING — Sales value £9,888 psm — AH tenure — Rented 70% — SO 30% — Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) — £10,175,259 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	One unit scheme (houses)	1	£273,460	473,945	450,841	427,738	404,634	381,530	358,427	335,322	312,219	289,115	266,011	242,907
2	Two unit scheme (houses)	2	£364,613	947,891	901,683	855,475	809,268	763,060	716,852	670,645	624,437	578,230	532,022	485,814
3	Four unit scheme (houses)	4	£395,705	1,540,037	1,464,815	1,389,593	1,314,372	1,239,151	1,163,929	1,088,707	1,013,486	938,264	863,042	787,821
4	Seven unit scheme (flats)	7	£675,863	1,754,233	1,649,964	1,545,696	1,441,427	1,337,158	1,232,890	1,128,620	1,024,352	920,083	815,814	711,546
5	Nine unit scheme (flats)	9	£572,358	1,974,950	1,857,216	1,739,482	1,621,748	1,504,014	1,386,280	1,268,546	1,150,812	1,033,078	915,344	797,610
6	Ten unit scheme (houses)	10	£1,026,684	4,284,006	4,075,356	3,866,708	3,658,059	3,449,409	3,240,761	3,032,112	2,823,463	2,614,814	2,406,165	2,197,516
7	Ten unit scheme (flats)	10	£612,333	2,471,988	2,325,039	2,178,089	2,031,139	1,884,190	1,737,241	1,590,291	1,443,342	1,296,392	1,149,442	1,002,493
8	Twenty unit scheme (houses and flats)	20	£1,907,861	6,741,360	6,382,335	6,023,310	5,664,285	5,305,260	4,946,235	4,587,209	4,228,184	3,869,159	3,510,134	3,151,109
9	Twenty unit scheme (flats)	20	£1,139,629	4,855,357	4,566,660	4,277,963	3,989,267	3,700,570	3,411,874	3,123,178	2,834,481	2,545,785	2,257,089	1,968,391
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	7,522,294	7,079,006	6,635,717	6,192,429	5,749,140	5,305,852	4,862,563	4,419,275	3,975,986	3,532,698	3,089,409
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	11,384,188	10,703,044	10,021,303	9,338,810	8,656,316	7,973,823	7,291,330	6,608,836	5,926,343	5,243,850	4,561,356
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	8,655,623	8,036,250	7,416,877	6,797,505	6,178,132	5,558,759	4,939,387	4,320,014	3,700,642	3,081,269	2,461,897
13	Seventy unit scheme (industrial/employment led scheme)	70	£2,724,002	14,723,751	13,869,369	13,014,987	12,160,605	11,306,223	10,451,841	9,596,220	8,740,145	7,884,069	7,027,994	6,171,918
14	Seventy unit scheme (flats - higher density)	70	£703,635	12,596,293	11,696,032	10,795,773	9,895,513	8,995,253	8,094,992	7,194,732	6,294,473	5,394,213	4,493,952	3,593,692
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	19,215,924	17,843,846	16,471,774	15,099,698	13,727,624	12,350,638	10,972,041	9,593,444	8,214,847	6,836,251	5,457,654
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	20,250,612	19,033,574	17,816,536	16,599,498	15,382,460	14,165,421	12,948,382	11,731,344	10,514,306	9,297,268	8,080,229
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	31,548,837	29,254,611	26,960,385	24,666,159	22,362,415	20,057,551	17,752,686	15,447,822	13,142,957	10,838,092	8,533,227
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	37,457,636	34,390,266	31,322,896	28,255,525	25,188,155	22,120,784	19,053,414	15,986,042	12,912,346	9,819,899	6,727,452
19	Five hundred unit scheme (flats)	500	£14,652,373	69,247,806	63,511,476	57,775,145	52,016,536	46,247,587	40,478,636	34,705,091	28,891,407	23,077,724	17,264,040	11,450,356
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£8,445,465	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£5,087,629	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£4,239,691	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) — £6,656,344

				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	One unit scheme (houses)	1	£178,889	473,945	450,841	427,738	404,634	381,530	358,427	335,322	312,219	289,115	266,011	242,907
2	Two unit scheme (houses)	2	£238,519	947,891	901,683	855,475	809,268	763,060	716,852	670,645	624,437	578,230	532,022	485,814
3	Four unit scheme (houses)	4	£258,858	1,540,037	1,464,815	1,389,593	1,314,372	1,239,151	1,163,929	1,088,707	1,013,486	938,264	863,042	787,821
4	Seven unit scheme (flats)	7	£442,129	1,754,233	1,649,964	1,545,696	1,441,427	1,337,158	1,232,890	1,128,620	1,024,352	920,083	815,814	711,546
5	Nine unit scheme (flats)	9	£374,419	1,974,950	1,857,216	1,739,482	1,621,748	1,504,014	1,386,280	1,268,546	1,150,812	1,033,078	915,344	797,610
6	Ten unit scheme (houses)	10	£671,625	4,284,006	4,075,356	3,866,708	3,658,059	3,449,409	3,240,761	3,032,112	2,823,463	2,614,814	2,406,165	2,197,516
7	Ten unit scheme (flats)	10	£400,569	2,471,988	2,325,039	2,178,089	2,031,139	1,884,190	1,737,241	1,590,291	1,443,342	1,296,392	1,149,442	1,002,493
8	Twenty unit scheme (houses and flats)	20	£1,248,065	6,741,360	6,382,335	6,023,310	5,664,285	5,305,260	4,946,235	4,587,209	4,228,184	3,869,159	3,510,134	3,151,109
9	Twenty unit scheme (flats)	20	£745,511	4,855,357	4,566,660	4,277,963	3,989,267	3,700,570	3,411,874	3,123,178	2,834,481	2,545,785	2,257,089	1,968,391
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	7,522,294	7,079,006	6,635,717	6,192,429	5,749,140	5,305,852	4,862,563	4,419,275	3,975,986	3,532,698	3,089,409
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	11,384,188	10,703,044	10,021,303	9,338,810	8,656,316	7,973,823	7,291,330	6,608,836	5,926,343	5,243,850	4,561,356
12	Fifty unit scheme (flats - higher density)	50	£870,872	8,655,623	8,036,250	7,416,877	6,797,505	6,178,132	5,558,759	4,939,387	4,320,014	3,700,642	3,081,269	2,461,897
13	Seventy unit scheme (industrial/employment led scheme)	70	£1,781,959	14,723,751	13,869,369	13,014,987	12,160,605	11,306,223	10,451,841	9,596,220	8,740,145	7,884,069	7,027,994	6,171,918
14	Seventy unit scheme (flats - higher density)	70	£460,296	12,596,293	11,696,032	10,795,773	9,895,513	8,995,253	8,094,992	7,194,732	6,294,473	5,394,213	4,493,952	3,593,692
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	19,215,924	17,843,846	16,471,774	15,099,698	13,727,624	12,350,638	10,972,041	9,593,444	8,214,847	6,836,251	5,457,654
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	20,250,612	19,033,574	17,816,536	16,599,498	15,382,460	14,165,421	12,948,382	11,731,344	10,514,306	9,297,268	8,080,229
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	31,548,837	29,254,611	26,960,385	24,666,159	22,362,415	20,057,551	17,752,686	15,447,822	13,142,957	10,838,092	8,533,227
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	37,457,636	34,390,266	31,322,896	28,255,525	25,188,155	22,120,784	19,053,414	15,986,042	12,912,346	9,819,899	6,727,452
19	Five hundred unit scheme (flats)	500	£9,585,136	69,247,806	63,511,476	57,775,145	52,016,536	46,247,587	40,478,636	34,705,091	28,891,407	23,077,724	17,264,040	11,450,356
20	Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£2,307,533	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£5,524,766	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519
24	Office development	-	£3,328,172	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£2,773,477	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) — £3,565,943

				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	One unit scheme (houses)	1	£95,835	473,945	450,841	427,738	404,634	381,530	358,427	335,322	312,219	289,115	266,011	242,907
2	Two unit scheme (houses)	-	£127,780	947,891	901,683	855,475	809,268	763,060	716,852	670,645	624,437	578,230	532,022	485,814
3	Four unit scheme (houses)	-	£138,676	1,540,037	1,464,815	1,389,593	1,314,372	1,239,151	1,163,929	1,088,707	1,013,486	938,264	863,042	787,821
4	Seven unit scheme (flats)	-	£236,858	1,754,233	1,649,964	1,545,696	1,441,427	1,337,158	1,232,890	1,128,620	1,024,352	920,083	815,814	711,546
5	Nine unit scheme (flats)	-	£200,584	1,974,950	1,857,216	1,739,482	1,621,748	1,504,014	1,386,280	1,268,546	1,150,812	1,033,078	915,344	797,610
6	Ten unit scheme (houses)	-	£359,804	4,284,006	4,075,356	3,866,708	3,658,059	3,449,409	3,240,761	3,032,112	2,823,463	2,614,814	2,406,165	2,197,516
7	Ten unit scheme (flats)	-	£214,593	2,471,988	2,325,039	2,178,089	2,031,139	1,884,190	1,737,241	1,590,291	1,443,342	1,296,392	1,149,442	1,002,493
8	Twenty unit scheme (houses and flats)	-	£668,614	6,741,360	6,382,335	6,023,310	5,664,285	5,305,260	4,946,235	4,587,209	4,228,184	3,869,159	3,510,134	3,151,109
9	Twenty unit scheme (flats)	-	£399,386	4,855,357	4,566,660	4,277,963	3,989,267	3,700,570	3,411,874	3,123,178	2,834,481	2,545,785	2,257,089	1,968,391
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	7,522,294	7,079,006	6,635,717	6,192,429	5,749,140	5,305,852	4,862,563	4,419,275	3,975,986	3,532,698	3,089,409
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	11,384,188	10,703,044	10,021,303	9,338,810	8,656,316	7,973,823	7,291,330	6,608,836	5,926,343	5,243,850	4,561,356
12	Fifty unit scheme (flats - higher density)	-	£466,544	8,655,623	8,036,250	7,416,877	6,797,505	6,178,132	5,558,759	4,939,387	4,320,014	3,700,642	3,081,269	2,461,897
13	Seventy unit scheme (industrial/employment led scheme)	-	£954,633	14,723,751	13,869,369	13,014,987	12,160,605	11,306,223	10,451,841	9,596,220	8,740,145	7,884,069	7,027,994	6,171,918
14	Seventy unit scheme (flats - higher density)	-	£246,590	12,596,293	11,696,032	10,795,773	9,895,513	8,995,253	8,094,992	7,194,732	6,294,473	5,394,213	4,493,952	3,593,692
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	19,215,924	17,843,846	16,471,774	15,099,698	13,727,624	12,350,638	10,972,041	9,593,444	8,214,847	6,836,251	5,457,654
16	One hundred unit scheme (flats - higher density)	-	£999,738	20,250,612	19,033,574	17,816,536	16,599,498	15,382,460	14,165,421	12,948,382	11,731,344	10,514,306	9,297,268	8,080,229
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	31,548,837	29,254,611	26,960,385	24,666,159	22,362,415	20,057,551	17,752,686	15,447,822	13,142,957	10,838,092	8,533,227
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	37,457,636	34,390,266	31,322,896	28,255,525	25,188,155	22,120,784	19,053,414	15,986,042	12,912,346	9,819,899	6,727,452
19	Five hundred unit scheme (flats)	-	£5,134,958	69,247,806	63,511,476	57,775,145	52,016,536	46,247,587	40,478,636	34,705,091	28,891,407	23,077,724	17,264,040	11,450,356
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£1,236,194	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£2,959,733	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£1,782,971	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£1,485,810	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) — £500,000 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	One unit scheme (houses)	1	£13,438	473,945	450,841	427,738	404,634	381,530	358,427	335,322	312,219	289,115	266,011	242,907
2	Two unit scheme (houses)	2	£17,917	947,891	901,683	855,475	809,268	763,060	716,852	670,645	624,437	578,230	532,022	485,814
3	Four unit scheme (houses)	4	£19,444	1,540,037	1,464,815	1,389,593	1,314,372	1,239,151	1,163,929	1,088,707	1,013,486	938,264	863,042	787,821
4	Seven unit scheme (flats)	7	£33,211	1,754,233	1,649,964	1,545,696	1,441,427	1,337,158	1,232,890	1,128,620	1,024,352	920,083	815,814	711,546
5	Nine unit scheme (flats)	9	£28,125	1,974,950	1,857,216	1,739,482	1,621,748	1,504,014	1,386,280	1,268,546	1,150,812	1,033,078	915,344	797,610
6	Ten unit scheme (houses)	10	£50,450	4,284,006	4,075,356	3,866,708	3,658,059	3,449,409	3,240,761	3,032,112	2,823,463	2,614,814	2,406,165	2,197,516
7	Ten unit scheme (flats)	10	£30,089	2,471,988	2,325,039	2,178,089	2,031,139	1,884,190	1,737,241	1,590,291	1,443,342	1,296,392	1,149,442	1,002,493
8	Twenty unit scheme (houses and flats)	20	£93,750	6,741,360	6,382,335	6,023,310	5,664,285	5,305,260	4,946,235	4,587,209	4,228,184	3,869,159	3,510,134	3,151,109
9	Twenty unit scheme (flats)	20	£56,000	4,855,357	4,566,660	4,277,963	3,989,267	3,700,570	3,411,874	3,123,178	2,834,481	2,545,785	2,257,089	1,968,391
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	7,522,294	7,079,006	6,635,717	6,192,429	5,749,140	5,305,852	4,862,563	4,419,275	3,975,986	3,532,698	3,089,409
11	Fifty unit scheme (flats - lower density)	50	£180,208	11,384,188	10,703,044	10,021,303	9,338,810	8,656,316	7,973,823	7,291,330	6,608,836	5,926,343	5,243,850	4,561,356
12	Fifty unit scheme (flats - higher density)	50	£65,417	8,655,623	8,036,250	7,416,877	6,797,505	6,178,132	5,558,759	4,939,387	4,320,014	3,700,642	3,081,269	2,461,897
13	Seventy unit scheme (industrial/employment led scheme)	70	£133,854	14,723,751	13,869,369	13,014,987	12,160,605	11,306,223	10,451,841	9,596,220	8,740,145	7,884,069	7,027,994	6,171,918
14	Seventy unit scheme (flats - higher density)	70	£34,576	12,596,293	11,696,032	10,795,773	9,895,513	8,995,253	8,094,992	7,194,732	6,294,473	5,394,213	4,493,952	3,593,692
15	One hundred unit scheme (flats - lower density)	100	£147,500	19,215,924	17,843,846	16,471,774	15,099,698	13,727,624	12,350,638	10,972,041	9,593,444	8,214,847	6,836,251	5,457,654
16	One hundred unit scheme (flats - higher density)	100	£140,179	20,250,612	19,033,574	17,816,536	16,599,498	15,382,460	14,165,421	12,948,382	11,731,344	10,514,306	9,297,268	8,080,229
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	31,548,837	29,254,611	26,960,385	24,666,159	22,362,415	20,057,551	17,752,686	15,447,822	13,142,957	10,838,092	8,533,227
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	37,457,636	34,390,266	31,322,896	28,255,525	25,188,155	22,120,784	19,053,414	15,986,042	12,912,346	9,819,899	6,727,452
19	Five hundred unit scheme (flats)	500	£720,000	69,247,806	63,511,476	57,775,145	52,016,536	46,247,587	40,478,636	34,705,091	28,891,407	23,077,724	17,264,040	11,450,356
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£415,000	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519
24	Office development	-	£250,000	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£208,333	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

Table 6.11.8: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £10,326 per square metre)

EALING LOCAL PLAN VIABILITY TESTING — Sales value £10,326 psm — AH tenure — Rented 70% — SO 30% — Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) — £10,175,259 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	One unit scheme (houses)	1	£273,460	505,951	481,248	456,543	431,839	407,135	382,431	357,727	333,022	308,319	283,614	258,911
2	Two unit scheme (houses)	2	£364,613	1,011,902	962,494	913,086	863,678	814,270	764,862	715,454	666,045	616,637	567,229	517,821
3	Four unit scheme (houses)	4	£395,705	1,644,243	1,563,811	1,483,379	1,402,947	1,322,515	1,242,083	1,161,651	1,081,220	1,000,787	920,356	839,924
4	Seven unit scheme (flats)	7	£675,863	1,901,081	1,789,470	1,677,858	1,566,247	1,454,637	1,343,025	1,231,414	1,119,803	1,008,192	896,581	784,970
5	Nine unit scheme (flats)	9	£572,358	2,140,762	2,014,737	1,888,713	1,762,688	1,636,664	1,510,639	1,384,615	1,258,590	1,132,566	1,006,540	880,515
6	Ten unit scheme (houses)	10	£1,026,684	4,575,603	4,352,374	4,129,145	3,905,917	3,682,688	3,459,459	3,236,230	3,013,001	2,789,772	2,566,543	2,343,315
7	Ten unit scheme (flats)	10	£612,333	2,678,945	2,521,648	2,364,351	2,207,053	2,049,756	1,892,459	1,735,161	1,577,864	1,420,567	1,263,269	1,105,972
8	Twenty unit scheme (houses and flats)	20	£1,907,861	7,245,324	6,861,102	6,476,878	6,092,655	5,708,431	5,324,207	4,939,984	4,555,760	4,171,538	3,787,314	3,403,091
9	Twenty unit scheme (flats)	20	£1,139,629	5,261,944	4,952,918	4,643,892	4,334,867	4,025,841	3,716,815	3,407,789	3,098,763	2,789,738	2,480,712	2,171,686
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	8,150,001	7,675,327	7,200,653	6,725,979	6,251,305	5,776,631	5,301,958	4,827,284	4,352,610	3,877,935	3,403,262
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	12,359,172	11,629,279	10,899,387	10,169,495	9,439,603	8,709,710	7,978,546	7,246,966	6,515,385	5,783,806	5,052,226
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	9,546,564	8,882,644	8,218,725	7,554,805	6,890,886	6,226,965	5,563,046	4,899,126	4,235,207	3,571,287	2,907,368
13	Seventy unit scheme (industrial/employment led scheme)	70	£2,724,002	15,946,707	15,031,178	14,115,648	13,200,118	12,284,589	11,369,059	10,453,529	9,537,999	8,622,470	7,705,279	6,787,632
14	Seventy unit scheme (flats - higher density)	70	£703,635	13,891,279	12,926,270	11,961,260	10,996,251	10,031,242	9,066,232	8,101,223	7,136,214	6,171,204	5,206,195	4,241,185
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	21,191,714	19,720,850	18,249,985	16,779,120	15,308,256	13,837,391	12,366,526	10,888,850	9,410,606	7,932,363	6,454,120
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	22,003,150	20,698,485	19,393,819	18,089,154	16,784,489	15,479,824	14,175,159	12,870,493	11,565,828	10,261,163	8,956,498
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	34,907,908	32,445,729	29,983,549	27,521,369	25,059,190	22,597,010	20,124,491	17,650,211	15,175,932	12,701,653	10,227,374
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	41,955,024	38,677,932	35,387,041	32,093,884	28,800,728	25,507,572	22,214,416	18,921,259	15,628,102	12,330,508	9,009,825
19	Five hundred unit scheme (flats)	500	£14,652,373	77,348,904	71,207,518	65,066,133	58,924,747	52,783,362	46,607,459	40,429,920	34,252,382	28,032,025	21,805,483	15,578,940
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£8,445,465	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£5,087,629	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£4,239,691	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) — £6,656,344

				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	One unit scheme (houses)	1	£178,889	505,951	481,248	456,543	431,839	407,135	382,431	357,727	333,022	308,319	283,614	258,911
2	Two unit scheme (houses)	2	£238,519	1,011,902	962,494	913,086	863,678	814,270	764,862	715,454	666,045	616,637	567,229	517,821
3	Four unit scheme (houses)	4	£258,858	1,644,243	1,563,811	1,483,379	1,402,947	1,322,515	1,242,083	1,161,651	1,081,220	1,000,787	920,356	839,924
4	Seven unit scheme (flats)	7	£442,129	1,901,081	1,789,470	1,677,858	1,566,247	1,454,637	1,343,025	1,231,414	1,119,803	1,008,192	896,581	784,970
5	Nine unit scheme (flats)	9	£374,419	2,140,762	2,014,737	1,888,713	1,762,688	1,636,664	1,510,639	1,384,615	1,258,590	1,132,566	1,006,540	880,515
6	Ten unit scheme (houses)	10	£671,625	4,575,603	4,352,374	4,129,145	3,905,917	3,682,688	3,459,459	3,236,230	3,013,001	2,789,772	2,566,543	2,343,315
7	Ten unit scheme (flats)	10	£400,569	2,678,945	2,521,648	2,364,351	2,207,053	2,049,756	1,892,459	1,735,161	1,577,864	1,420,567	1,263,269	1,105,972
8	Twenty unit scheme (houses and flats)	20	£1,248,065	7,245,324	6,861,102	6,476,878	6,092,655	5,708,431	5,324,207	4,939,984	4,555,760	4,171,538	3,787,314	3,403,091
9	Twenty unit scheme (flats)	20	£745,511	5,261,944	4,952,918	4,643,892	4,334,867	4,025,841	3,716,815	3,407,789	3,098,763	2,789,738	2,480,712	2,171,686
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	8,150,001	7,675,327	7,200,653	6,725,979	6,251,305	5,776,631	5,301,958	4,827,284	4,352,610	3,877,935	3,403,262
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	12,359,172	11,629,279	10,899,387	10,169,495	9,439,603	8,709,710	7,978,546	7,246,966	6,515,385	5,783,806	5,052,226
12	Fifty unit scheme (flats - higher density)	50	£870,872	9,546,564	8,882,644	8,218,725	7,554,805	6,890,886	6,226,965	5,563,046	4,899,126	4,235,207	3,571,287	2,907,368
13	Seventy unit scheme (industrial/employment led scheme)	70	£1,781,959	15,946,707	15,031,178	14,115,648	13,200,118	12,284,589	11,369,059	10,453,529	9,537,999	8,622,470	7,705,279	6,787,632
14	Seventy unit scheme (flats - higher density)	70	£460,296	13,891,279	12,926,270	11,961,260	10,996,251	10,031,242	9,066,232	8,101,223	7,136,214	6,171,204	5,206,195	4,241,185
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	21,191,714	19,720,850	18,249,985	16,779,120	15,308,256	13,837,391	12,366,526	10,888,850	9,410,606	7,932,363	6,454,120
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	22,003,150	20,698,485	19,393,819	18,089,154	16,784,489	15,479,824	14,175,159	12,870,493	11,565,828	10,261,163	8,956,498
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	34,907,908	32,445,729	29,983,549	27,521,369	25,059,190	22,597,010	20,124,491	17,650,211	15,175,932	12,701,653	10,227,374
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	41,955,024	38,677,932	35,387,041	32,093,884	28,800,728	25,507,572	22,214,416	18,921,259	15,628,102	12,330,508	9,009,825
19	Five hundred unit scheme (flats)	500	£9,585,136	77,348,904	71,207,518	65,066,133	58,924,747	52,783,362	46,607,459	40,429,920	34,252,382	28,032,025	21,805,483	15,578,940
20	Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£2,307,533	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£5,524,766	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519
24	Office development	-	£3,328,172	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£2,773,477	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) — £3,565,943

				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	One unit scheme (houses)	1	£95,835	505,951	481,248	456,543	431,839	407,135	382,431	357,727	333,022	308,319	283,614	258,911
2	Two unit scheme (houses)	-	£127,780	1,011,902	962,494	913,086	863,678	814,270	764,862	715,454	666,045	616,637	567,229	517,821
3	Four unit scheme (houses)	-	£138,676	1,644,243	1,563,811	1,483,379	1,402,947	1,322,515	1,242,083	1,161,651	1,081,220	1,000,787	920,356	839,924
4	Seven unit scheme (flats)	-	£236,858	1,901,081	1,789,470	1,677,858	1,566,247	1,454,637	1,343,025	1,231,414	1,119,803	1,008,192	896,581	784,970
5	Nine unit scheme (flats)	-	£200,584	2,140,762	2,014,737	1,888,713	1,762,688	1,636,664	1,510,639	1,384,615	1,258,590	1,132,566	1,006,540	880,515
6	Ten unit scheme (houses)	-	£359,804	4,575,603	4,352,374	4,129,145	3,905,917	3,682,688	3,459,459	3,236,230	3,013,001	2,789,772	2,566,543	2,343,315
7	Ten unit scheme (flats)	-	£214,593	2,678,945	2,521,648	2,364,351	2,207,053	2,049,756	1,892,459	1,735,161	1,577,864	1,420,567	1,263,269	1,105,972
8	Twenty unit scheme (houses and flats)	-	£668,614	7,245,324	6,861,102	6,476,878	6,092,655	5,708,431	5,324,207	4,939,984	4,555,760	4,171,538	3,787,314	3,403,091
9	Twenty unit scheme (flats)	-	£399,386	5,261,944	4,952,918	4,643,892	4,334,867	4,025,841	3,716,815	3,407,789	3,098,763	2,789,738	2,480,712	2,171,686
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	8,150,001	7,675,327	7,200,653	6,725,979	6,251,305	5,776,631	5,301,958	4,827,284	4,352,610	3,877,935	3,403,262
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	12,359,172	11,629,279	10,899,387	10,169,495	9,439,603	8,709,710	7,978,546	7,246,966	6,515,385	5,783,806	5,052,226
12	Fifty unit scheme (flats - higher density)	-	£466,544	9,546,564	8,882,644	8,218,725	7,554,805	6,890,886	6,226,965	5,563,046	4,899,126	4,235,207	3,571,287	2,907,368
13	Seventy unit scheme (industrial/employment led scheme)	-	£954,633	15,946,707	15,031,178	14,115,648	13,200,118	12,284,589	11,369,059	10,453,529	9,537,999	8,622,470	7,705,279	6,787,632
14	Seventy unit scheme (flats - higher density)	-	£246,590	13,891,279	12,926,270	11,961,260	10,996,251	10,031,242	9,066,232	8,101,223	7,136,214	6,171,204	5,206,195	4,241,185
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	21,191,714	19,720,850	18,249,985	16,779,120	15,308,256	13,837,391	12,366,526	10,888,850	9,410,606	7,932,363	6,454,120
16	One hundred unit scheme (flats - higher density)	-	£999,738	22,003,150	20,698,485	19,393,819	18,089,154	16,784,489	15,479,824	14,175,159	12,870,493	11,565,828	10,261,163	8,956,498
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	34,907,908	32,445,729	29,983,549	27,521,369	25,059,190	22,597,010	20,124,491	17,650,211	15,175,932	12,701,653	10,227,374
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	41,955,024	38,677,932	35,387,041	32,093,884	28,800,728	25,507,572	22,214,416	18,921,259	15,628,102	12,330,508	9,009,825
19	Five hundred unit scheme (flats)	-	£5,134,958	77,348,904	71,207,518	65,066,133	58,924,747	52,783,362	46,607,459	40,429,920	34,252,382	28,032,025	21,805,483	15,578,940
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£1,236,194	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£2,959,733	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519
24	Office development	-	£1,782,971	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£1,485,810	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) — £500,000 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	One unit scheme (houses)	1	£13,438	505,951	481,248	456,543	431,839	407,135	382,431	357,727	333,022	308,319	283,614	258,911
2	Two unit scheme (houses)	2	£17,917	1,011,902	962,494	913,086	863,678	814,270	764,862	715,454	666,045	616,637	567,229	517,821
3	Four unit scheme (houses)	4	£19,444	1,644,243	1,563,811	1,483,379	1,402,947	1,322,515	1,242,083	1,161,651	1,081,220	1,000,787	920,356	839,924
4	Seven unit scheme (flats)	7	£33,211	1,901,081	1,789,470	1,677,858	1,566,247	1,454,637	1,343,025	1,231,414	1,119,803	1,008,192	896,581	784,970
5	Nine unit scheme (flats)	9	£28,125	2,140,762	2,014,737	1,888,713	1,762,688	1,636,664	1,510,639	1,384,615	1,258,590	1,132,566	1,006,540	880,515
6	Ten unit scheme (houses)	10	£50,450	4,575,603	4,352,374	4,129,145	3,905,917	3,682,688	3,459,459	3,236,230	3,013,001	2,789,772	2,566,543	2,343,315
7	Ten unit scheme (flats)	10	£30,089	2,678,945	2,521,648	2,364,351	2,207,053	2,049,756	1,892,459	1,735,161	1,577,864	1,420,567	1,263,269	1,105,972
8	Twenty unit scheme (houses and flats)	20	£93,750	7,245,324	6,861,102	6,476,878	6,092,655	5,708,431	5,324,207	4,939,984	4,555,760	4,171,538	3,787,314	3,403,091
9	Twenty unit scheme (flats)	20	£56,000	5,261,944	4,952,918	4,643,892	4,334,867	4,025,841	3,716,815	3,407,789	3,098,763	2,789,738	2,480,712	2,171,686
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	8,150,001	7,675,327	7,200,653	6,725,979	6,251,305	5,776,631	5,301,958	4,827,284	4,352,610	3,877,935	3,403,262
11	Fifty unit scheme (flats - lower density)	50	£180,208	12,359,172	11,629,279	10,899,387	10,169,495	9,439,603	8,709,710	7,978,546	7,246,966	6,515,385	5,783,806	5,052,226
12	Fifty unit scheme (flats - higher density)	50	£65,417	9,546,564	8,882,644	8,218,725	7,554,805	6,890,886	6,226,965	5,563,046	4,899,126	4,235,207	3,571,287	2,907,368
13	Seventy unit scheme (industrial/employment led scheme)	70	£133,854	15,946,707	15,031,178	14,115,648	13,200,118	12,284,589	11,369,059	10,453,529	9,537,999	8,622,470	7,705,279	6,787,632
14	Seventy unit scheme (flats - higher density)	70	£34,576	13,891,279	12,926,270	11,961,260	10,996,251	10,031,242	9,066,232	8,101,223	7,136,214	6,171,204	5,206,195	4,241,185
15	One hundred unit scheme (flats - lower density)	100	£147,500	21,191,714	19,720,850	18,249,985	16,779,120	15,308,256	13,837,391	12,366,526	10,888,850	9,410,606	7,932,363	6,454,120
16	One hundred unit scheme (flats - higher density)	100	£140,179	22,003,150	20,698,485	19,393,819	18,089,154	16,784,489	15,479,824	14,175,159	12,870,493	11,565,828	10,261,163	8,956,498
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	34,907,908	32,445,729	29,983,549	27,521,369	25,059,190	22,597,010	20,124,491	17,650,211	15,175,932	12,701,653	10,227,374
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	41,955,024	38,677,932	35,387,041	32,093,884	28,800,728	25,507,572	22,214,416	18,921,259	15,628,102	12,330,508	9,009,825
19	Five hundred unit scheme (flats)	500	£720,000	77,348,904	71,207,518	65,066,133	58,924,747	52,783,362	46,607,459	40,429,920	34,252,382	28,032,025	21,805,483	15,578,940
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£415,000	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519
24	Office development	-	£250,000	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£208,333	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

Table 6.11.9: Appraisal results – 70% Social Rent and 30% Shared ownership (values of £10,764 per square metre)

EALING LOCAL PLAN VIABILITY TESTING — Sales value £10,764 psm — AH tenure — Rented 70% — SO 30% — Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) — £10,175,259 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	One unit scheme (houses)	1	£273,460	537,958	511,653	485,348	459,045	432,740	406,436	380,131	353,826	327,523	301,218	274,914
2	Two unit scheme (houses)	2	£364,613	1,075,915	1,023,306	970,698	918,089	865,479	812,871	760,262	707,654	655,044	602,435	549,827
3	Four unit scheme (houses)	4	£395,705	1,748,449	1,662,806	1,577,165	1,491,522	1,405,880	1,320,238	1,234,595	1,148,953	1,063,311	977,669	892,027
4	Seven unit scheme (flats)	7	£675,863	2,047,928	1,928,975	1,810,021	1,691,068	1,572,114	1,453,161	1,334,207	1,215,254	1,096,300	977,347	858,393
5	Nine unit scheme (flats)	9	£572,358	2,306,573	2,172,258	2,037,943	1,903,628	1,769,313	1,634,997	1,500,682	1,366,367	1,232,052	1,097,737	963,421
6	Ten unit scheme (houses)	10	£1,026,684	4,867,200	4,629,391	4,391,583	4,153,774	3,915,966	3,678,157	3,440,348	3,202,539	2,964,731	2,726,922	2,489,114
7	Ten unit scheme (flats)	10	£612,333	2,885,904	2,718,258	2,550,613	2,382,967	2,215,322	2,047,677	1,880,031	1,712,386	1,544,742	1,377,096	1,209,451
8	Twenty unit scheme (houses and flats)	20	£1,907,861	7,749,288	7,339,867	6,930,445	6,521,024	6,111,602	5,702,181	5,292,759	4,883,338	4,473,916	4,064,494	3,655,073
9	Twenty unit scheme (flats)	20	£1,139,629	5,668,532	5,339,177	5,009,822	4,680,467	4,351,111	4,021,756	3,692,400	3,363,046	3,033,691	2,704,335	2,374,980
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	8,777,707	8,271,649	7,765,589	7,259,530	6,753,470	6,247,411	5,741,352	5,235,293	4,729,234	4,223,174	3,717,115
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	13,334,156	12,555,513	11,776,872	10,998,231	10,219,590	9,440,947	8,662,306	7,883,665	7,104,429	6,323,762	5,543,094
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	10,437,505	9,729,038	9,020,572	8,312,105	7,603,638	6,895,172	6,186,705	5,478,238	4,769,771	4,061,305	3,352,837
13	Seventy unit scheme (industrial/employment led scheme)	70	£2,724,002	17,169,664	16,192,986	15,216,309	14,239,631	13,262,954	12,286,276	11,309,599	10,332,921	9,356,244	8,379,566	7,402,888
14	Seventy unit scheme (flats - higher density)	70	£703,635	15,186,265	14,156,507	13,126,747	12,096,989	11,067,231	10,037,472	9,007,713	7,977,954	6,948,196	5,918,438	4,888,678
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	23,167,504	21,597,850	20,028,196	18,458,542	16,888,888	15,319,234	13,749,580	12,179,926	10,606,365	9,028,475	7,450,585
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	23,755,687	22,363,395	20,971,104	19,578,811	18,186,519	16,794,227	15,401,935	14,009,642	12,617,351	11,225,058	9,832,766
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	38,288,979	35,836,846	33,006,713	30,376,579	27,746,446	25,116,313	22,486,179	19,852,601	17,208,907	14,565,213	11,921,520
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	46,431,796	42,930,865	39,429,935	35,929,004	32,413,302	28,894,360	25,375,418	21,856,476	18,337,533	14,818,590	11,292,198
19	Five hundred unit scheme (flats)	500	£14,652,373	85,447,753	78,903,561	72,357,121	65,810,680	59,264,241	52,717,801	46,150,155	39,564,029	32,977,902	26,346,926	19,707,525
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£8,445,465	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£5,087,629	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£4,239,691	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) — £6,656,344

				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	One unit scheme (houses)	1	£178,889	537,958	511,653	485,348	459,045	432,740	406,436	380,131	353,826	327,523	301,218	274,914
2	Two unit scheme (houses)	2	£238,519	1,075,915	1,023,306	970,698	918,089	865,479	812,871	760,262	707,654	655,044	602,435	549,827
3	Four unit scheme (houses)	4	£258,858	1,748,449	1,662,806	1,577,165	1,491,522	1,405,880	1,320,238	1,234,595	1,148,953	1,063,311	977,669	892,027
4	Seven unit scheme (flats)	7	£442,129	2,047,928	1,928,975	1,810,021	1,691,068	1,572,114	1,453,161	1,334,207	1,215,254	1,096,300	977,347	858,393
5	Nine unit scheme (flats)	9	£374,419	2,306,573	2,172,258	2,037,943	1,903,628	1,769,313	1,634,997	1,500,682	1,366,367	1,232,052	1,097,737	963,421
6	Ten unit scheme (houses)	10	£671,625	4,867,200	4,629,391	4,391,583	4,153,774	3,915,966	3,678,157	3,440,348	3,202,539	2,964,731	2,726,922	2,489,114
7	Ten unit scheme (flats)	10	£400,569	2,885,904	2,718,258	2,550,613	2,382,967	2,215,322	2,047,677	1,880,031	1,712,386	1,544,742	1,377,096	1,209,451
8	Twenty unit scheme (houses and flats)	20	£1,248,065	7,749,288	7,339,867	6,930,445	6,521,024	6,111,602	5,702,181	5,292,759	4,883,338	4,473,916	4,064,494	3,655,073
9	Twenty unit scheme (flats)	20	£745,511	5,668,532	5,339,177	5,009,822	4,680,467	4,351,111	4,021,756	3,692,400	3,363,046	3,033,691	2,704,335	2,374,980
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	8,777,707	8,271,649	7,765,589	7,259,530	6,753,470	6,247,411	5,741,352	5,235,293	4,729,234	4,223,174	3,717,115
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	13,334,156	12,555,513	11,776,872	10,998,231	10,219,590	9,440,947	8,662,306	7,883,665	7,104,429	6,323,762	5,543,094
12	Fifty unit scheme (flats - higher density)	50	£870,872	10,437,505	9,729,038	9,020,572	8,312,105	7,603,638	6,895,172	6,186,705	5,478,238	4,769,771	4,061,305	3,352,837
13	Seventy unit scheme (industrial/employment led scheme)	70	£1,781,959	17,169,664	16,192,986	15,216,309	14,239,631	13,262,954	12,286,276	11,309,599	10,332,921	9,356,244	8,379,566	7,402,888
14	Seventy unit scheme (flats - higher density)	70	£460,296	15,186,265	14,156,507	13,126,747	12,096,989	11,067,231	10,037,472	9,007,713	7,977,954	6,948,196	5,918,438	4,888,678
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	23,167,504	21,597,850	20,028,196	18,458,542	16,888,888	15,319,234	13,749,580	12,179,926	10,606,365	9,028,475	7,450,585
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	23,755,687	22,363,395	20,971,104	19,578,811	18,186,519	16,794,227	15,401,935	14,009,642	12,617,351	11,225,058	9,832,766
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	38,266,979	35,636,846	33,006,713	30,376,579	27,746,446	25,116,313	22,486,179	19,852,601	17,208,907	14,565,213	11,921,520
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	46,431,796	42,930,865	39,429,935	35,929,004	32,413,302	28,894,360	25,375,418	21,856,476	18,337,533	14,818,590	11,292,198
19	Five hundred unit scheme (flats)	500	£9,585,136	85,447,753	78,903,561	72,357,121	65,810,680	59,264,241	52,717,801	46,150,155	39,564,029	32,977,902	26,346,926	19,707,525
20	Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£2,307,533	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£5,524,766	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519	8,041,519
24	Office development	-	£3,328,172	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£2,773,477	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) — £3,565,943

				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	One unit scheme (houses)	1	£95,835	537,958	511,653	485,348	459,045	432,740	406,436	380,131	353,826	327,523	301,218	274,914
2	Two unit scheme (houses)	-	£127,780	1,075,915	1,023,306	970,698	918,089	865,479	812,871	760,262	707,654	655,044	602,435	549,827
3	Four unit scheme (houses)	-	£138,676	1,748,449	1,662,806	1,577,165	1,491,522	1,405,880	1,320,238	1,234,595	1,148,953	1,063,311	977,669	892,027
4	Seven unit scheme (flats)	-	£236,858	2,047,928	1,928,975	1,810,021	1,691,068	1,572,114	1,453,161	1,334,207	1,215,254	1,096,300	977,347	858,393
5	Nine unit scheme (flats)	-	£200,584	2,306,573	2,172,258	2,037,943	1,903,628	1,769,313	1,634,997	1,500,682	1,366,367	1,232,052	1,097,737	963,421
6	Ten unit scheme (houses)	-	£359,804	4,867,200	4,629,391	4,391,583	4,153,774	3,915,966	3,678,157	3,440,348	3,202,539	2,964,731	2,726,922	2,489,114
7	Ten unit scheme (flats)	-	£214,593	2,885,904	2,718,258	2,550,613	2,382,967	2,215,322	2,047,677	1,880,031	1,712,386	1,544,742	1,377,096	1,209,451
8	Twenty unit scheme (houses and flats)	-	£668,614	7,749,288	7,339,867	6,930,445	6,521,024	6,111,602	5,702,181	5,292,759	4,883,338	4,473,916	4,064,494	3,655,073
9	Twenty unit scheme (flats)	-	£399,386	5,668,532	5,339,177	5,009,822	4,680,467	4,351,111	4,021,756	3,692,400	3,363,046	3,033,691	2,704,335	2,374,980
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	8,777,707	8,271,649	7,765,589	7,259,530	6,753,470	6,247,411	5,741,352	5,235,293	4,729,234	4,223,174	3,717,115
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	13,334,156	12,555,513	11,776,872	10,998,231	10,219,590	9,440,947	8,662,306	7,883,665	7,104,429	6,323,762	5,543,094
12	Fifty unit scheme (flats - higher density)	-	£466,544	10,437,505	9,729,038	9,020,572	8,312,105	7,603,638	6,895,172	6,186,705	5,478,238	4,769,771	4,061,305	3,352,837
13	Seventy unit scheme (industrial/employment led scheme)	-	£954,633	17,169,664	16,192,986	15,216,309	14,239,631	13,262,954	12,286,276	11,309,599	10,332,921	9,356,244	8,379,566	7,402,888
14	Seventy unit scheme (flats - higher density)	-	£246,590	15,186,265	14,156,507	13,126,747	12,096,989	11,067,231	10,037,472	9,007,713	7,977,954	6,948,196	5,918,438	4,888,678
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	23,167,504	21,597,850	20,028,196	18,458,542	16,888,888	15,319,234	13,749,580	12,179,926	10,606,365	9,028,475	7,450,585
16	One hundred unit scheme (flats - higher density)	-	£999,738	23,755,687	22,363,395	20,971,104	19,578,811	18,186,519	16,794,227	15,401,935	14,009,642	12,617,351	11,225,058	9,832,766
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	38,288,979	35,836,846	33,006,713	30,376,579	27,746,446	25,116,313	22,486,179	19,852,601	17,208,907	14,565,213	11,921,520
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	46,431,796	42,930,865	39,429,935	35,929,004	32,413,302	28,894,360	25,375,418	21,856,476	18,337,533	14,818,590	11,292,198
19	Five hundred unit scheme (flats)	-	£5,134,958	85,447,753	78,903,561	72,357,121	65,810,680	59,264,241	52,717,801	46,150,155	39,564,029	32,977,902	26,346,926	19,707,525
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£1,236,194	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£2,959,733	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£1,782,971	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£1,485,810	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) — £500,000 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	One unit scheme (houses)	1	£13,438	537,958	511,653	485,348	459,045	432,740	406,436	380,131	353,826	327,523	301,218	274,914
2	Two unit scheme (houses)	2	£17,917	1,075,915	1,023,306	970,698	918,089	865,479	812,871	760,262	707,654	655,044	602,435	549,827
3	Four unit scheme (houses)	4	£19,444	1,748,449	1,662,806	1,577,165	1,491,522	1,405,880	1,320,238	1,234,595	1,148,953	1,063,311	977,669	892,027
4	Seven unit scheme (flats)	7	£33,211	2,047,928	1,928,975	1,810,021	1,691,068	1,572,114	1,453,161	1,334,207	1,215,254	1,096,300	977,347	858,393
5	Nine unit scheme (flats)	9	£28,125	2,306,573	2,172,258	2,037,943	1,903,628	1,769,313	1,634,997	1,500,682	1,366,367	1,232,052	1,097,737	963,421
6	Ten unit scheme (houses)	10	£50,450	4,867,200	4,629,391	4,391,583	4,153,774	3,915,966	3,678,157	3,440,348	3,202,539	2,964,731	2,726,922	2,489,114
7	Ten unit scheme (flats)	10	£30,089	2,885,904	2,718,258	2,550,613	2,382,967	2,215,322	2,047,677	1,880,031	1,712,386	1,544,742	1,377,096	1,209,451
8	Twenty unit scheme (houses and flats)	20	£93,750	7,749,288	7,339,867	6,930,445	6,521,024	6,111,602	5,702,181	5,292,759	4,883,338	4,473,916	4,064,494	3,655,073
9	Twenty unit scheme (flats)	20	£56,000	5,668,532	5,339,177	5,009,822	4,680,467	4,351,111	4,021,756	3,692,400	3,363,046	3,033,691	2,704,335	2,374,980
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	8,777,707	8,271,649	7,765,589	7,259,530	6,753,470	6,247,411	5,741,352	5,235,293	4,729,234	4,223,174	3,717,115
11	Fifty unit scheme (flats - lower density)	50	£180,208	13,334,156	12,555,513	11,776,872	10,998,231	10,219,590	9,440,947	8,662,306	7,883,665	7,104,429	6,323,762	5,543,094
12	Fifty unit scheme (flats - higher density)	50	£65,417	10,437,505	9,729,038	9,020,572	8,312,105	7,603,638	6,895,172	6,186,705	5,478,238	4,769,771	4,061,305	3,352,837
13	Seventy unit scheme (industrial/employment led scheme)	70	£133,854	17,169,664	16,192,986	15,216,309	14,239,631	13,262,954	12,286,276	11,309,599	10,332,921	9,356,244	8,379,566	7,402,888
14	Seventy unit scheme (flats - higher density)	70	£34,576	15,186,265	14,156,507	13,126,747	12,096,989	11,067,231	10,037,472	9,007,713	7,977,954	6,948,196	5,918,438	4,888,678
15	One hundred unit scheme (flats - lower density)	100	£147,500	23,167,504	21,597,850	20,028,196	18,458,542	16,888,888	15,319,234	13,749,580	12,179,926	10,606,365	9,028,475	7,450,585
16	One hundred unit scheme (flats - higher density)	100	£140,179	23,755,687	22,363,395	20,971,104	19,578,811	18,186,519	16,794,227	15,401,935	14,009,642	12,617,351	11,225,058	9,832,766
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	38,266,979	35,636,846	33,006,713	30,376,579	27,746,446	25,116,313	22,486,179	19,852,601	17,208,907	14,565,213	11,921,520
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	46,431,796	42,930,865	39,429,935	35,929,004	32,413,302	28,894,360	25,375,418	21,856,476	18,337,533	14,818,590	11,292,198
19	Five hundred unit scheme (flats)	500	£720,000	85,447,753	78,903,561	72,357,121	65,810,680	59,264,241	52,717,801	46,150,155	39,564,029	32,977,902	26,346,926	19,707,525
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£415,000	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£250,000	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£208,333	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

6.16 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 a policy approach similar to existing policy, which sets a progressive affordable housing target for fast track schemes of 40% but 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. Clearly evidence on viability needs to be considered alongside evidence of housing need and given the likelihood that a reduced target would deliver a lower overall affordable housing output, the weight of combined evidence on need and viability points to support for a 40% fast track target.

Affordable housing small sites contribution

6.17 We have tested the Council's emerging small sites contribution policy, which seeks provision of financial contributions towards affordable housing. The amounts sought on schemes of 1 to 4 units should be equivalent to 10% affordable housing. On schemes of 5 to 9 units, the contribution should be the financial equivalent of 20% of units.

6.18 Our appraisals test the provision of affordable housing using a 'notional on-site' approach and the outputs are incorporated within tables 6.11.1 to 6.11.9. Typologies 1 to 5 are all schemes providing fewer than 9 units and the appraisals indicate that in almost all cases, the emerging policy will be financially viable.

6.19 There are two main approaches to calculating payments in lieu. The first is to run a hypothetical appraisal of the scheme incorporating the required level of affordable housing (10% or 20%) provided 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.

6.20 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 as follows:

Formula for calculating payments in lieu

X = ((A – B) x C) – ((A x C) x D) where

X = the Payment in lieu

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

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

C = the number of square metres that would be required on-site to meet the 10% or 20% target.

D = Additional developer costs (the difference between the profit applied to market housing and affordable housing; and marketing costs on private housing[19])

6.21 If it is established to the Council's satisfaction that a development proposal could not viably provide 10% or 20% of units on site as affordable, the (lower) agreed affordable housing percentage would be used when calculating the formula above. For example, the payment in lieu for a 5 unit development would require 1 unit (20%) to be provided as affordable housing to meet the policy target. If it is

[19] Developer's profit it 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%).

agreed that only 10% affordable housing could be viably provided on site, then the calculation would be based on an assumption of 0.5 units of affordable housing.

Build for rent schemes

6.22 London Plan policy H11 (C) requires build for rent schemes to provide 35% affordable housing in perpetuity. Build to rent schemes are required to remain as rented housing for at least 15 years; developers are required to enter into a covenant that requires a clawback payment in the event of early sale.

6.23 Affordable housing on build for rent schemes is typically provided as London Living Rent and this is identified as the preferred tenure in the Mayor's Affordable Housing and Viability SPG (2017). This enables the operator to manage the entire development without the need to involve a Registered Provider for the affordable housing element.

6.24 As noted earlier, build for rent is a relatively immature sector of the market with little information on viability metrics, although there has been some progress in achieving a greater level of transparency in the last 24 months. However, there is still ongoing debate on appropriate inputs for viability assessments, arising from uncertainty on operating costs and forward funding arrangements. However, it is often suggested that build for rent units trade at a 5% to 10% discount to market value, but profits are lower than developments built for sale due to lower risk associated with a pre-sale to the operator or investor. Profit as a percentage of GDV is typically 5% lower for build for rent in comparison to build for sale. The combined impact can sometimes result in a 5-15% reduction in GDV (after adjusting for lower profit) in comparison to housing built for sale.

6.25 We have re-tested the development typologies reflecting a 5% reduction in GDV reflecting the factors outlined in the preceding paragraph to determine whether they can meet emerging Local Plan Fast Track requirement to provide 40% affordable housing at rent levels that are equivalent to London Living Rent. The results are attached as Appendix 11.

6.26 Clearly there are differences in outcomes between build for sale and build for rent schemes, with the latter generating lower residual values and (in some cases) lower affordable housing levels as a consequence. There are many circumstances where 40% affordable housing is viable, but some schemes can only provide lower levels of affordable housing. The results indicate that some build to rent schemes will need to opt to use the viability-tested route and will not be able to utilise the 40% Fast Track route.

6.27 The Mayor of London's SPG on viability and London Plan policy H11 indicate that build for rent schemes should provide affordable housing for a minimum of 15 years. If units are sold earlier then the owner will be liable to pay a penalty equivalent to the difference between the unrestricted market value of the sold unit and the value of the unit as rented housing.

Impact of other emerging Local Plan policies

6.28 We have assessed the viability of other emerging Local Plan policies individually so that the Council can delineate between the impacts of each policy. These appraisals all assume provision of 40% affordable housing (70% social rented and 30% 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 (if the Council elects to offer this); CIL in Kind; provision of grant funding; or variations to the affordable housing tenure or overall percentage; to achieve a viable position.

6.29 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.

6.30 The tables (6.30.1 for BNG/UGF and 6.30.2 for net zero carbon development) to show a 'baseline' residual land value for each typology, tested at each of the nine price points, ranging from A (£7,260 per square metre) to I (£10,764 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.

Biodiversity Net Gain/Urban Greening Factor

6.31 Table 6.30.1 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 0.2% of build costs, in line with the DEFRA Impact Assessment, which achieves 20% biodiversity net gain. Alongside this, we have incorporated the costs of green roofs as a proxy for the UGF levels required by emerging Local Plan policy. The impact on the residual land value of each scenario varies, but the impact is typically a reduction of less than 1% in most cases. The impact can be more significant when the starting residual land value is very low.

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

6.32 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 paragraphs 4.16 to 4.17. Emerging work from other authorities (as noted in paragraphs 4.15 to 4.16) confirms that the solutions underlying these costs are capable of achieving net zero carbon standard. The residual land values for these two scenarios are summarised in Table 6.30.2. Table 6.30.3. provides a summary of the change in residual land values for schemes assuming a price point of £10,764 per square metre, which indicates that the reduction in residual land values is typically circa 6% to 25%, but with higher reductions on larger schemes and some hotel developments.

6.33 In some cases, the impact of the additional cost is significant, but this is where the starting residual land value is very low. In the main, the impact is relatively modest, at circa 13% on average. This reduction is unlikely to have any significant impact on the deliverability of developments. Furthermore, the costs of achieving net zero carbon are expected to fall over time as technologies evolve and improve.

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

6.34 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 4.15 to 4.16. The residual land values for these two scenarios are summarised in Table 6.30.4. Table 6.30.5 provides a summary of the change in residual land values for schemes assuming a price point of £10,764 per square metre.

6.35 The impact of this scenario on the residual land values is higher, with a typical reduction of between circa 13% 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 most schemes remain viable after the requirement has been applied (where they were viable at the baseline). It should, of course, be noted that the Council's emerging policy does not seek operational and embodied carbon, but this is likely to change in a future Local Plan. Equally, as more developers deploy embodied carbon methodologies, it is likely that costs will reduce due to investment in research and technologies.

Table 6.30.1: Biodiversity Net Gain and Urban Greening

Biodiversity Net Gain and Urban Greening Sales value (£ psm):

BLV: EXISTING RESIDENTIAL					£7,260 psm		£7,698 psm		£8,136 psm		£8,574 psm		£9,012 psm		£9,450 psm		£9,888 psm		£10,326 psm		£10,764 psm	
	Description	No of units	Site area	BLV (£ m)	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF
1	One unit scheme (houses)	1	0.03	£0.27	£0.1897	£0.1888	£0.1789	£0.1781	£0.1949	£0.1941	£0.2109	£0.2101	£0.2269	£0.2261	£0.2429	£0.2421	£0.2589	£0.2581	£0.2749	£0.2741	£0.2909	£0.2901
2	Two unit scheme (houses)	2	0.04	£0.36	£0.3793	£0.3776	£0.3578	£0.3561	£0.3898	£0.3881	£0.4218	£0.4201	£0.4538	£0.4521	£0.4858	£0.4841	£0.5178	£0.5161	£0.5498	£0.5481	£0.5818	£0.5801
3	Four unit scheme (houses)	4	0.04	£0.40	£0.6148	£0.6117	£0.5797	£0.5767	£0.6318	£0.6288	£0.6839	£0.6809	£0.7360	£0.7330	£0.7881	£0.7851	£0.8403	£0.8372	£0.8924	£0.8893	£0.9445	£0.9414
4	Seven unit scheme (flats)	7	0.07	£0.68	£0.4843	£0.4811	£0.4373	£0.4341	£0.5107	£0.5075	£0.5841	£0.5810	£0.6575	£0.6544	£0.7310	£0.7278	£0.8044	£0.8012	£0.8778	£0.8747	£0.9512	£0.9481
5	Nine unit scheme (flats)	9	0.06	£0.57	£0.5411	£0.5374	£0.4880	£0.4844	£0.5709	£0.5673	£0.6538	£0.6502	£0.7367	£0.7331	£0.8196	£0.8160	£0.9025	£0.8989	£0.9854	£0.9818	£1.0683	£1.0647
6	Ten unit scheme (houses)	10	0.10	£1.03	£1.7110	£1.7029	£1.6167	£1.6086	£1.7625	£1.7544	£1.9083	£1.9002	£2.0541	£2.0460	£2.1999	£2.1918	£2.3457	£2.3376	£2.4915	£2.4834	£2.6373	£2.6292
7	Ten unit scheme (flats)	10	0.06	£0.61	£0.6822	£0.6777	£0.6160	£0.6115	£0.7194	£0.7150	£0.8229	£0.8185	£0.9264	£0.9219	£1.0299	£1.0254	£1.1334	£1.1289	£1.2368	£1.2324	£1.3403	£1.3359
8	Twenty unit scheme (houses and flats)	20	0.19	£1.91	£2.3364	£2.3246	£2.1740	£2.1622	£2.4260	£2.4141	£2.6779	£2.6661	£2.9299	£2.9181	£3.1819	£3.1701	£3.4339	£3.4221	£3.6859	£3.6741	£3.9379	£3.9260
9	Twenty unit scheme (flats)	20	0.11	£1.14	£1.3369	£1.3280	£1.2078	£1.1989	£1.4123	£1.4036	£1.6156	£1.6069	£1.8189	£1.8102	£2.0222	£2.0134	£2.2255	£2.2167	£2.4288	£2.4200	£2.6321	£2.6233
10	Thirty unit scheme (flats with retail use on ground fl	30	0.14	£1.43	£2.1412	£2.1268	£1.9452	£1.9308	£2.2590	£2.2446	£2.5729	£2.5585	£2.8867	£2.8723	£3.2006	£3.1862	£3.5144	£3.5000	£3.8283	£3.8139	£4.1421	£4.1277
11	Fifty unit scheme (flats - lower density)	50	0.36	£3.67	£3.0328	£3.0111	£2.7479	£2.7262	£3.2387	£3.2171	£3.7296	£3.7079	£4.2205	£4.1988	£4.7113	£4.6897	£5.2022	£5.1805	£5.6922	£5.6708	£6.1796	£6.1583
12	Fifty unit scheme (flats - higher density)	50	0.13	£1.33	£1.1424	£1.1192	£0.8847	£0.8614	£1.3348	£1.3115	£1.7849	£1.7616	£2.2347	£2.2117	£2.6802	£2.6573	£3.1257	£3.1028	£3.5711	£3.5482	£4.0166	£3.9937
13	Seventy unit scheme (Industrial/employment led sch	70	0.27	£2.72	£4.3273	£4.2968	£3.9699	£3.9394	£4.5856	£4.5551	£5.2013	£5.1709	£5.8170	£5.7866	£6.4327	£6.4023	£7.0442	£7.0142	£7.6557	£7.6257	£8.2672	£8.2372
14	Seventy unit scheme (flats - higher density)	70	0.07	£0.70	£1.6758	£1.6423	£1.3012	£1.2676	£1.9554	£1.9219	£2.6096	£2.5761	£3.2633	£3.2302	£3.9108	£3.8777	£4.5583	£4.5252	£5.2057	£5.1727	£5.8532	£5.8202
15	One hundred unit scheme (flats - lower density)	100	0.30	£3.00	£2.5241	£2.4729	£1.9588	£1.9075	£2.9661	£2.9155	£3.9626	£3.9120	£4.9591	£4.9085	£5.9555	£5.9050	£6.9520	£6.9014	£7.9485	£7.8979	£8.9444	£8.8944
16	One hundred unit scheme (flats - higher density)	100	0.28	£2.85	£5.3368	£5.2967	£4.8359	£4.7959	£5.7198	£5.6797	£6.5981	£6.5586	£7.4744	£7.4349	£8.3507	£8.3112	£9.2270	£9.1875	£10.1032	£10.0637	£10.9795	£10.9400
17	Two hunded unit scheme (flats) with GF retail	200	0.40	£4.10	£3.5208	£3.4290	£2.6414	£2.5496	£4.3540	£4.2622	£6.0665	£5.9747	£7.7723	£7.6818	£9.4665	£9.3759	£11.1606	£11.0701	£12.8548	£12.7642	£14.5489	£14.4584
18	Three hundred unit scheme (flats) with GF retail	300	0.38	£3.90	£0.2536	£0.1194	-£0.9296	-£1.0657	£1.3954	£1.2612	£3.6920	£3.5597	£5.9744	£5.8420	£8.2568	£8.1244	£10.5391	£10.4068	£12.8003	£12.6698	£15.0582	£14.9276
19	Five hundred unit scheme (flats)	500	1.44	£14.65	£0.0946	-£0.1494	-£2.5226	-£2.7679	£1.7226	£1.4840	£5.9013	£5.6628	£10.0794	£9.8416	£14.2080	£13.9728	£18.3366	£18.1014	£22.4651	£22.2299	£26.5937	£26.3585
20	Two hundred unit Co-living scheme	-	0.15	£1.51	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955
21	Large retail supermarket	-	1.00	£10.18	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483
22	Comparison retail	-	0.35	£3.53	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£10.3554	£10.3348	£10.3554	£10.3348	£10.3554	£10.3348
23	Data Centre	-	0.83	£8.45	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£7.2650	£7.2211	£7.2650	£7.2211	£7.2650	£7.2211
24	Office development	-	0.50	£5.09	-£18.1255	-£18.2997	-£18.1255	-£18.2997	-£18.1255	-£18.2997	-£18.1255	-£18.2997	-£18.1255	-£18.2997	-£18.1255	-£18.2997	£48.1303	£47.9584	£48.1303	£47.9584	£48.1303	£47.9584
25	Office development	-	0.42	£4.24	-£9.0666	-£9.1537	-£9.0666	-£9.1537	-£9.0666	-£9.1537	-£9.0666	-£9.1537	-£9.0666	-£9.1537	-£9.0666	-£9.1537	£24.0613	£23.9754	£24.0613	£23.9754	£24.0613	£23.9754
26	Hotel development (160 rooms)	-	0.19	£1.88	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298
27	Hotel development (100 rooms)	-	0.12	£1.19	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796
28	Light industrial scheme	-	0.50	£5.09	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540
29	Industrial Scheme new build (50% plot ratio)	-	1.00	£10.18	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262
30	Industrial scheme intensification (60% plot ratio)	-	1.00	£10.18	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914

BLV: SECONDARY OFFICES					£7,260 psm		£7,698 psm		£8,136 psm		£8,574 psm		£9,012 psm		£9,450 psm		£9,888 psm		£10,326 psm		£10,764 psm	
	Description	No of units		BLV (£ m)	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF
1	One unit scheme (houses)	1	0.03	£0.27	£0.1897	£0.1888	£0.1789	£0.1781	£0.1949	£0.1941	£0.2109	£0.2101	£0.2269	£0.2261	£0.2429	£0.2421	£0.2589	£0.2581	£0.2749	£0.2741	£0.2909	£0.2901
2	Two unit scheme (houses)	2	0.04	£0.36	£0.3793	£0.3776	£0.3578	£0.3561	£0.3898	£0.3881	£0.4218	£0.4201	£0.4538	£0.4521	£0.4858	£0.4841	£0.5178	£0.5161	£0.5498	£0.5481	£0.5818	£0.5801
3	Four unit scheme (houses)	4	0.04	£0.40	£0.6148	£0.6117	£0.5797	£0.5767	£0.6318	£0.6288	£0.6839	£0.6809	£0.7360	£0.7330	£0.7881	£0.7851	£0.8403	£0.8372	£0.8924	£0.8893	£0.9445	£0.9414
4	Seven unit scheme (flats)	7	0.07	£0.68	£0.4843	£0.4811	£0.4373	£0.4341	£0.5107	£0.5075	£0.5841	£0.5810	£0.6575	£0.6544	£0.7310	£0.7278	£0.8044	£0.8012	£0.8778	£0.8747	£0.9512	£0.9481
5	Nine unit scheme (flats)	9	0.06	£0.57	£0.5411	£0.5374	£0.4880	£0.4844	£0.5709	£0.5673	£0.6538	£0.6502	£0.7367	£0.7331	£0.8196	£0.8160	£0.9025	£0.8989	£0.9854	£0.9818	£1.0683	£1.0647
6	Ten unit scheme (houses)	10	0.10	£1.03	£1.7110	£1.7029	£1.6167	£1.6086	£1.7625	£1.7544	£1.9083	£1.9002	£2.0541	£2.0460	£2.1999	£2.1918	£2.3457	£2.3376	£2.4915	£2.4834	£2.6373	£2.6292
7	Ten unit scheme (flats)	10	0.06	£0.61	£0.6822	£0.6777	£0.6160	£0.6115	£0.7194	£0.7150	£0.8229	£0.8185	£0.9264	£0.9219	£1.0299	£1.0254	£1.1334	£1.1289	£1.2368	£1.2324	£1.3403	£1.3359
8	Twenty unit scheme (houses and flats)	20	0.19	£1.91	£2.3364	£2.3246	£2.1740	£2.1622	£2.4260	£2.4141	£2.6779	£2.6661	£2.9299	£2.9181	£3.1819	£3.1701	£3.4339	£3.4221	£3.6859	£3.6741	£3.9379	£3.9260
9	Twenty unit scheme (flats)	20	0.11	£1.14	£1.3369	£1.3280	£1.2078	£1.1989	£1.4123	£1.4036	£1.6156	£1.6069	£1.8189	£1.8102	£2.0222	£2.0134	£2.2255	£2.2167	£2.4288	£2.4200	£2.6321	£2.6233
10	Thirty unit scheme (flats with retail use on ground fl	30	0.14	£1.43	£2.1412	£2.1268	£1.9452	£1.9308	£2.2590	£2.2446	£2.5729	£2.5585	£2.8867	£2.8723	£3.2006	£3.1862	£3.5144	£3.5000	£3.8283	£3.8139	£4.1421	£4.1277
11	Fifty unit scheme (flats - lower density)	50	0.36	£3.67	£3.0328	£3.0111	£2.7479	£2.7262	£3.2387	£3.2171	£3.7296	£3.7079	£4.2205	£4.1988	£4.7113	£4.6897	£5.2022	£5.1805	£5.6922	£5.6708	£6.1796	£6.1583
12	Fifty unit scheme (flats - higher density)	50	0.13	£1.33	£1.1424	£1.1192	£0.8847	£0.8614	£1.3348	£1.3115	£1.7849	£1.7616	£2.2347	£2.2117	£2.6802	£2.6573	£3.1257	£3.1028	£3.5711	£3.5482	£4.0166	£3.9937
13	Seventy unit scheme (Industrial/employment led sch	70	0.27	£2.72	£4.3273	£4.2968	£3.9699	£3.9394	£4.5856	£4.5551	£5.2013	£5.1709	£5.8170	£5.7866	£6.4327	£6.4023	£7.0442	£7.0142	£7.6557	£7.6257	£8.2672	£8.2372
14	Seventy unit scheme (flats - higher density)	70	0.07	£0.70	£1.6758	£1.6423	£1.3012	£1.2676	£1.9554	£1.9219	£2.6096	£2.5761	£3.2633	£3.2302	£3.9108	£3.8777	£4.5583	£4.5252	£5.2057	£5.1727	£5.8532	£5.8202
15	One hundred unit scheme (flats - lower density)	100	0.30	£3.00	£2.5241	£2.4729	£1.9588	£1.9075	£2.9661	£2.9155	£3.9626	£3.9120	£4.9591	£4.9085	£5.9555	£5.9050	£6.9520	£6.9014	£7.9485	£7.8979	£8.9444	£8.8944
16	One hundred unit scheme (flats - higher density)	100	0.28	£2.85	£5.3368	£5.2967	£4.8359	£4.7959	£5.7198	£5.6797	£6.5981	£6.5586	£7.4744	£7.4349	£8.3507	£8.3112	£9.2270	£9.1875	£10.1032	£10.0637	£10.9795	£10.9400
17	Two hunded unit scheme (flats) with GF retail	200	0.40	£4.10	£3.5208	£3.4290	£2.6414	£2.5496	£4.3540	£4.2622	£6.0665	£5.9747	£7.7723	£7.6818	£9.4665	£9.3759	£11.1606	£11.0701	£12.8548	£12.7642	£14.5489	£14.4584
18	Three hundred unit scheme (flats) with GF retail	300	0.38	£3.90	£0.2536	£0.1194	-£0.9296	-£1.0657	£1.3954	£1.2612	£3.6920	£3.5597	£5.9744	£5.8420	£8.2568	£8.1244	£10.5391	£10.4068	£12.8003	£12.6698	£15.0582	£14.9276
19	Five hundred unit scheme (flats)	500	1.44	£14.65	£0.0946	-£0.1494	-£2.5226	-£2.7679	£1.7226	£1.4840	£5.9013	£5.6628	£10.0794	£9.8416	£14.2080	£13.9728	£18.3366	£18.1014	£22.4651	£22.2299	£26.5937	£26.3585
20	Two hundred unit Co-living scheme	-	0.15	£1.51	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955
21	Large retail supermarket	-	1.00	£10.18	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483
22	Comparison retail	-	0.35	£3.53	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£10.3554	£10.3348	£10.3554	£10.3348	£10.3554	£10.3348
23	Data Centre	-	0.83	£8.45	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£7.2650	£7.2211	£7.2650	£7.2211	£7.2650	£7.2211
24	Office development	-	0.50	£5.09	-£18.1255	-£18.2997	-£18.1255	-£18.2997	-£18.1255	-£18.2997	-£18.1255	-£18.2997	-£18.1255	-£18.2997	-£18.1255	-£18.2997	£48.1303	£47.9584	£48.1303	£47.9584	£48.1303	£47.9584
25	Office development	-	0.42	£4.24	-£9.0666	-£9.1537	-£9.0666	-£9.1537	-£9.0666	-£9.1537	-£9.0666	-£9.1537	-£9.0666	-£9.1537	-£9.0666	-£9.1537	£24.0613	£23.9754	£24.0613	£23.9754	£24.0613	£23.9754
26	Hotel development (160 rooms)	-	0.19	£1.88	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298
27	Hotel development (100 rooms)	-	0.12	£1.19	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796
28	Light industrial scheme	-	0.50	£5.09	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540
29	Industrial Scheme new build (50% plot ratio)	-	1.00	£10.18	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262
30	Industrial scheme intensification (60% plot ratio)	-	1.00	£10.18	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914

BLV: SECONDARY INDUSTRIAL					£7,260 psm		£7,698 psm		£8,136 psm		£8,574 psm		£9,012 psm		£9,450 psm		£9,888 psm		£10,326 psm		£10,764 psm	
	Description	No of units		BLV (£ m)	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF
1	One unit scheme (houses)	1	0.03	£0.27	£0.1897	£0.1888	£0.1789	£0.1781	£0.1949	£0.1941	£0.2109	£0.2101	£0.2269	£0.2261	£0.2429	£0.2421	£0.2589	£0.2581	£0.2749	£0.2741	£0.2909	£0.2901
2	Two unit scheme (houses)	2	0.04	£0.36	£0.3793	£0.3776	£0.3578	£0.3561	£0.3898	£0.3881	£0.4218	£0.4201	£0.4538	£0.4521	£0.4858	£0.4841	£0.5178	£0.5161	£0.5498	£0.5481	£0.5818	£0.5801
3	Four unit scheme (houses)	4	0.04	£0.40	£0.6148	£0.6117	£0.5797	£0.5767	£0.6318	£0.6288	£0.6839	£0.6809	£0.7360	£0.7330	£0.7881	£0.7851	£0.8403	£0.8372	£0.8924	£0.8893	£0.9445	£0.9414
4	Seven unit scheme (flats)	7	0.07	£0.68	£0.4843	£0.4811	£0.4373	£0.4341	£0.5107	£0.5075	£0.5841	£0.5810	£0.6575	£0.6544	£0.7310	£0.7278	£0.8044	£0.8012	£0.8778	£0.8747	£0.9512	£0.9481
5	Nine unit scheme (flats)	9	0.06	£0.57	£0.5411	£0.5374	£0.4880	£0.4844	£0.5709	£0.5673	£0.6538	£0.6502	£0.7367	£0.7331	£0.8196	£0.8160	£0.9025	£0.8989	£0.9854	£0.9818	£1.0683	£1.0647
6	Ten unit scheme (houses)	10	0.10	£1.03	£1.7110	£1.7029	£1.6167	£1.6086	£1.7625	£1.7544	£1.9083	£1.9002	£2.0541	£2.0460	£2.1999	£2.1918	£2.3457	£2.3376	£2.4915	£2.4834	£2.6373	£2.6292
7	Ten unit scheme (flats)	10	0.06	£0.61	£0.6822	£0.6777	£0.6160	£0.6115	£0.7194	£0.7150	£0.8229	£0.8185	£0.9264	£0.9219	£1.0299	£1.0254	£1.1334	£1.1289	£1.2368	£1.2324	£1.3403	£1.3359
8	Twenty unit scheme (houses and flats)	20	0.19	£1.91	£2.3364	£2.3246	£2.1740	£2.1622	£2.4260	£2.4141	£2.6779	£2.6661	£2.9299	£2.9181	£3.1819	£3.1701	£3.4339	£3.4221	£3.6859	£3.6741	£3.9379	£3.9260
9	Twenty unit scheme (flats)	20	0.11	£1.14	£1.3369	£1.3280	£1.2078	£1.1989	£1.4123	£1.4036	£1.6156	£1.6069	£1.8189	£1.8102	£2.0222	£2.0134	£2.2255	£2.2167	£2.4288	£2.4200	£2.6321	£2.6233
10	Thirty unit scheme (flats with retail use on ground fl	30	0.14	£1.43	£2.1412	£2.1268	£1.9452	£1.9308	£2.2590	£2.2446	£2.5729	£2.5585	£2.8867	£2.8723	£3.2006	£3.1862	£3.5144	£3.5000	£3.8283	£3.8139	£4.1421	£4.1277
11	Fifty unit scheme (flats - lower density)	50	0.36	£3.67	£3.0328	£3.0111	£2.7479	£2.7262	£3.2387	£3.2171	£3.7296	£3.7079	£4.2205	£4.1988	£4.7113	£4.6897	£5.2022	£5.1805	£5.6922	£5.6708	£6.1796	£6.1583
12	Fifty unit scheme (flats - higher density)	50	0.13	£1.33	£1.1424	£1.1192	£0.8847	£0.8614	£1.3348	£1.3115	£1.7849	£1.7616	£2.2347	£2.2117	£2.6802	£2.6573	£3.1257	£3.1028	£3.5711	£3.5482	£4.0166	£3.9937
13	Seventy unit scheme (Industrial/employment led sch	70	0.27	£2.72	£4.3273	£4.2968	£3.9699	£3.9394	£4.5856	£4.5551	£5.2013	£5.1709	£5.8170	£5.7866	£6.4327	£6.4023	£7.0442	£7.0142	£7.6557	£7.6257	£8.2672	£8.2372
14	Seventy unit scheme (flats - higher density)	70	0.07	£0.70	£1.6758	£1.6423	£1.3012	£1.2676	£1.9554	£1.9219	£2.6096	£2.5761	£3.2633	£3.2302	£3.9108	£3.8777	£4.5583	£4.5252	£5.2057	£5.1727	£5.8532	£5.8202
15	One hundred unit scheme (flats - lower density)	100	0.30	£3.00	£2.5241	£2.4729	£1.9588	£1.9075	£2.9661	£2.9155	£3.9626	£3.9120	£4.9591	£4.9085	£5.9555	£5.9050	£6.9520	£6.9014	£7.9485	£7.8979	£8.9444	£8.8944
16	One hundred unit scheme (flats - higher density)	100	0.28	£2.85	£5.3368	£5.2967	£4.8359	£4.7959	£5.7198	£5.6797	£6.5981	£6.5586	£7.4744	£7.4349	£8.3507	£8.3112	£9.2270	£9.1875	£10.1032	£10.0637	£10.9795	£10.9400
17	Two hunded unit scheme (flats) with GF retail	200	0.40	£4.10	£3.5208	£3.4290	£2.6414	£2.5496	£4.3540	£4.2622	£6.0665	£5.9747	£7.7723	£7.6818	£9.4665	£9.3759	£11.1606	£11.0701	£12.8548	£12.7642	£14.5489	£14.4584
18	Three hundred unit scheme (flats) with GF retail	300	0.38	£3.90	£0.2536	£0.1194	-£0.9296	-£1.0657	£1.3954	£1.2612	£3.6920	£3.5597	£5.9744	£5.8420	£8.2568	£8.1244	£10.5391	£10.4068	£12.8003	£12.6698	£15.0582	£14.9276
19	Five hundred unit scheme (flats)	500	1.44	£14.65	£0.0946	-£0.1494	-£2.5226	-£2.7679	£1.7226	£1.4840	£5.9013	£5.6628	£10.0794	£9.8416	£14.2080	£13.9728	£18.3366	£18.1014	£22.4651	£22.2299	£26.5937	£26.3585
20	Two hundred unit Co-living scheme	-	0.15	£1.51	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955
21	Large retail supermarket	-	1.00	£10.18	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483
22	Comparison retail	-	0.35	£3.53	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£10.3554	£10.3348	£10.3554	£10.3348	£10.3554	£10.3348
23	Data Centre	-	0.83	£8.45	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£7.2650	£7.2211	£7.2650	£7.2211	£7.2650	£7.2211
24	Office development	-	0.50	£5.09	-£18.1255	-£18.2997	-£18.1255	-£18.2997	-£18.1255	-£18.2997	-£18.1255	-£18.2997	-£18.1255	-£18.2997	-£18.1255	-£18.2997	£48.1303	£47.9584	£48.1303	£47.9584	£48.1303	£47.9584
25	Office development	-	0.42	£4.24	-£9.0666	-£9.1537	-£9.0666	-£9.1537	-£9.0666	-£9.1537	-£9.0666	-£9.1537	-£9.0666	-£9.1537	-£9.0666	-£9.1537	£24.0613	£23.9754	£24.0613	£23.9754	£24.0613	£23.9754
26	Hotel development (160 rooms)	-	0.19	£1.88	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298
27	Hotel development (100 rooms)	-	0.12	£1.19	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796
28	Light industrial scheme	-	0.50	£5.09	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540
29	Industrial Scheme new build (50% plot ratio)	-	1.00	£10.18	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262
30	Industrial scheme intensification (60% plot ratio)	-	1.00	£10.18	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914

BLV: BACKLANDS, GARDENS ETC					£7,260 psm		£7,698 psm		£8,136 psm		£8,574 psm		£9,012 psm		£9,450 psm		£9,888 psm		£10,326 psm		£10,764 psm	
	Description	No of units		BLV (£ m)	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF	Baseline	BNG/UGF
1	One unit scheme (houses)	1	0.03	£0.27	£0.1897	£0.1888	£0.1789	£0.1781	£0.1949	£0.1941	£0.2109	£0.2101	£0.2269	£0.2261	£0.2429	£0.2421	£0.2589	£0.2581	£0.2749	£0.2741	£0.2909	£0.2901
2	Two unit scheme (houses)	2	0.04	£0.36	£0.3793	£0.3776	£0.3578	£0.3561	£0.3898	£0.3881	£0.4218	£0.4201	£0.4538	£0.4521	£0.4858	£0.4841	£0.5178	£0.5161	£0.5498	£0.5481	£0.5818	£0.5801
3	Four unit scheme (houses)	4	0.04	£0.40	£0.6148	£0.6117	£0.5797	£0.5767	£0.6318	£0.6288	£0.6839	£0.6809	£0.7360	£0.7330	£0.7881	£0.7851	£0.8403	£0.8372	£0.8924	£0.8893	£0.9445	£0.9414
4	Seven unit scheme (flats)	7	0.07	£0.68	£0.4843	£0.4811	£0.4373	£0.4341	£0.5107	£0.5075	£0.5841	£0.5810	£0.6575	£0.6544	£0.7310	£0.7278	£0.8044	£0.8012	£0.8778	£0.8747	£0.9512	£0.9481
5	Nine unit scheme (flats)	9	0.06	£0.57	£0.5411	£0.5374	£0.4880	£0.4844	£0.5709	£0.5673	£0.6538	£0.6502	£0.7367	£0.7331	£0.8196	£0.8160	£0.9025	£0.8989	£0.9854	£0.9818	£1.0683	£1.0647
6	Ten unit scheme (houses)	10	0.10	£1.03	£1.7110	£1.7029	£1.6167	£1.6086	£1.7625	£1.7544	£1.9083	£1.9002	£2.0541	£2.0460	£2.1999	£2.1918	£2.3457	£2.3376	£2.4915	£2.4834	£2.6373	£2.6292
7	Ten unit scheme (flats)	10	0.06	£0.61	£0.6822	£0.6777	£0.6160	£0.6115	£0.7194	£0.7150	£0.8229	£0.8185	£0.9264	£0.9219	£1.0299	£1.0254	£1.1334	£1.1289	£1.2368	£1.2324	£1.3403	£1.3359
8	Twenty unit scheme (houses and flats)	20	0.19	£1.91	£2.3364	£2.3246	£2.1740	£2.1622	£2.4260	£2.4141	£2.6779	£2.6661	£2.9299	£2.9181	£3.1819	£3.1701	£3.4339	£3.4221	£3.6859	£3.6741	£3.9379	£3.9260
9	Twenty unit scheme (flats)	20	0.11	£1.14	£1.3369	£1.3280	£1.2078	£1.1989	£1.4123	£1.4036	£1.6156	£1.6069	£1.8189	£1.8102	£2.0222	£2.0134	£2.2255	£2.2167	£2.4288	£2.4200	£2.6321	£2.6233
10	Thirty unit scheme (flats with retail use on ground fl	30	0.14	£1.43	£2.1412	£2.1268	£1.9452	£1.9308	£2.2590	£2.2446	£2.5729	£2.5585	£2.8867	£2.8723	£3.2006	£3.1862	£3.5144	£3.5000	£3.8283	£3.8139	£4.1421	£4.1277
11	Fifty unit scheme (flats - lower density)	50	0.36	£3.67	£3.0328	£3.0111	£2.7479	£2.7262	£3.2387	£3.2171	£3.7296	£3.7079	£4.2205	£4.1988	£4.7113	£4.6897	£5.2022	£5.1805	£5.6922	£5.6708	£6.1796	£6.1583
12	Fifty unit scheme (flats - higher density)	50	0.13	£1.33	£1.1424	£1.1192	£0.8847	£0.8614	£1.3348	£1.3115	£1.7849	£1.7616	£2.2347	£2.2117	£2.6802	£2.6573	£3.1257	£3.1028	£3.5711	£3.5482	£4.0166	£3.9937
13	Seventy unit scheme (Industrial/employment led sch	70	0.27	£2.72	£4.3273	£4.2968	£3.9699	£3.9394	£4.5856	£4.5551	£5.2013	£5.1709	£5.8170	£5.7866	£6.4327	£6.4023	£7.0442	£7.0142	£7.6557	£7.6257	£8.2672	£8.2372
14	Seventy unit scheme (flats - higher density)	70	0.07	£0.70	£1.6758	£1.6423	£1.3012	£1.2676	£1.9554	£1.9219	£2.6096	£2.5761	£3.2633	£3.2302	£3.9108	£3.8777	£4.5583	£4.5252	£5.2057	£5.1727	£5.8532	£5.8202
15	One hundred unit scheme (flats - lower density)	100	0.30	£3.00	£2.5241	£2.4729	£1.9588	£1.9075	£2.9661	£2.9155	£3.9626	£3.9120	£4.9591	£4.9085	£5.9555	£5.9050	£6.9520	£6.9014	£7.9485	£7.8979	£8.9444	£8.8944
16	One hundred unit scheme (flats - higher density)	100	0.28	£2.85	£5.3368	£5.2967	£4.8359	£4.7959	£5.7198	£5.6797	£6.5981	£6.5586	£7.4744	£7.4349	£8.3507	£8.3112	£9.2270	£9.1875	£10.1032	£10.0637	£10.9795	£10.9400
17	Two hunded unit scheme (flats) with GF retail	200	0.40	£4.10	£3.5208	£3.4290	£2.6414	£2.5496	£4.3540	£4.2622	£6.0665	£5.9747	£7.7723	£7.6818	£9.4665	£9.3759	£11.1606	£11.0701	£12.8548	£12.7642	£14.5489	£14.4584
18	Three hundred unit scheme (flats) with GF retail	300	0.38	£3.90	£0.2536	£0.1194	-£0.9296	-£1.0657	£1.3954	£1.2612	£3.6920	£3.5597	£5.9744	£5.8420	£8.2568	£8.1244	£10.5391	£10.4068	£12.8003	£12.6698	£15.0582	£14.9276
19	Five hundred unit scheme (flats)	500	1.44	£14.65	£0.0946	-£0.1494	-£2.5226	-£2.7679	£1.7226	£1.4840	£5.9013	£5.6628	£10.0794	£9.8416	£14.2080	£13.9728	£18.3366	£18.1014	£22.4651	£22.2299	£26.5937	£26.3585
20	Two hundred unit Co-living scheme	-	0.15	£1.51	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955	£12.8258	£12.7955
21	Large retail supermarket	-	1.00	£10.18	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483	£1.4621	£1.4483
22	Comparison retail	-	0.35	£3.53	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£7.3703	£7.3497	£10.3554	£10.3348	£10.3554	£10.3348	£10.3554	£10.3348
23	Data Centre	-	0.83	£8.45	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£6.0710	£6.0271	£7.2650	£7.2211	£7.2650	£7.2211	£7.2650	£7.2211
24	Office development	-	0.50	£5.09	-£18.1255	-£18.2997	-£18.1255	-£18.2997	-£18.1255	-£18.2997	-£18.1255	-£18.2997	-£18.1255	-£18.2997	-£18.1255	-£18.2997	£48.1303	£47.9584	£48.1303	£47.9584	£48.1303	£47.9584
25	Office development	-	0.42	£4.24	-£9.0666	-£9.1537	-£9.0666	-£9.1537	-£9.0666	-£9.1537	-£9.0666	-£9.1537	-£9.0666	-£9.1537	-£9.0666	-£9.1537	£24.0613	£23.9754	£24.0613	£23.9754	£24.0613	£23.9754
26	Hotel development (160 rooms)	-	0.19	£1.88	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298	£3.1695	£3.1298
27	Hotel development (100 rooms)	-	0.12	£1.19	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796	£1.4983	£1.4796
28	Light industrial scheme	-	0.50	£5.09	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540	£3.6707	£3.6540
29	Industrial Scheme new build (50% plot ratio)	-	1.00	£10.18	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262	£4.3383	£4.3262
30	Industrial scheme intensification (60% plot ratio)	-	1.00	£10.18	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914	£5.2060	£5.1914

Table 6.30.2: Net zero carbon (operational only)

Net zero carbon A / X (operational only) Sales value (£ psm):

BLV: EXISTING RESIDENTIAL					£7,260 psm		£7,698 psm		£8,136 psm		£8,574 psm		£9,012 psm		£9,450 psm		£9,888 psm		£10,326 psm		£10,764 psm	
	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
1	One unit scheme (houses)	1	0.03	£0.27	£0.1897	£0.1739	£0.1789	£0.1629	£0.1949	£0.1789	£0.2109	£0.1949	£0.2269	£0.2109	£0.2429	£0.2269	£0.2589	£0.2429	£0.2749	£0.2589	£0.2909	£0.2749
2	Two unit scheme (houses)	2	0.04	£0.36	£0.3793	£0.3478	£0.3578	£0.3258	£0.3898	£0.3578	£0.4218	£0.3898	£0.4538	£0.4218	£0.4858	£0.4538	£0.5178	£0.4858	£0.5498	£0.5178	£0.5818	£0.5498
3	Four unit scheme (houses)	4	0.04	£0.40	£0.6148	£0.5631	£0.5797	£0.5273	£0.6318	£0.5794	£0.6839	£0.6315	£0.7360	£0.6836	£0.7881	£0.7357	£0.8403	£0.7878	£0.8924	£0.8399	£0.9445	£0.8920
4	Seven unit scheme (flats)	7	0.07	£0.68	£0.4843	£0.3914	£0.4373	£0.3444	£0.5107	£0.4179	£0.5841	£0.4913	£0.6575	£0.5647	£0.7310	£0.6381	£0.8044	£0.7115	£0.8778	£0.7850	£0.9512	£0.8584
5	Nine unit scheme (flats)	9	0.06	£0.57	£0.5411	£0.4362	£0.4880	£0.3831	£0.5709	£0.4660	£0.6538	£0.5489	£0.7367	£0.6318	£0.8196	£0.7147	£0.9025	£0.7976	£0.9854	£0.8805	£1.0683	£0.9634
6	Ten unit scheme (houses)	10	0.10	£1.03	£1.7110	£1.5651	£1.6167	£1.4685	£1.7625	£1.6143	£1.9083	£1.7601	£2.0541	£1.9059	£2.1999	£2.0517	£2.3457	£2.1975	£2.4915	£2.3433	£2.6373	£2.4891
7	Ten unit scheme (flats)	10	0.06	£0.61	£0.6822	£0.5513	£0.6160	£0.4851	£0.7194	£0.5886	£0.8229	£0.6921	£0.9264	£0.7955	£1.0299	£0.8990	£1.1334	£1.0025	£1.2368	£1.1060	£1.3403	£1.2095
8	Twenty unit scheme (houses and flats)	20	0.19	£1.91	£2.3364	£2.0549	£2.1740	£1.8912	£2.4260	£2.1432	£2.6779	£2.3952	£2.9299	£2.6471	£3.1819	£2.8991	£3.4339	£3.1511	£3.6859	£3.4031	£3.9379	£3.6551
9	Twenty unit scheme (flats)	20	0.11	£1.14	£1.3369	£1.0762	£1.2078	£0.9471	£1.4123	£1.1521	£1.6156	£1.3572	£1.8189	£1.5618	£2.0222	£1.7651	£2.2255	£1.9684	£2.4288	£2.1717	£2.6321	£2.3750
10	Thirty unit scheme (flats with retail use on ground fl	30	0.14	£1.43	£2.1412	£1.7162	£1.9452	£1.5201	£2.2590	£1.8340	£2.5729	£2.1478	£2.8867	£2.4617	£3.2006	£2.7756	£3.5144	£3.0894	£3.8283	£3.4033	£4.1421	£3.7171
11	Fifty unit scheme (flats - lower density)	50	0.36	£3.67	£3.0328	£2.3920	£2.7479	£2.1070	£3.2387	£2.5979	£3.7296	£3.0887	£4.2205	£3.5796	£4.7113	£4.0705	£5.2022	£4.5614	£5.6922	£5.0522	£6.1796	£5.5431
12	Fifty unit scheme (flats - higher density)	50	0.13	£1.33	£1.1424	£0.4694	£0.8847	£0.2115	£1.3348	£0.6616	£1.7849	£1.1117	£2.2347	£1.5618	£2.6802	£2.0119	£3.1257	£2.4619	£3.5711	£2.9074	£4.0166	£3.3528
13	Seventy unit scheme (Industrial/employment led sch	70	0.27	£2.72	£4.3273	£3.4509	£3.9699	£3.0933	£4.5856	£3.7091	£5.2013	£4.3248	£5.8170	£4.9405	£6.4327	£5.5562	£7.0442	£6.1719	£7.6557	£6.7876	£8.2672	£7.4029
14	Seventy unit scheme (flats - higher density)	70	0.07	£0.70	£1.6758	£0.6978	£1.3012	£0.3230	£1.9554	£0.9772	£2.6096	£1.6314	£3.2633	£2.2856	£3.9108	£2.9399	£4.5583	£3.5937	£5.2057	£4.2412	£5.8532	£4.8887
15	One hundred unit scheme (flats - lower density)	100	0.30	£3.00	£2.5241	£1.0089	£1.9588	£0.4433	£2.9661	£1.4513	£3.9626	£2.4593	£4.9591	£3.4647	£5.9555	£4.4612	£6.9520	£5.4577	£7.9485	£6.4541	£8.9444	£7.4506
16	One hundred unit scheme (flats - higher density)	100	0.28	£2.85	£5.3368	£4.1741	£4.8359	£3.6730	£5.7198	£4.5568	£6.5981	£5.4407	£7.4744	£6.3246	£8.3507	£7.2040	£9.2270	£8.0802	£10.1032	£8.9565	£10.9795	£9.8328
17	Two hunded unit scheme (flats) with GF retail	200	0.40	£4.10	£3.5208	£0.8383	£2.6414	-£0.0478	£4.3540	£1.6877	£6.0665	£3.4020	£7.7723	£5.1145	£9.4665	£6.8270	£11.1606	£8.5332	£12.8548	£10.2274	£14.5489	£11.9215
18	Three hundred unit scheme (flats) with GF retail	300	0.38	£3.90	£0.2536	-£3.6625	-£0.9296	-£4.8656	£1.3954	-£2.5052	£3.6920	-£0.1605	£5.9744	£2.1538	£8.2568	£4.4451	£10.5391	£6.7275	£12.8003	£9.0098	£15.0582	£11.2922
19	Five hundred unit scheme (flats)	500	1.44	£14.65	£0.0946	-£7.0854	-£2.5226	-£9.7166	£1.7226	-£5.4088	£5.9013	-£1.1123	£10.0794	£3.0965	£14.2080	£7.2752	£18.3366	£11.4504	£22.4651	£15.5789	£26.5937	£19.7075
20	Two hundred unit Co-living scheme	-	0.15	£1.51	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827
21	Large retail supermarket	-	1.00	£10.18	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825
22	Comparison retail	-	0.35	£3.53	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£10.3554	£9.7901	£10.3554	£9.7901	£10.3554	£9.7901
23	Data Centre	-	0.83	£8.45	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£7.2650	£6.0415	£7.2650	£6.0415	£7.2650	£6.0415
24	Office development	-	0.50	£5.09	-£18.1255	-£22.9716	-£18.1255	-£22.9716	-£18.1255	-£22.9716	-£18.1255	-£22.9716	-£18.1255	-£22.9716	-£18.1255	-£22.9716	£48.1303	£43.3517	£48.1303	£43.3517	£48.1303	£43.3517
25	Office development	-	0.42	£4.24	-£9.0666	-£11.4897	-£9.0666	-£11.4897	-£9.0666	-£11.4897	-£9.0666	-£11.4897	-£9.0666	-£11.4897	-£9.0666	-£11.4897	£24.0613	£21.6721	£24.0613	£21.6721	£24.0613	£21.6721
26	Hotel development (160 rooms)	-	0.19	£1.88	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685
27	Hotel development (100 rooms)	-	0.12	£1.19	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776
28	Light industrial scheme	-	0.50	£5.09	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175
29	Industrial Scheme new build (50% plot ratio)	-	1.00	£10.18	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132
30	Industrial scheme intensification (60% plot ratio)	-	1.00	£10.18	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158

BLV: SECONDARY OFFICES					£7,260 psm		£7,698 psm		£8,136 psm		£8,574 psm		£9,012 psm		£9,450 psm		£9,888 psm		£10,326 psm		£10,764 psm	
	Description	No of units		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
1	One unit scheme (houses)	1	0.03	£0.27	£0.1897	£0.1739	£0.1789	£0.1629	£0.1949	£0.1789	£0.2109	£0.1949	£0.2269	£0.2109	£0.2429	£0.2269	£0.2589	£0.2429	£0.2749	£0.2589	£0.2909	£0.2749
2	Two unit scheme (houses)	2	0.04	£0.36	£0.3793	£0.3478	£0.3578	£0.3258	£0.3898	£0.3578	£0.4218	£0.3898	£0.4538	£0.4218	£0.4858	£0.4538	£0.5178	£0.4858	£0.5498	£0.5178	£0.5818	£0.5498
3	Four unit scheme (houses)	4	0.04	£0.40	£0.6148	£0.5631	£0.5797	£0.5273	£0.6318	£0.5794	£0.6839	£0.6315	£0.7360	£0.6836	£0.7881	£0.7357	£0.8403	£0.7878	£0.8924	£0.8399	£0.9445	£0.8920
4	Seven unit scheme (flats)	7	0.07	£0.68	£0.4843	£0.3914	£0.4373	£0.3444	£0.5107	£0.4179	£0.5841	£0.4913	£0.6575	£0.5647	£0.7310	£0.6381	£0.8044	£0.7115	£0.8778	£0.7850	£0.9512	£0.8584
5	Nine unit scheme (flats)	9	0.06	£0.57	£0.5411	£0.4362	£0.4880	£0.3831	£0.5709	£0.4660	£0.6538	£0.5489	£0.7367	£0.6318	£0.8196	£0.7147	£0.9025	£0.7976	£0.9854	£0.8805	£1.0683	£0.9634
6	Ten unit scheme (houses)	10	0.10	£1.03	£1.7110	£1.5651	£1.6167	£1.4685	£1.7625	£1.6143	£1.9083	£1.7601	£2.0541	£1.9059	£2.1999	£2.0517	£2.3457	£2.1975	£2.4915	£2.3433	£2.6373	£2.4891
7	Ten unit scheme (flats)	10	0.06	£0.61	£0.6822	£0.5513	£0.6160	£0.4851	£0.7194	£0.5886	£0.8229	£0.6921	£0.9264	£0.7955	£1.0299	£0.8990	£1.1334	£1.0025	£1.2368	£1.1060	£1.3403	£1.2095
8	Twenty unit scheme (houses and flats)	20	0.19	£1.91	£2.3364	£2.0549	£2.1740	£1.8912	£2.4260	£2.1432	£2.6779	£2.3952	£2.9299	£2.6471	£3.1819	£2.8991	£3.4339	£3.1511	£3.6859	£3.4031	£3.9379	£3.6551
9	Twenty unit scheme (flats)	20	0.11	£1.14	£1.3369	£1.0762	£1.2078	£0.9471	£1.4123	£1.1521	£1.6156	£1.3572	£1.8189	£1.5618	£2.0222	£1.7651	£2.2255	£1.9684	£2.4288	£2.1717	£2.6321	£2.3750
10	Thirty unit scheme (flats with retail use on ground fl	30	0.14	£1.43	£2.1412	£1.7162	£1.9452	£1.5201	£2.2590	£1.8340	£2.5729	£2.1478	£2.8867	£2.4617	£3.2006	£2.7756	£3.5144	£3.0894	£3.8283	£3.4033	£4.1421	£3.7171
11	Fifty unit scheme (flats - lower density)	50	0.36	£3.67	£3.0328	£2.3920	£2.7479	£2.1070	£3.2387	£2.5979	£3.7296	£3.0887	£4.2205	£3.5796	£4.7113	£4.0705	£5.2022	£4.5614	£5.6922	£5.0522	£6.1796	£5.5431
12	Fifty unit scheme (flats - higher density)	50	0.13	£1.33	£1.1424	£0.4694	£0.8847	£0.2115	£1.3348	£0.6616	£1.7849	£1.1117	£2.2347	£1.5618	£2.6802	£2.0119	£3.1257	£2.4619	£3.5711	£2.9074	£4.0166	£3.3528
13	Seventy unit scheme (Industrial/employment led sch	70	0.27	£2.72	£4.3273	£3.4509	£3.9699	£3.0933	£4.5856	£3.7091	£5.2013	£4.3248	£5.8170	£4.9405	£6.4327	£5.5562	£7.0442	£6.1719	£7.6557	£6.7876	£8.2672	£7.4029
14	Seventy unit scheme (flats - higher density)	70	0.07	£0.70	£1.6758	£0.6978	£1.3012	£0.3230	£1.9554	£0.9772	£2.6096	£1.6314	£3.2633	£2.2856	£3.9108	£2.9399	£4.5583	£3.5937	£5.2057	£4.2412	£5.8532	£4.8887
15	One hundred unit scheme (flats - lower density)	100	0.30	£3.00	£2.5241	£1.0089	£1.9588	£0.4433	£2.9661	£1.4513	£3.9626	£2.4593	£4.9591	£3.4647	£5.9555	£4.4612	£6.9520	£5.4577	£7.9485	£6.4541	£8.9444	£7.4506
16	One hundred unit scheme (flats - higher density)	100	0.28	£2.85	£5.3368	£4.1741	£4.8359	£3.6730	£5.7198	£4.5568	£6.5981	£5.4407	£7.4744	£6.3246	£8.3507	£7.2040	£9.2270	£8.0802	£10.1032	£8.9565	£10.9795	£9.8328
17	Two hunded unit scheme (flats) with GF retail	200	0.40	£4.10	£3.5208	£0.8383	£2.6414	-£0.0478	£4.3540	£1.6877	£6.0665	£3.4020	£7.7723	£5.1145	£9.4665	£6.8270	£11.1606	£8.5332	£12.8548	£10.2274	£14.5489	£11.9215
18	Three hundred unit scheme (flats) with GF retail	300	0.38	£3.90	£0.2536	-£3.6625	-£0.9296	-£4.8656	£1.3954	-£2.5052	£3.6920	-£0.1605	£5.9744	£2.1538	£8.2568	£4.4451	£10.5391	£6.7275	£12.8003	£9.0098	£15.0582	£11.2922
19	Five hundred unit scheme (flats)	500	1.44	£14.65	£0.0946	-£7.0854	-£2.5226	-£9.7166	£1.7226	-£5.4088	£5.9013	-£1.1123	£10.0794	£3.0965	£14.2080	£7.2752	£18.3366	£11.4504	£22.4651	£15.5789	£26.5937	£19.7075
20	Two hundred unit Co-living scheme	-	0.15	£1.51	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827
21	Large retail supermarket	-	1.00	£10.18	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825
22	Comparison retail	-	0.35	£3.53	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£10.3554	£9.7901	£10.3554	£9.7901	£10.3554	£9.7901
23	Data Centre	-	0.83	£8.45	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£7.2650	£6.0415	£7.2650	£6.0415	£7.2650	£6.0415
24	Office development	-	0.50	£5.09	-£18.1255	-£22.9716	-£18.1255	-£22.9716	-£18.1255	-£22.9716	-£18.1255	-£22.9716	-£18.1255	-£22.9716	-£18.1255	-£22.9716	£48.1303	£43.3517	£48.1303	£43.3517	£48.1303	£43.3517
25	Office development	-	0.42	£4.24	-£9.0666	-£11.4897	-£9.0666	-£11.4897	-£9.0666	-£11.4897	-£9.0666	-£11.4897	-£9.0666	-£11.4897	-£9.0666	-£11.4897	£24.0613	£21.6721	£24.0613	£21.6721	£24.0613	£21.6721
26	Hotel development (160 rooms)	-	0.19	£1.88	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685
27	Hotel development (100 rooms)	-	0.12	£1.19	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776
28	Light industrial scheme	-	0.50	£5.09	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175
29	Industrial Scheme new build (50% plot ratio)	-	1.00	£10.18	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132
30	Industrial scheme intensification (60% plot ratio)	-	1.00	£10.18	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158

BLV: SECONDARY INDUSTRIAL					£7,260 psm		£7,698 psm		£8,136 psm		£8,574 psm		£9,012 psm		£9,450 psm		£9,888 psm		£10,326 psm		£10,764 psm	
	Description	No of units		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
1	One unit scheme (houses)	1	0.03	£0.27	£0.1897	£0.1739	£0.1789	£0.1629	£0.1949	£0.1789	£0.2109	£0.1949	£0.2269	£0.2109	£0.2429	£0.2269	£0.2589	£0.2429	£0.2749	£0.2589	£0.2909	£0.2749
2	Two unit scheme (houses)	2	0.04	£0.36	£0.3793	£0.3478	£0.3578	£0.3258	£0.3898	£0.3578	£0.4218	£0.3898	£0.4538	£0.4218	£0.4858	£0.4538	£0.5178	£0.4858	£0.5498	£0.5178	£0.5818	£0.5498
3	Four unit scheme (houses)	4	0.04	£0.40	£0.6148	£0.5631	£0.5797	£0.5273	£0.6318	£0.5794	£0.6839	£0.6315	£0.7360	£0.6836	£0.7881	£0.7357	£0.8403	£0.7878	£0.8924	£0.8399	£0.9445	£0.8920
4	Seven unit scheme (flats)	7	0.07	£0.68	£0.4843	£0.3914	£0.4373	£0.3444	£0.5107	£0.4179	£0.5841	£0.4913	£0.6575	£0.5647	£0.7310	£0.6381	£0.8044	£0.7115	£0.8778	£0.7850	£0.9512	£0.8584
5	Nine unit scheme (flats)	9	0.06	£0.57	£0.5411	£0.4362	£0.4880	£0.3831	£0.5709	£0.4660	£0.6538	£0.5489	£0.7367	£0.6318	£0.8196	£0.7147	£0.9025	£0.7976	£0.9854	£0.8805	£1.0683	£0.9634
6	Ten unit scheme (houses)	10	0.10	£1.03	£1.7110	£1.5651	£1.6167	£1.4685	£1.7625	£1.6143	£1.9083	£1.7601	£2.0541	£1.9059	£2.1999	£2.0517	£2.3457	£2.1975	£2.4915	£2.3433	£2.6373	£2.4891
7	Ten unit scheme (flats)	10	0.06	£0.61	£0.6822	£0.5513	£0.6160	£0.4851	£0.7194	£0.5886	£0.8229	£0.6921	£0.9264	£0.7955	£1.0299	£0.8990	£1.1334	£1.0025	£1.2368	£1.1060	£1.3403	£1.2095
8	Twenty unit scheme (houses and flats)	20	0.19	£1.91	£2.3364	£2.0549	£2.1740	£1.8912	£2.4260	£2.1432	£2.6779	£2.3952	£2.9299	£2.6471	£3.1819	£2.8991	£3.4339	£3.1511	£3.6859	£3.4031	£3.9379	£3.6551
9	Twenty unit scheme (flats)	20	0.11	£1.14	£1.3369	£1.0762	£1.2078	£0.9471	£1.4123	£1.1521	£1.6156	£1.3572	£1.8189	£1.5618	£2.0222	£1.7651	£2.2255	£1.9684	£2.4288	£2.1717	£2.6321	£2.3750
10	Thirty unit scheme (flats with retail use on ground fl	30	0.14	£1.43	£2.1412	£1.7162	£1.9452	£1.5201	£2.2590	£1.8340	£2.5729	£2.1478	£2.8867	£2.4617	£3.2006	£2.7756	£3.5144	£3.0894	£3.8283	£3.4033	£4.1421	£3.7171
11	Fifty unit scheme (flats - lower density)	50	0.36	£3.67	£3.0328	£2.3920	£2.7479	£2.1070	£3.2387	£2.5979	£3.7296	£3.0887	£4.2205	£3.5796	£4.7113	£4.0705	£5.2022	£4.5614	£5.6922	£5.0522	£6.1796	£5.5431
12	Fifty unit scheme (flats - higher density)	50	0.13	£1.33	£1.1424	£0.4694	£0.8847	£0.2115	£1.3348	£0.6616	£1.7849	£1.1117	£2.2347	£1.5618	£2.6802	£2.0119	£3.1257	£2.4619	£3.5711	£2.9074	£4.0166	£3.3528
13	Seventy unit scheme (Industrial/employment led sch	70	0.27	£2.72	£4.3273	£3.4509	£3.9699	£3.0933	£4.5856	£3.7091	£5.2013	£4.3248	£5.8170	£4.9405	£6.4327	£5.5562	£7.0442	£6.1719	£7.6557	£6.7876	£8.2672	£7.4029
14	Seventy unit scheme (flats - higher density)	70	0.07	£0.70	£1.6758	£0.6978	£1.3012	£0.3230	£1.9554	£0.9772	£2.6096	£1.6314	£3.2633	£2.2856	£3.9108	£2.9399	£4.5583	£3.5937	£5.2057	£4.2412	£5.8532	£4.8887
15	One hundred unit scheme (flats - lower density)	100	0.30	£3.00	£2.5241	£1.0089	£1.9588	£0.4433	£2.9661	£1.4513	£3.9626	£2.4593	£4.9591	£3.4647	£5.9555	£4.4612	£6.9520	£5.4577	£7.9485	£6.4541	£8.9444	£7.4506
16	One hundred unit scheme (flats - higher density)	100	0.28	£2.85	£5.3368	£4.1741	£4.8359	£3.6730	£5.7198	£4.5568	£6.5981	£5.4407	£7.4744	£6.3246	£8.3507	£7.2040	£9.2270	£8.0802	£10.1032	£8.9565	£10.9795	£9.8328
17	Two hunded unit scheme (flats) with GF retail	200	0.40	£4.10	£3.5208	£0.8383	£2.6414	-£0.0478	£4.3540	£1.6877	£6.0665	£3.4020	£7.7723	£5.1145	£9.4665	£6.8270	£11.1606	£8.5332	£12.8548	£10.2274	£14.5489	£11.9215
18	Three hundred unit scheme (flats) with GF retail	300	0.38	£3.90	£0.2536	-£3.6625	-£0.9296	-£4.8656	£1.3954	-£2.5052	£3.6920	-£0.1605	£5.9744	£2.1538	£8.2568	£4.4451	£10.5391	£6.7275	£12.8003	£9.0098	£15.0582	£11.2922
19	Five hundred unit scheme (flats)	500	1.44	£14.65	£0.0946	-£7.0854	-£2.5226	-£9.7166	£1.7226	-£5.4088	£5.9013	-£1.1123	£10.0794	£3.0965	£14.2080	£7.2752	£18.3366	£11.4504	£22.4651	£15.5789	£26.5937	£19.7075
20	Two hundred unit Co-living scheme	-	0.15	£1.51	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827
21	Large retail supermarket	-	1.00	£10.18	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825
22	Comparison retail	-	0.35	£3.53	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£10.3554	£9.7901	£10.3554	£9.7901	£10.3554	£9.7901
23	Data Centre	-	0.83	£8.45	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£7.2650	£6.0415	£7.2650	£6.0415	£7.2650	£6.0415
24	Office development	-	0.50	£5.09	-£18.1255	-£22.9716	-£18.1255	-£22.9716	-£18.1255	-£22.9716	-£18.1255	-£22.9716	-£18.1255	-£22.9716	-£18.1255	-£22.9716	£48.1303	£43.3517	£48.1303	£43.3517	£48.1303	£43.3517
25	Office development	-	0.42	£4.24	-£9.0666	-£11.4897	-£9.0666	-£11.4897	-£9.0666	-£11.4897	-£9.0666	-£11.4897	-£9.0666	-£11.4897	-£9.0666	-£11.4897	£24.0613	£21.6721	£24.0613	£21.6721	£24.0613	£21.6721
26	Hotel development (160 rooms)	-	0.19	£1.88	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685
27	Hotel development (100 rooms)	-	0.12	£1.19	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776
28	Light industrial scheme	-	0.50	£5.09	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175
29	Industrial Scheme new build (50% plot ratio)	-	1.00	£10.18	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132
30	Industrial scheme intensification (60% plot ratio)	-	1.00	£10.18	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158

BLV: BACKLANDS, GARDENS ETC					£7,260 psm		£7,698 psm		£8,136 psm		£8,574 psm		£9,012 psm		£9,450 psm		£9,888 psm		£10,326 psm		£10,764 psm	
	Description	No of units		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
1	One unit scheme (houses)	1	0.03	£0.27	£0.1897	£0.1739	£0.1789	£0.1629	£0.1949	£0.1789	£0.2109	£0.1949	£0.2269	£0.2109	£0.2429	£0.2269	£0.2589	£0.2429	£0.2749	£0.2589	£0.2909	£0.2749
2	Two unit scheme (houses)	2	0.04	£0.36	£0.3793	£0.3478	£0.3578	£0.3258	£0.3898	£0.3578	£0.4218	£0.3898	£0.4538	£0.4218	£0.4858	£0.4538	£0.5178	£0.4858	£0.5498	£0.5178	£0.5818	£0.5498
3	Four unit scheme (houses)	4	0.04	£0.40	£0.6148	£0.5631	£0.5797	£0.5273	£0.6318	£0.5794	£0.6839	£0.6315	£0.7360	£0.6836	£0.7881	£0.7357	£0.8403	£0.7878	£0.8924	£0.8399	£0.9445	£0.8920
4	Seven unit scheme (flats)	7	0.07	£0.68	£0.4843	£0.3914	£0.4373	£0.3444	£0.5107	£0.4179	£0.5841	£0.4913	£0.6575	£0.5647	£0.7310	£0.6381	£0.8044	£0.7115	£0.8778	£0.7850	£0.9512	£0.8584
5	Nine unit scheme (flats)	9	0.06	£0.57	£0.5411	£0.4362	£0.4880	£0.3831	£0.5709	£0.4660	£0.6538	£0.5489	£0.7367	£0.6318	£0.8196	£0.7147	£0.9025	£0.7976	£0.9854	£0.8805	£1.0683	£0.9634
6	Ten unit scheme (houses)	10	0.10	£1.03	£1.7110	£1.5651	£1.6167	£1.4685	£1.7625	£1.6143	£1.9083	£1.7601	£2.0541	£1.9059	£2.1999	£2.0517	£2.3457	£2.1975	£2.4915	£2.3433	£2.6373	£2.4891
7	Ten unit scheme (flats)	10	0.06	£0.61	£0.6822	£0.5513	£0.6160	£0.4851	£0.7194	£0.5886	£0.8229	£0.6921	£0.9264	£0.7955	£1.0299	£0.8990	£1.1334	£1.0025	£1.2368	£1.1060	£1.3403	£1.2095
8	Twenty unit scheme (houses and flats)	20	0.19	£1.91	£2.3364	£2.0549	£2.1740	£1.8912	£2.4260	£2.1432	£2.6779	£2.3952	£2.9299	£2.6471	£3.1819	£2.8991	£3.4339	£3.1511	£3.6859	£3.4031	£3.9379	£3.6551
9	Twenty unit scheme (flats)	20	0.11	£1.14	£1.3369	£1.0762	£1.2078	£0.9471	£1.4123	£1.1521	£1.6156	£1.3572	£1.8189	£1.5618	£2.0222	£1.7651	£2.2255	£1.9684	£2.4288	£2.1717	£2.6321	£2.3750
10	Thirty unit scheme (flats with retail use on ground fl	30	0.14	£1.43	£2.1412	£1.7162	£1.9452	£1.5201	£2.2590	£1.8340	£2.5729	£2.1478	£2.8867	£2.4617	£3.2006	£2.7756	£3.5144	£3.0894	£3.8283	£3.4033	£4.1421	£3.7171
11	Fifty unit scheme (flats - lower density)	50	0.36	£3.67	£3.0328	£2.3920	£2.7479	£2.1070	£3.2387	£2.5979	£3.7296	£3.0887	£4.2205	£3.5796	£4.7113	£4.0705	£5.2022	£4.5614	£5.6922	£5.0522	£6.1796	£5.5431
12	Fifty unit scheme (flats - higher density)	50	0.13	£1.33	£1.1424	£0.4694	£0.8847	£0.2115	£1.3348	£0.6616	£1.7849	£1.1117	£2.2347	£1.5618	£2.6802	£2.0119	£3.1257	£2.4619	£3.5711	£2.9074	£4.0166	£3.3528
13	Seventy unit scheme (Industrial/employment led sch	70	0.27	£2.72	£4.3273	£3.4509	£3.9699	£3.0933	£4.5856	£3.7091	£5.2013	£4.3248	£5.8170	£4.9405	£6.4327	£5.5562	£7.0442	£6.1719	£7.6557	£6.7876	£8.2672	£7.4029
14	Seventy unit scheme (flats - higher density)	70	0.07	£0.70	£1.6758	£0.6978	£1.3012	£0.3230	£1.9554	£0.9772	£2.6096	£1.6314	£3.2633	£2.2856	£3.9108	£2.9399	£4.5583	£3.5937	£5.2057	£4.2412	£5.8532	£4.8887
15	One hundred unit scheme (flats - lower density)	100	0.30	£3.00	£2.5241	£1.0089	£1.9588	£0.4433	£2.9661	£1.4513	£3.9626	£2.4593	£4.9591	£3.4647	£5.9555	£4.4612	£6.9520	£5.4577	£7.9485	£6.4541	£8.9444	£7.4506
16	One hundred unit scheme (flats - higher density)	100	0.28	£2.85	£5.3368	£4.1741	£4.8359	£3.6730	£5.7198	£4.5568	£6.5981	£5.4407	£7.4744	£6.3246	£8.3507	£7.2040	£9.2270	£8.0802	£10.1032	£8.9565	£10.9795	£9.8328
17	Two hunded unit scheme (flats) with GF retail	200	0.40	£4.10	£3.5208	£0.8383	£2.6414	-£0.0478	£4.3540	£1.6877	£6.0665	£3.4020	£7.7723	£5.1145	£9.4665	£6.8270	£11.1606	£8.5332	£12.8548	£10.2274	£14.5489	£11.9215
18	Three hundred unit scheme (flats) with GF retail	300	0.38	£3.90	£0.2536	-£3.6625	-£0.9296	-£4.8656	£1.3954	-£2.5052	£3.6920	-£0.1605	£5.9744	£2.1538	£8.2568	£4.4451	£10.5391	£6.7275	£12.8003	£9.0098	£15.0582	£11.2922
19	Five hundred unit scheme (flats)	500	1.44	£14.65	£0.0946	-£7.0854	-£2.5226	-£9.7166	£1.7226	-£5.4088	£5.9013	-£1.1123	£10.0794	£3.0965	£14.2080	£7.2752	£18.3366	£11.4504	£22.4651	£15.5789	£26.5937	£19.7075
20	Two hundred unit Co-living scheme	-	0.15	£1.51	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827	£12.8258	£11.9827
21	Large retail supermarket	-	1.00	£10.18	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825	£1.4621	£1.0825
22	Comparison retail	-	0.35	£3.53	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£7.3703	£6.8050	£10.3554	£9.7901	£10.3554	£9.7901	£10.3554	£9.7901
23	Data Centre	-	0.83	£8.45	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£6.0710	£4.8475	£7.2650	£6.0415	£7.2650	£6.0415	£7.2650	£6.0415
24	Office development	-	0.50	£5.09	-£18.1255	-£22.9716	-£18.1255	-£22.9716	-£18.1255	-£22.9716	-£18.1255	-£22.9716	-£18.1255	-£22.9716	-£18.1255	-£22.9716	£48.1303	£43.3517	£48.1303	£43.3517	£48.1303	£43.3517
25	Office development	-	0.42	£4.24	-£9.0666	-£11.4897	-£9.0666	-£11.4897	-£9.0666	-£11.4897	-£9.0666	-£11.4897	-£9.0666	-£11.4897	-£9.0666	-£11.4897	£24.0613	£21.6721	£24.0613	£21.6721	£24.0613	£21.6721
26	Hotel development (160 rooms)	-	0.19	£1.88	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685	£3.1695	£2.0685
27	Hotel development (100 rooms)	-	0.12	£1.19	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776	£1.4983	£0.9776
28	Light industrial scheme	-	0.50	£5.09	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175	£3.6707	£3.2175
29	Industrial Scheme new build (50% plot ratio)	-	1.00	£10.18	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132	£4.3383	£4.0132
30	Industrial scheme intensification (60% plot ratio)	-	1.00	£10.18	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158	£5.2060	£4.8158

Table 6.30.3: Percentage change in residual land values with NZC operational only cost allowances (sales values of £10,764 per square metre)

	Description	No of units	Site area ha	Baseline residual value £m	Residual value reflecting NZC A+X £m	% change
1	One unit scheme (houses)	1	0.03	£0.291	£0.275	5.50%
2	Two unit scheme (houses)	2	0.04	£0.582	£0.550	5.50%
3	Four unit scheme (houses)	4	0.04	£0.944	£0.892	5.55%
4	Seven unit scheme (flats)	7	0.07	£0.951	£0.858	9.76%
5	Nine unit scheme (flats)	9	0.06	£1.068	£0.963	9.82%
6	Ten unit scheme (houses)	10	0.10	£2.637	£2.489	5.62%
7	Ten unit scheme (flats)	10	0.06	£1.340	£1.209	9.76%
8	Twenty unit scheme (houses and flats)	20	0.19	£3.938	£3.655	7.18%
9	Twenty unit scheme (flats)	20	0.11	£2.632	£2.375	9.77%
10	Thirty unit scheme (flats with retail use on ground floor)	30	0.14	£4.142	£3.717	10.26%
11	Fifty unit scheme (flats - lower density)	50	0.36	£6.180	£5.543	10.30%
12	Fifty unit scheme (flats - higher density)	50	0.13	£4.017	£3.353	16.53%
13	Seventy unit scheme (Industrial/employment led scheme)	70	0.27	£8.267	£7.403	10.45%
14	Seventy unit scheme (flats - higher density)	70	0.07	£5.853	£4.889	16.48%
15	One hundred unit scheme (flats - lower density)	100	0.30	£8.944	£7.451	16.70%
16	One hundred unit scheme (flats - higher density)	100	0.28	£10.979	£9.833	10.44%
17	Two hunded unit scheme (flats) with GF retail	200	0.40	£14.549	£11.922	18.06%
18	Three hundred unit scheme (flats) with GF retail	300	0.38	£15.058	£11.292	25.01%
19	Five hundred unit scheme (flats)	500	1.44	£26.594	£19.708	25.89%
20	Two hundred unit Co-living scheme	-	0.15	£12.826	£11.983	6.57%
21	Large retail supermarket	-	1.00	£1.462	£1.083	25.96%
22	Comparison retail	-	0.35	£10.355	£9.790	5.46%
23	Data Centre	-	0.83	£7.265	£6.042	16.84%
24	Office development	-	0.50	£48.130	£43.352	9.93%
25	Office development	-	0.42	£24.061	£21.672	9.93%
26	Hotel development (160 rooms)	-	0.19	£3.169	£2.068	34.74%
27	Hotel development (100 rooms)	-	0.12	£1.498	£0.978	34.76%
28	Light industrial scheme	-	0.50	£3.671	£3.217	12.35%
29	Industrial Scheme new build (50% plot ratio)	-	1.00	£4.338	£4.013	7.49%
30	Industrial scheme intensification (60% plot ratio)	-	1.00	£5.206	£4.816	7.49%

Table 6.30.4: Net zero carbon (operational and embodied carbon)

Net zero carbon B / Y Sales value (£ psm):

BLV: EXISTING RESIDENTIAL					£7,260 psm		£7,698 psm		£8,136 psm		£8,574 psm		£9,012 psm		£9,450 psm		£9,888 psm		£10,326 psm		£10,764 psm	
	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
1	One unit scheme (houses)	1	0.03	£0.27	£0.1897	£0.1513	£0.1789	£0.1403	£0.1949	£0.1563	£0.2109	£0.1723	£0.2269	£0.1883	£0.2429	£0.2043	£0.2589	£0.2203	£0.2749	£0.2363	£0.2909	£0.2523
2	Two unit scheme (houses)	2	0.04	£0.36	£0.3793	£0.3026	£0.3578	£0.2806	£0.3898	£0.3126	£0.4218	£0.3446	£0.4538	£0.3766	£0.4858	£0.4086	£0.5178	£0.4406	£0.5498	£0.4726	£0.5818	£0.5046
3	Four unit scheme (houses)	4	0.04	£0.40	£0.6148	£0.4896	£0.5797	£0.4538	£0.6318	£0.5059	£0.6839	£0.5580	£0.7360	£0.6101	£0.7881	£0.6622	£0.8403	£0.7143	£0.8924	£0.7664	£0.9445	£0.8185
4	Seven unit scheme (flats)	7	0.07	£0.68	£0.4843	£0.2497	£0.4373	£0.2027	£0.5107	£0.2761	£0.5841	£0.3496	£0.6575	£0.4230	£0.7310	£0.4964	£0.8044	£0.5698	£0.8778	£0.6433	£0.9512	£0.7167
5	Nine unit scheme (flats)	9	0.06	£0.57	£0.5411	£0.2761	£0.4880	£0.2231	£0.5709	£0.3060	£0.6538	£0.3889	£0.7367	£0.4718	£0.8196	£0.5547	£0.9025	£0.6376	£0.9854	£0.7205	£1.0683	£0.8034
6	Ten unit scheme (houses)	10	0.10	£1.03	£1.7110	£1.3565	£1.6167	£1.2598	£1.7625	£1.4056	£1.9083	£1.5514	£2.0541	£1.6972	£2.1999	£1.8429	£2.3457	£1.9887	£2.4915	£2.1345	£2.6373	£2.2803
7	Ten unit scheme (flats)	10	0.06	£0.61	£0.6822	£0.3516	£0.6160	£0.2854	£0.7194	£0.3889	£0.8229	£0.4923	£0.9264	£0.5958	£1.0299	£0.6993	£1.1334	£0.8028	£1.2368	£0.9063	£1.3403	£1.0097
8	Twenty unit scheme (houses and flats)	20	0.19	£1.91	£2.3364	£1.6306	£2.1740	£1.4681	£2.4260	£1.7220	£2.6779	£1.9740	£2.9299	£2.2259	£3.1819	£2.4779	£3.4339	£2.7299	£3.6859	£2.9819	£3.9379	£3.2339
9	Twenty unit scheme (flats)	20	0.11	£1.14	£1.3369	£0.6783	£1.2078	£0.5492	£1.4123	£0.7542	£1.6156	£0.9593	£1.8189	£1.1643	£2.0222	£1.3693	£2.2255	£1.5744	£2.4288	£1.7793	£2.6321	£1.9826
10	Thirty unit scheme (flats with retail use on ground fl	30	0.14	£1.43	£2.1412	£1.0574	£1.9452	£0.8612	£2.2590	£1.1752	£2.5729	£1.4890	£2.8867	£1.8029	£3.2006	£2.1167	£3.5144	£2.4306	£3.8283	£2.7444	£4.1421	£3.0583
11	Fifty unit scheme (flats - lower density)	50	0.36	£3.67	£3.0328	£1.3999	£2.7479	£1.1157	£3.2387	£1.6117	£3.7296	£2.1076	£4.2205	£2.6014	£4.7113	£3.0922	£5.2022	£3.5831	£5.6922	£4.0740	£6.1796	£4.5648
12	Fifty unit scheme (flats - higher density)	50	0.13	£1.33	£1.1424	-£0.6085	£0.8847	-£0.8727	£1.3348	-£0.4100	£1.7849	£0.0513	£2.2347	£0.5014	£2.6802	£0.9515	£3.1257	£1.4016	£3.5711	£1.8517	£4.0166	£2.3018
13	Seventy unit scheme (Industrial/employment led sch	70	0.27	£2.72	£4.3273	£2.0719	£3.9699	£1.7155	£4.5856	£2.3376	£5.2013	£2.9589	£5.8170	£3.5746	£6.4327	£4.1903	£7.0442	£4.8060	£7.6557	£5.4218	£8.2672	£6.0375
14	Seventy unit scheme (flats - higher density)	70	0.07	£0.70	£1.6758	-£0.8684	£1.3012	-£1.2525	£1.9554	-£0.5799	£2.6096	£0.0900	£3.2633	£0.7443	£3.9108	£1.3985	£4.5583	£2.0527	£5.2057	£2.7069	£5.8532	£3.3612
15	One hundred unit scheme (flats - lower density)	100	0.30	£3.00	£2.5241	-£1.4094	£1.9588	-£1.9903	£2.9661	-£0.9533	£3.9626	£0.0702	£4.9591	£1.0782	£5.9555	£2.0861	£6.9520	£3.0941	£7.9485	£4.0984	£8.9444	£5.0948
16	One hundred unit scheme (flats - higher density)	100	0.28	£2.85	£5.3368	£2.3931	£4.8359	£1.8914	£5.7198	£2.7828	£6.5981	£3.6666	£7.4744	£4.5505	£8.3507	£5.4344	£9.2270	£6.3182	£10.1032	£7.2021	£10.9795	£8.0835
17	Two hunded unit scheme (flats) with GF retail	200	0.40	£4.10	£3.5208	-£3.4841	£2.6414	-£4.3961	£4.3540	-£2.6146	£6.0665	-£0.8553	£7.7723	£0.8914	£9.4665	£2.6207	£11.1606	£4.3333	£12.8548	£6.0458	£14.5489	£7.7584
18	Three hundred unit scheme (flats) with GF retail	300	0.38	£3.90	£0.2536	-£9.9301	-£0.9296	-£11.1362	£1.3954	-£8.7562	£3.6920	-£6.3762	£5.9744	-£3.9989	£8.2568	-£1.6542	£10.5391	£0.6809	£12.8003	£2.9929	£15.0582	£5.2804
19	Five hundred unit scheme (flats)	500	1.44	£14.65	£0.0946	-£18.5664	-£2.5226	-£21.2307	£1.7226	-£16.8678	£5.9013	-£12.5050	£10.0794	-£8.1693	£14.2080	-£3.8728	£18.3366	£0.4152	£22.4651	£4.5939	£26.5937	£8.7727
20	Two hundred unit Co-living scheme	-	0.15	£1.51	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572
21	Large retail supermarket	-	1.00	£10.18	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509
22	Comparison retail	-	0.35	£3.53	£7.3703	£5.7156	£7.3703	£5.7156	£7.3703	£5.7156	£7.3703	£5.7156	£7.3703	£5.7156	£7.3703	£5.7156	£10.3554	£8.7007	£10.3554	£8.7007	£10.3554	£8.7007
23	Data Centre	-	0.83	£8.45	£6.0710	£2.4883	£6.0710	£2.4883	£6.0710	£2.4883	£6.0710	£2.4883	£6.0710	£2.4883	£6.0710	£2.4883	£7.2650	£3.6823	£7.2650	£3.6823	£7.2650	£3.6823
24	Office development	-	0.50	£5.09	-£18.1255	-£32.3155	-£18.1255	-£32.3155	-£18.1255	-£32.3155	-£18.1255	-£32.3155	-£18.1255	-£32.3155	-£18.1255	-£32.3155	£48.1303	£34.1383	£48.1303	£34.1383	£48.1303	£34.1383
25	Office development	-	0.42	£4.24	-£9.0666	-£16.1616	-£9.0666	-£16.1616	-£9.0666	-£16.1616	-£9.0666	-£16.1616	-£9.0666	-£16.1616	-£9.0666	-£16.1616	£24.0613	£17.0653	£24.0613	£17.0653	£24.0613	£17.0653
26	Hotel development (160 rooms)	-	0.19	£1.88	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550
27	Hotel development (100 rooms)	-	0.12	£1.19	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268
28	Light industrial scheme	-	0.50	£5.09	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445
29	Industrial Scheme new build (50% plot ratio)	-	1.00	£10.18	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872
30	Industrial scheme intensification (60% plot ratio)	-	1.00	£10.18	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646

BLV: SECONDARY OFFICES					£7,260 psm		£7,698 psm		£8,136 psm		£8,574 psm		£9,012 psm		£9,450 psm		£9,888 psm		£10,326 psm		£10,764 psm	
	Description	No of units		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
1	One unit scheme (houses)	1	0.03	£0.27	£0.1897	£0.1513	£0.1789	£0.1403	£0.1949	£0.1563	£0.2109	£0.1723	£0.2269	£0.1883	£0.2429	£0.2043	£0.2589	£0.2203	£0.2749	£0.2363	£0.2909	£0.2523
2	Two unit scheme (houses)	2	0.04	£0.36	£0.3793	£0.3026	£0.3578	£0.2806	£0.3898	£0.3126	£0.4218	£0.3446	£0.4538	£0.3766	£0.4858	£0.4086	£0.5178	£0.4406	£0.5498	£0.4726	£0.5818	£0.5046
3	Four unit scheme (houses)	4	0.04	£0.40	£0.6148	£0.4896	£0.5797	£0.4538	£0.6318	£0.5059	£0.6839	£0.5580	£0.7360	£0.6101	£0.7881	£0.6622	£0.8403	£0.7143	£0.8924	£0.7664	£0.9445	£0.8185
4	Seven unit scheme (flats)	7	0.07	£0.68	£0.4843	£0.2497	£0.4373	£0.2027	£0.5107	£0.2761	£0.5841	£0.3496	£0.6575	£0.4230	£0.7310	£0.4964	£0.8044	£0.5698	£0.8778	£0.6433	£0.9512	£0.7167
5	Nine unit scheme (flats)	9	0.06	£0.57	£0.5411	£0.2761	£0.4880	£0.2231	£0.5709	£0.3060	£0.6538	£0.3889	£0.7367	£0.4718	£0.8196	£0.5547	£0.9025	£0.6376	£0.9854	£0.7205	£1.0683	£0.8034
6	Ten unit scheme (houses)	10	0.10	£1.03	£1.7110	£1.3565	£1.6167	£1.2598	£1.7625	£1.4056	£1.9083	£1.5514	£2.0541	£1.6972	£2.1999	£1.8429	£2.3457	£1.9887	£2.4915	£2.1345	£2.6373	£2.2803
7	Ten unit scheme (flats)	10	0.06	£0.61	£0.6822	£0.3516	£0.6160	£0.2854	£0.7194	£0.3889	£0.8229	£0.4923	£0.9264	£0.5958	£1.0299	£0.6993	£1.1334	£0.8028	£1.2368	£0.9063	£1.3403	£1.0097
8	Twenty unit scheme (houses and flats)	20	0.19	£1.91	£2.3364	£1.6306	£2.1740	£1.4681	£2.4260	£1.7220	£2.6779	£1.9740	£2.9299	£2.2259	£3.1819	£2.4779	£3.4339	£2.7299	£3.6859	£2.9819	£3.9379	£3.2339
9	Twenty unit scheme (flats)	20	0.11	£1.14	£1.3369	£0.6783	£1.2078	£0.5492	£1.4123	£0.7542	£1.6156	£0.9593	£1.8189	£1.1643	£2.0222	£1.3693	£2.2255	£1.5744	£2.4288	£1.7793	£2.6321	£1.9826
10	Thirty unit scheme (flats with retail use on ground fl	30	0.14	£1.43	£2.1412	£1.0574	£1.9452	£0.8612	£2.2590	£1.1752	£2.5729	£1.4890	£2.8867	£1.8029	£3.2006	£2.1167	£3.5144	£2.4306	£3.8283	£2.7444	£4.1421	£3.0583
11	Fifty unit scheme (flats - lower density)	50	0.36	£3.67	£3.0328	£1.3999	£2.7479	£1.1157	£3.2387	£1.6117	£3.7296	£2.1076	£4.2205	£2.6014	£4.7113	£3.0922	£5.2022	£3.5831	£5.6922	£4.0740	£6.1796	£4.5648
12	Fifty unit scheme (flats - higher density)	50	0.13	£1.33	£1.1424	-£0.6085	£0.8847	-£0.8727	£1.3348	-£0.4100	£1.7849	£0.0513	£2.2347	£0.5014	£2.6802	£0.9515	£3.1257	£1.4016	£3.5711	£1.8517	£4.0166	£2.3018
13	Seventy unit scheme (Industrial/employment led sch	70	0.27	£2.72	£4.3273	£2.0719	£3.9699	£1.7155	£4.5856	£2.3376	£5.2013	£2.9589	£5.8170	£3.5746	£6.4327	£4.1903	£7.0442	£4.8060	£7.6557	£5.4218	£8.2672	£6.0375
14	Seventy unit scheme (flats - higher density)	70	0.07	£0.70	£1.6758	-£0.8684	£1.3012	-£1.2525	£1.9554	-£0.5799	£2.6096	£0.0900	£3.2633	£0.7443	£3.9108	£1.3985	£4.5583	£2.0527	£5.2057	£2.7069	£5.8532	£3.3612
15	One hundred unit scheme (flats - lower density)	100	0.30	£3.00	£2.5241	-£1.4094	£1.9588	-£1.9903	£2.9661	-£0.9533	£3.9626	£0.0702	£4.9591	£1.0782	£5.9555	£2.0861	£6.9520	£3.0941	£7.9485	£4.0984	£8.9444	£5.0948
16	One hundred unit scheme (flats - higher density)	100	0.28	£2.85	£5.3368	£2.3931	£4.8359	£1.8914	£5.7198	£2.7828	£6.5981	£3.6666	£7.4744	£4.5505	£8.3507	£5.4344	£9.2270	£6.3182	£10.1032	£7.2021	£10.9795	£8.0835
17	Two hunded unit scheme (flats) with GF retail	200	0.40	£4.10	£3.5208	-£3.4841	£2.6414	-£4.3961	£4.3540	-£2.6146	£6.0665	-£0.8553	£7.7723	£0.8914	£9.4665	£2.6207	£11.1606	£4.3333	£12.8548	£6.0458	£14.5489	£7.7584
18	Three hundred unit scheme (flats) with GF retail	300	0.38	£3.90	£0.2536	-£9.9301	-£0.9296	-£11.1362	£1.3954	-£8.7562	£3.6920	-£6.3762	£5.9744	-£3.9989	£8.2568	-£1.6542	£10.5391	£0.6809	£12.8003	£2.9929	£15.0582	£5.2804
19	Five hundred unit scheme (flats)	500	1.44	£14.65	£0.0946	-£18.5664	-£2.5226	-£21.2307	£1.7226	-£16.8678	£5.9013	-£12.5050	£10.0794	-£8.1693	£14.2080	-£3.8728	£18.3366	£0.4152	£22.4651	£4.5939	£26.5937	£8.7727
20	Two hundred unit Co-living scheme	-	0.15	£1.51	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572
21	Large retail supermarket	-	1.00	£10.18	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509
22	Comparison retail	-	0.35	£3.53	£7.3703	£5.7156	£7.3703	£5.7156	£7.3703	£5.7156	£7.3703	£5.7156	£7.3703	£5.7156	£7.3703	£5.7156	£10.3554	£8.7007	£10.3554	£8.7007	£10.3554	£8.7007
23	Data Centre	-	0.83	£8.45	£6.0710	£2.4883	£6.0710	£2.4883	£6.0710	£2.4883	£6.0710	£2.4883	£6.0710	£2.4883	£6.0710	£2.4883	£7.2650	£3.6823	£7.2650	£3.6823	£7.2650	£3.6823
24	Office development	-	0.50	£5.09	-£18.1255	-£32.3155	-£18.1255	-£32.3155	-£18.1255	-£32.3155	-£18.1255	-£32.3155	-£18.1255	-£32.3155	-£18.1255	-£32.3155	£48.1303	£34.1383	£48.1303	£34.1383	£48.1303	£34.1383
25	Office development	-	0.42	£4.24	-£9.0666	-£16.1616	-£9.0666	-£16.1616	-£9.0666	-£16.1616	-£9.0666	-£16.1616	-£9.0666	-£16.1616	-£9.0666	-£16.1616	£24.0613	£17.0653	£24.0613	£17.0653	£24.0613	£17.0653
26	Hotel development (160 rooms)	-	0.19	£1.88	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550
27	Hotel development (100 rooms)	-	0.12	£1.19	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268
28	Light industrial scheme	-	0.50	£5.09	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445
29	Industrial Scheme new build (50% plot ratio)	-	1.00	£10.18	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872
30	Industrial scheme intensification (60% plot ratio)	-	1.00	£10.18	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646

BLV: SECONDARY INDUSTRIAL					£7,260 psm		£7,698 psm		£8,136 psm		£8,574 psm		£9,012 psm		£9,450 psm		£9,888 psm		£10,326 psm		£10,764 psm	
	Description	No of units		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
1	One unit scheme (houses)	1	0.03	£0.27	£0.1897	£0.1513	£0.1789	£0.1403	£0.1949	£0.1563	£0.2109	£0.1723	£0.2269	£0.1883	£0.2429	£0.2043	£0.2589	£0.2203	£0.2749	£0.2363	£0.2909	£0.2523
2	Two unit scheme (houses)	2	0.04	£0.36	£0.3793	£0.3026	£0.3578	£0.2806	£0.3898	£0.3126	£0.4218	£0.3446	£0.4538	£0.3766	£0.4858	£0.4086	£0.5178	£0.4406	£0.5498	£0.4726	£0.5818	£0.5046
3	Four unit scheme (houses)	4	0.04	£0.40	£0.6148	£0.4896	£0.5797	£0.4538	£0.6318	£0.5059	£0.6839	£0.5580	£0.7360	£0.6101	£0.7881	£0.6622	£0.8403	£0.7143	£0.8924	£0.7664	£0.9445	£0.8185
4	Seven unit scheme (flats)	7	0.07	£0.68	£0.4843	£0.2497	£0.4373	£0.2027	£0.5107	£0.2761	£0.5841	£0.3496	£0.6575	£0.4230	£0.7310	£0.4964	£0.8044	£0.5698	£0.8778	£0.6433	£0.9512	£0.7167
5	Nine unit scheme (flats)	9	0.06	£0.57	£0.5411	£0.2761	£0.4880	£0.2231	£0.5709	£0.3060	£0.6538	£0.3889	£0.7367	£0.4718	£0.8196	£0.5547	£0.9025	£0.6376	£0.9854	£0.7205	£1.0683	£0.8034
6	Ten unit scheme (houses)	10	0.10	£1.03	£1.7110	£1.3565	£1.6167	£1.2598	£1.7625	£1.4056	£1.9083	£1.5514	£2.0541	£1.6972	£2.1999	£1.8429	£2.3457	£1.9887	£2.4915	£2.1345	£2.6373	£2.2803
7	Ten unit scheme (flats)	10	0.06	£0.61	£0.6822	£0.3516	£0.6160	£0.2854	£0.7194	£0.3889	£0.8229	£0.4923	£0.9264	£0.5958	£1.0299	£0.6993	£1.1334	£0.8028	£1.2368	£0.9063	£1.3403	£1.0097
8	Twenty unit scheme (houses and flats)	20	0.19	£1.91	£2.3364	£1.6306	£2.1740	£1.4681	£2.4260	£1.7220	£2.6779	£1.9740	£2.9299	£2.2259	£3.1819	£2.4779	£3.4339	£2.7299	£3.6859	£2.9819	£3.9379	£3.2339
9	Twenty unit scheme (flats)	20	0.11	£1.14	£1.3369	£0.6783	£1.2078	£0.5492	£1.4123	£0.7542	£1.6156	£0.9593	£1.8189	£1.1643	£2.0222	£1.3693	£2.2255	£1.5744	£2.4288	£1.7793	£2.6321	£1.9826
10	Thirty unit scheme (flats with retail use on ground fl	30	0.14	£1.43	£2.1412	£1.0574	£1.9452	£0.8612	£2.2590	£1.1752	£2.5729	£1.4890	£2.8867	£1.8029	£3.2006	£2.1167	£3.5144	£2.4306	£3.8283	£2.7444	£4.1421	£3.0583
11	Fifty unit scheme (flats - lower density)	50	0.36	£3.67	£3.0328	£1.3999	£2.7479	£1.1157	£3.2387	£1.6117	£3.7296	£2.1076	£4.2205	£2.6014	£4.7113	£3.0922	£5.2022	£3.5831	£5.6922	£4.0740	£6.1796	£4.5648
12	Fifty unit scheme (flats - higher density)	50	0.13	£1.33	£1.1424	-£0.6085	£0.8847	-£0.8727	£1.3348	-£0.4100	£1.7849	£0.0513	£2.2347	£0.5014	£2.6802	£0.9515	£3.1257	£1.4016	£3.5711	£1.8517	£4.0166	£2.3018
13	Seventy unit scheme (Industrial/employment led sch	70	0.27	£2.72	£4.3273	£2.0719	£3.9699	£1.7155	£4.5856	£2.3376	£5.2013	£2.9589	£5.8170	£3.5746	£6.4327	£4.1903	£7.0442	£4.8060	£7.6557	£5.4218	£8.2672	£6.0375
14	Seventy unit scheme (flats - higher density)	70	0.07	£0.70	£1.6758	-£0.8684	£1.3012	-£1.2525	£1.9554	-£0.5799	£2.6096	£0.0900	£3.2633	£0.7443	£3.9108	£1.3985	£4.5583	£2.0527	£5.2057	£2.7069	£5.8532	£3.3612
15	One hundred unit scheme (flats - lower density)	100	0.30	£3.00	£2.5241	-£1.4094	£1.9588	-£1.9903	£2.9661	-£0.9533	£3.9626	£0.0702	£4.9591	£1.0782	£5.9555	£2.0861	£6.9520	£3.0941	£7.9485	£4.0984	£8.9444	£5.0948
16	One hundred unit scheme (flats - higher density)	100	0.28	£2.85	£5.3368	£2.3931	£4.8359	£1.8914	£5.7198	£2.7828	£6.5981	£3.6666	£7.4744	£4.5505	£8.3507	£5.4344	£9.2270	£6.3182	£10.1032	£7.2021	£10.9795	£8.0835
17	Two hunded unit scheme (flats) with GF retail	200	0.40	£4.10	£3.5208	-£3.4841	£2.6414	-£4.3961	£4.3540	-£2.6146	£6.0665	-£0.8553	£7.7723	£0.8914	£9.4665	£2.6207	£11.1606	£4.3333	£12.8548	£6.0458	£14.5489	£7.7584
18	Three hundred unit scheme (flats) with GF retail	300	0.38	£3.90	£0.2536	-£9.9301	-£0.9296	-£11.1362	£1.3954	-£8.7562	£3.6920	-£6.3762	£5.9744	-£3.9989	£8.2568	-£1.6542	£10.5391	£0.6809	£12.8003	£2.9929	£15.0582	£5.2804
19	Five hundred unit scheme (flats)	500	1.44	£14.65	£0.0946	-£18.5664	-£2.5226	-£21.2307	£1.7226	-£16.8678	£5.9013	-£12.5050	£10.0794	-£8.1693	£14.2080	-£3.8728	£18.3366	£0.4152	£22.4651	£4.5939	£26.5937	£8.7727
20	Two hundred unit Co-living scheme	-	0.15	£1.51	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572
21	Large retail supermarket	-	1.00	£10.18	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509
22	Comparison retail	-	0.35	£3.53	£7.3703	£5.7156	£7.3703	£5.7156	£7.3703	£5.7156	£7.3703	£5.7156	£7.3703	£5.7156	£7.3703	£5.7156	£10.3554	£8.7007	£10.3554	£8.7007	£10.3554	£8.7007
23	Data Centre	-	0.83	£8.45	£6.0710	£2.4883	£6.0710	£2.4883	£6.0710	£2.4883	£6.0710	£2.4883	£6.0710	£2.4883	£6.0710	£2.4883	£7.2650	£3.6823	£7.2650	£3.6823	£7.2650	£3.6823
24	Office development	-	0.50	£5.09	-£18.1255	-£32.3155	-£18.1255	-£32.3155	-£18.1255	-£32.3155	-£18.1255	-£32.3155	-£18.1255	-£32.3155	-£18.1255	-£32.3155	£48.1303	£34.1383	£48.1303	£34.1383	£48.1303	£34.1383
25	Office development	-	0.42	£4.24	-£9.0666	-£16.1616	-£9.0666	-£16.1616	-£9.0666	-£16.1616	-£9.0666	-£16.1616	-£9.0666	-£16.1616	-£9.0666	-£16.1616	£24.0613	£17.0653	£24.0613	£17.0653	£24.0613	£17.0653
26	Hotel development (160 rooms)	-	0.19	£1.88	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550
27	Hotel development (100 rooms)	-	0.12	£1.19	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268
28	Light industrial scheme	-	0.50	£5.09	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445
29	Industrial Scheme new build (50% plot ratio)	-	1.00	£10.18	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872
30	Industrial scheme intensification (60% plot ratio)	-	1.00	£10.18	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646

BLV: BACKLANDS, GARDENS ETC					£7,260 psm		£7,698 psm		£8,136 psm		£8,574 psm		£9,012 psm		£9,450 psm		£9,888 psm		£10,326 psm		£10,764 psm	
	Description	No of units		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
1	One unit scheme (houses)	1	0.03	£0.27	£0.1897	£0.1513	£0.1789	£0.1403	£0.1949	£0.1563	£0.2109	£0.1723	£0.2269	£0.1883	£0.2429	£0.2043	£0.2589	£0.2203	£0.2749	£0.2363	£0.2909	£0.2523
2	Two unit scheme (houses)	2	0.04	£0.36	£0.3793	£0.3026	£0.3578	£0.2806	£0.3898	£0.3126	£0.4218	£0.3446	£0.4538	£0.3766	£0.4858	£0.4086	£0.5178	£0.4406	£0.5498	£0.4726	£0.5818	£0.5046
3	Four unit scheme (houses)	4	0.04	£0.40	£0.6148	£0.4896	£0.5797	£0.4538	£0.6318	£0.5059	£0.6839	£0.5580	£0.7360	£0.6101	£0.7881	£0.6622	£0.8403	£0.7143	£0.8924	£0.7664	£0.9445	£0.8185
4	Seven unit scheme (flats)	7	0.07	£0.68	£0.4843	£0.2497	£0.4373	£0.2027	£0.5107	£0.2761	£0.5841	£0.3496	£0.6575	£0.4230	£0.7310	£0.4964	£0.8044	£0.5698	£0.8778	£0.6433	£0.9512	£0.7167
5	Nine unit scheme (flats)	9	0.06	£0.57	£0.5411	£0.2761	£0.4880	£0.2231	£0.5709	£0.3060	£0.6538	£0.3889	£0.7367	£0.4718	£0.8196	£0.5547	£0.9025	£0.6376	£0.9854	£0.7205	£1.0683	£0.8034
6	Ten unit scheme (houses)	10	0.10	£1.03	£1.7110	£1.3565	£1.6167	£1.2598	£1.7625	£1.4056	£1.9083	£1.5514	£2.0541	£1.6972	£2.1999	£1.8429	£2.3457	£1.9887	£2.4915	£2.1345	£2.6373	£2.2803
7	Ten unit scheme (flats)	10	0.06	£0.61	£0.6822	£0.3516	£0.6160	£0.2854	£0.7194	£0.3889	£0.8229	£0.4923	£0.9264	£0.5958	£1.0299	£0.6993	£1.1334	£0.8028	£1.2368	£0.9063	£1.3403	£1.0097
8	Twenty unit scheme (houses and flats)	20	0.19	£1.91	£2.3364	£1.6306	£2.1740	£1.4681	£2.4260	£1.7220	£2.6779	£1.9740	£2.9299	£2.2259	£3.1819	£2.4779	£3.4339	£2.7299	£3.6859	£2.9819	£3.9379	£3.2339
9	Twenty unit scheme (flats)	20	0.11	£1.14	£1.3369	£0.6783	£1.2078	£0.5492	£1.4123	£0.7542	£1.6156	£0.9593	£1.8189	£1.1643	£2.0222	£1.3693	£2.2255	£1.5744	£2.4288	£1.7793	£2.6321	£1.9826
10	Thirty unit scheme (flats with retail use on ground fl	30	0.14	£1.43	£2.1412	£1.0574	£1.9452	£0.8612	£2.2590	£1.1752	£2.5729	£1.4890	£2.8867	£1.8029	£3.2006	£2.1167	£3.5144	£2.4306	£3.8283	£2.7444	£4.1421	£3.0583
11	Fifty unit scheme (flats - lower density)	50	0.36	£3.67	£3.0328	£1.3999	£2.7479	£1.1157	£3.2387	£1.6117	£3.7296	£2.1076	£4.2205	£2.6014	£4.7113	£3.0922	£5.2022	£3.5831	£5.6922	£4.0740	£6.1796	£4.5648
12	Fifty unit scheme (flats - higher density)	50	0.13	£1.33	£1.1424	-£0.6085	£0.8847	-£0.8727	£1.3348	-£0.4100	£1.7849	£0.0513	£2.2347	£0.5014	£2.6802	£0.9515	£3.1257	£1.4016	£3.5711	£1.8517	£4.0166	£2.3018
13	Seventy unit scheme (Industrial/employment led sch	70	0.27	£2.72	£4.3273	£2.0719	£3.9699	£1.7155	£4.5856	£2.3376	£5.2013	£2.9589	£5.8170	£3.5746	£6.4327	£4.1903	£7.0442	£4.8060	£7.6557	£5.4218	£8.2672	£6.0375
14	Seventy unit scheme (flats - higher density)	70	0.07	£0.70	£1.6758	-£0.8684	£1.3012	-£1.2525	£1.9554	-£0.5799	£2.6096	£0.0900	£3.2633	£0.7443	£3.9108	£1.3985	£4.5583	£2.0527	£5.2057	£2.7069	£5.8532	£3.3612
15	One hundred unit scheme (flats - lower density)	100	0.30	£3.00	£2.5241	-£1.4094	£1.9588	-£1.9903	£2.9661	-£0.9533	£3.9626	£0.0702	£4.9591	£1.0782	£5.9555	£2.0861	£6.9520	£3.0941	£7.9485	£4.0984	£8.9444	£5.0948
16	One hundred unit scheme (flats - higher density)	100	0.28	£2.85	£5.3368	£2.3931	£4.8359	£1.8914	£5.7198	£2.7828	£6.5981	£3.6666	£7.4744	£4.5505	£8.3507	£5.4344	£9.2270	£6.3182	£10.1032	£7.2021	£10.9795	£8.0835
17	Two hunded unit scheme (flats) with GF retail	200	0.40	£4.10	£3.5208	-£3.4841	£2.6414	-£4.3961	£4.3540	-£2.6146	£6.0665	-£0.8553	£7.7723	£0.8914	£9.4665	£2.6207	£11.1606	£4.3333	£12.8548	£6.0458	£14.5489	£7.7584
18	Three hundred unit scheme (flats) with GF retail	300	0.38	£3.90	£0.2536	-£9.9301	-£0.9296	-£11.1362	£1.3954	-£8.7562	£3.6920	-£6.3762	£5.9744	-£3.9989	£8.2568	-£1.6542	£10.5391	£0.6809	£12.8003	£2.9929	£15.0582	£5.2804
19	Five hundred unit scheme (flats)	500	1.44	£14.65	£0.0946	-£18.5664	-£2.5226	-£21.2307	£1.7226	-£16.8678	£5.9013	-£12.5050	£10.0794	-£8.1693	£14.2080	-£3.8728	£18.3366	£0.4152	£22.4651	£4.5939	£26.5937	£8.7727
20	Two hundred unit Co-living scheme	-	0.15	£1.51	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572	£12.8258	£10.3572
21	Large retail supermarket	-	1.00	£10.18	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509	£1.4621	£0.3509
22	Comparison retail	-	0.35	£3.53	£7.3703	£5.7156	£7.3703	£5.7156	£7.3703	£5.7156	£7.3703	£5.7156	£7.3703	£5.7156	£7.3703	£5.7156	£10.3554	£8.7007	£10.3554	£8.7007	£10.3554	£8.7007
23	Data Centre	-	0.83	£8.45	£6.0710	£2.4883	£6.0710	£2.4883	£6.0710	£2.4883	£6.0710	£2.4883	£6.0710	£2.4883	£6.0710	£2.4883	£7.2650	£3.6823	£7.2650	£3.6823	£7.2650	£3.6823
24	Office development	-	0.50	£5.09	-£18.1255	-£32.3155	-£18.1255	-£32.3155	-£18.1255	-£32.3155	-£18.1255	-£32.3155	-£18.1255	-£32.3155	-£18.1255	-£32.3155	£48.1303	£34.1383	£48.1303	£34.1383	£48.1303	£34.1383
25	Office development	-	0.42	£4.24	-£9.0666	-£16.1616	-£9.0666	-£16.1616	-£9.0666	-£16.1616	-£9.0666	-£16.1616	-£9.0666	-£16.1616	-£9.0666	-£16.1616	£24.0613	£17.0653	£24.0613	£17.0653	£24.0613	£17.0653
26	Hotel development (160 rooms)	-	0.19	£1.88	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550	£3.1695	-£0.0550
27	Hotel development (100 rooms)	-	0.12	£1.19	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268	£1.4983	-£0.0268
28	Light industrial scheme	-	0.50	£5.09	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445	£3.6707	£2.3445
29	Industrial Scheme new build (50% plot ratio)	-	1.00	£10.18	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872	£4.3383	£3.3872
30	Industrial scheme intensification (60% plot ratio)	-	1.00	£10.18	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646	£5.2060	£4.0646

Table 6.30.5: 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 £m	Residual reflecting NZC B + Y £m	% change
1	One unit scheme (houses)	1	0.03	£0.291	£0.252	13.27%
2	Two unit scheme (houses)	2	0.04	£0.582	£0.505	13.27%
3	Four unit scheme (houses)	4	0.04	£0.944	£0.818	13.34%
4	Seven unit scheme (flats)	7	0.07	£0.951	£0.717	24.66%
5	Nine unit scheme (flats)	9	0.06	£1.068	£0.803	24.80%
6	Ten unit scheme (houses)	10	0.10	£2.637	£2.280	13.53%
7	Ten unit scheme (flats)	10	0.06	£1.340	£1.010	24.66%
8	Twenty unit scheme (houses and flats)	20	0.19	£3.938	£3.234	17.88%
9	Twenty unit scheme (flats)	20	0.11	£2.632	£1.983	24.67%
10	Thirty unit scheme (flats with retail use on ground floor)	30	0.14	£4.142	£3.058	26.17%
11	Fifty unit scheme (flats - lower density)	50	0.36	£6.180	£4.565	26.13%
12	Fifty unit scheme (flats - higher density)	50	0.13	£4.017	£2.302	42.69%
13	Seventy unit scheme (Industrial/employment led scheme)	70	0.27	£8.267	£6.037	26.97%
14	Seventy unit scheme (flats - higher density)	70	0.07	£5.853	£3.361	42.58%
15	One hundred unit scheme (flats - lower density)	100	0.30	£8.944	£5.095	43.04%
16	One hundred unit scheme (flats - higher density)	100	0.28	£10.979	£8.083	26.38%
17	Two hunded unit scheme (flats) with GF retail	200	0.40	£14.549	£7.758	46.67%
18	Three hundred unit scheme (flats) with GF retail	300	0.38	£15.058	£5.280	64.93%
19	Five hundred unit scheme (flats)	500	1.44	£26.594	£8.773	67.01%
20	Two hundred unit Co-living scheme	-	0.15	£12.826	£10.357	19.25%
21	Large retail supermarket	-	1.00	£1.462	£0.351	76.00%
22	Comparison retail	-	0.35	£10.355	£8.701	15.98%
23	Data Centre	-	0.83	£7.265	£3.682	49.31%
24	Office development	-	0.50	£48.130	£34.138	29.07%
25	Office development	-	0.42	£24.061	£17.065	29.08%
26	Hotel development (160 rooms)	-	0.19	£3.169	-£0.055	101.74%
27	Hotel development (100 rooms)	-	0.12	£1.498	-£0.027	101.79%
28	Light industrial scheme	-	0.50	£3.671	£2.344	36.13%
29	Industrial Scheme new build (50% plot ratio)	-	1.00	£4.338	£3.387	21.92%
30	Industrial scheme intensification (60% plot ratio)	-	1.00	£5.206	£4.065	21.92%

7 CIL rates

7.1 This section sets out the results of our testing of potential CIL rates to inform the Council's decision making on a Draft Charging Schedule for consultation. CIL is tested using two approaches. Firstly, the surplus residual above the benchmark land value is calculated and converted into a rate per square metre, which is a proxy for potential maximum CIL rates. As noted previously, Mayoral CIL (£64.55 per square metre with indexation) is already incorporated into the appraisals, so this does not need to be accounted for from the maximum CIL rates identified by our testing. This testing results in a significant number of results, depending on other factors tested, most notably the level of affordable housing and the benchmark land value selected. In the second approach, we have tested a set of potential CIL rates as inputs to the appraisals, so that the impact of new rates can be tested on the residual land value. If the impact of a new rate on residual land values generated by the appraisals is relatively modest, then it can be concluded that the new rates would not adversely impact land supply.

7.2 Development value is finite and – in Boroughs such as Ealing where many sites are previously developed - is rarely enhanced through the adoption of new policy requirements. This is because existing use values are sometimes relatively high prior to development. In contrast, areas which have previously undeveloped land clearly have greater scope to secure an uplift in land value through the planning process.

7.3 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable *regardless of the Council's policy requirements, including the level of CIL* (including a nil rate) and schemes that are viable *prior* to the imposition of a new rate of CIL. If a scheme is unviable before policy requirements and CIL are levied, it is unlikely to come forward and policy requirements and CIL would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will only become viable following an increase in values and sites are more likely to remain in their existing use than be brought forward for development.

7.4 The CIL regulations require that in setting a charge, local authorities must *"strike an appropriate balance"* between revenue maximisation on the one hand and the potentially adverse impact of CIL upon the viability of development across the whole area on the other. When considering this balance, the following factors are important:

- Firstly, councils should take a strategic view of viability. There will always be variations in viability between individual sites, but viability testing should establish the most typical viability position; not the exceptional situations.
- Secondly, councils should take a balanced view of viability – residual valuations are just one factor influencing a developer's decision making – the same applies to local authorities.
- Thirdly, while a single charge is attractive, it may not be appropriate for all authorities, particularly in areas where sales values vary between areas.
- Fourthly, markets are cyclical and subject to change over short periods of time. Sensitivity testing to sensitivity test levels of CIL to ensure they are robust in the event that market conditions improve over the life of a Charging Schedule is essential.
- Fifthly, local authorities should not set their rates of CIL at the limits of viability. They should leave a margin or contingency to allow for change and site specific viability issues.

7.5 There is clearly a balance that must be struck between the aims of emerging Policy HOU on the delivery of affordable housing (which sets a fast track target of 40%) and securing adequate contributions towards infrastructure from the developments that contribute towards the need for new infrastructure. The CIL rate cannot therefore be set on the basis that every single development typology right across the Borough will deliver 40% affordable housing, as this is not always viable. The Council's latest Annual Monitoring Report published in October 2021 indicates that over the four years 2014/15 to 2018/19, 37.3% of units completed on major developments were affordable.

7.6 We have therefore focused on the results of testing where we have included between 35% and 40% affordable housing, as the Council will need to secure adequate amounts of funding to support new

development. Affordable housing cannot be maximised to the total exclusion of securing infrastructure funding and vice versa.

7.7 The appraisals generate a very wide spread of maximum CIL rates, depending on the benchmark land value, residential sales values and the mix of uses within each development typology. The results are summarised in tables 7.7.1 to 7.7.9 and also provided at Appendix 11). As one would expect, the capacity for schemes to absorb CIL is greater where the benchmark land value is lowest. Furthermore, it is very clear that the capacity to absorb CIL contributions declines as the percentage of affordable housing increases.

7.8 The second approach to testing potential revised CIL rates is to consider viability from the other perspective; rather than the potential CIL rates being determined by the 'surplus' residual land value over the benchmark land value, the second approach inputs CIL as a cost to determine the scale of impact on the residual land value. This approach helps form a judgement on the impact of CIL on land values, which – if sufficiently modest – is unlikely to prevent a scheme from coming forward. These results are summarised in tables 7.8.1 to 7.8.9 (see also Appendix 12).

7.9 Figures 7.9.1 and 7.9.2 provide an illustration of how the two testing approaches relate to each other using the results of one typology (Typology 14) with a private residential sales value of £9,012 per square metre, which is at the middle of the Borough-wide range, and assuming 40% affordable housing.

Figure 7.9.1: Determining a maximum CIL rate by deducting BLV from Residual Value

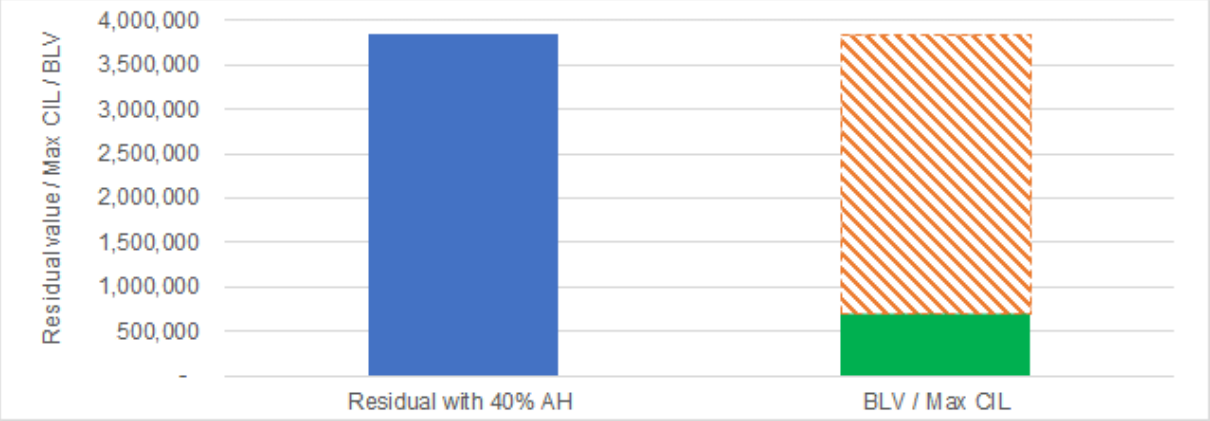
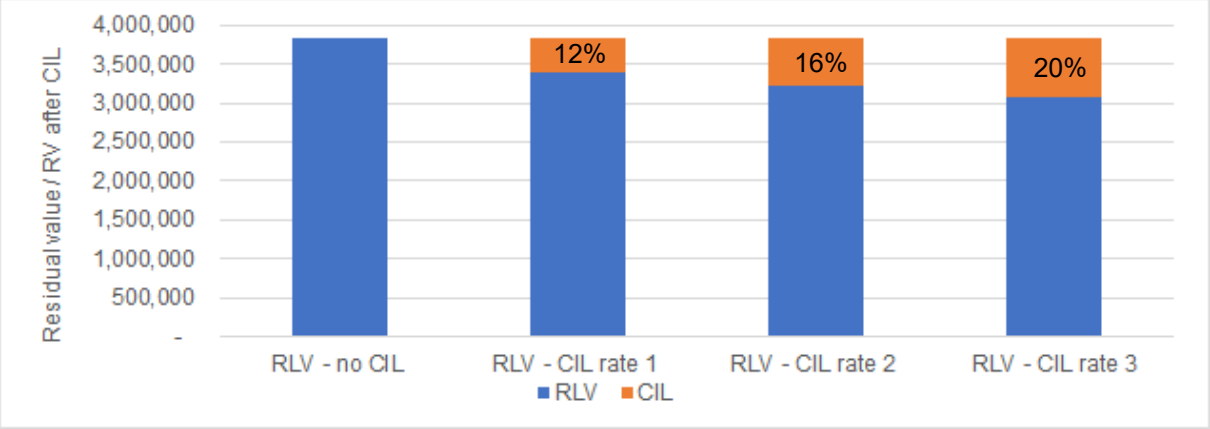


Figure 7.9.2: CIL as an input to the appraisals – change in residual land value



7.10 The starting residual land value in both cases is £3.8 million. The Benchmark Land Value in this case is quite low at £0.7 million (the green portion of the bar in Figure 7.9.1), so the uplift is significant at £3.1 million (the hatched portion, which equates to a theoretical maximum CIL of £549 per square metre). Figure 7.9.2 shows the starting residual land value and the impact that specific CIL rates

would have; a CIL rate of £150 per square metre would reduce the residual value by £0.4 million (or 12%); a rate of £200 per square metre would reduce the residual value by £0.60 million (or 16%); and a rate of £250 per square metre would reduce the residual value by £0.76 million (20%).

7.11 Even when the highest potential CIL rate of £250 per square metre is applied, the residual value (£3.1 million) would clearly remain significantly above the Benchmark Land Value (£0.7 million). However, this relationship may not always be as wide apart as in this case, so the Council also needs to be mindful of the percentage change in residual values when CIL is applied, as benchmarks will vary significantly.

7.12 The results of the appraisals indicate that applying a CIL would not – in the main - have a significant impact on the residual land values generated. Other than in a small number of cases, the movements in percentage changes in residual land values are relatively modest, indicating that applying a CIL is unlikely to prevent development coming forward or have a significant impact on affordable housing delivery. This is borne out by the experience of the neighbouring boroughs, which have had CIL charging schedules in place for significant periods.

7.13 At any of the tested rates of CIL, the burden on development would remain at an acceptably low level in most cases. The change in residual land value resulting from increases in CIL rates would generally be less than 20%. This indicates that developments could absorb the higher rates without any significant adverse impact upon land supply.

Table 7.7.1: Maximum CIL rates (before buffer), sales values of £7,260 per square metre

Maximum CIL rates

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA			Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	2,460	2,216	1,971	1,726	1,482	1,237	992	748	503	258	14
2	Two unit scheme (houses)	215	£364,613	3,308	3,064	2,819	2,574	2,330	2,085	1,840	1,596	1,351	1,106	861
3	Four unit scheme (houses)	350	£395,705	3,865	3,620	3,376	3,131	2,886	2,642	2,397	2,152	1,907	1,663	1,418
4	Seven unit scheme (flats)	598	£675,863	2,295	2,096	1,897	1,698	1,499	1,300	1,101	902	703	504	305
5	Nine unit scheme (flats)	675	£572,358	2,569	2,370	2,171	1,972	1,773	1,574	1,375	1,176	977	778	579
6	Ten unit scheme (houses)	1,009	£1,026,684	3,806	3,571	3,335	3,099	2,864	2,628	2,392	2,156	1,921	1,685	1,449
7	Ten unit scheme (flats)	843	£612,333	2,699	2,500	2,301	2,102	1,903	1,704	1,505	1,306	1,107	908	709
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	3,115	2,897	2,679	2,460	2,242	2,024	1,805	1,587	1,369	1,150	932
9	Twenty unit scheme (flats)	1,680	£1,139,629	2,696	2,500	2,304	2,108	1,912	1,716	1,520	1,323	1,127	931	735
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,607	2,427	2,247	2,068	1,888	1,709	1,529	1,349	1,170	990	811
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,235	2,055	1,875	1,695	1,515	1,335	1,155	975	795	614	434
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,320	2,140	1,959	1,779	1,598	1,418	1,237	1,057	876	696	515
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,248	2,096	1,944	1,792	1,640	1,488	1,336	1,184	1,032	880	728
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	2,539	2,358	2,178	1,997	1,817	1,636	1,456	1,275	1,095	914	734
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,279	2,101	1,924	1,747	1,569	1,392	1,214	1,037	859	681	503
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,663	2,485	2,308	2,131	1,953	1,776	1,599	1,421	1,244	1,067	889
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	2,122	1,959	1,796	1,632	1,469	1,306	1,142	979	814	650	486
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,849	1,697	1,545	1,393	1,240	1,087	934	781	628	475	321
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,639	1,487	1,336	1,184	1,033	881	729	577	424	271	117
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
25	Office development	15,000	£4,239,691	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162
26	Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

			£6,656,344	PER HA			Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	3,340	3,095	2,851	2,606	2,361	2,117	1,872	1,627	1,383	1,138	893
2	Two unit scheme (houses)	215	£238,519	3,895	3,650	3,405	3,161	2,916	2,671	2,427	2,182	1,937	1,693	1,448
3	Four unit scheme (houses)	350	£258,858	4,256	4,011	3,767	3,522	3,277	3,033	2,788	2,543	2,298	2,054	1,809
4	Seven unit scheme (flats)	598	£442,129	2,686	2,487	2,288	2,089	1,890	1,691	1,492	1,293	1,094	895	696
5	Nine unit scheme (flats)	675	£374,419	2,862	2,663	2,464	2,265	2,067	1,868	1,669	1,470	1,271	1,072	873
6	Ten unit scheme (houses)	1,009	£671,625	4,158	3,922	3,687	3,451	3,215	2,980	2,744	2,508	2,273	2,037	1,801
7	Ten unit scheme (flats)	843	£400,569	2,950	2,751	2,552	2,353	2,154	1,955	1,756	1,557	1,358	1,159	960
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,467	3,249	3,031	2,812	2,594	2,376	2,157	1,939	1,720	1,502	1,284
9	Twenty unit scheme (flats)	1,680	£745,511	2,930	2,734	2,538	2,342	2,146	1,950	1,754	1,558	1,362	1,166	970
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,783	2,603	2,423	2,244	2,064	1,885	1,705	1,525	1,346	1,166	986
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,528	2,348	2,168	1,988	1,808	1,628	1,448	1,268	1,088	907	727
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	2,437	2,257	2,076	1,896	1,715	1,535	1,354	1,174	993	813	632
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,395	2,243	2,091	1,939	1,787	1,635	1,483	1,331	1,179	1,027	875
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	2,581	2,401	2,220	2,040	1,859	1,679	1,498	1,318	1,137	957	776
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,396	2,219	2,041	1,864	1,686	1,509	1,332	1,154	977	798	620
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,788	2,611	2,434	2,256	2,079	1,902	1,724	1,547	1,370	1,192	1,015
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	2,210	2,047	1,884	1,720	1,557	1,394	1,230	1,067	902	738	574
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,908	1,756	1,603	1,451	1,298	1,145	992	839	686	533	380
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,756	1,605	1,453	1,302	1,150	998	846	694	541	388	234
20	Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439
23	Data Centre	7,000	£5,524,766	74	74	74	74	74	74	74	74	74	74	74
24	Office development	30,000	£3,328,172	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334
25	Office development	15,000	£2,773,477	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260
26	Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27	Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

			£3,565,943				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	4,113	3,868	3,623	3,379	3,134	2,889	2,645	2,400	2,155	1,911	1,666
2	Two unit scheme (houses)	215	£127,780	4,410	4,165	3,921	3,676	3,431	3,186	2,942	2,697	2,452	2,208	1,963
3	Four unit scheme (houses)	350	£138,676	4,599	4,355	4,110	3,865	3,621	3,376	3,131	2,887	2,642	2,397	2,152
4	Seven unit scheme (flats)	598	£236,858	3,030	2,831	2,632	2,433	2,234	2,035	1,836	1,637	1,438	1,239	1,040
5	Nine unit scheme (flats)	675	£200,584	3,120	2,921	2,722	2,523	2,324	2,125	1,926	1,727	1,528	1,329	1,130
6	Ten unit scheme (houses)	1,009	£359,804	4,467	4,232	3,996	3,760	3,524	3,289	3,053	2,817	2,582	2,346	2,110
7	Ten unit scheme (flats)	843	£214,593	3,171	2,972	2,773	2,574	2,375	2,176	1,977	1,778	1,579	1,380	1,181
8	Twenty unit scheme (houses and flats)	1,875	£668,614	3,776	3,558	3,340	3,121	2,903	2,685	2,466	2,248	2,029	1,811	1,593
9	Twenty unit scheme (flats)	1,680	£399,386	3,136	2,940	2,744	2,548	2,352	2,156	1,960	1,764	1,568	1,372	1,176
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,937	2,758	2,578	2,398	2,219	2,039	1,859	1,680	1,500	1,321	1,141
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,786	2,606	2,426	2,246	2,066	1,886	1,706	1,526	1,345	1,165	984
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	2,540	2,360	2,179	1,999	1,818	1,638	1,457	1,277	1,096	916	735
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,524	2,372	2,220	2,068	1,916	1,764	1,612	1,460	1,308	1,156	1,004
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	2,619	2,438	2,258	2,077	1,897	1,716	1,536	1,355	1,175	994	814
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,499	2,322	2,144	1,967	1,789	1,612	1,435	1,257	1,080	901	723
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,899	2,721	2,544	2,367	2,189	2,012	1,835	1,657	1,480	1,303	1,125
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	2,288	2,124	1,961	1,798	1,634	1,471	1,308	1,144	980	816	651
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,959	1,807	1,655	1,503	1,350	1,197	1,044	891	738	585	432
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,859	1,708	1,556	1,405	1,253	1,101	949	797	645	491	337
20	Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645
23	Data Centre	7,000	£2,959,733	440	440	440	440	440	440	440	440	440	440	440
24	Office development	30,000	£1,782,971	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386
25	Office development	15,000	£1,485,810	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346
26	Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27	Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28	Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LANI

			£500,000				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	4,879	4,635	4,390	4,145	3,900	3,656	3,411	3,166	2,922	2,677	2,432
2	Two unit scheme (houses)	215	£17,917	4,921	4,676	4,432	4,187	3,942	3,697	3,453	3,208	2,963	2,719	2,474
3	Four unit scheme (houses)	350	£19,444	4,940	4,695	4,451	4,206	3,961	3,717	3,472	3,227	2,982	2,738	2,493
4	Seven unit scheme (flats)	598	£33,211	3,370	3,171	2,972	2,773	2,574	2,375	2,176	1,977	1,778	1,579	1,380
5	Nine unit scheme (flats)	675	£28,125	3,375	3,176	2,978	2,779	2,580	2,381	2,182	1,983	1,784	1,585	1,386
6	Ten unit scheme (houses)	1,009	£50,450	4,774	4,538	4,302	4,067	3,831	3,595	3,360	3,124	2,888	2,653	2,417
7	Ten unit scheme (flats)	843	£30,089	3,390	3,191	2,992	2,793	2,594	2,395	2,196	1,997	1,798	1,599	1,400
8	Twenty unit scheme (houses and flats)	1,875	£93,750	4,083	3,865	3,646	3,428	3,210	2,991	2,773	2,554	2,336	2,118	1,899
9	Twenty unit scheme (flats)	1,680	£56,000	3,341	3,145	2,949	2,753	2,557	2,361	2,165	1,968	1,772	1,576	1,380
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	3,090	2,911	2,731	2,552	2,372	2,192	2,013	1,833	1,654	1,474	1,294
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	3,041	2,861	2,681	2,501	2,321	2,141	1,961	1,781	1,601	1,420	1,240
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	2,643	2,462	2,282	2,101	1,921	1,740	1,560	1,379	1,199	1,018	838
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,651	2,499	2,347	2,195	2,043	1,891	1,739	1,587	1,435	1,283	1,131
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	2,656	2,475	2,295	2,114	1,934	1,753	1,573	1,392	1,212	1,031	851
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	2,601	2,424	2,246	2,069	1,892	1,714	1,537	1,360	1,182	1,004	825
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	3,008	2,831	2,654	2,476	2,299	2,122	1,944	1,767	1,589	1,412	1,235
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	2,364	2,201	2,038	1,874	1,711	1,548	1,384	1,221	1,056	892	728
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	2,010	1,858	1,706	1,554	1,401	1,248	1,095	942	789	636	483
19	Five hundred unit scheme (flats)	43,200	£720,000	1,961	1,810	1,658	1,507	1,355	1,204	1,052	899	747	593	440
20	Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
21	Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194
22	Comparison retail	5,200	£173,333	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849
23	Data Centre	7,000	£415,000	804	804	804	804	804	804	804	804	804	804	804
24	Office development	30,000	£250,000	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437
25	Office development	15,000	£208,333	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431
26	Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267
27	Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	263
28	Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703
30	Industrial scheme intensification (60% plot ratio)	6,000	£500,000	719	719	719	719	719	719	719	719	719	719	719

Table 7.7.2: Maximum CIL rates (before buffer), sales values of £7,698 per square metre

Maximum CIL rates

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA			Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	376	236	95	-	-	-	-	-	-	-	-
2	Two unit scheme (houses)	215	£364,613	1,224	1,084	943	803	662	522	381	241	100	-	-
3	Four unit scheme (houses)	350	£395,705	1,781	1,640	1,500	1,359	1,219	1,078	938	797	657	516	376
4	Seven unit scheme (flats)	598	£675,863	576	463	350	237	124	11	-	-	-	-	-
5	Nine unit scheme (flats)	675	£572,358	850	737	624	511	398	285	172	59	-	-	-
6	Ten unit scheme (houses)	1,009	£1,026,684	1,783	1,649	1,514	1,380	1,245	1,111	976	842	707	572	438
7	Ten unit scheme (flats)	843	£612,333	979	866	753	640	527	414	301	188	75	-	-
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,234	1,110	985	861	737	613	488	364	240	115	-
9	Twenty unit scheme (flats)	1,680	£1,139,629	1,002	890	779	667	555	444	332	220	109	-	-
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,047	946	844	742	641	539	437	336	234	132	31
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	650	549	448	347	246	145	43	-	-	-	-
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	731	630	528	426	325	223	121	20	-	-	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	911	825	740	655	569	484	399	313	228	143	57
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	950	848	747	645	543	442	340	238	137	35	-
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	709	610	510	411	311	212	112	12	-	-	-
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,099	1,000	900	801	701	602	502	403	303	204	104
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	655	564	473	382	291	200	109	18	-	-	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	475	390	305	221	136	51	-	-	-	-	-
19	Five hundred unit scheme (flats)	43,200	£14,652,373	316	229	142	56	-	-	-	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	630
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

			£6,656,344	PER HA			Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	1,256	1,116	975	835	694	554	413	273	132	-	-
2	Two unit scheme (houses)	215	£238,519	1,811	1,670	1,530	1,389	1,249	1,108	968	827	687	546	406
3	Four unit scheme (houses)	350	£258,858	2,172	2,031	1,891	1,750	1,610	1,469	1,329	1,188	1,048	907	767
4	Seven unit scheme (flats)	598	£442,129	967	854	741	628	515	402	289	176	63	-	-
5	Nine unit scheme (flats)	675	£374,419	1,143	1,030	917	804	691	578	465	352	239	126	13
6	Ten unit scheme (houses)	1,009	£671,625	2,135	2,001	1,866	1,732	1,597	1,462	1,328	1,193	1,059	924	790
7	Ten unit scheme (flats)	843	£400,569	1,230	1,117	1,004	891	778	665	552	439	326	213	100
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	1,586	1,462	1,337	1,213	1,089	964	840	716	592	467	343
9	Twenty unit scheme (flats)	1,680	£745,511	1,236	1,125	1,013	902	790	678	567	455	343	232	120
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,223	1,121	1,020	918	817	715	613	512	410	308	207
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	943	842	741	640	539	438	337	236	135	34	-
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	848	747	645	544	442	340	239	137	35	-	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,057	972	887	801	716	631	545	460	375	289	204
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	992	891	789	688	586	484	383	281	179	78	-
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	827	727	628	528	429	329	229	129	29	-	-
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,225	1,125	1,026	926	827	728	628	529	429	330	230
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	743	652	561	470	379	288	197	106	14	-	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	534	449	364	279	194	110	24	-	-	-	-
19	Five hundred unit scheme (flats)	43,200	£9,585,136	433	346	260	173	85	-	-	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	865	865	865	865	865	865	865	865	865	865	865
23	Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27	Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

			£3,565,943				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	2,029	1,888	1,748	1,607	1,467	1,326	1,186	1,045	905	764	624
2	Two unit scheme (houses)	215	£127,780	2,326	2,185	2,045	1,904	1,764	1,623	1,483	1,342	1,202	1,061	921
3	Four unit scheme (houses)	350	£138,676	2,515	2,375	2,234	2,094	1,953	1,813	1,672	1,532	1,391	1,251	1,110
4	Seven unit scheme (flats)	598	£236,858	1,310	1,197	1,084	971	858	745	632	519	406	293	180
5	Nine unit scheme (flats)	675	£200,584	1,400	1,287	1,174	1,061	948	835	722	609	496	383	270
6	Ten unit scheme (houses)	1,009	£359,804	2,444	2,310	2,175	2,041	1,906	1,772	1,637	1,502	1,368	1,233	1,099
7	Ten unit scheme (flats)	843	£214,593	1,451	1,338	1,225	1,112	999	886	773	660	547	434	321
8	Twenty unit scheme (houses and flats)	1,875	£668,614	1,895	1,771	1,646	1,522	1,398	1,273	1,149	1,025	901	776	652
9	Twenty unit scheme (flats)	1,680	£399,386	1,442	1,331	1,219	1,108	996	884	773	661	549	438	326
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,378	1,276	1,174	1,073	971	869	768	666	565	463	361
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,201	1,099	998	897	796	695	594	493	392	291	190
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	951	850	748	647	545	443	342	240	138	37	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,186	1,101	1,015	930	845	760	674	589	504	418	333
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,030	928	827	725	623	522	420	318	217	115	13
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	930	830	731	631	532	432	332	232	132	32	-
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	1,335	1,236	1,136	1,037	937	838	738	639	539	440	341
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	820	730	639	547	456	365	274	183	92	0	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	585	500	416	331	246	161	76	-	-	-	-
19	Five hundred unit scheme (flats)	43,200	£5,134,958	536	449	363	276	188	101	13	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071
23	Data Centre	7,000	£2,959,733	270	270	270	270	270	270	270	270	270	270	270
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27	Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28	Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LANI

			£500,000				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	2,795	2,655	2,514	2,374	2,233	2,093	1,952	1,812	1,671	1,531	1,390
2	Two unit scheme (houses)	215	£17,917	2,837	2,696	2,556	2,415	2,275	2,134	1,994	1,853	1,713	1,572	1,432
3	Four unit scheme (houses)	350	£19,444	2,856	2,715	2,575	2,434	2,294	2,153	2,013	1,872	1,732	1,592	1,451
4	Seven unit scheme (flats)	598	£33,211	1,651	1,538	1,425	1,312	1,199	1,086	973	860	747	634	521
5	Nine unit scheme (flats)	675	£28,125	1,656	1,543	1,430	1,317	1,204	1,091	978	865	752	639	526
6	Ten unit scheme (houses)	1,009	£50,450	2,751	2,616	2,482	2,347	2,213	2,078	1,944	1,809	1,675	1,540	1,405
7	Ten unit scheme (flats)	843	£30,089	1,670	1,557	1,444	1,331	1,218	1,105	992	879	766	653	540
8	Twenty unit scheme (houses and flats)	1,875	£93,750	2,201	2,077	1,953	1,829	1,704	1,580	1,456	1,331	1,207	1,083	959
9	Twenty unit scheme (flats)	1,680	£56,000	1,647	1,535	1,424	1,312	1,200	1,089	977	865	754	642	530
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,531	1,429	1,328	1,226	1,124	1,023	921	819	718	616	515
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	1,456	1,355	1,254	1,153	1,052	951	850	749	648	547	446
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	1,054	952	850	749	647	546	444	342	241	139	37
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,314	1,229	1,143	1,058	973	887	802	717	631	546	461
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	1,067	965	864	762	660	559	457	356	254	152	51
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	1,032	932	833	733	634	534	435	334	234	134	33
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	1,445	1,345	1,246	1,146	1,047	947	848	748	649	550	450
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	897	806	715	624	533	442	351	260	168	77	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	636	552	467	382	297	212	127	41	-	-	-
19	Five hundred unit scheme (flats)	43,200	£720,000	638	552	465	378	291	203	115	28	-	-	-
20	Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
21	Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194
22	Comparison retail	5,200	£173,333	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
23	Data Centre	7,000	£415,000	633	633	633	633	633	633	633	633	633	633	633
24	Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267
27	Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	263
28	Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703
30	Industrial scheme intensification (60% plot ratio)	6,000	£500,000	719	719	719	719	719	719	719	719	719	719	719

Table 7.7.3: Maximum CIL rates (before buffer), sales values of £8,136 per square metre

Maximum CIL rates

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA			Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	674	519	363	208	53	-	-	-	-	-	-
2	Two unit scheme (houses)	215	£364,613	1,522	1,367	1,211	1,056	900	745	590	434	279	124	-
3	Four unit scheme (houses)	350	£395,705	2,079	1,923	1,768	1,612	1,457	1,302	1,146	991	836	680	525
4	Seven unit scheme (flats)	598	£675,863	821	696	571	445	320	195	70	-	-	-	-
5	Nine unit scheme (flats)	675	£572,358	1,095	970	845	719	594	469	344	218	93	-	-
6	Ten unit scheme (houses)	1,009	£1,026,684	2,072	1,923	1,774	1,625	1,476	1,327	1,178	1,029	880	731	582
7	Ten unit scheme (flats)	843	£612,333	1,225	1,099	974	849	724	598	473	348	222	97	-
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,503	1,365	1,227	1,090	952	814	676	539	401	263	126
9	Twenty unit scheme (flats)	1,680	£1,139,629	1,244	1,120	997	873	750	626	503	379	255	131	7
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,270	1,157	1,044	932	819	706	593	480	368	255	142
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	877	764	652	540	427	315	202	90	-	-	-
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	958	846	733	621	508	395	282	169	56	-	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,102	1,007	913	818	723	628	533	438	343	248	153
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	1,177	1,064	952	839	727	614	500	387	274	161	48
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	934	824	713	602	492	381	270	159	48	-	-
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,323	1,213	1,103	992	882	771	660	549	439	328	217
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	865	764	663	562	461	359	258	156	54	-	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	674	579	484	389	295	200	105	10	-	-	-
19	Five hundred unit scheme (flats)	43,200	£14,652,373	507	411	314	218	122	25	-	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	630
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

			£6,656,344	PER HA			Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	1,554	1,398	1,243	1,088	932	777	622	466	311	155	0
2	Two unit scheme (houses)	215	£238,519	2,108	1,953	1,798	1,642	1,487	1,332	1,176	1,021	865	710	555
3	Four unit scheme (houses)	350	£258,858	2,470	2,314	2,159	2,003	1,848	1,693	1,537	1,382	1,227	1,071	916
4	Seven unit scheme (flats)	598	£442,129	1,212	1,087	962	836	711	586	461	335	210	85	-
5	Nine unit scheme (flats)	675	£374,419	1,389	1,263	1,138	1,013	887	762	637	512	386	261	136
6	Ten unit scheme (houses)	1,009	£671,625	2,424	2,275	2,126	1,977	1,828	1,679	1,530	1,381	1,232	1,083	934
7	Ten unit scheme (flats)	843	£400,569	1,476	1,351	1,225	1,100	975	850	724	599	474	348	223
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	1,855	1,717	1,579	1,441	1,304	1,166	1,028	891	753	615	477
9	Twenty unit scheme (flats)	1,680	£745,511	1,478	1,355	1,231	1,108	985	861	737	614	490	366	242
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,446	1,333	1,220	1,108	995	882	769	656	544	431	318
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,170	1,058	945	833	720	608	496	383	271	158	46
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,075	963	851	738	625	512	399	286	173	60	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,249	1,154	1,059	964	869	774	680	585	490	395	300
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	1,219	1,107	994	882	769	656	543	430	317	204	91
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,052	941	830	720	609	498	387	277	165	54	-
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,449	1,339	1,228	1,118	1,007	896	786	675	564	453	343
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	953	852	751	650	549	447	346	244	142	40	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	732	637	543	448	353	258	164	69	-	-	-
19	Five hundred unit scheme (flats)	43,200	£9,585,136	624	528	432	335	239	143	46	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	865	865	865	865	865	865	865	865	865	865	865
23	Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27	Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

			£3,565,943				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	2,326	2,171	2,016	1,860	1,705	1,550	1,394	1,239	1,083	928	773
2	Two unit scheme (houses)	215	£127,780	2,624	2,468	2,313	2,157	2,002	1,847	1,691	1,536	1,381	1,225	1,070
3	Four unit scheme (houses)	350	£138,676	2,813	2,658	2,502	2,347	2,191	2,036	1,881	1,725	1,570	1,415	1,259
4	Seven unit scheme (flats)	598	£236,858	1,556	1,430	1,305	1,180	1,055	929	804	679	553	428	303
5	Nine unit scheme (flats)	675	£200,584	1,646	1,521	1,396	1,270	1,145	1,020	894	769	644	518	393
6	Ten unit scheme (houses)	1,009	£359,804	2,733	2,584	2,435	2,286	2,137	1,988	1,839	1,690	1,541	1,392	1,243
7	Ten unit scheme (flats)	843	£214,593	1,697	1,572	1,446	1,321	1,196	1,070	945	820	694	569	444
8	Twenty unit scheme (houses and flats)	1,875	£668,614	2,164	2,026	1,888	1,751	1,613	1,475	1,337	1,200	1,062	924	786
9	Twenty unit scheme (flats)	1,680	£399,386	1,684	1,561	1,437	1,314	1,191	1,067	944	820	696	572	448
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,600	1,488	1,375	1,262	1,149	1,037	924	811	698	585	473
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,428	1,315	1,203	1,090	978	866	753	641	528	416	304
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	1,178	1,066	954	841	728	615	502	389	276	163	50
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,378	1,283	1,188	1,093	998	903	808	713	619	524	429
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,257	1,144	1,032	920	807	694	581	467	354	241	128
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,155	1,044	933	823	712	601	490	380	268	157	45
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	1,559	1,449	1,339	1,228	1,118	1,007	896	785	675	564	453
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,031	930	829	727	626	525	423	321	219	118	16
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	784	689	594	499	405	310	215	120	25	-	-
19	Five hundred unit scheme (flats)	43,200	£5,134,958	727	631	535	438	342	246	149	51	-	-	-
20	Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071
23	Data Centre	7,000	£2,959,733	270	270	270	270	270	270	270	270	270	270	270
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27	Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28	Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LANI

			£500,000				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	3,093	2,937	2,782	2,627	2,471	2,316	2,161	2,005	1,850	1,695	1,539
2	Two unit scheme (houses)	215	£17,917	3,135	2,979	2,824	2,668	2,513	2,358	2,202	2,047	1,892	1,736	1,581
3	Four unit scheme (houses)	350	£19,444	3,154	2,998	2,843	2,688	2,532	2,377	2,221	2,066	1,911	1,755	1,600
4	Seven unit scheme (flats)	598	£33,211	1,896	1,771	1,646	1,520	1,395	1,270	1,145	1,019	894	769	643
5	Nine unit scheme (flats)	675	£28,125	1,902	1,776	1,651	1,526	1,400	1,275	1,150	1,025	899	774	649
6	Ten unit scheme (houses)	1,009	£50,450	3,040	2,891	2,742	2,593	2,444	2,295	2,146	1,997	1,848	1,699	1,550
7	Ten unit scheme (flats)	843	£30,089	1,916	1,791	1,665	1,540	1,415	1,289	1,164	1,039	913	788	663
8	Twenty unit scheme (houses and flats)	1,875	£93,750	2,470	2,333	2,195	2,057	1,919	1,782	1,644	1,506	1,368	1,231	1,093
9	Twenty unit scheme (flats)	1,680	£56,000	1,889	1,765	1,642	1,518	1,395	1,271	1,148	1,024	900	776	652
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,754	1,641	1,528	1,415	1,303	1,190	1,077	964	851	739	626
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	1,683	1,571	1,458	1,346	1,233	1,121	1,009	896	784	671	559
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	1,281	1,168	1,056	943	831	718	604	491	378	265	152
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,506	1,411	1,316	1,221	1,126	1,031	936	841	746	651	556
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	1,294	1,182	1,069	957	844	731	618	505	391	278	165
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	1,257	1,146	1,036	925	814	703	593	482	371	259	147
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	1,669	1,558	1,448	1,338	1,227	1,116	1,006	895	784	673	563
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,107	1,006	905	804	703	601	500	398	296	194	92
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	835	740	645	551	456	361	266	172	76	-	-
19	Five hundred unit scheme (flats)	43,200	£720,000	830	733	637	541	444	348	251	153	56	-	-
20	Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
21	Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194
22	Comparison retail	5,200	£173,333	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
23	Data Centre	7,000	£415,000	633	633	633	633	633	633	633	633	633	633	633
24	Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267
27	Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	263
28	Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703
30	Industrial scheme intensification (60% plot ratio)	6,000	£500,000	719	719	719	719	719	719	719	719	719	719	719

Table 7.7.4: Maximum CIL rates (before buffer), sales values of £8,574 per square metre

Maximum CIL rates

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA			Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	972	802	631	461	291	120	-	-	-	-	-
2	Two unit scheme (houses)	215	£364,613	1,820	1,649	1,479	1,309	1,139	968	798	628	458	287	117
3	Four unit scheme (houses)	350	£395,705	2,376	2,206	2,036	1,866	1,695	1,525	1,355	1,185	1,014	844	674
4	Seven unit scheme (flats)	598	£675,863	1,067	929	792	654	517	379	242	104	-	-	-
5	Nine unit scheme (flats)	675	£572,358	1,341	1,203	1,066	928	791	653	516	378	240	103	-
6	Ten unit scheme (houses)	1,009	£1,026,684	2,361	2,198	2,034	1,871	1,708	1,544	1,381	1,217	1,054	890	727
7	Ten unit scheme (flats)	843	£612,333	1,470	1,333	1,195	1,058	920	782	645	507	370	232	95
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,772	1,620	1,469	1,318	1,167	1,016	865	713	562	411	260
9	Twenty unit scheme (flats)	1,680	£1,139,629	1,486	1,350	1,215	1,079	944	808	672	537	401	266	129
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,493	1,369	1,245	1,121	997	873	749	625	501	377	254
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,104	980	856	732	609	485	361	237	114	-	-
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,185	1,061	938	814	690	566	442	318	193	69	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,294	1,190	1,085	981	876	772	667	563	458	354	249
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	1,404	1,280	1,156	1,032	909	785	661	536	412	287	163
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,160	1,038	916	794	672	550	428	306	184	62	-
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,547	1,425	1,303	1,182	1,060	939	817	696	574	452	330
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,076	964	853	741	630	518	406	294	182	69	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	870	766	662	558	453	349	244	139	35	-	-
19	Five hundred unit scheme (flats)	43,200	£14,652,373	698	592	486	381	275	169	63	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	630
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

			£6,656,344	PER HA			Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	1,852	1,681	1,511	1,341	1,170	1,000	830	660	489	319	149
2	Two unit scheme (houses)	215	£238,519	2,406	2,236	2,066	1,895	1,725	1,555	1,385	1,214	1,044	874	704
3	Four unit scheme (houses)	350	£258,858	2,767	2,597	2,427	2,257	2,086	1,916	1,746	1,576	1,405	1,235	1,065
4	Seven unit scheme (flats)	598	£442,129	1,458	1,320	1,183	1,045	908	770	633	495	357	220	82
5	Nine unit scheme (flats)	675	£374,419	1,634	1,497	1,359	1,221	1,084	946	809	671	534	396	258
6	Ten unit scheme (houses)	1,009	£671,625	2,713	2,550	2,386	2,223	2,059	1,896	1,733	1,569	1,406	1,242	1,079
7	Ten unit scheme (flats)	843	£400,569	1,722	1,584	1,447	1,309	1,171	1,034	896	759	621	484	346
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,123	1,972	1,821	1,670	1,519	1,368	1,216	1,065	914	763	612
9	Twenty unit scheme (flats)	1,680	£745,511	1,720	1,585	1,449	1,314	1,178	1,043	907	772	636	500	364
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,669	1,545	1,421	1,297	1,173	1,049	925	801	677	553	430
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,397	1,273	1,149	1,026	902	778	654	531	407	283	159
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,302	1,179	1,055	931	807	684	560	435	311	186	61
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,441	1,336	1,232	1,127	1,023	918	814	709	605	500	396
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	1,446	1,323	1,199	1,075	951	828	704	579	454	330	205
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,277	1,155	1,033	911	789	667	545	423	301	179	56
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,672	1,551	1,429	1,308	1,186	1,064	943	821	699	577	455
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,164	1,052	941	829	717	606	494	382	270	157	45
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	929	825	721	617	512	407	303	198	93	-	-
19	Five hundred unit scheme (flats)	43,200	£9,585,136	815	710	604	498	392	286	180	74	-	-	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	865	865	865	865	865	865	865	865	865	865	865
23	Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27	Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

			£3,565,943				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	2,624	2,454	2,284	2,113	1,943	1,773	1,603	1,432	1,262	1,092	922
2	Two unit scheme (houses)	215	£127,780	2,921	2,751	2,581	2,410	2,240	2,070	1,900	1,729	1,559	1,389	1,219
3	Four unit scheme (houses)	350	£138,676	3,111	2,940	2,770	2,600	2,430	2,259	2,089	1,919	1,749	1,578	1,408
4	Seven unit scheme (flats)	598	£236,858	1,801	1,664	1,526	1,389	1,251	1,113	976	838	701	563	426
5	Nine unit scheme (flats)	675	£200,584	1,892	1,754	1,617	1,479	1,341	1,204	1,066	929	791	654	516
6	Ten unit scheme (houses)	1,009	£359,804	3,022	2,859	2,695	2,532	2,368	2,205	2,042	1,878	1,715	1,551	1,388
7	Ten unit scheme (flats)	843	£214,593	1,942	1,805	1,667	1,530	1,392	1,255	1,117	979	842	704	567
8	Twenty unit scheme (houses and flats)	1,875	£668,614	2,432	2,281	2,130	1,979	1,828	1,677	1,525	1,374	1,223	1,072	921
9	Twenty unit scheme (flats)	1,680	£399,386	1,926	1,791	1,655	1,520	1,384	1,249	1,113	978	842	706	570
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,823	1,699	1,575	1,451	1,328	1,204	1,080	956	832	708	584
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,655	1,531	1,407	1,283	1,160	1,036	912	788	665	541	417
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	1,405	1,282	1,158	1,034	910	787	663	538	414	289	164
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,569	1,465	1,360	1,256	1,151	1,047	943	838	734	629	525
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,484	1,360	1,236	1,112	989	865	741	617	492	367	243
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,380	1,258	1,136	1,014	892	770	648	526	404	282	159
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	1,783	1,661	1,539	1,418	1,296	1,175	1,053	932	810	688	566
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,241	1,130	1,018	906	795	683	572	459	347	235	122
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	980	876	772	668	563	459	354	249	145	40	-
19	Five hundred unit scheme (flats)	43,200	£5,134,958	918	813	707	601	495	389	283	177	70	-	-
20	Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071
23	Data Centre	7,000	£2,959,733	270	270	270	270	270	270	270	270	270	270	270
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27	Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28	Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LANI

			£500,000				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	3,391	3,220	3,050	2,880	2,710	2,539	2,369	2,199	2,029	1,858	1,688
2	Two unit scheme (houses)	215	£17,917	3,432	3,262	3,092	2,921	2,751	2,581	2,411	2,240	2,070	1,900	1,730
3	Four unit scheme (houses)	350	£19,444	3,451	3,281	3,111	2,941	2,770	2,600	2,430	2,260	2,089	1,919	1,749
4	Seven unit scheme (flats)	598	£33,211	2,142	2,004	1,867	1,729	1,592	1,454	1,317	1,179	1,041	904	766
5	Nine unit scheme (flats)	675	£28,125	2,147	2,010	1,872	1,735	1,597	1,459	1,322	1,184	1,047	909	772
6	Ten unit scheme (houses)	1,009	£50,450	3,329	3,165	3,002	2,838	2,675	2,512	2,348	2,185	2,021	1,858	1,694
7	Ten unit scheme (flats)	843	£30,089	2,161	2,024	1,886	1,749	1,611	1,474	1,336	1,198	1,061	923	786
8	Twenty unit scheme (houses and flats)	1,875	£93,750	2,739	2,588	2,437	2,286	2,134	1,983	1,832	1,681	1,530	1,379	1,227
9	Twenty unit scheme (flats)	1,680	£56,000	2,131	1,995	1,860	1,724	1,589	1,453	1,317	1,182	1,046	911	775
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,976	1,853	1,729	1,605	1,481	1,357	1,233	1,109	985	861	737
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	1,910	1,786	1,663	1,539	1,415	1,291	1,168	1,044	920	796	672
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	1,508	1,384	1,260	1,136	1,013	889	765	640	516	391	267
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,697	1,593	1,488	1,384	1,279	1,175	1,070	966	861	757	652
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	1,521	1,397	1,273	1,150	1,026	902	778	654	529	404	280
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	1,482	1,360	1,238	1,116	994	872	750	628	506	384	261
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	1,892	1,771	1,649	1,527	1,406	1,284	1,163	1,041	919	797	675
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,318	1,206	1,095	983	871	760	648	536	424	311	199
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,031	927	823	719	615	510	405	301	196	91	-
19	Five hundred unit scheme (flats)	43,200	£720,000	1,021	915	809	703	597	491	385	279	172	65	-
20	Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
21	Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194
22	Comparison retail	5,200	£173,333	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
23	Data Centre	7,000	£415,000	633	633	633	633	633	633	633	633	633	633	633
24	Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267
27	Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	263
28	Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703
30	Industrial scheme intensification (60% plot ratio)	6,000	£500,000	719	719	719	719	719	719	719	719	719	719	719

Table 7.7.5: Maximum CIL rates (before buffer), sales values of £9,012 per square metre

Maximum CIL rates

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA			Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	1,270	1,084	899	714	529	344	159	-	-	-	-
2	Two unit scheme (houses)	215	£364,613	2,117	1,932	1,747	1,562	1,377	1,192	1,007	821	636	451	266
3	Four unit scheme (houses)	350	£395,705	2,674	2,489	2,304	2,119	1,933	1,748	1,563	1,378	1,193	1,008	823
4	Seven unit scheme (flats)	598	£675,863	1,313	1,163	1,013	863	713	563	413	264	114	-	-
5	Nine unit scheme (flats)	675	£572,358	1,587	1,437	1,287	1,137	987	837	687	538	388	238	88
6	Ten unit scheme (houses)	1,009	£1,026,684	2,650	2,472	2,294	2,117	1,939	1,761	1,583	1,405	1,227	1,049	871
7	Ten unit scheme (flats)	843	£612,333	1,716	1,566	1,416	1,266	1,117	967	817	667	517	367	217
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,040	1,876	1,711	1,546	1,382	1,217	1,053	888	723	559	394
9	Twenty unit scheme (flats)	1,680	£1,139,629	1,728	1,580	1,432	1,285	1,137	990	842	694	547	399	251
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,716	1,580	1,445	1,310	1,175	1,040	905	770	635	500	365
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,331	1,196	1,061	925	790	655	520	385	250	115	-
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,412	1,277	1,142	1,007	872	737	601	466	331	195	59
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,486	1,372	1,258	1,144	1,029	915	801	687	573	459	345
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	1,631	1,496	1,360	1,225	1,090	955	820	685	549	413	277
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,385	1,252	1,118	985	852	719	585	452	319	186	52
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,770	1,637	1,504	1,372	1,239	1,106	974	841	708	575	442
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,286	1,164	1,042	920	798	676	554	432	309	186	63
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,066	953	839	725	611	497	383	268	154	39	-
19	Five hundred unit scheme (flats)	43,200	£14,652,373	887	773	658	543	428	312	197	81	-	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	630
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

			£6,656,344	PER HA			Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	2,149	1,964	1,779	1,594	1,409	1,224	1,038	853	668	483	298
2	Two unit scheme (houses)	215	£238,519	2,704	2,519	2,334	2,149	1,963	1,778	1,593	1,408	1,223	1,038	852
3	Four unit scheme (houses)	350	£258,858	3,065	2,880	2,695	2,510	2,324	2,139	1,954	1,769	1,584	1,399	1,214
4	Seven unit scheme (flats)	598	£442,129	1,704	1,554	1,404	1,254	1,104	954	804	655	505	355	205
5	Nine unit scheme (flats)	675	£374,419	1,880	1,730	1,580	1,430	1,280	1,131	981	831	681	531	381
6	Ten unit scheme (houses)	1,009	£671,625	3,002	2,824	2,646	2,469	2,291	2,113	1,935	1,757	1,579	1,401	1,223
7	Ten unit scheme (flats)	843	£400,569	1,967	1,818	1,668	1,518	1,368	1,218	1,068	918	769	619	469
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,392	2,228	2,063	1,898	1,734	1,569	1,405	1,240	1,075	911	746
9	Twenty unit scheme (flats)	1,680	£745,511	1,962	1,815	1,667	1,519	1,372	1,224	1,076	929	781	634	486
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,891	1,756	1,621	1,486	1,351	1,216	1,081	946	811	676	541
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,624	1,489	1,354	1,219	1,084	948	813	678	543	408	273
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,529	1,394	1,259	1,124	989	854	719	584	448	312	176
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,632	1,518	1,404	1,290	1,176	1,062	948	834	720	606	492
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	1,673	1,538	1,403	1,268	1,133	998	863	728	592	456	320
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,502	1,369	1,236	1,102	969	836	703	569	436	303	170
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,895	1,763	1,630	1,497	1,365	1,232	1,099	966	834	701	568
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,374	1,252	1,130	1,008	886	764	642	519	397	274	151
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,125	1,011	898	784	670	556	442	327	212	98	-
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,005	890	775	660	545	429	314	198	83	-	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	865	865	865	865	865	865	865	865	865	865	865
23	Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27	Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

			£3,565,943				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	2,922	2,737	2,552	2,366	2,181	1,996	1,811	1,626	1,441	1,256	1,070
2	Two unit scheme (houses)	215	£127,780	3,219	3,034	2,849	2,664	2,478	2,293	2,108	1,923	1,738	1,553	1,368
3	Four unit scheme (houses)	350	£138,676	3,408	3,223	3,038	2,853	2,668	2,483	2,298	2,112	1,927	1,742	1,557
4	Seven unit scheme (flats)	598	£236,858	2,047	1,897	1,747	1,597	1,448	1,298	1,148	998	848	698	548
5	Nine unit scheme (flats)	675	£200,584	2,137	1,988	1,838	1,688	1,538	1,388	1,238	1,088	939	789	639
6	Ten unit scheme (houses)	1,009	£359,804	3,311	3,133	2,955	2,778	2,600	2,422	2,244	2,066	1,888	1,710	1,532
7	Ten unit scheme (flats)	843	£214,593	2,188	2,038	1,888	1,739	1,589	1,439	1,289	1,139	989	839	690
8	Twenty unit scheme (houses and flats)	1,875	£668,614	2,701	2,537	2,372	2,207	2,043	1,878	1,714	1,549	1,384	1,220	1,055
9	Twenty unit scheme (flats)	1,680	£399,386	2,168	2,021	1,873	1,725	1,578	1,430	1,282	1,135	987	840	692
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,046	1,911	1,776	1,641	1,506	1,371	1,236	1,101	966	830	695
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,882	1,746	1,611	1,476	1,341	1,206	1,071	936	801	666	530
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	1,632	1,497	1,362	1,227	1,092	957	822	687	551	415	279
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,761	1,647	1,533	1,419	1,305	1,191	1,077	963	849	734	620
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,711	1,576	1,441	1,305	1,170	1,035	900	765	630	493	357
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,605	1,472	1,339	1,205	1,072	939	806	672	539	406	273
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,006	1,873	1,740	1,608	1,475	1,342	1,210	1,077	944	811	678
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,452	1,329	1,207	1,085	963	841	719	597	475	352	229
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,176	1,063	949	835	722	608	493	378	264	149	34
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,108	993	878	763	648	532	417	301	186	69	-
20	Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071
23	Data Centre	7,000	£2,959,733	270	270	270	270	270	270	270	270	270	270	270
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27	Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28	Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LANI

			£500,000				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	3,688	3,503	3,318	3,133	2,948	2,763	2,577	2,392	2,207	2,022	1,837
2	Two unit scheme (houses)	215	£17,917	3,730	3,545	3,360	3,175	2,989	2,804	2,619	2,434	2,249	2,064	1,879
3	Four unit scheme (houses)	350	£19,444	3,749	3,564	3,379	3,194	3,009	2,823	2,638	2,453	2,268	2,083	1,898
4	Seven unit scheme (flats)	598	£33,211	2,388	2,238	2,088	1,938	1,788	1,638	1,488	1,339	1,189	1,039	889
5	Nine unit scheme (flats)	675	£28,125	2,393	2,243	2,093	1,943	1,793	1,644	1,494	1,344	1,194	1,044	894
6	Ten unit scheme (houses)	1,009	£50,450	3,618	3,440	3,262	3,084	2,906	2,728	2,550	2,373	2,195	2,017	1,839
7	Ten unit scheme (flats)	843	£30,089	2,407	2,257	2,107	1,958	1,808	1,658	1,508	1,358	1,208	1,058	909
8	Twenty unit scheme (houses and flats)	1,875	£93,750	3,008	2,843	2,679	2,514	2,349	2,185	2,020	1,856	1,691	1,526	1,362
9	Twenty unit scheme (flats)	1,680	£56,000	2,373	2,225	2,077	1,930	1,782	1,635	1,487	1,339	1,192	1,044	896
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,199	2,064	1,929	1,794	1,659	1,524	1,389	1,254	1,119	984	849
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	2,137	2,002	1,867	1,732	1,597	1,462	1,326	1,191	1,056	921	786
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	1,735	1,600	1,464	1,329	1,194	1,059	924	789	653	517	381
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,889	1,775	1,661	1,547	1,433	1,318	1,204	1,090	976	862	748
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	1,748	1,613	1,478	1,343	1,207	1,072	937	802	667	531	395
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	1,707	1,574	1,441	1,308	1,174	1,041	908	775	641	508	375
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	2,115	1,983	1,850	1,717	1,584	1,452	1,319	1,186	1,054	921	788
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,528	1,406	1,284	1,162	1,040	918	796	673	551	428	305
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,228	1,114	1,000	886	773	659	544	430	315	200	85
19	Five hundred unit scheme (flats)	43,200	£720,000	1,210	1,095	980	865	750	635	519	404	288	172	55
20	Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
21	Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194
22	Comparison retail	5,200	£173,333	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
23	Data Centre	7,000	£415,000	633	633	633	633	633	633	633	633	633	633	633
24	Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267
27	Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	263
28	Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703
30	Industrial scheme intensification (60% plot ratio)	6,000	£500,000	719	719	719	719	719	719	719	719	719	719	719

Table 7.7.6: Maximum CIL rates (before buffer), sales values of £9,450 per square metre

Maximum CIL rates

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA			Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	1,567	1,367	1,167	967	767	567	367	167	-	-	-
2	Two unit scheme (houses)	215	£364,613	2,415	2,215	2,015	1,815	1,615	1,415	1,215	1,015	815	615	415
3	Four unit scheme (houses)	350	£395,705	2,972	2,772	2,572	2,372	2,172	1,972	1,772	1,572	1,372	1,171	971
4	Seven unit scheme (flats)	598	£675,863	1,558	1,396	1,234	1,072	910	748	585	423	261	99	-
5	Nine unit scheme (flats)	675	£572,358	1,832	1,670	1,508	1,346	1,184	1,022	859	697	535	373	211
6	Ten unit scheme (houses)	1,009	£1,026,684	2,939	2,747	2,555	2,362	2,170	1,978	1,785	1,593	1,401	1,208	1,016
7	Ten unit scheme (flats)	843	£612,333	1,962	1,800	1,637	1,475	1,313	1,151	989	827	665	502	340
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,309	2,131	1,953	1,775	1,597	1,419	1,241	1,063	885	707	529
9	Twenty unit scheme (flats)	1,680	£1,139,629	1,970	1,810	1,650	1,490	1,331	1,171	1,011	852	692	532	372
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,938	1,792	1,646	1,500	1,354	1,207	1,061	915	769	623	476
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,558	1,411	1,265	1,118	972	825	679	533	386	240	93
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,639	1,493	1,346	1,200	1,053	907	760	614	467	321	173
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,677	1,554	1,430	1,306	1,183	1,059	935	812	688	564	441
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	1,858	1,711	1,565	1,418	1,272	1,125	979	832	686	540	392
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,609	1,465	1,321	1,177	1,032	887	743	598	454	309	165
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,993	1,849	1,705	1,561	1,418	1,274	1,130	986	842	698	554
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,497	1,364	1,231	1,099	966	834	701	568	436	303	170
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,263	1,139	1,016	892	768	645	521	397	273	148	24
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,076	952	828	704	580	455	330	205	80	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	630
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

			£6,656,344	PER HA			Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	2,447	2,247	2,047	1,847	1,647	1,447	1,247	1,047	847	647	447
2	Two unit scheme (houses)	215	£238,519	3,002	2,802	2,602	2,402	2,202	2,002	1,801	1,601	1,401	1,201	1,001
3	Four unit scheme (houses)	350	£258,858	3,363	3,163	2,963	2,763	2,563	2,363	2,163	1,963	1,763	1,562	1,362
4	Seven unit scheme (flats)	598	£442,129	1,949	1,787	1,625	1,463	1,301	1,139	976	814	652	490	328
5	Nine unit scheme (flats)	675	£374,419	2,126	1,963	1,801	1,639	1,477	1,315	1,153	991	828	666	504
6	Ten unit scheme (houses)	1,009	£671,625	3,291	3,099	2,906	2,714	2,522	2,329	2,137	1,945	1,752	1,560	1,368
7	Ten unit scheme (flats)	843	£400,569	2,213	2,051	1,889	1,727	1,564	1,402	1,240	1,078	916	754	592
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,661	2,483	2,305	2,127	1,949	1,771	1,593	1,415	1,237	1,059	881
9	Twenty unit scheme (flats)	1,680	£745,511	2,204	2,045	1,885	1,725	1,565	1,406	1,246	1,086	926	767	607
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,114	1,968	1,822	1,676	1,529	1,383	1,237	1,091	945	798	652
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,851	1,705	1,558	1,412	1,265	1,119	972	826	679	533	386
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,756	1,610	1,463	1,317	1,171	1,024	878	731	585	438	291
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,824	1,700	1,577	1,453	1,329	1,206	1,082	958	835	711	587
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	1,900	1,754	1,607	1,461	1,314	1,168	1,022	875	729	582	435
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,726	1,582	1,438	1,294	1,149	1,005	860	716	571	427	282
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,119	1,975	1,831	1,687	1,543	1,399	1,255	1,112	968	824	680
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,585	1,452	1,319	1,187	1,054	922	789	656	524	391	258
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,321	1,198	1,074	951	827	704	580	456	331	207	82
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,194	1,070	946	821	697	573	448	323	198	73	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	865	865	865	865	865	865	865	865	865	865	865
23	Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27	Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

			£3,565,943				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	3,220	3,020	2,820	2,619	2,419	2,219	2,019	1,819	1,619	1,419	1,219
2	Two unit scheme (houses)	215	£127,780	3,517	3,317	3,117	2,917	2,717	2,517	2,317	2,117	1,916	1,716	1,516
3	Four unit scheme (houses)	350	£138,676	3,706	3,506	3,306	3,106	2,906	2,706	2,506	2,306	2,106	1,906	1,706
4	Seven unit scheme (flats)	598	£236,858	2,293	2,130	1,968	1,806	1,644	1,482	1,320	1,158	996	833	671
5	Nine unit scheme (flats)	675	£200,584	2,383	2,221	2,059	1,897	1,734	1,572	1,410	1,248	1,086	924	762
6	Ten unit scheme (houses)	1,009	£359,804	3,600	3,408	3,216	3,023	2,831	2,639	2,446	2,254	2,061	1,869	1,677
7	Ten unit scheme (flats)	843	£214,593	2,434	2,272	2,109	1,947	1,785	1,623	1,461	1,299	1,137	975	812
8	Twenty unit scheme (houses and flats)	1,875	£668,614	2,970	2,792	2,614	2,436	2,258	2,080	1,902	1,724	1,546	1,368	1,190
9	Twenty unit scheme (flats)	1,680	£399,386	2,410	2,251	2,091	1,931	1,771	1,612	1,452	1,292	1,132	973	813
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,269	2,123	1,976	1,830	1,684	1,538	1,392	1,245	1,099	953	807
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,109	1,962	1,816	1,669	1,523	1,376	1,230	1,083	937	790	644
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	1,859	1,713	1,566	1,420	1,274	1,127	981	834	688	541	394
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,953	1,829	1,705	1,582	1,458	1,334	1,211	1,087	964	840	716
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,938	1,791	1,645	1,498	1,352	1,205	1,059	913	766	620	472
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,829	1,685	1,541	1,397	1,252	1,108	963	819	674	530	385
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,229	2,085	1,941	1,797	1,654	1,510	1,366	1,222	1,078	934	790
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,662	1,529	1,397	1,264	1,131	999	866	734	601	468	335
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,373	1,249	1,126	1,002	879	755	632	507	383	258	134
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,297	1,173	1,049	924	800	676	551	426	301	176	50
20	Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071
23	Data Centre	7,000	£2,959,733	270	270	270	270	270	270	270	270	270	270	270
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27	Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28	Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LANI

			£500,000				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	3,986	3,786	3,586	3,386	3,186	2,986	2,786	2,586	2,386	2,186	1,986
2	Two unit scheme (houses)	215	£17,917	4,028	3,828	3,628	3,428	3,228	3,028	2,828	2,628	2,427	2,227	2,027
3	Four unit scheme (houses)	350	£19,444	4,047	3,847	3,647	3,447	3,247	3,047	2,847	2,647	2,447	2,247	2,046
4	Seven unit scheme (flats)	598	£33,211	2,633	2,471	2,309	2,147	1,985	1,823	1,660	1,498	1,336	1,174	1,012
5	Nine unit scheme (flats)	675	£28,125	2,639	2,476	2,314	2,152	1,990	1,828	1,666	1,504	1,341	1,179	1,017
6	Ten unit scheme (houses)	1,009	£50,450	3,907	3,714	3,522	3,330	3,137	2,945	2,753	2,560	2,368	2,176	1,983
7	Ten unit scheme (flats)	843	£30,089	2,653	2,491	2,328	2,166	2,004	1,842	1,680	1,518	1,356	1,194	1,031
8	Twenty unit scheme (houses and flats)	1,875	£93,750	3,277	3,099	2,921	2,742	2,564	2,386	2,208	2,030	1,852	1,674	1,496
9	Twenty unit scheme (flats)	1,680	£56,000	2,615	2,455	2,295	2,136	1,976	1,816	1,656	1,497	1,337	1,177	1,017
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,422	2,276	2,130	1,983	1,837	1,691	1,545	1,399	1,253	1,106	960
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	2,364	2,218	2,071	1,925	1,778	1,632	1,485	1,339	1,192	1,046	899
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	1,962	1,815	1,669	1,522	1,376	1,229	1,083	936	790	643	496
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,080	1,957	1,833	1,710	1,586	1,462	1,339	1,215	1,091	968	844
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	1,975	1,828	1,682	1,536	1,389	1,243	1,096	950	803	657	509
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	1,931	1,787	1,644	1,499	1,355	1,210	1,065	921	776	632	487
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	2,339	2,195	2,051	1,907	1,763	1,619	1,475	1,331	1,188	1,044	900
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,738	1,606	1,473	1,341	1,208	1,075	943	810	678	545	412
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,424	1,300	1,177	1,053	930	806	683	559	434	309	185
19	Five hundred unit scheme (flats)	43,200	£720,000	1,399	1,275	1,151	1,027	903	778	653	528	403	278	152
20	Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
21	Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194
22	Comparison retail	5,200	£173,333	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
23	Data Centre	7,000	£415,000	633	633	633	633	633	633	633	633	633	633	633
24	Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267
27	Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	263
28	Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703
30	Industrial scheme intensification (60% plot ratio)	6,000	£500,000	719	719	719	719	719	719	719	719	719	719	719

Table 7.7.7: Maximum CIL rates (before buffer), sales values of £9,888 per square metre

Maximum CIL rates

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA			Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	1,865	1,650	1,435	1,220	1,005	790	575	361	146	-	-
2	Two unit scheme (houses)	215	£364,613	2,713	2,498	2,283	2,068	1,853	1,638	1,423	1,208	994	779	564
3	Four unit scheme (houses)	350	£395,705	3,270	3,055	2,840	2,625	2,410	2,195	1,980	1,765	1,550	1,335	1,120
4	Seven unit scheme (flats)	598	£675,863	1,804	1,629	1,455	1,281	1,106	932	757	583	409	234	60
5	Nine unit scheme (flats)	675	£572,358	2,078	1,903	1,729	1,555	1,380	1,206	1,031	857	683	508	334
6	Ten unit scheme (houses)	1,009	£1,026,684	3,228	3,021	2,815	2,608	2,401	2,194	1,988	1,781	1,574	1,367	1,160
7	Ten unit scheme (flats)	843	£612,333	2,207	2,033	1,858	1,684	1,510	1,335	1,161	986	812	638	463
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,578	2,386	2,195	2,003	1,812	1,620	1,429	1,238	1,046	855	663
9	Twenty unit scheme (flats)	1,680	£1,139,629	2,212	2,040	1,868	1,696	1,524	1,353	1,181	1,009	837	665	493
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,161	2,004	1,846	1,689	1,532	1,374	1,217	1,060	902	745	588
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,784	1,627	1,469	1,311	1,154	996	838	680	522	365	207
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,866	1,708	1,550	1,393	1,235	1,077	919	761	604	446	288
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,868	1,735	1,602	1,469	1,336	1,203	1,070	936	803	670	537
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	2,085	1,927	1,769	1,611	1,453	1,296	1,138	980	822	664	507
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,832	1,677	1,522	1,367	1,212	1,056	901	745	589	433	278
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,216	2,061	1,906	1,751	1,596	1,441	1,286	1,131	976	821	666
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,705	1,563	1,420	1,278	1,135	991	848	705	562	419	276
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,459	1,326	1,192	1,059	926	792	659	525	392	257	123
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,264	1,131	998	865	731	598	464	330	195	60	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
25	Office development	15,000	£4,239,691	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162
26	Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) £6,656,344

				PER HA			Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	2,745	2,530	2,315	2,100	1,885	1,670	1,455	1,240	1,025	810	596
2	Two unit scheme (houses)	215	£238,519	3,299	3,084	2,870	2,655	2,440	2,225	2,010	1,795	1,580	1,365	1,150
3	Four unit scheme (houses)	350	£258,858	3,661	3,446	3,231	3,016	2,801	2,586	2,371	2,156	1,941	1,726	1,511
4	Seven unit scheme (flats)	598	£442,129	2,195	2,020	1,846	1,672	1,497	1,323	1,148	974	800	625	451
5	Nine unit scheme (flats)	675	£374,419	2,371	2,197	2,022	1,848	1,673	1,499	1,325	1,150	976	801	627
6	Ten unit scheme (houses)	1,009	£671,625	3,580	3,373	3,167	2,960	2,753	2,546	2,339	2,133	1,926	1,719	1,512
7	Ten unit scheme (flats)	843	£400,569	2,459	2,284	2,110	1,935	1,761	1,587	1,412	1,238	1,063	889	714
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,930	2,738	2,547	2,355	2,164	1,972	1,781	1,589	1,398	1,206	1,015
9	Twenty unit scheme (flats)	1,680	£745,511	2,446	2,274	2,103	1,931	1,759	1,587	1,415	1,243	1,072	900	728
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,337	2,180	2,022	1,865	1,708	1,550	1,393	1,236	1,078	921	764
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,077	1,920	1,762	1,605	1,447	1,289	1,131	973	816	658	500
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,983	1,826	1,668	1,510	1,352	1,194	1,037	879	721	563	405
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,014	1,881	1,748	1,615	1,482	1,349	1,216	1,083	950	817	683
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	2,127	1,969	1,812	1,654	1,496	1,338	1,180	1,023	865	707	549
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,949	1,794	1,639	1,484	1,329	1,174	1,018	862	706	551	395
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,342	2,187	2,032	1,877	1,722	1,567	1,412	1,257	1,102	947	792
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,793	1,651	1,508	1,366	1,223	1,079	936	793	650	507	364
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,518	1,384	1,251	1,118	984	851	717	584	450	316	182
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,381	1,248	1,116	982	849	715	581	447	312	178	43
20	Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439
23	Data Centre	7,000	£5,524,766	74	74	74	74	74	74	74	74	74	74	74
24	Office development	30,000	£3,328,172	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334
25	Office development	15,000	£2,773,477	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260
26	Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27	Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) £3,565,943

							Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	3,517	3,302	3,087	2,873	2,658	2,443	2,228	2,013	1,798	1,583	1,368
2	Two unit scheme (houses)	215	£127,780	3,814	3,600	3,385	3,170	2,955	2,740	2,525	2,310	2,095	1,880	1,665
3	Four unit scheme (houses)	350	£138,676	4,004	3,789	3,574	3,359	3,144	2,929	2,714	2,499	2,285	2,070	1,855
4	Seven unit scheme (flats)	598	£236,858	2,538	2,364	2,189	2,015	1,841	1,666	1,492	1,317	1,143	968	794
5	Nine unit scheme (flats)	675	£200,584	2,629	2,454	2,280	2,105	1,931	1,757	1,582	1,408	1,233	1,059	884
6	Ten unit scheme (houses)	1,009	£359,804	3,889	3,682	3,476	3,269	3,062	2,855	2,648	2,442	2,235	2,028	1,821
7	Ten unit scheme (flats)	843	£214,593	2,679	2,505	2,331	2,156	1,982	1,807	1,633	1,458	1,284	1,110	935
8	Twenty unit scheme (houses and flats)	1,875	£668,614	3,239	3,047	2,856	2,664	2,473	2,281	2,090	1,898	1,707	1,515	1,324
9	Twenty unit scheme (flats)	1,680	£399,386	2,652	2,481	2,309	2,137	1,965	1,793	1,621	1,449	1,278	1,106	934
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,492	2,334	2,177	2,020	1,862	1,705	1,548	1,390	1,233	1,076	918
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,335	2,178	2,020	1,862	1,704	1,546	1,389	1,231	1,073	915	757
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	2,086	1,929	1,771	1,613	1,455	1,297	1,140	982	824	666	508
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,143	2,010	1,877	1,744	1,611	1,478	1,345	1,212	1,079	945	812
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	2,165	2,007	1,849	1,691	1,534	1,376	1,218	1,060	902	744	587
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,052	1,897	1,742	1,587	1,432	1,277	1,121	965	809	654	498
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,452	2,297	2,142	1,987	1,832	1,677	1,522	1,367	1,212	1,057	902
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,870	1,728	1,585	1,443	1,300	1,157	1,014	870	727	584	441
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,569	1,436	1,302	1,169	1,036	902	769	636	502	368	233
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,484	1,351	1,219	1,085	952	818	684	550	415	281	146
20	Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645
23	Data Centre	7,000	£2,959,733	440	440	440	440	440	440	440	440	440	440	440
24	Office development	30,000	£1,782,971	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386
25	Office development	15,000	£1,485,810	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346
26	Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27	Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28	Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LANI £500,000

							Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	4,284	4,069	3,854	3,639	3,424	3,209	2,994	2,779	2,564	2,350	2,135
2	Two unit scheme (houses)	215	£17,917	4,325	4,111	3,896	3,681	3,466	3,251	3,036	2,821	2,606	2,391	2,176
3	Four unit scheme (houses)	350	£19,444	4,345	4,130	3,915	3,700	3,485	3,270	3,055	2,840	2,625	2,410	2,195
4	Seven unit scheme (flats)	598	£33,211	2,879	2,705	2,530	2,356	2,181	2,007	1,832	1,658	1,484	1,309	1,135
5	Nine unit scheme (flats)	675	£28,125	2,884	2,710	2,535	2,361	2,187	2,012	1,838	1,663	1,489	1,314	1,140
6	Ten unit scheme (houses)	1,009	£50,450	4,196	3,989	3,782	3,575	3,369	3,162	2,955	2,748	2,541	2,335	2,128
7	Ten unit scheme (flats)	843	£30,089	2,898	2,724	2,550	2,375	2,201	2,026	1,852	1,677	1,503	1,329	1,154
8	Twenty unit scheme (houses and flats)	1,875	£93,750	3,545	3,354	3,162	2,971	2,779	2,588	2,397	2,205	2,014	1,822	1,631
9	Twenty unit scheme (flats)	1,680	£56,000	2,857	2,685	2,513	2,341	2,169	1,998	1,826	1,654	1,482	1,310	1,138
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,645	2,488	2,330	2,173	2,016	1,858	1,701	1,544	1,386	1,229	1,072
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	2,591	2,433	2,275	2,118	1,960	1,802	1,644	1,486	1,329	1,171	1,013
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	2,189	2,031	1,873	1,715	1,557	1,400	1,242	1,084	926	768	611
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,271	2,138	2,005	1,872	1,739	1,606	1,473	1,340	1,206	1,073	940
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	2,202	2,044	1,886	1,728	1,571	1,413	1,255	1,097	939	782	624
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	2,155	2,000	1,845	1,690	1,534	1,379	1,223	1,067	912	756	600
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	2,562	2,407	2,252	2,097	1,942	1,787	1,632	1,477	1,322	1,167	1,011
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,947	1,805	1,662	1,520	1,376	1,233	1,090	947	804	661	518
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,620	1,487	1,354	1,220	1,087	953	820	687	553	419	284
19	Five hundred unit scheme (flats)	43,200	£720,000	1,586	1,454	1,321	1,187	1,054	920	787	652	518	383	248
20	Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
21	Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194
22	Comparison retail	5,200	£173,333	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849
23	Data Centre	7,000	£415,000	804	804	804	804	804	804	804	804	804	804	804
24	Office development	30,000	£250,000	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437
25	Office development	15,000	£208,333	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431
26	Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267
27	Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	263
28	Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703
30	Industrial scheme intensification (60% plot ratio)	6,000	£500,000	719	719	719	719	719	719	719	719	719	719	719

Table 7.7.8: Maximum CIL rates (before buffer), sales values of £10,326 per square metre

Maximum CIL rates

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA			Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	2,163	1,933	1,703	1,473	1,243	1,014	784	554	324	94	-
2	Two unit scheme (houses)	215	£364,613	3,011	2,781	2,551	2,321	2,091	1,862	1,632	1,402	1,172	942	713
3	Four unit scheme (houses)	350	£395,705	3,567	3,337	3,108	2,878	2,648	2,418	2,188	1,959	1,729	1,499	1,269
4	Seven unit scheme (flats)	598	£675,863	2,050	1,863	1,676	1,489	1,303	1,116	929	743	556	369	183
5	Nine unit scheme (flats)	675	£572,358	2,324	2,137	1,950	1,763	1,577	1,390	1,203	1,017	830	643	457
6	Ten unit scheme (houses)	1,009	£1,026,684	3,517	3,296	3,075	2,854	2,632	2,411	2,190	1,969	1,747	1,526	1,305
7	Ten unit scheme (flats)	843	£612,333	2,453	2,266	2,080	1,893	1,706	1,519	1,333	1,146	959	773	586
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,847	2,642	2,437	2,232	2,027	1,822	1,617	1,412	1,207	1,002	797
9	Twenty unit scheme (flats)	1,680	£1,139,629	2,454	2,270	2,086	1,902	1,718	1,534	1,350	1,166	982	798	614
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,384	2,215	2,047	1,878	1,710	1,542	1,373	1,205	1,036	868	699
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,010	1,841	1,672	1,503	1,335	1,166	997	828	659	489	320
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,093	1,924	1,755	1,586	1,416	1,247	1,078	909	740	571	402
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,058	1,916	1,773	1,631	1,488	1,346	1,203	1,061	918	775	632
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	2,312	2,142	1,973	1,804	1,635	1,466	1,297	1,128	958	789	620
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,055	1,889	1,723	1,557	1,391	1,224	1,058	891	724	557	390
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,440	2,273	2,107	1,941	1,775	1,609	1,442	1,276	1,110	944	778
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,914	1,761	1,608	1,455	1,302	1,149	996	842	688	535	381
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,655	1,512	1,369	1,226	1,083	939	796	653	510	367	222
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,451	1,309	1,167	1,025	883	740	597	454	310	166	21
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
25	Office development	15,000	£4,239,691	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162
26	Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) £6,656,344

	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	3,042	2,813	2,583	2,353	2,123	1,893	1,664	1,434	1,204	974	744
2	Two unit scheme (houses)	215	£238,519	3,597	3,367	3,138	2,908	2,678	2,448	2,218	1,988	1,759	1,529	1,299
3	Four unit scheme (houses)	350	£258,858	3,958	3,728	3,499	3,269	3,039	2,809	2,579	2,350	2,120	1,890	1,660
4	Seven unit scheme (flats)	598	£442,129	2,441	2,254	2,067	1,880	1,694	1,507	1,320	1,134	947	760	574
5	Nine unit scheme (flats)	675	£374,419	2,617	2,430	2,243	2,057	1,870	1,683	1,497	1,310	1,123	936	750
6	Ten unit scheme (houses)	1,009	£671,625	3,869	3,648	3,427	3,205	2,984	2,763	2,542	2,320	2,099	1,878	1,657
7	Ten unit scheme (flats)	843	£400,569	2,704	2,518	2,331	2,144	1,957	1,771	1,584	1,397	1,211	1,024	837
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,199	2,994	2,789	2,584	2,379	2,174	1,969	1,764	1,559	1,354	1,149
9	Twenty unit scheme (flats)	1,680	£745,511	2,688	2,504	2,320	2,137	1,953	1,769	1,585	1,401	1,217	1,033	849
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,560	2,391	2,223	2,054	1,886	1,717	1,549	1,381	1,212	1,044	875
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,303	2,134	1,965	1,797	1,628	1,459	1,290	1,121	952	783	613
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	2,210	2,041	1,872	1,703	1,534	1,365	1,195	1,026	857	688	519
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,205	2,062	1,920	1,777	1,635	1,492	1,350	1,207	1,065	922	779
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	2,354	2,185	2,016	1,847	1,678	1,508	1,339	1,170	1,001	832	663
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,173	2,006	1,840	1,674	1,508	1,342	1,175	1,009	841	674	507
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,565	2,399	2,233	2,067	1,900	1,734	1,568	1,402	1,236	1,069	903
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	2,002	1,849	1,696	1,543	1,390	1,237	1,084	930	776	623	469
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,713	1,571	1,428	1,284	1,141	998	855	712	569	425	281
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,569	1,426	1,284	1,142	1,000	857	714	571	427	283	139
20	Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439
23	Data Centre	7,000	£5,524,766	74	74	74	74	74	74	74	74	74	74	74
24	Office development	30,000	£3,328,172	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334
25	Office development	15,000	£2,773,477	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260
26	Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27	Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) £3,565,943

	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	3,815	3,585	3,355	3,126	2,896	2,666	2,436	2,206	1,977	1,747	1,517
2	Two unit scheme (houses)	215	£127,780	4,112	3,882	3,653	3,423	3,193	2,963	2,733	2,504	2,274	2,044	1,814
3	Four unit scheme (houses)	350	£138,676	4,302	4,072	3,842	3,612	3,382	3,153	2,923	2,693	2,463	2,233	2,004
4	Seven unit scheme (flats)	598	£236,858	2,784	2,597	2,411	2,224	2,037	1,850	1,664	1,477	1,290	1,104	917
5	Nine unit scheme (flats)	675	£200,584	2,874	2,688	2,501	2,314	2,128	1,941	1,754	1,567	1,381	1,194	1,007
6	Ten unit scheme (houses)	1,009	£359,804	4,178	3,957	3,736	3,514	3,293	3,072	2,851	2,630	2,408	2,187	1,966
7	Ten unit scheme (flats)	843	£214,593	2,925	2,738	2,552	2,365	2,178	1,992	1,805	1,618	1,431	1,245	1,058
8	Twenty unit scheme (houses and flats)	1,875	£668,614	3,508	3,303	3,098	2,893	2,688	2,483	2,278	2,073	1,868	1,663	1,458
9	Twenty unit scheme (flats)	1,680	£399,386	2,894	2,710	2,526	2,343	2,159	1,975	1,791	1,607	1,423	1,239	1,055
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,714	2,546	2,377	2,209	2,040	1,872	1,703	1,535	1,367	1,198	1,030
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,560	2,392	2,223	2,054	1,885	1,717	1,548	1,378	1,209	1,040	871
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	2,313	2,144	1,975	1,806	1,637	1,468	1,298	1,129	960	791	622
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,333	2,191	2,048	1,906	1,763	1,621	1,478	1,336	1,193	1,051	908
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	2,392	2,223	2,053	1,884	1,715	1,546	1,377	1,208	1,038	869	700
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,276	2,109	1,943	1,777	1,611	1,445	1,278	1,112	944	777	610
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,676	2,509	2,343	2,177	2,011	1,845	1,678	1,512	1,346	1,180	1,014
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	2,079	1,926	1,773	1,620	1,467	1,314	1,161	1,007	853	700	546
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,765	1,622	1,479	1,336	1,193	1,050	906	763	620	477	332
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,672	1,529	1,387	1,245	1,103	960	817	674	530	386	242
20	Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645
23	Data Centre	7,000	£2,959,733	440	440	440	440	440	440	440	440	440	440	440
24	Office development	30,000	£1,782,971	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386
25	Office development	15,000	£1,485,810	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346
26	Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27	Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28	Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LANI £500,000

	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	4,582	4,352	4,122	3,892	3,662	3,432	3,203	2,973	2,743	2,513	2,283
2	Two unit scheme (houses)	215	£17,917	4,623	4,393	4,164	3,934	3,704	3,474	3,244	3,015	2,785	2,555	2,325
3	Four unit scheme (houses)	350	£19,444	4,642	4,412	4,183	3,953	3,723	3,493	3,263	3,034	2,804	2,574	2,344
4	Seven unit scheme (flats)	598	£33,211	3,125	2,938	2,751	2,564	2,378	2,191	2,004	1,818	1,631	1,444	1,258
5	Nine unit scheme (flats)	675	£28,125	3,130	2,943	2,756	2,570	2,383	2,196	2,010	1,823	1,636	1,450	1,263
6	Ten unit scheme (houses)	1,009	£50,450	4,485	4,264	4,042	3,821	3,600	3,379	3,157	2,936	2,715	2,494	2,272
7	Ten unit scheme (flats)	843	£30,089	3,144	2,957	2,771	2,584	2,397	2,211	2,024	1,837	1,650	1,464	1,277
8	Twenty unit scheme (houses and flats)	1,875	£93,750	3,814	3,609	3,404	3,199	2,994	2,790	2,585	2,380	2,175	1,970	1,765
9	Twenty unit scheme (flats)	1,680	£56,000	3,099	2,915	2,731	2,547	2,363	2,179	1,995	1,811	1,627	1,443	1,259
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,868	2,699	2,531	2,362	2,194	2,025	1,857	1,688	1,520	1,351	1,183
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	2,816	2,647	2,478	2,310	2,141	1,972	1,803	1,634	1,465	1,296	1,126
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	2,416	2,246	2,077	1,908	1,739	1,570	1,401	1,232	1,062	893	724
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,461	2,319	2,176	2,034	1,891	1,749	1,606	1,464	1,321	1,178	1,036
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	2,429	2,260	2,091	1,921	1,752	1,583	1,414	1,245	1,076	907	737
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	2,378	2,212	2,045	1,879	1,713	1,547	1,381	1,214	1,047	880	713
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	2,785	2,619	2,453	2,286	2,120	1,954	1,788	1,622	1,455	1,289	1,123
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	2,156	2,003	1,850	1,697	1,544	1,391	1,237	1,084	930	776	623
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,816	1,673	1,530	1,387	1,244	1,101	958	814	671	528	383
19	Five hundred unit scheme (flats)	43,200	£720,000	1,774	1,632	1,489	1,347	1,205	1,062	919	776	632	488	344
20	Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
21	Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194
22	Comparison retail	5,200	£173,333	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849
23	Data Centre	7,000	£415,000	804	804	804	804	804	804	804	804	804	804	804
24	Office development	30,000	£250,000	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437
25	Office development	15,000	£208,333	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431
26	Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267
27	Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	263
28	Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703
30	Industrial scheme intensification (60% plot ratio)	6,000	£500,000	719	719	719	719	719	719	719	719	719	719	719

Table 7.7.9: Maximum CIL rates (before buffer), sales values of £10,764 per square metre

Maximum CIL rates

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA			Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	2,460	2,216	1,971	1,726	1,482	1,237	992	748	503	258	14
2	Two unit scheme (houses)	215	£364,613	3,308	3,064	2,819	2,574	2,330	2,085	1,840	1,596	1,351	1,106	861
3	Four unit scheme (houses)	350	£395,705	3,865	3,620	3,376	3,131	2,886	2,642	2,397	2,152	1,907	1,663	1,418
4	Seven unit scheme (flats)	598	£675,863	2,295	2,096	1,897	1,698	1,499	1,300	1,101	902	703	504	305
5	Nine unit scheme (flats)	675	£572,358	2,569	2,370	2,171	1,972	1,773	1,574	1,375	1,176	977	778	579
6	Ten unit scheme (houses)	1,009	£1,026,684	3,806	3,571	3,335	3,099	2,864	2,628	2,392	2,156	1,921	1,685	1,449
7	Ten unit scheme (flats)	843	£612,333	2,699	2,500	2,301	2,102	1,903	1,704	1,505	1,306	1,107	908	709
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	3,115	2,897	2,679	2,460	2,242	2,024	1,805	1,587	1,369	1,150	932
9	Twenty unit scheme (flats)	1,680	£1,139,629	2,696	2,500	2,304	2,108	1,912	1,716	1,520	1,323	1,127	931	735
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,607	2,427	2,247	2,068	1,888	1,709	1,529	1,349	1,170	990	811
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,235	2,055	1,875	1,695	1,515	1,335	1,155	975	795	614	434
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,320	2,140	1,959	1,779	1,598	1,418	1,237	1,057	876	696	515
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,248	2,096	1,944	1,792	1,640	1,488	1,336	1,184	1,032	880	728
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	2,539	2,358	2,178	1,997	1,817	1,636	1,456	1,275	1,095	914	734
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,279	2,101	1,924	1,747	1,569	1,392	1,214	1,037	859	681	503
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,663	2,485	2,308	2,131	1,953	1,776	1,599	1,421	1,244	1,067	889
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	2,122	1,959	1,796	1,632	1,469	1,306	1,142	979	814	650	486
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,849	1,697	1,545	1,393	1,240	1,087	934	781	628	475	321
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,639	1,487	1,336	1,184	1,033	881	729	577	424	271	117
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
25	Office development	15,000	£4,239,691	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162
26	Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) £6,656,344

				PER HA			Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	3,340	3,095	2,851	2,606	2,361	2,117	1,872	1,627	1,383	1,138	893
2	Two unit scheme (houses)	215	£238,519	3,895	3,650	3,405	3,161	2,916	2,671	2,427	2,182	1,937	1,693	1,448
3	Four unit scheme (houses)	350	£258,858	4,256	4,011	3,767	3,522	3,277	3,033	2,788	2,543	2,298	2,054	1,809
4	Seven unit scheme (flats)	598	£442,129	2,686	2,487	2,288	2,089	1,890	1,691	1,492	1,293	1,094	895	696
5	Nine unit scheme (flats)	675	£374,419	2,862	2,663	2,464	2,265	2,067	1,868	1,669	1,470	1,271	1,072	873
6	Ten unit scheme (houses)	1,009	£671,625	4,158	3,922	3,687	3,451	3,215	2,980	2,744	2,508	2,273	2,037	1,801
7	Ten unit scheme (flats)	843	£400,569	2,950	2,751	2,552	2,353	2,154	1,955	1,756	1,557	1,358	1,159	960
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,467	3,249	3,031	2,812	2,594	2,376	2,157	1,939	1,720	1,502	1,284
9	Twenty unit scheme (flats)	1,680	£745,511	2,930	2,734	2,538	2,342	2,146	1,950	1,754	1,558	1,362	1,166	970
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,783	2,603	2,423	2,244	2,064	1,885	1,705	1,525	1,346	1,166	986
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,528	2,348	2,168	1,988	1,808	1,628	1,448	1,268	1,088	907	727
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	2,437	2,257	2,076	1,896	1,715	1,535	1,354	1,174	993	813	632
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,395	2,243	2,091	1,939	1,787	1,635	1,483	1,331	1,179	1,027	875
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	2,581	2,401	2,220	2,040	1,859	1,679	1,498	1,318	1,137	957	776
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,396	2,219	2,041	1,864	1,686	1,509	1,332	1,154	977	798	620
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,788	2,611	2,434	2,256	2,079	1,902	1,724	1,547	1,370	1,192	1,015
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	2,210	2,047	1,884	1,720	1,557	1,394	1,230	1,067	902	738	574
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,908	1,756	1,603	1,451	1,298	1,145	992	839	686	533	380
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,756	1,605	1,453	1,302	1,150	998	846	694	541	388	234
20	Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439
23	Data Centre	7,000	£5,524,766	74	74	74	74	74	74	74	74	74	74	74
24	Office development	30,000	£3,328,172	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334
25	Office development	15,000	£2,773,477	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260
26	Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27	Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) £3,565,943

							Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	4,113	3,868	3,623	3,379	3,134	2,889	2,645	2,400	2,155	1,911	1,666
2	Two unit scheme (houses)	215	£127,780	4,410	4,165	3,921	3,676	3,431	3,186	2,942	2,697	2,452	2,208	1,963
3	Four unit scheme (houses)	350	£138,676	4,599	4,355	4,110	3,865	3,621	3,376	3,131	2,887	2,642	2,397	2,152
4	Seven unit scheme (flats)	598	£236,858	3,030	2,831	2,632	2,433	2,234	2,035	1,836	1,637	1,438	1,239	1,040
5	Nine unit scheme (flats)	675	£200,584	3,120	2,921	2,722	2,523	2,324	2,125	1,926	1,727	1,528	1,329	1,130
6	Ten unit scheme (houses)	1,009	£359,804	4,467	4,232	3,996	3,760	3,524	3,289	3,053	2,817	2,582	2,346	2,110
7	Ten unit scheme (flats)	843	£214,593	3,171	2,972	2,773	2,574	2,375	2,176	1,977	1,778	1,579	1,380	1,181
8	Twenty unit scheme (houses and flats)	1,875	£668,614	3,776	3,558	3,340	3,121	2,903	2,685	2,466	2,248	2,029	1,811	1,593
9	Twenty unit scheme (flats)	1,680	£399,386	3,136	2,940	2,744	2,548	2,352	2,156	1,960	1,764	1,568	1,372	1,176
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,937	2,758	2,578	2,398	2,219	2,039	1,859	1,680	1,500	1,321	1,141
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,786	2,606	2,426	2,246	2,066	1,886	1,706	1,526	1,345	1,165	984
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	2,540	2,360	2,179	1,999	1,818	1,638	1,457	1,277	1,096	916	735
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,524	2,372	2,220	2,068	1,916	1,764	1,612	1,460	1,308	1,156	1,004
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	2,619	2,438	2,258	2,077	1,897	1,716	1,536	1,355	1,175	994	814
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,499	2,322	2,144	1,967	1,789	1,612	1,435	1,257	1,080	901	723
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,899	2,721	2,544	2,367	2,189	2,012	1,835	1,657	1,480	1,303	1,125
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	2,288	2,124	1,961	1,798	1,634	1,471	1,308	1,144	980	816	651
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,959	1,807	1,655	1,503	1,350	1,197	1,044	891	738	585	432
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,859	1,708	1,556	1,405	1,253	1,101	949	797	645	491	337
20	Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645
23	Data Centre	7,000	£2,959,733	440	440	440	440	440	440	440	440	440	440	440
24	Office development	30,000	£1,782,971	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386
25	Office development	15,000	£1,485,810	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346
26	Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27	Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28	Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LANI £500,000

							Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	4,879	4,635	4,390	4,145	3,900	3,656	3,411	3,166	2,922	2,677	2,432
2	Two unit scheme (houses)	215	£17,917	4,921	4,676	4,432	4,187	3,942	3,697	3,453	3,208	2,963	2,719	2,474
3	Four unit scheme (houses)	350	£19,444	4,940	4,695	4,451	4,206	3,961	3,717	3,472	3,227	2,982	2,738	2,493
4	Seven unit scheme (flats)	598	£33,211	3,370	3,171	2,972	2,773	2,574	2,375	2,176	1,977	1,778	1,579	1,380
5	Nine unit scheme (flats)	675	£28,125	3,375	3,176	2,978	2,779	2,580	2,381	2,182	1,983	1,784	1,585	1,386
6	Ten unit scheme (houses)	1,009	£50,450	4,774	4,538	4,302	4,067	3,831	3,595	3,360	3,124	2,888	2,653	2,417
7	Ten unit scheme (flats)	843	£30,089	3,390	3,191	2,992	2,793	2,594	2,395	2,196	1,997	1,798	1,599	1,400
8	Twenty unit scheme (houses and flats)	1,875	£93,750	4,083	3,865	3,646	3,428	3,210	2,991	2,773	2,554	2,336	2,118	1,899
9	Twenty unit scheme (flats)	1,680	£56,000	3,341	3,145	2,949	2,753	2,557	2,361	2,165	1,968	1,772	1,576	1,380
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	3,090	2,911	2,731	2,552	2,372	2,192	2,013	1,833	1,654	1,474	1,294
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	3,041	2,861	2,681	2,501	2,321	2,141	1,961	1,781	1,601	1,420	1,240
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	2,643	2,462	2,282	2,101	1,921	1,740	1,560	1,379	1,199	1,018	838
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,651	2,499	2,347	2,195	2,043	1,891	1,739	1,587	1,435	1,283	1,131
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	2,656	2,475	2,295	2,114	1,934	1,753	1,573	1,392	1,212	1,031	851
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	2,601	2,424	2,246	2,069	1,892	1,714	1,537	1,360	1,182	1,004	825
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	3,008	2,831	2,654	2,476	2,299	2,122	1,944	1,767	1,589	1,412	1,235
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	2,364	2,201	2,038	1,874	1,711	1,548	1,384	1,221	1,056	892	728
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	2,010	1,858	1,706	1,554	1,401	1,248	1,095	942	789	636	483
19	Five hundred unit scheme (flats)	43,200	£720,000	1,961	1,810	1,658	1,507	1,355	1,204	1,052	899	747	593	440
20	Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
21	Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194
22	Comparison retail	5,200	£173,333	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849
23	Data Centre	7,000	£415,000	804	804	804	804	804	804	804	804	804	804	804
24	Office development	30,000	£250,000	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437
25	Office development	15,000	£208,333	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431
26	Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267
27	Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	263
28	Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703
30	Industrial scheme intensification (60% plot ratio)	6,000	£500,000	719	719	719	719	719	719	719	719	719	719	719

Table 7.8.1: Potential CIL rates – Sales values £7,260 per sqm – change in residual land value (appraisals assume 40% affordable housing)

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£173,893	£165,169	-5%	£162,261	-7%	£159,353	-8%
2	Two unit scheme (houses)	2	£347,786	£330,338	-5%	£324,522	-7%	£318,706	-8%
3	Four unit scheme (houses)	4	£563,123	£534,719	-5%	£525,251	-7%	£515,784	-8%
4	Seven unit scheme (flats)	7	£391,432	£342,999	-12%	£326,856	-16%	£310,712	-21%
5	Nine unit scheme (flats)	9	£436,156	£381,469	-13%	£363,241	-17%	£345,012	-21%
6	Ten unit scheme (houses)	10	£1,565,064	£1,483,318	-5%	£1,456,069	-7%	£1,428,820	-9%
7	Ten unit scheme (flats)	10	£551,345	£483,088	-12%	£460,336	-17%	£437,584	-21%
8	Twenty unit scheme (houses and flats)	20	£2,054,889	£1,905,227	-7%	£1,855,320	-10%	£1,804,727	-12%
9	Twenty unit scheme (flats)	20	£1,076,182	£940,189	-13%	£894,857	-17%	£849,525	-21%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,716,241	£1,467,881	-14%	£1,388,396	-19%	£1,308,910	-24%
11	Fifty unit scheme (flats - lower density)	50	£2,391,955	£2,048,177	-14%	£1,933,585	-19%	£1,818,993	-24%
12	Fifty unit scheme (flats - higher density)	50	£469,393	£157,411	-66%	£53,417	-89%	-£52,602	-111%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£3,450,927	£3,001,590	-13%	£2,833,519	-18%	£2,665,449	-23%
14	Seventy unit scheme (flats - higher density)	70	£697,800	£244,332	-65%	£93,176	-87%	-£60,479	-109%
15	One hundred unit scheme (flats - lower density)	100	£1,008,919	£306,056	-70%	£71,768	-93%	-£164,820	-116%
16	One hundred unit scheme (flats - higher density)	100	£4,174,094	£3,559,350	-15%	£3,354,435	-20%	£3,149,521	-25%
17	Two hundred unit scheme (flats) with GF retail	200	£838,253	-£465,028	-155%	-£900,177	-207%	-£1,335,327	-259%
18	Three hundred unit scheme (flats) with GF retail	300	-£3,662,459	-£5,555,004	-52%	-£6,183,554	-69%	-£6,812,104	-86%
19	Five hundred unit scheme (flats)	500	-£7,085,448	-£10,540,506	-49%	-£11,716,162	-65%	-£12,891,817	-82%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	-£22,971,636	-£25,231,583	-10%	-£25,984,899	-13%	-£26,738,214	-16%
25	Office development	-	-£11,489,668	-£12,619,642	-10%	-£12,996,299	-13%	-£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%

Table 7.8.2: Potential CIL rates – Sales values £7,698 per sqm – change in residual land value (appraisals assume 40% affordable housing)

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£193,096	£184,373	-5%	£181,465	-6%	£178,557	-8%
2	Two unit scheme (houses)	2	£386,193	£368,746	-5%	£362,929	-6%	£357,114	-8%
3	Four unit scheme (houses)	4	£625,646	£597,242	-5%	£587,775	-6%	£578,307	-8%
4	Seven unit scheme (flats)	7	£479,540	£431,109	-10%	£414,965	-13%	£398,821	-17%
5	Nine unit scheme (flats)	9	£535,643	£480,957	-10%	£462,728	-14%	£444,500	-17%
6	Ten unit scheme (houses)	10	£1,740,022	£1,658,276	-5%	£1,631,028	-6%	£1,603,779	-8%
7	Ten unit scheme (flats)	10	£675,519	£607,263	-10%	£584,511	-13%	£561,758	-17%
8	Twenty unit scheme (houses and flats)	20	£2,357,267	£2,207,605	-6%	£2,157,718	-8%	£2,107,831	-11%
9	Twenty unit scheme (flats)	20	£1,322,241	£1,186,246	-10%	£1,140,914	-14%	£1,095,584	-17%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£2,092,866	£1,844,505	-12%	£1,765,020	-16%	£1,685,534	-19%
11	Fifty unit scheme (flats - lower density)	50	£2,981,130	£2,642,149	-11%	£2,528,750	-15%	£2,414,158	-19%
12	Fifty unit scheme (flats - higher density)	50	£1,009,513	£697,531	-31%	£593,537	-41%	£489,542	-52%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£4,189,784	£3,740,595	-11%	£3,574,870	-15%	£3,409,144	-19%
14	Seventy unit scheme (flats - higher density)	70	£1,482,867	£1,029,399	-31%	£878,242	-41%	£727,087	-51%
15	One hundred unit scheme (flats - lower density)	100	£2,218,488	£1,515,625	-32%	£1,281,337	-42%	£1,047,049	-53%
16	One hundred unit scheme (flats - higher density)	100	£5,234,739	£4,619,995	-12%	£4,415,080	-16%	£4,210,166	-20%
17	Two hundred unit scheme (flats) with GF retail	200	£2,911,787	£1,623,184	-44%	£1,194,107	-59%	£765,029	-74%
18	Three hundred unit scheme (flats) with GF retail	300	-£848,799	-£2,717,834	-220%	-£3,337,614	-293%	-£3,957,394	-366%
19	Five hundred unit scheme (flats)	500	-£1,929,686	-£5,369,121	-178%	-£6,528,372	-238%	-£7,687,623	-298%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	-£22,971,636	-£25,231,583	-10%	-£25,984,899	-13%	-£26,738,214	-16%
25	Office development	-	-£11,489,668	-£12,619,642	-10%	-£12,996,299	-13%	-£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%

Table 6.8.3: Potential CIL rates – Sales values £8,136 per sqm – change in residual land value (appraisals assume 40% affordable housing)

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£212,300	£203,577	-4%	£200,668	-5%	£197,760	-7%
2	Two unit scheme (houses)	2	£424,601	£407,153	-4%	£401,337	-5%	£395,521	-7%
3	Four unit scheme (houses)	4	£688,169	£659,767	-4%	£650,298	-6%	£640,831	-7%
4	Seven unit scheme (flats)	7	£567,649	£519,217	-9%	£503,073	-11%	£486,929	-14%
5	Nine unit scheme (flats)	9	£635,130	£580,444	-9%	£562,215	-11%	£543,986	-14%
6	Ten unit scheme (houses)	10	£1,914,980	£1,833,235	-4%	£1,805,986	-6%	£1,778,738	-7%
7	Ten unit scheme (flats)	10	£799,694	£731,437	-9%	£708,685	-11%	£685,933	-14%
8	Twenty unit scheme (houses and flats)	20	£2,659,645	£2,509,984	-6%	£2,460,097	-8%	£2,410,210	-9%
9	Twenty unit scheme (flats)	20	£1,568,298	£1,432,303	-9%	£1,386,973	-12%	£1,341,641	-14%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£2,469,490	£2,221,129	-10%	£2,141,644	-13%	£2,062,158	-16%
11	Fifty unit scheme (flats - lower density)	50	£3,570,172	£3,231,192	-9%	£3,118,198	-13%	£3,005,205	-16%
12	Fifty unit scheme (flats - higher density)	50	£1,549,635	£1,237,651	-20%	£1,133,657	-27%	£1,029,663	-34%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£4,928,641	£4,479,452	-9%	£4,313,727	-12%	£4,148,002	-16%
14	Seventy unit scheme (flats - higher density)	70	£2,267,933	£1,814,465	-20%	£1,663,310	-27%	£1,512,153	-33%
15	One hundred unit scheme (flats - lower density)	100	£3,428,057	£2,725,194	-21%	£2,490,906	-27%	£2,256,618	-34%
16	One hundred unit scheme (flats - higher density)	100	£6,295,384	£5,680,640	-10%	£5,475,725	-13%	£5,270,810	-16%
17	Two hundred unit scheme (flats) with GF retail	200	£4,966,835	£3,688,137	-26%	£3,265,048	-34%	£2,841,957	-43%
18	Three hundred unit scheme (flats) with GF retail	300	£1,937,444	£94,488	-95%	-£523,955	-127%	-£1,143,735	-159%
19	Five hundred unit scheme (flats)	500	£3,145,044	-£213,359	-107%	-£1,372,610	-144%	-£2,531,862	-181%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	-£22,971,636	-£25,231,583	-10%	-£25,984,899	-13%	-£26,738,214	-16%
25	Office development	-	-£11,489,668	-£12,619,642	-10%	-£12,996,299	-13%	-£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%

Table 7.8.4: Potential CIL rates – Sales values £8,574 per sqm – change in residual land value (appraisals assume 40% affordable housing)

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£231,504	£222,780	-4%	£219,872	-5%	£216,964	-6%
2	Two unit scheme (houses)	2	£463,008	£445,560	-4%	£439,744	-5%	£433,928	-6%
3	Four unit scheme (houses)	4	£750,693	£722,290	-4%	£712,823	-5%	£703,354	-6%
4	Seven unit scheme (flats)	7	£655,757	£607,326	-7%	£591,182	-10%	£575,037	-12%
5	Nine unit scheme (flats)	9	£734,617	£679,930	-7%	£661,702	-10%	£643,473	-12%
6	Ten unit scheme (houses)	10	£2,089,939	£2,008,193	-4%	£1,980,945	-5%	£1,953,696	-7%
7	Ten unit scheme (flats)	10	£923,868	£855,612	-7%	£832,859	-10%	£810,107	-12%
8	Twenty unit scheme (houses and flats)	20	£2,962,024	£2,812,362	-5%	£2,762,475	-7%	£2,712,588	-8%
9	Twenty unit scheme (flats)	20	£1,813,926	£1,678,361	-7%	£1,633,030	-10%	£1,587,698	-12%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£2,846,114	£2,597,754	-9%	£2,518,268	-12%	£2,438,782	-14%
11	Fifty unit scheme (flats - lower density)	50	£4,159,215	£3,820,234	-8%	£3,707,241	-11%	£3,594,248	-14%
12	Fifty unit scheme (flats - higher density)	50	£2,089,755	£1,777,772	-15%	£1,673,778	-20%	£1,569,783	-25%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£5,667,498	£5,218,309	-8%	£5,052,584	-11%	£4,886,859	-14%
14	Seventy unit scheme (flats - higher density)	70	£3,053,000	£2,599,533	-15%	£2,448,376	-20%	£2,297,221	-25%
15	One hundred unit scheme (flats - lower density)	100	£4,627,571	£3,934,515	-15%	£3,700,475	-20%	£3,466,187	-25%
16	One hundred unit scheme (flats - higher density)	100	£7,356,029	£6,741,285	-8%	£6,536,369	-11%	£6,331,455	-14%
17	Two hundred unit scheme (flats) with GF retail	200	£7,021,882	£5,743,185	-18%	£5,320,095	-24%	£4,897,005	-30%
18	Three hundred unit scheme (flats) with GF retail	300	£4,695,804	£2,868,887	-39%	£2,257,756	-52%	£1,646,624	-65%
19	Five hundred unit scheme (flats)	500	£8,159,557	£4,815,437	-41%	£3,688,312	-55%	£2,561,185	-69%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	-£22,971,636	-£25,231,583	-10%	-£25,984,899	-13%	-£26,738,214	-16%
25	Office development	-	-£11,489,668	-£12,619,642	-10%	-£12,996,299	-13%	-£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%

Table 7.8.5: Potential CIL rates – Sales values £9,012 per sqm – change in residual land value (appraisals assume 40% affordable housing)

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£250,708	£241,984	-3%	£239,076	-5%	£236,168	-6%
2	Two unit scheme (houses)	2	£501,415	£483,967	-3%	£478,151	-5%	£472,336	-6%
3	Four unit scheme (houses)	4	£813,217	£784,813	-3%	£775,346	-5%	£765,877	-6%
4	Seven unit scheme (flats)	7	£743,866	£695,434	-7%	£679,290	-9%	£663,146	-11%
5	Nine unit scheme (flats)	9	£834,104	£779,418	-7%	£761,189	-9%	£742,961	-11%
6	Ten unit scheme (houses)	10	£2,264,897	£2,183,151	-4%	£2,155,902	-5%	£2,128,654	-6%
7	Ten unit scheme (flats)	10	£1,048,043	£979,786	-7%	£957,034	-9%	£934,282	-11%
8	Twenty unit scheme (houses and flats)	20	£3,264,402	£3,114,741	-5%	£3,064,854	-6%	£3,014,967	-8%
9	Twenty unit scheme (flats)	20	£2,057,879	£1,923,782	-7%	£1,879,083	-9%	£1,833,757	-11%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£3,222,738	£2,974,378	-8%	£2,894,892	-10%	£2,815,406	-13%
11	Fifty unit scheme (flats - lower density)	50	£4,748,258	£4,409,277	-7%	£4,296,284	-10%	£4,183,290	-12%
12	Fifty unit scheme (flats - higher density)	50	£2,629,876	£2,317,892	-12%	£2,213,898	-16%	£2,109,904	-20%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£6,406,355	£5,957,166	-7%	£5,791,442	-10%	£5,625,716	-12%
14	Seventy unit scheme (flats - higher density)	70	£3,838,067	£3,384,599	-12%	£3,233,443	-16%	£3,082,287	-20%
15	One hundred unit scheme (flats - lower density)	100	£5,823,330	£5,130,274	-12%	£4,899,256	-16%	£4,668,237	-20%
16	One hundred unit scheme (flats - higher density)	100	£8,411,261	£7,801,930	-7%	£7,597,014	-10%	£7,392,099	-12%
17	Two hundred unit scheme (flats) with GF retail	200	£9,076,930	£7,798,232	-14%	£7,375,142	-19%	£6,952,053	-23%
18	Three hundred unit scheme (flats) with GF retail	300	£7,434,651	£5,617,411	-24%	£5,014,807	-33%	£4,412,203	-41%
19	Five hundred unit scheme (flats)	500	£13,169,120	£9,829,950	-25%	£8,702,825	-34%	£7,575,700	-42%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	-£22,971,636	-£25,231,583	-10%	-£25,984,899	-13%	-£26,738,214	-16%
25	Office development	-	-£11,489,668	-£12,619,642	-10%	-£12,996,299	-13%	-£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%

Table 7.8.6: Potential CIL rates – Sales values £9,450 per sqm – change in residual land value (appraisals assume 40% affordable housing)

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£269,911	£261,187	-3%	£258,280	-4%	£255,372	-5%
2	Two unit scheme (houses)	2	£539,823	£522,375	-3%	£516,559	-4%	£510,742	-5%
3	Four unit scheme (houses)	4	£875,741	£847,337	-3%	£837,869	-4%	£828,402	-5%
4	Seven unit scheme (flats)	7	£831,975	£783,543	-6%	£767,399	-8%	£751,255	-10%
5	Nine unit scheme (flats)	9	£933,591	£878,905	-6%	£860,676	-8%	£842,447	-10%
6	Ten unit scheme (houses)	10	£2,439,856	£2,358,110	-3%	£2,330,861	-4%	£2,303,612	-6%
7	Ten unit scheme (flats)	10	£1,172,217	£1,103,961	-6%	£1,081,209	-8%	£1,058,457	-10%
8	Twenty unit scheme (houses and flats)	20	£3,566,781	£3,417,119	-4%	£3,367,232	-6%	£3,317,345	-7%
9	Twenty unit scheme (flats)	20	£2,301,832	£2,167,735	-6%	£2,123,036	-8%	£2,078,338	-10%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£3,599,362	£3,351,002	-7%	£3,271,516	-9%	£3,192,030	-11%
11	Fifty unit scheme (flats - lower density)	50	£5,337,300	£4,998,320	-6%	£4,885,327	-8%	£4,772,333	-11%
12	Fifty unit scheme (flats - higher density)	50	£3,166,077	£2,858,012	-10%	£2,754,019	-13%	£2,650,025	-16%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£7,145,212	£6,696,023	-6%	£6,530,298	-9%	£6,364,573	-11%
14	Seventy unit scheme (flats - higher density)	70	£4,617,221	£4,169,665	-10%	£4,018,510	-13%	£3,867,354	-16%
15	One hundred unit scheme (flats - lower density)	100	£7,019,089	£6,326,033	-10%	£6,095,014	-13%	£5,863,996	-16%
16	One hundred unit scheme (flats - higher density)	100	£9,462,783	£8,856,617	-6%	£8,654,561	-9%	£8,452,506	-11%
17	Two hundred unit scheme (flats) with GF retail	200	£11,109,981	£9,849,126	-11%	£9,430,190	-15%	£9,007,100	-19%
18	Three hundred unit scheme (flats) with GF retail	300	£10,173,499	£8,356,258	-18%	£7,753,654	-24%	£7,151,050	-30%
19	Five hundred unit scheme (flats)	500	£18,123,422	£14,825,963	-18%	£13,714,565	-24%	£12,590,213	-31%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£6,804,987	£6,513,284	-4%	£6,251,757	-8%	£5,990,231	-12%
23	Data Centre	-	£4,847,465	£4,621,144	-5%	£4,394,823	-9%	£4,168,501	-14%
24	Office development	-	-£22,971,636	-£25,231,583	-10%	-£25,984,899	-13%	-£26,738,214	-16%
25	Office development	-	-£11,489,668	-£12,619,642	-10%	-£12,996,299	-13%	-£13,372,957	-16%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%

Table 7.8.7: Potential CIL rates – Sales values £9,888 per sqm – change in residual land value (appraisals assume 40% affordable housing)

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£289,115	£280,391	-3%	£277,483	-4%	£274,575	-5%
2	Two unit scheme (houses)	2	£578,230	£560,782	-3%	£554,966	-4%	£549,150	-5%
3	Four unit scheme (houses)	4	£938,264	£909,860	-3%	£900,393	-4%	£890,925	-5%
4	Seven unit scheme (flats)	7	£920,083	£871,651	-5%	£855,508	-7%	£839,364	-9%
5	Nine unit scheme (flats)	9	£1,033,078	£978,392	-5%	£960,163	-7%	£941,934	-9%
6	Ten unit scheme (houses)	10	£2,614,814	£2,533,068	-3%	£2,505,820	-4%	£2,478,571	-5%
7	Ten unit scheme (flats)	10	£1,296,392	£1,228,136	-5%	£1,205,384	-7%	£1,182,632	-9%
8	Twenty unit scheme (houses and flats)	20	£3,869,159	£3,719,497	-4%	£3,669,610	-5%	£3,619,723	-6%
9	Twenty unit scheme (flats)	20	£2,545,785	£2,411,688	-5%	£2,366,989	-7%	£2,322,290	-9%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£3,975,986	£3,727,626	-6%	£3,648,141	-8%	£3,568,654	-10%
11	Fifty unit scheme (flats - lower density)	50	£5,926,343	£5,587,363	-6%	£5,474,369	-8%	£5,361,376	-10%
12	Fifty unit scheme (flats - higher density)	50	£3,700,642	£3,393,012	-8%	£3,290,469	-11%	£3,187,926	-14%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£7,884,069	£7,434,881	-6%	£7,269,155	-8%	£7,103,430	-10%
14	Seventy unit scheme (flats - higher density)	70	£5,394,213	£4,947,072	-8%	£4,798,025	-11%	£4,648,978	-14%
15	One hundred unit scheme (flats - lower density)	100	£8,214,847	£7,521,792	-8%	£7,290,773	-11%	£7,059,755	-14%
16	One hundred unit scheme (flats - higher density)	100	£10,514,306	£9,908,140	-6%	£9,706,084	-8%	£9,504,028	-10%
17	Two hundred unit scheme (flats) with GF retail	200	£13,142,957	£11,882,102	-10%	£11,464,915	-13%	£11,047,729	-16%
18	Three hundred unit scheme (flats) with GF retail	300	£12,912,346	£11,095,105	-14%	£10,492,501	-19%	£9,889,897	-23%
19	Five hundred unit scheme (flats)	500	£23,077,724	£19,780,266	-14%	£18,668,867	-19%	£17,557,469	-24%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£9,790,120	£9,498,417	-3%	£9,236,891	-6%	£8,975,364	-8%
23	Data Centre	-	£6,041,519	£5,815,197	-4%	£5,588,876	-7%	£5,362,555	-11%
24	Office development	-	£43,351,724	£41,123,311	-5%	£40,380,507	-7%	£39,637,702	-9%
25	Office development	-	£21,672,065	£20,557,859	-5%	£20,186,457	-7%	£19,815,055	-9%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%

Table 7.8.8: Potential CIL rates – Sales values £10,326 per sqm – change in residual land value (appraisals assume 40% affordable housing)

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£308,319	£299,595	-3%	£296,686	-4%	£293,778	-5%
2	Two unit scheme (houses)	2	£616,637	£599,189	-3%	£593,374	-4%	£587,558	-5%
3	Four unit scheme (houses)	4	£1,000,787	£972,385	-3%	£962,916	-4%	£953,448	-5%
4	Seven unit scheme (flats)	7	£1,008,192	£959,761	-5%	£943,616	-6%	£927,472	-8%
5	Nine unit scheme (flats)	9	£1,132,566	£1,077,878	-5%	£1,059,650	-6%	£1,041,421	-8%
6	Ten unit scheme (houses)	10	£2,789,772	£2,708,027	-3%	£2,680,778	-4%	£2,653,530	-5%
7	Ten unit scheme (flats)	10	£1,420,567	£1,352,310	-5%	£1,329,558	-6%	£1,306,806	-8%
8	Twenty unit scheme (houses and flats)	20	£4,171,538	£4,021,876	-4%	£3,971,989	-5%	£3,922,102	-6%
9	Twenty unit scheme (flats)	20	£2,789,738	£2,655,641	-5%	£2,610,942	-6%	£2,566,243	-8%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£4,352,610	£4,104,250	-6%	£4,024,765	-8%	£3,945,278	-9%
11	Fifty unit scheme (flats - lower density)	50	£6,515,385	£6,176,406	-5%	£6,063,412	-7%	£5,950,418	-9%
12	Fifty unit scheme (flats - higher density)	50	£4,235,207	£3,927,577	-7%	£3,825,033	-10%	£3,722,491	-12%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£8,622,470	£8,173,738	-5%	£8,008,012	-7%	£7,842,287	-9%
14	Seventy unit scheme (flats - higher density)	70	£6,171,204	£5,724,063	-7%	£5,575,017	-10%	£5,425,970	-12%
15	One hundred unit scheme (flats - lower density)	100	£9,410,606	£8,717,551	-7%	£8,486,532	-10%	£8,255,513	-12%
16	One hundred unit scheme (flats - higher density)	100	£11,565,828	£10,959,662	-5%	£10,757,606	-7%	£10,555,551	-9%
17	Two hundred unit scheme (flats) with GF retail	200	£15,175,932	£13,915,077	-8%	£13,497,890	-11%	£13,080,704	-14%
18	Three hundred unit scheme (flats) with GF retail	300	£15,628,102	£13,833,952	-11%	£13,231,348	-15%	£12,628,744	-19%
19	Five hundred unit scheme (flats)	500	£28,032,025	£24,734,567	-12%	£23,623,168	-16%	£22,511,770	-20%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£9,790,120	£9,498,417	-3%	£9,236,891	-6%	£8,975,364	-8%
23	Data Centre	-	£6,041,519	£5,815,197	-4%	£5,588,876	-7%	£5,362,555	-11%
24	Office development	-	£43,351,724	£41,123,311	-5%	£40,380,507	-7%	£39,637,702	-9%
25	Office development	-	£21,672,065	£20,557,859	-5%	£20,186,457	-7%	£19,815,055	-9%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%

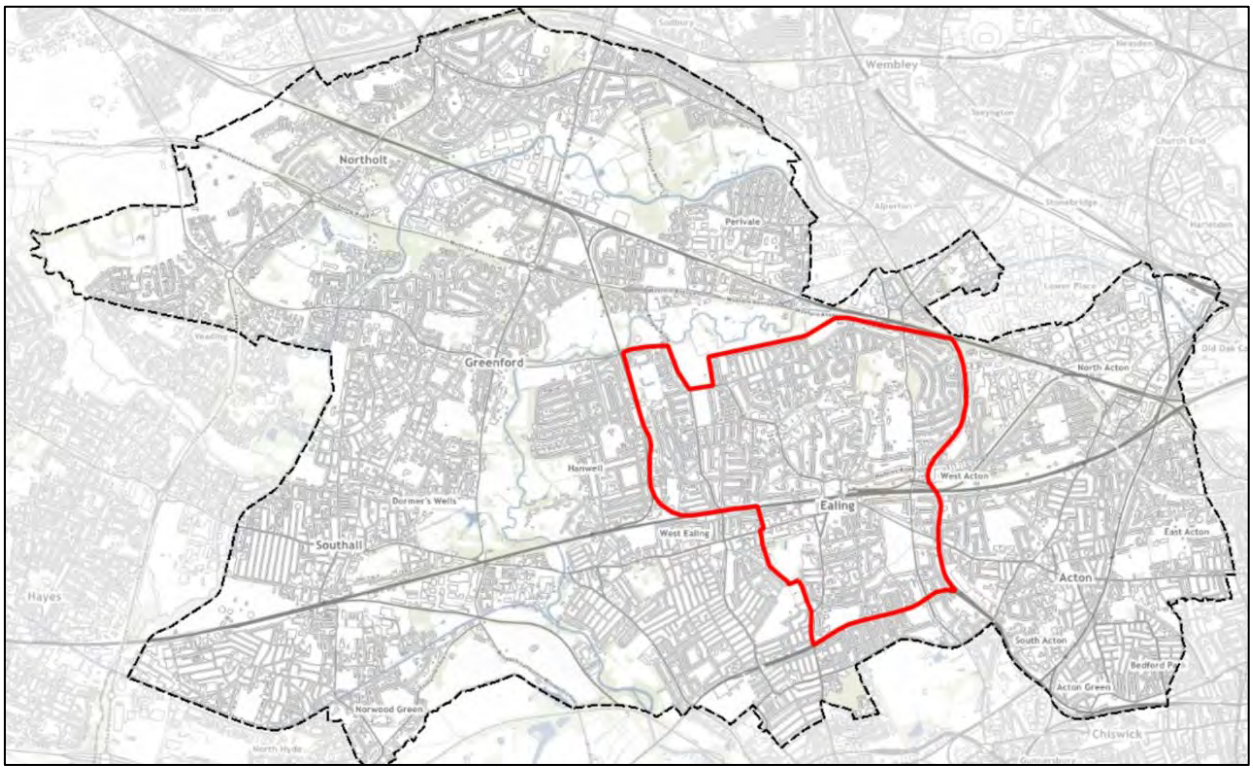
Table 7.8.9: Potential CIL rates – Sales values £10,764 per sqm – change in residual land value (appraisals assume 40% affordable housing)

Site ref	Site	No of units	Baseline RLV	Potential rate 1	% change against baseline	Potential rate 2	% change against baseline	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£327,523	£318,798	-3%	£315,890	-4%	£312,982	-4%
2	Two unit scheme (houses)	2	£655,044	£637,597	-3%	£631,780	-4%	£625,965	-4%
3	Four unit scheme (houses)	4	£1,063,311	£1,034,908	-3%	£1,025,439	-4%	£1,015,972	-4%
4	Seven unit scheme (flats)	7	£1,096,300	£1,047,869	-4%	£1,031,725	-6%	£1,015,581	-7%
5	Nine unit scheme (flats)	9	£1,232,052	£1,177,366	-4%	£1,159,137	-6%	£1,140,909	-7%
6	Ten unit scheme (houses)	10	£2,964,731	£2,882,985	-3%	£2,855,737	-4%	£2,828,488	-5%
7	Ten unit scheme (flats)	10	£1,544,742	£1,476,485	-4%	£1,453,733	-6%	£1,430,980	-7%
8	Twenty unit scheme (houses and flats)	20	£4,473,916	£4,324,254	-3%	£4,274,367	-4%	£4,224,480	-6%
9	Twenty unit scheme (flats)	20	£3,033,691	£2,899,594	-4%	£2,854,895	-6%	£2,810,196	-7%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£4,729,234	£4,480,874	-5%	£4,401,389	-7%	£4,321,902	-9%
11	Fifty unit scheme (flats - lower density)	50	£7,104,429	£6,765,449	-5%	£6,652,455	-6%	£6,539,462	-8%
12	Fifty unit scheme (flats - higher density)	50	£4,769,771	£4,462,142	-6%	£4,359,599	-9%	£4,257,055	-11%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£9,356,244	£8,912,595	-5%	£8,746,869	-7%	£8,581,145	-8%
14	Seventy unit scheme (flats - higher density)	70	£6,948,196	£6,501,055	-6%	£6,352,009	-9%	£6,202,961	-11%
15	One hundred unit scheme (flats - lower density)	100	£10,606,365	£9,913,309	-7%	£9,682,291	-9%	£9,451,272	-11%
16	One hundred unit scheme (flats - higher density)	100	£12,617,351	£12,011,184	-5%	£11,809,129	-6%	£11,607,073	-8%
17	Two hundred unit scheme (flats) with GF retail	200	£17,208,907	£15,948,052	-7%	£15,530,866	-10%	£15,113,679	-12%
18	Three hundred unit scheme (flats) with GF retail	300	£18,337,533	£16,545,650	-10%	£15,951,454	-13%	£15,357,257	-16%
19	Five hundred unit scheme (flats)	500	£32,977,902	£29,688,868	-10%	£28,577,471	-13%	£27,466,072	-17%
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	-1%	£11,685,598	-2%	£11,551,893	-4%
21	Large retail supermarket	-	£1,082,520	£478,997	-56%	£328,116	-70%	£177,235	-84%
22	Comparison retail	-	£9,790,120	£9,498,417	-3%	£9,236,891	-6%	£8,975,364	-8%
23	Data Centre	-	£6,041,519	£5,815,197	-4%	£5,588,876	-7%	£5,362,555	-11%
24	Office development	-	£43,351,724	£41,123,311	-5%	£40,380,507	-7%	£39,637,702	-9%
25	Office development	-	£21,672,065	£20,557,859	-5%	£20,186,457	-7%	£19,815,055	-9%
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	-35%	£969,122	-53%	£602,671	-71%
27	Hotel development (100 rooms)	-	£977,576	£630,933	-35%	£457,612	-53%	£284,292	-71%
28	Light industrial scheme	-	£3,217,453	£3,066,573	-5%	£2,915,691	-9%	£2,764,811	-14%
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	-3%	£3,757,759	-6%	£3,630,053	-10%
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	-3%	£4,509,311	-6%	£4,356,064	-10%

Residential rates

7.14 As noted in Section 2, developments in Ealing Broadway and surrounding areas Borough achieve higher values than those in the rest of the Borough, with developments in Northolt, Greenford and Southall achieving the lowest values. The Borough-wide range is £7,268 per square metre to £10,764 per square metre, which is a fairly significant difference, resulting in significant variations in residual land values. While applying a single rate is an option, it would be possible to increase income by adopting a slightly higher rate in Ealing Broadway and surrounding areas, where values are at the top end of the Borough-wide range. A rate of £300 per square metre in Ealing Broadway and surrounding areas (see Figure 7.14 for an indicative boundary and Central Ealing boundary in more detail in Figure 7.14.2) and a rate of £200 per square metre in all other parts of the Borough should be readily absorbed in most development scenarios.

Figure 7.14.1: Indicative residential charging boundaries



7.15 We attach as Appendix 13 the results of our sensitivity analysis which builds in the growth rates on sales values and inflation on costs identified in Table 4.4.1 and at Appendix 14 we attach the results of a 'downside' scenario with slower growth rates as identified in Table 4.3.1. The results indicate that schemes will become more viable and the 'buffer' or 'margin' between the theoretical maximum CIL rates and the proposed rates will widen. This will increase the capacity of schemes to provide higher levels of affordable housing (towards or at the fast track level of 40%) or generate higher returns to landowners. As noted previously, these results should be treated with a degree of caution as forecasts are based on assumptions on a range of factors that may change.

7.16 A key consideration for the Council is the interaction between CIL contributions and affordable housing, noting of course our earlier comments that securing both CIL and affordable housing are essential objectives. Like other planning authorities, the Council cannot seek to secure affordable housing to the total exclusion of financial contributions towards essential community infrastructure, and vice-versa. Increased rates should, in most circumstances, be passed on to the landowner through modest reductions in residual land values, but where this cannot happen (due to a high existing use value, for example), there may be a reduction in affordable housing in comparison to a 'no CIL' scenario.

7.17 We have therefore run a theoretical exercise to test the impact of the proposed CIL rates on the level of affordable housing to establish the change in affordable housing required if it is not possible to pass the increased CIL liability to the land owner through a reduction in land value[20]. Table 7.17.1 summarises this analysis; for each scheme, we show the residual land value before CIL is applied and the reduction arising from the application of a notional CIL rate of £250 per square metre (the mid point between our suggested rates in Ealing and elsewhere). We then reduce the affordable housing in order to restore the residual land value back to its previous level. As can be noted, the increase in CIL can be fully mitigated by a reduction in affordable housing of circa 4%-6%.

Figure 7.14.2: Indicative residential charging boundary – Central Ealing detail

[20] The Planning Practice Guidance notes that land values should reflect planning policy requirements, including CIL. Developers should take account of policy requirements when formulating bids for sites.

Table 7.17.1: Theoretical reduction in affordable housing required to offset increase in CIL rates (private sales values at Borough-wide median of £9,012 per square metre)

Site ref	Site type	Number of units	RLV no CIL (40% affordable housing, private value of £9,012 psm)	RLV – proposed CIL £250	Reduced % of affordable housing required to offset increase in CIL (previously 40%)
1	One unit scheme (houses)	1	£250,708	£236,168	36.11%
2	Two unit scheme (houses)	2	£501,415	£472,336	36.11%
3	Four unit scheme (houses)	4	£813,217	£765,877	36.11%
4	Seven unit scheme (flats)	7	£743,866	£663,146	35.13%
5	Nine unit scheme (flats)	9	£834,104	£742,961	35.13%
6	Ten unit scheme (houses)	10	£2,264,897	£2,128,654	35.95%
7	Ten unit scheme (flats)	10	£1,048,043	£934,282	35.13%
8	Twenty unit scheme (houses and flats)	20	£3,264,402	£3,014,967	35.67%
9	Twenty unit scheme (flats)	20	£2,057,879	£1,833,757	35.13%
10	Thirty unit scheme (flats with retail use on ground floor)	30	£3,222,738	£2,815,406	34.21%
11	Fifty unit scheme (flats - lower density)	50	£4,748,258	£4,183,290	34.74%
12	Fifty unit scheme (flats - higher density)	50	£2,629,876	£2,109,904	34.70%
13	Seventy unit scheme (Industrial/employment led scheme)	70	£6,320,675	£5,540,035	34.21%
14	Seventy unit scheme (flats - higher density)	70	£3,838,067	£3,082,287	34.70%
15	One hundred unit scheme (flats - lower density)	100	£5,823,330	£4,668,237	34.67%
16	One hundred unit scheme (flats - higher density)	100	£8,411,261	£7,392,099	34.70%
17	Two hunded unit scheme (flats) with GF retail	200	£9,076,930	£6,952,053	34.13%
18	Three hundred unit scheme (flats) with GF retail	300	£7,434,651	£4,412,203	33.67%
19	Five hundred unit scheme (flats)	500	£13,089,454	£7,494,905	33.89%

7.18 Clearly this assessment takes 40% affordable housing as a starting point on the assumption that this is the viable level that can be delivered. As noted earlier, in some cases developments have delivered lower levels of affordable housing and, in these cases, the reduction in affordable housing required to offset CIL would be somewhat more significant. The Council will therefore need to weigh the benefits of CIL income against the impact on affordable housing delivery. If the Council's priority is delivering higher levels of affordable housing, this points to setting CIL rates at a level which is relatively cautious in the first Charging Schedule, with potential for a review in a few year's time.

Co-living developments

7.19 Co-living developments are typically high density developments that maximise the use of land. Our appraisals indicate that these schemes are no less viable than C3 residential and we therefore suggest that co-living schemes are brought within the £350 per square metre rate for residential development.

Commercial rates

Offices

7.20 Our testing of new office development indicates that a CIL rate could be applied in Ealing Broadway and the immediately surrounding area, but in other parts of the Borough, office developments are unlikely to be viable. We therefore recommend that a CIL of £75 per square metre is applied in Ealing

Broadway and nil elsewhere.

Retail

7.21 The retail market is experiencing structural change which may result in surplus space over the life of a new charging schedule. Developments involving retail are likely to involve existing shopping centres and standalone shopping parades, but providing no more retail floorspace than exists currently (indeed many shopping centre redevelopments involve contraction in retail floorspace due to oversupply issues). We would therefore recommend that CIL rates on new retail floorspace are set at nil in the first charging schedule, which reflects both the market position of retail, but also the limited prospect that a CIL rate on this use would have generated any income.

General industrial and storage or distribution

7.22 Industrial capital values have increased significantly over the past few years due to falling supply due to losses of existing industrial space to residential. Our appraisals indicate that industrial and light industrial developments can absorb maximum CIL rates in the region of £200 per square metre. We suggest that a CIL rate of £100 per square metre would leave a significant buffer to address the impact of economic cycles over the life of the charging schedule.

Hotels

7.23 The hotel market has been adversely affected by the Coronavirus pandemic with several years of low occupancy, although this is slowly recovering. Our appraisals indicate that hotel developments will generate surplus value over existing use value and we therefore recommend that the CIL rates on new hotels are set at £50 per square metre.

Data centres

7.24 There has been significant growth in data centre development in London and around the south east of England due to expanding requirements from a range of companies for data hosting facilities. Our appraisals indicate that data centre developments can absorb maximum CIL rates in the region of £270 to £600 per square metre. We suggest that a CIL rate of £150 per square metre would leave a significant buffer to address the impact of economic cycles over the life of the charging schedule. Data centre operators have significant flexibility in their location and this is a use that is not yet charged in any other CIL schedules in London boroughs. The Council will therefore need to adopt a cautious approach to rate setting to avoid driving delivery elsewhere.

Other uses

7.25 Charging schedules typically apply a nominal rate in the region of £25 per square metre to all other uses that are not separately identified. We do not consider that there are any reasons for the Council not to apply a nominal rate across the Borough. Education and health developments should be identified as nil rated, in line with the approach adopted by the Mayor of London.

CIL rates summary

7.26 A summary of the proposed CIL rates is provided in Table 7.26.1. It should be noted that the CIL PPG indicates that CIL rates should apply to intended uses of development, rather than use classes, but that use classes may sometimes be a useful indication of intended use.

Table 7.26.1: Summary of proposed CIL rates

Intended use of development	Area	Proposed rate
Residential	Central Ealing	£300
	Rest of Borough	£200
Student housing	Borough-wide	£350
Co-living	Borough-wide	£350
Offices	Ealing Metropolitan Town Centre	£75
	Rest of Borough	Nil
Retail	Borough-wide	Nil
Industrial, light industrial, storage and logistics	Borough-wide	£100
Hotels	Borough-wide	£50
Data centres	Borough-wide	£150
All other uses not identified above	Borough-wide	£25
Health and education developments	Borough-wide	Nil

8 Conclusions and recommendations

8.1 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 Ealing to support emerging Local Plan policies while making contributions to infrastructure that will support growth through CIL.

8.2 We have tested the impact of the main emerging policies which may have an impact on viability:

- **Affordable workspace**: we have tested emerging requirements on schemes which provide new office and industrial floorspace (5% of floorspace and 10% of floorspace on mixed use schemes) at an 80% discount to market rent for 15 years. This requirement results in reductions in residual land values not exceeding 30%, indicating that the policy requirement should be viable in most cases.

- **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50% in line with existing policy requirements and to inform emerging Policy. The Council's emerging fast track policy sets a target of 40% with a tenure mix of 70% social rent and 30% shared ownership).

- There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver, although in most cases, our appraisals indicate that schemes can viably provide 40% affordable housing, or percentages close to this. We therefore recommend that a fast track target of 40% could 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 in the 2021 London Plan.

- Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so. The Council will also need to consider how its 40% fast track target will interface with the 'Fast Track' route in London Plan policies H4 and H5 which set a lower target of 35%.

- **Affordable housing contributions on small sites:** The Council's emerging policy seeks financial contributions from small sites (the equivalent of 10% of units on schemes of 1 to 4 units and 20% on schemes of 5 to 9 units). Our appraisals indicate that this requirement should be viable in almost all cases. In terms of implementation, the policy could be applied through a comparison of two residual valuations (one assuming all units are private and the other in which on-site affordable housing is included) with the financial contribution equating to the difference between the two residuals. Alternatively, a formulae-based approach could be used.

- **Biodiversity Net gain and Urban Greening Factor:** we have tested the impact of the Council's emerging policies for 20% BNG and they have a very modest impact on residual land values and can therefore be viably absorbed.

- **Net Zero Carbon:** the Council's emerging policy sets out an ambition for new development to be net carbon neutral by 2030. We have tested the impact this is likely to have on developments in the Borough and the residual land values will typically fall by 13% on average. The impact is therefore relatively significant in some cases, but the costs of technology required to achieve net zero carbon are expected to fall over time as research and development drives improvements. The cost impact of achieving both operational and embodied carbon are likely to be higher than operational only, with more significant impact on viability. However, given that the Council is not seeking to deliver net carbon zero until 2030, it is likely that costs will have fallen by that point and this will mitigate the impact on viability.

- **CIL:** We have considered the potential rates of CIL that the Council could levy which (on residential schemes) avoid reducing affordable housing as far as possible when scheme are close to the margins of viability. In most cases, the rates are set with significant 'buffers' below the maximum rate and the reduction in residual land values is relatively modest (typically no higher than 12%). The recommended rates of CIL are summarised in Table 8.2.1

Table 8.2.1: Summary of proposed CIL rates

Intended use of development	Area	Proposed rate
Residential	Ealing	£300
	Rest of Borough	£200
Student housing	Borough-wide	£350
Large-purpose built shared living (LSPBSL) and other Houses in Multiple Occupation	Borough-wide	£350
Offices	Ealing Metropolitan Town Centre	£75
	Rest of Borough	Nil
Retail, food and beverage uses (Direct sale of goods, food and beverages directly to the public)	Borough-wide	Nil
Industry	Borough-wide	£100
Hotels (Excluding serviced apartments that form a primary place of residence – these constitute LSPBSL)	Borough-wide	£50
Data centres	Borough-wide	£150
Publicly funded or not-for-profit development for • medical, health and emergency services • educational uses • community, sport and leisure uses (Defined as development for an organisation that does not earn profits for its owners but conducts business for the benefit of the general public and in which all monies earned or donated are used for these objectives)	Borough-wide	Nil
All forms of development not otherwise identified above	Borough-wide	£25

Additional observations

8.3 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 be absorbed in most all circumstances 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 landowner at the bid stage without adversely impacting on the supply of land for development.

8.4 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.

8.5 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 subject to submission of a robust site-specific viability assessment.

Appendix 1 - Policy review

Emerging Local Plan policies

Policy No	Summary of requirement	Implications for scheme viability
SP.1 A vision for Ealing	Sets out strategic vision for the Borough	None
SP2: Tackling the climate crisis	Supports 20 minute neighbourhood principles; reducing reliance on car travel; promoting circular economy principles; achieve carbon neutral by 2030; promoting green infrastructure.	No direct cost implications. Other specific policies address how the broad aims in SP.2 will be delivered.
SP2.3: Thriving communities	Safeguarding and promoting social infrastructure; development to support the delivery of new social infrastructure	Contributions through CIL and Section 106 factored into the appraisals.
SP.3: Fighting inequality	Creating conditions for mixed and balanced communities; creating a more equal and affordable borough; ensuring access to education across the borough; improving air quality and tackling congestion; promoting 20 minute neighbourhood principles; integrating work, recreation and living spaces; maintaining a sufficient supply of indoor and outdoor sports facilities; mitigating effects of climate change; implementing health impact assessments on strategic developments.	No direct cost implications; other specific policies address how the broad aims in SP.3 will be delivered.
SP.4: Good growth	Directing developments to sustainable locations; making efficient use of land; development to be character-led and in context; maintaining the Borough's supply of industrial land	No direct cost implications.
SP4.3: Genuinely affordable homes	Secure maximum affordable housing with 70% of affordable homes to be provided as social rent.	Tested in the Study.
A.1 Acton Spatial Strategy	Spatial strategy for Acton	No direct cost implications.
A.2 Acton Town Centre Neighbourhood Centre	Spatial strategy for Acton Town Centre	No direct cost implications.
A.3: South Acton	Spatial strategy for South Acton	No direct cost implications.
A.4 Acton Main Line Station and environs	Spatial strategy for Acton Main Line area	No direct cost implications.
A.5: East Acton Neighbourhood Centre	Spatial strategy for East Acton	No direct cost implications.
A.6: North Acton and Park Royal	Spatial strategy for North Acton	No direct cost implications.
E.1: Ealing Spatial Strategy	Spatial strategy for Ealing	No direct cost implications.
E.2: Ealing Metropolitan Town Centre	Spatial strategy for Ealing MTC	No direct cost implications.
E.3: North Ealing	Spatial strategy for North Ealing	No direct cost implications.
E.4: South Ealing and Ealing Common	Spatial strategy for South Ealing and Ealing Common	No direct cost implications.
G.1: Greenford Spatial Strategy	Spatial strategy for Greenford	No direct cost implications.
G.2: Greenford District Centre Spatial Strategy	Spatial strategy for Greenford District Centre	No direct cost implications.
G.3: Westways Cross Neighbourhood Centre	Spatial strategy for Neighbourhood Centre	No direct cost implications.

Policy No	Summary of requirement	Implications for scheme viability
G.4: Sudbury Hill Neighbourhood Centre	Spatial strategy for Neighbourhood Centre	No direct cost implications.
G.5: Greenford Station Local Centre	Spatial strategy for Local Centre	No direct cost implications.
H.1: Hanwell Spatial Strategy	Spatial strategy for Hanwell	No direct cost implications.
H.2: Hanwell District Centre	Spatial strategy for Hanwell District Centre	No direct cost implications.
N.1: Northolt Spatial Strategy	Spatial strategy for Northolt	No direct cost implications.
N.2: Northolt Neighbourhood Town Centre Spatial Strategy	Spatial strategy for Northolt Town Centre Spatial Strategy	No direct cost implications.
N.3: White Hart Neighbourhood Centre Spatial Strategy	Spatial strategy for White Hart Spatial Strategy	No direct cost implications.
P.1: Perivale Spatial Strategy	Spatial strategy for Perivale	No direct cost implications.
P.2: Perivale (Bilton Road) Neighbourhood Centre Spatial Strategy	Spatial strategy for Perivale (Bilton Road) Neighbourhood Centre	No direct cost implications.
P.3: Medway Parade Local Centre Spatial Strategy	Spatial strategy for Medway Parade	No direct cost implications.
P.4: Perivale Station and environs Spatial Strategy	Spatial strategy for Perivale Station and environs	No direct cost implications.
S.1: Southall Spatial Strategy	Spatial strategy for Southall	No direct cost implications.
S.2 Southall Town Centre Spatial Strategy	Spatial strategy for Southall Town Centre	No direct cost implications.
S.3 King Street Neighbourhood Centre Spatial Strategy	Spatial strategy for King Street Neighbourhood Centre	No direct cost implications.
S.4: West Southall Spatial Strategy	Spatial strategy for West Southall	No direct cost implications.
S.5: East Southall Spatial Strategy	Spatial strategy for East Southall	No direct cost implications.
DAA: Design and Amenity – Ealing LPA – local policy	New development to mitigate its impact on neighbours through high quality design, good levels of privacy, good levels of daylight and sunlight and positive visual impacts	Reflects best practice that most developers would aim to meet or exceed.
D9: Tall Buildings London Plan Ealing LPA – local variation	Defines tall buildings in numbers of storeys and metres in different parts of the Borough. Tall buildings above thresholds to be located within allocated development sites.	Land use issue only – no direct cost implications.
HOU: Affordable housing – Ealing LPA – local policy	Sets a strategic affordable housing target of 50% with a tenure split of 70% social rent and 30% intermediate. Sets a 'Fast Track' threshold of 40% affordable housing, with tenure split of 70% social rent and 30% intermediate. Provision to be on-site and in perpetuity.	Affordable housing provision tested in the Study.

Policy No	Summary of requirement	Implications for scheme viability
H16: Large Scale Purpose Built Shared Living – London Plan – Ealing LPA – local variation	Seeks to limit the provision of these types of development to Ealing Metropolitan Town Centre.	Land use issue only.
SSC: Small Sites Contribution Ealing LPA – local policy	Developments of 9 or fewer units to make financial contributions towards affordable housing: 1-4 units: financial contribution equivalent to providing 10% affordable housing 5-9 units: financial contribution equivalent to providing 20% affordable housing	Tested in the study.
E3: Affordable Workspace London Plan – Ealing LPA – local variation	10% of gross floorspace in mixed use schemes and 5% of net floorspace in office and industrial schemes to be provided as affordable workspace. On-site provision if the policy requirement would result in 1,000 sqm of AW on mixed use schemes; 2,000 sqm of AW on office schemes; and 3,000 sqm on industrial sites. Financial contributions where the amount of AW would fall below these thresholds. AW to be provided at 80% discount to market rent for a period of 15 years. Financial contribution to be based on the annual discount multiplied by 15.	Tested in the study.
E4: Land for industry, logistics and services to support London's economic function – London Plan Ealing LPA – local variation	Seeks to deliver and maintain a sufficient supply of land for industry and related uses. Presumption against release of industrial land.	Land use issue only.
E6: Locally Significant Industrial Sites (LSIS) – London Plan Ealing LPA – local variation	Developments which provide confirming uses with high employment and economic value to be prioritised. Mixed intensification may be acceptable providing it meets objectively assessed industrial needs and achieves a high quality of built environment and delivers necessary supporting infrastructure, affordable housing and affordable workspace.	Land use issue only.
TC5: Town Centres – Ealing LPA – local policy	Flexibility provided by Class E and related PD rights creates issues for management of town centres. The Plan will seek to proactively manage town centres to preserve and enhance their commercial, social and cultural functions within the overall framework of 20 minute neighbourhoods.	Land use issue only.
G4: Open space – London Plan Ealing LPA – local variation	Sets out requirements for development on green and open space. Nature conservation and recreation to be prioritised; openness must be preserved and impact on visual openness must be minimised.	Land use issue only.

Policy No	Summary of requirement	Implications for scheme viability
G5: Urban Greening – London Plan – Ealing LPA – local variation	Plan expresses a desire to create 10 new parks and open spaces and give back to nature 800,000 square metres through re-wilding and reintroducing wildlife. 10 new community growing spaces within housing estates and new developments. Developments to achieve minimum Urban Greening Factor of 0.4 for residential and 0.3 for commercial (excluding B2 and B8).	Costs of achieving required UGF levels incorporated into the appraisals.
CO: Carbon offsetting – Ealing LPA – local variation	Sets out broad approach for new development to be net carbon neutral by 2030, including implementation of BREEAM for commercial development and Passivhaus for residential.	Additional costs of BREEAM and net zero carbon tested in the study.
FLP: Funding – London Plan – Ealing LPA – local policy	Sets out the Council's approach to prioritising delivery of items of infrastructure identified on its IDP. Sets out the Council's intention to create a framework for future negotiations on developer contributions including CIL.	CIL and Section 106 obligations tested alongside other policy requirements.
ENA: Enabling Development -Ealing LPA – local policy	Sets out the Council's approach to Enabling Development and must be (a) led by the objectives of the designation in question and (b) proportionate to the costs of the objective that is enabled. Meeting housing targets is not in itself to be considered enabling development.	Reflects standard approaches involving enabling development.

Appendix 2 - Typology details and appraisal inputs

1		2	3	4	5	6	7	8	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
EALING LOCAL PLAN VIABILITY TESTING														**Floor areas - proposed (sqm)**										
			Gross	Net site			No of	No of	Resi costs	Resi costs	GIA	GIA				Note: B1 office inlcudes B1(b)							Total resi	Total resi FS
Site ref	Typology description		Site area	area	Site coverage	Heights	Houses	Flats	Houses	Flats	Houses	flats		Retail A1-A5	Retail S'Mark	B1 office	B1(c) and B	B8 storage	C1 Hotel	C2 resi inst	Data Centr	D2	units	
1	One unit scheme (houses)		0.03	0.03	20%	2	1		1,838	2,114	108	-		-	-	-	-	-	-	-	-	-	1	108
2	Two unit scheme (houses)		0.04	0.04	30%	2	2		1,838	2,114	215	-		-	-	-	-	-	-	-	-	-	2	215
3	Four unit scheme (houses)		0.04	0.04	30%	3	4		1,838	2,114	350	-		-	-	-	-	-	-	-	-	-	4	350
4	Seven unit scheme (flats)		0.07	0.07	30%	3		7	1,838	2,114	-	598		-	-	-	-	-	-	-	-	-	7	598
5	Nine unit scheme (flats)		0.06	0.06	40%	3		9	1,838	2,114	-	675		-	-	-	-	-	-	-	-	-	9	675
6	Ten unit scheme (houses)		0.10	0.10	40%	3	10		1,838	2,114	1,009	-		-	-	-	-	-	-	-	-	-	10	1,009
7	Ten unit scheme (flats)		0.06	0.06	40%	4		10	1,838	2,114	-	843		-	-	-	-	-	-	-	-	-	10	843
8	Twenty unit scheme (houses and flats)		0.19	0.19	40%	3	6	14	1,838	2,114	563	1,313		-	-	-	-	-	-	-	-	-	20	1,875
9	Twenty unit scheme (flats)		0.11	0.11	50%	3		20	1,838	2,114	-	1,680		-	-	-	-	-	-	-	-	-	20	1,680
10	Thirty unit scheme (flats with retail use on ground floor)		0.14	0.14	50%	4		30	1,838	2,114	-	2,618		-	200	-	-	-	-	-	-	-	30	2,618
11	Fifty unit scheme (flats - lower density)		0.36	0.36	40%	3		50	1,838	2,114	-	4,325		-	-	-	-	-	-	-	-	-	50	4,325
12	Fifty unit scheme (flats - higher density)		0.13	0.13	50%	6		50	1,838	2,495	-	3,925		-	-	-	-	-	-	-	-	-	50	3,925
13	Seventy unit scheme (Industrial/employment led scheme)		0.27	0.27	60%	4		70	1,838	2,114	-	5,425		-	-	-	1,000	-	-	-	-	-	70	5,425
14	Seventy unit scheme (flats - higher density)		0.07	0.07	55%	15		70	1,838	2,495	-	5,705		-	-	-	-	-	-	-	-	-	70	5,705
15	One hundred unit scheme (flats - lower density)		0.30	0.30	50%	6		100	1,838	2,495	-	8,850		-	-	-	-	-	-	-	-	-	100	8,850
16	One hundred unit scheme (flats - higher density)		0.28	0.28	70%	4		100	1,838	2,114	-	7,850		-	-	-	-	-	-	-	-	-	100	7,850
17	Two hunded unit scheme (flats) with GF retail		0.40	0.40	50%	8		200	1,838	2,495	-	15,900		-	200	-	-	-	-	-	-	-	200	15,900
18	Three hundred unit scheme (flats) with GF retail		0.38	0.38	30%	20		300	1,838	2,495	-	22,800		-	200	-	-	-	-	-	-	-	300	22,800
19	Five hundred unit scheme (flats)		1.44	1.44	30%	10		500	1,838	2,495	-	42,000		-	200	-	1,000	-	-	-	-	-	500	42,000
20	Two hundred unit Co-living scheme		0.15	0.15	70%	5		-	1,838	2,114	-	-		-	200	-	-	-	-	5,000	-	-	-	-
21	Large retail supermarket		1.00	1.00	30%	1		-	1,838	2,114	-	-		-	3,000	-	-	-	-	-	-	-	-	-
22	Comparison retail		0.35	0.35	50%	3		-	1,838	2,114	-	-		5,000	200	-	-	-	-	-	-	-	-	-
23	Data Centre		0.83	0.83	60%	1		-	1,838	2,114	-	-		2,000	-	-	-	-	-	-	5,000	-	-	-
24	Office development		0.50	0.50	50%	12		-	1,838	2,495	-	-		-	-	30,000	-	-	-	-	-	-	-	-
25	Office development		0.42	0.42	60%	6		-	1,838	2,495	-	-		-	-	15,000	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)		0.19	0.19	40%	10		-	1,838	2,495	-	-		-	-	-	-	-	7,400	-	-	-	-	-
27	Hotel development (100 rooms)		0.12	0.12	50%	6		-	1,838	2,495	-	-		-	-	-	-	-	3,500	-	-	-	-	-
28	Light industrial scheme		0.50	0.50	60%	2		-	1,838	2,114	-	-		-	-	-	6,000	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)		1.00	1.00	50%	1		-	1,838	2,114	-	-		-	-	-	-	5,000	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)		1.00	1.00	60%	1		-	1,838	2,114	-	-		-	-	-	-	6,000	-	-	-	-	-	-

1	29	30	31	32	33	34	35	36	37	38	48	49	50	51	52	53	54	55	56	57	58
EALING LOC	CIL (rate per sqm)											S106 (per sqm for commercial; per unit for resi									
											E&T										
Site ref	Retail A1-A	Retail S'Ma	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi inst	Data Centr	D2	Resi	cost	Retail A1-A	Retail S'Ma	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi inst	Data Centr	D2	Resi
1	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000
2	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000
3	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000
4	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000
5	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000
6	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000
7	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000
8	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000
9	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000
10	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	8,412	25	25	25	25	25	25	25	25	25	5,000
11	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000
12	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000
13	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	19,861	25	25	25	25	25	25	25	25	25	5,000
14	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000
15	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000
16	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	-	25	25	25	25	25	25	25	25	25	5,000
17	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	8,412	25	25	25	25	25	25	25	25	25	5,000
18	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	8,412	25	25	25	25	25	25	25	25	25	5,000
19	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	28,273	25	25	25	25	25	25	25	25	25	5,000
20	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	8,412	25	25	25	25	25	25	25	25	25	5,000
21	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	126,176	25	25	25	25	25	25	25	25	25	5,000
22	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	196,570	25	25	25	25	25	25	25	25	25	5,000
23	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	75,263	25	25	25	25	25	25	25	25	25	5,000
24	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	1,787,500	25	25	25	25	25	25	25	25	25	5,000
25	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	893,750	25	25	25	25	25	25	25	25	25	5,000
26	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	105,820	25	25	25	25	25	25	25	25	25	5,000
27	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	50,050	25	25	25	25	25	25	25	25	25	5,000
28	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	119,167	25	25	25	25	25	25	25	25	25	5,000
29	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	51,071	25	25	25	25	25	25	25	25	25	5,000
30	214.55	364.55	189.55	139.55	139.55	264.55	139.55	139.55	139.55	314.55	61,286	25	25	25	25	25	25	25	25	25	5,000

1	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78
EALING LOC	Rents									Cap val	Yields									n/a
Site ref	Retail A1-A	Retail S'Ma	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi ins	Data Centr	D2	Resi	Retail A1-A	Retail S'Ma	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi ins	Data Centr	D2	Resi
1	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
2	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
3	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
4	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
5	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
6	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
7	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
8	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
9	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
10	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
11	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
12	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
13	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
14	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
15	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
16	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
17	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
18	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
19	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
20	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
21	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
22	430	275	330	220	220	339	425	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
23	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
24	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
25	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
26	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
27	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
28	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
29	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	
30	430	275	330	220	220	339	577	400	400	9,012	6.00%	4.75%	6.00%	5.00%	5.00%	5.00%	5.00%	4.50%	4.50%	

1	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121
EALING LOC	**Build costs**										**Net to gross**											
										GF infra											Total new	
Site ref	Retail A1-A5	Retail S'Ma	B1 office	B1(c) and B	B8 storage	C1 Hotel	C2 resi ins	Data Centr	D2	% costs	Retail A1-A5	Retail S'Ma	B1 office	B1(c) and B2	B8 storage	C1 Hotel	C2 resi ins	Data Centr	D2	Resi	floorspace	Highways/S278
1	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	100%	108	1,000
2	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	100%	215	2,000
3	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	100%	350	4,000
4	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	598	7,000
5	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	675	9,000
6	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	100%	1,009	10,000
7	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	843	10,000
8	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	92%	1,875	20,000
9	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,680	20,000
10	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,818	33,000
11	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,325	50,000
12	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,925	50,000
13	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	6,425	85,000
14	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,705	70,000
15	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	8,850	100,000
16	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	7,850	100,000
17	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	16,100	203,000
18	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	79%	23,000	303,000
19	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	75%	43,200	518,000
20	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,200	78,000
21	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,000	45,000
22	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,200	78,000
23	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	7,000	105,000
24	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	30,000	450,000
25	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	15,000	225,000
26	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	7,400	111,000
27	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,500	52,500
28	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	6,000	90,000
29	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,000	75,000
30	1,975	2,314	2,960	1,381	1,170	2,765	3,041	3,688	3,041	-	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	6,000	90,000

1	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141
EALING LOC	**Build start (QUARTERS)**										**Build period (QUARTERS)**									
Site ref	Retail A1-A	Retail S'Ma	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi ins	Data Centr	D2	Resi	Retail A1-A	Retail S'Ma	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi ins	Data Centr	D2	Resi
1	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
2	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
3	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
4	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
5	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
6	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
7	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
8	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
9	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
10	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
11	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
12	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
13	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
14	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
15	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
16	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
17	2	2	2	2	2	2	2	2	2	2	10	10	10	10	10	10	10	10	10	10
18	2	2	2	2	2	2	2	2	2	2	10	10	10	10	10	10	10	10	10	10
19	2	2	2	2	2	2	2	2	2	2	12	12	12	12	12	12	12	12	12	12
20	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
21	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
22	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
23	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
24	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
25	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
26	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
27	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
28	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
29	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
30	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4

1	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	168	173	174
EALING LOC	Investment sale (QUARTERS)										Resi sales period (qtrs)	Sales period start	Area		On-site AH	% AH rented			
														% of PRS				BNG cost	Car parking spaces
Site ref	Retail A1-A	Retail S'Ma	B1 office	B1(c) and E	B8 storage	C1 Hotel	C2 resi inst	Data Centr	D2	Resi	Resi	Resi		units			Roof area		
1	6	6	6	6	6	6	6	6	6		1	6		0.00%	36%	70%	26.88	0.2%	100%
2	6	6	6	6	6	6	6	6	6		1	6		0.00%	36%	70%	53.75	0.2%	100%
3	6	6	6	6	6	6	6	6	6		1	6		0.00%	36%	70%	38.89	0.2%	100%
4	8	8	8	8	8	8	8	8	8		1	8		0.00%	36%	70%	66.42	0.2%	20%
5	8	8	8	8	8	8	8	8	8		1	8		0.00%	36%	70%	75.00	0.2%	20%
6	8	8	8	8	8	8	8	8	8		1	8		0.00%	36%	70%	161.44	0.2%	100%
7	8	8	8	8	8	8	8	8	8		1	8		0.00%	36%	70%	68.78	0.2%	20%
8	8	8	8	8	8	8	8	8	8		2	8		0.00%	36%	70%	300.00	0.2%	50%
9	8	8	8	8	8	8	8	8	8		2	8		0.00%	36%	70%	186.67	0.2%	20%
10	8	8	8	8	8	8	8	8	8		3	8		0.00%	36%	70%	176.09	0.2%	20%
11	10	10	10	10	10	10	10	10	10		5	10		0.00%	36%	70%	480.56	0.2%	20%
12	10	10	10	10	10	10	10	10	10		5	10		0.00%	36%	70%	109.03	0.2%	20%
13	10	10	10	10	10	10	10	10	10		5	10		0.00%	36%	70%	401.56	0.2%	20%
14	10	10	10	10	10	10	10	10	10		5	10		0.00%	36%	70%	25.36	0.2%	20%
15	10	10	10	10	10	10	10	10	10		6	10		0.00%	36%	70%	245.83	0.2%	20%
16	10	10	10	10	10	10	10	10	10		6	10		0.00%	36%	70%	490.63	0.2%	20%
17	12	12	12	12	12	12	12	12	12		8	12		0.00%	36%	70%	251.56	0.2%	20%
18	12	12	12	12	12	12	12	12	12		8	12		0.00%	36%	70%	57.50	0.2%	20%
19	14	14	14	14	14	14	14	14	14		10	8		0.00%	36%	70%	432.00	0.2%	20%
20	10	10	10	10	10	10	10	10	10		1	10		0.00%	0%	70%	208.00	0.2%	0%
21	8	8	8	8	8	8	8	8	8		1	8		0.00%	0%	70%	3,000.00	0.2%	20%
22	8	8	8	8	8	8	8	8	8		1	8		0.00%	0%	70%	577.78	0.2%	20%
23	8	8	8	8	8	8	8	8	8		1	8		0.00%	0%	70%	4,980.00	0.2%	20%
24	10	10	10	10	10	10	10	10	10		1	10		0.00%	0%	70%	208.33	0.2%	20%
25	10	10	10	10	10	10	10	10	10		1	10		0.00%	0%	70%	416.67	0.2%	20%
26	10	10	10	10	10	10	10	10	10		1	10		0.00%	0%	70%	74.00	0.2%	20%
27	10	10	10	10	10	10	10	10	10		1	10		0.00%	0%	70%	97.22	0.2%	20%
28	8	8	8	8	8	8	8	8	8		1	8		0.00%	0%	70%	1,500.00	0.2%	20%
29	6	6	6	6	6	6	6	6	6		1	10		0.00%	0%	70%	5,000.00	0.2%	20%
30	6	6	6	6	6	6	6	6	6		1	10		0.00%	0%	70%	6,000.00	0.2%	20%

Appendix 3 - Commercial lettings

Ealing commercial rents

Retail

Area	Per square foot				Per square metre			
	Lower quartile	Upper quartile	Average	Max	Lower quartile	Upper quartile	Average	Max
Ealing/Acton/Hanwell	21.08	40.58	40.03	280.00	227	437	431	3014
Greenford/Northolt	24.40	60.26	40.71	76.10	263	649	438	819
Southall	27.40	62.73	48.47	104.17	295	675	522	1121

Offices

Area	Lower quartile	Upper quartile	Average	Max	Lower quartile	Upper quartile	Average	Max
Ealing/Acton/Hanwell	21.95	39.50	29.31	51.75	236	425	315	557
Greenford/Northolt	18.81	24.16	21.66	21.66	202	260	233	233
Southall	31.45	31.45	31.45	31.45	339	339	339	339

Industrial

Area	Lower quartile	Upper quartile	Average	Max	Lower quartile	Upper quartile	Average	Max
Ealing/Acton/Hanwell	16.00	22.45	19.11	35.00	172	242	206	377
Greenford/Northolt	14.50	19.50	16.64	35.00	156	210	179	377
Southall	9.98	15.00	12.69	24.11	107	161	137	260

Ealing commerci	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
01/10/2021	01/11/2021	6 The Broadway	Greenford	GRND	205	76.10	Asking		15,600.00	Retail					Direct	6 yrs
21/05/2021	21/06/2021	1000 Greenford	Greenford	GRND	1,270	74.91	Effective	FRI	95,139.46	Retail			3.82	4,850.00	Assignment	
20/04/2021	20/05/2021	Oldfield Ln N	Greenford	GRND	350	45.61	Effective	FRI	15,962.47	Retail	10.77	3,769.00			Direct	5 yrs
01/04/2021	01/04/2021	7 Medway Parade	Greenford	GRND	580	29.31	Asking		16,999.80	Retail					Sublease	
28/06/2022	28/07/2022	400 Greenford Rd	Greenford	GRND	850	28.24	Asking		24,000.00	Retail					Direct	
14/01/2021	14/01/2021	584-614 Greenford	Greenford	GRND	1,603	20.55	Effective	FRI	32,944.51	Retail					Assignment	15 yrs
25/01/2023	06/02/2023	16 Medway Parade	Greenford	GRND	1,557	10.28	Effective	FRI	15,999.97	Retail	2.37	3,686.40			Direct	10 yrs
01/02/2021	12/03/2021	The Broadway	London	GRND	15,200	280.00	Asking		700,000.00	Retail					Direct	
15/12/2022	14/01/2023	The Broadway	London	GRND	2,744	233.33	Asking		640,257.52	Retail					Direct	
22/02/2021	24/03/2021	New Broadway	London	GRND	1,036	151.54	Asking	FRI	156,995.44	Retail					Direct	
22/02/2021	24/03/2021	New Broadway	London	GRND	1,085	144.70	Asking	FRI	156,999.50	Retail					Direct	
12/11/2020	11/12/2020	New Broadway	London	GRND	1,120	140.18	Asking		157,001.60	Retail					Direct	10 yrs
15/12/2022	14/01/2023	The Broadway	London	GRND	961	119.67	Asking		115,000.00	Retail			11.66	11,208.00	Direct	10 yrs
26/05/2023	25/06/2023	14 The Mall	London	GRND	750	73.33	Asking		54,997.50	Retail	28.61	21,457.00			Direct	
06/06/2022	06/07/2022	2 Oak Rd	London	GRND	500	70.00	Asking	FRI	35,000.00	Retail					Direct	
06/06/2022	06/06/2022	4 Oak Rd	London	GRND	500	70.00	Asking	FRI	35,000.00	Retail					Direct	
15/10/2021	15/10/2021	6 Oak Rd	London	GRND	500	70.00	Achieved	FRI	35,000.00	Retail					Direct	5 yrs
09/06/2023	23/07/2023	68-69 The Mall	London	GRND	2,027	69.07	Achieved		140,000.00	Retail	23.41	47,452.50			Direct	10 yrs
22/08/2022	21/09/2022	67 The Mall	London	GRND	940	63.83	Asking	FRI	60,000.00	Retail					Direct	
28/06/2021	28/07/2021	13 The Broadway	London	GRND	1,009	63.64	Asking		64,212.76	Retail					Direct	
07/01/2022	06/02/2022	26 The Broadway	London	GRND	990	63.13	Asking		62,500.00	Retail	19.60	19,404.00			Sublease	
19/05/2022	19/05/2022	31 New Broadway	London	GRND	463	61.56	Achieved	FRI	28,500.00	Retail					Direct	10 yrs
15/10/2021	15/10/2021	5 Oak Rd	London	GRND	500	60.00	Achieved	FRI	30,000.00	Retail					Direct	3 yrs
02/08/2023	02/08/2023	7 Bedford Corner	London	GRND	520	56.73	Achieved	FRI	29,500.00	Retail					Direct	
01/04/2021	16/06/2021	4 The Green	London	GRND	608	55.83	Effective	FRI	33,946.82	Retail	17.16	10,434.00			Direct	15 yrs
18/05/2023	17/06/2023	The Broadway	London	GRND	1,700	54.41	Asking		92,500.00	Retail			4.23	7,192.00	Direct	10 yrs
28/04/2021	28/05/2021	57-59 Churchfield Rd	London	GRND	937	53.36	Asking		49,998.32	Retail					Direct	
18/12/2020	17/01/2021	43 High St	London	GRND	815	49.08	Asking		40,000.00	Retail					Direct	6 yrs
31/05/2022	31/05/2022	The Broadway	London	BSMT,GRND	2,529	44.48	Effective		112,499.53	Retail					Direct	3 yrs
28/02/2022	28/02/2022	169 High St	London	GRND	1,270	43.31	Achieved	FRI	55,000.00	Retail	1.22	1,546.00			Direct	20 yrs
29/04/2022	29/05/2022	64 Northfield Ave	London	GRND	700	42.86	Asking		30,000.00	Retail					Direct	
10/05/2021	10/05/2021	2 Haven Green	London	GRND	790	42.37	Effective	FRI	33,475.54	Retail					Direct	10 yrs
21/12/2020	21/01/2021	151 South Ealing Rd	London	GRND	295	40.58	Effective	FRI	11,971.85	Retail					Direct	5 yrs
28/04/2021	27/07/2021	New Broadway	London	GRND	10,569	40.31	Asking		426,036.39	Retail					Direct	
01/10/2020	01/10/2020	30-36 Crown St	London	GRND	305	39.34	Achieved	FRI	12,000.00	Retail					Direct	10 yrs
05/03/2021	05/03/2021	24 Northfield Ave	London	GRND	312	38.46	Effective	FRI	11,999.94	Retail					Direct	10 yrs
28/04/2021	28/05/2021	New Broadway	London	GRND	2,140	37.38	Asking		79,993.20	Retail					Direct	
27/07/2023	27/07/2023	41 Haven Grn	London	1st	1,650	36.28	Effective	FRI	59,859.25	Retail					Direct	15 yrs
24/04/2023	24/05/2023	139 Pitshanger Ln	London	GRND	742	35.04	Asking	FRI	26,000.00	Retail					Direct	
08/09/2021	08/09/2021	225 Northfields Ave	London	GRND	565	35.01	Effective	FRI	19,779.35	Retail					Direct	10 yrs
02/08/2022	01/09/2022	Boston Rd	London	GRND	350	34.29	Asking		12,000.00	Retail					Direct	
01/10/2020	01/11/2020	18 St Marys Rd	London	GRND	700	34.29	Achieved	FRI	24,000.00	Retail	8.94	6,260.00			Assignment	8 yrs
17/04/2023	17/04/2023	161-167 High	London	GRND	1,608	34.20	Effective	FRI	54,999.69	Retail					Direct	20 yrs
21/07/2021	21/07/2021	21 New Broadway	London	GRND	1,557	34.04	Achieved	FRI	53,000.00	Retail					Direct	15 yrs
04/02/2023	04/02/2023	3 Leeland Rd	London	GRND	550	33.88	Effective	FRI	18,633.25	Retail					Direct	12 yrs
27/01/2022	27/01/2022	199 Southfield	London	GRND	652	33.74	Achieved	FRI	22,000.00	Retail					Direct	10 yrs
11/04/2022	11/04/2022	181 South Ealing Rd	London	GRND	570	33.71	Effective	FRI	18,000.95	Retail					Direct	10 yrs
30/06/2022	30/07/2022	44-46 South Ealing Rd	London	GRND	1,500	33.33	Asking		50,000.00	Retail					Direct	
13/12/2021	13/12/2021	78 St. Mary's Rd	London	GRND	380	33.33	Effective	FRI	15,999.84	Retail					Direct	10 yrs
02/12/2022	02/12/2022	22 Abbey Rd	London	GRND	886	31.49	Effective		27,897.07	Retail					Direct	1 yr
01/02/2021	01/02/2021	235 High St	London	GRND	1,031	31.11	Effective	FRI	32,077.63	Retail					Direct	20 yrs
02/11/2020	13/12/2020	295 Northfield Ave	London	GRND	870	31.03	Effective	FRI	26,999.88	Retail	8.47	7,365.00			Direct	25 yrs
20/04/2022	20/04/2022	21 New Broadway	London	GRND	1,150	30.43	Achieved	FRI	35,000.00	Retail					Direct	20 yrs
15/09/2021	15/09/2021	113-115 Pitshanger Ln	London	GRND	1,901	30.25	Effective	FRI	57,496.74	Retail	9.12	17,340.25			Direct	20 yrs
04/05/2023	04/05/2023	22 The Green	London	BSMT,GRND	1,189	29.69	Effective	FRI	35,304.74	Retail	12.91	15,344.25			Direct	10 yrs
16/01/2023	16/01/2023	Lakeside Dr	London	GRND	1,098	29.60	Achieved		32,500.00	Retail					Direct	
05/07/2021	04/08/2021	39 Bond St	London	GRND	1,113	29.20	Asking		32,500.00	Retail					Direct	
12/04/2021	12/04/2021	232 Northfield Ave	London	GRND	315	29.05	Asking		9,150.75	Retail					Direct	
24/04/2023	24/05/2023	11 St Mary's Rd	London	GRND	1,210	28.93	Asking	FRI	35,000.00	Retail	20.87	25,250.00			Assignment	
05/11/2021	05/11/2021	The Broadway	London	GRND	3,325	27.07	Asking		90,007.75	Retail			7.07	23,495.00	Direct	10 yrs
24/04/2023	24/05/2023	119-119A Pitshanger Ln	London	GRND	667	26.99	Asking		18,000.00	Retail					Direct	
05/07/2021	05/07/2021	49 Greenford Ave	London	GRND	599	26.79	Effective	FRI	14,999.96	Retail	10.83	6,487.00			Direct	12 yrs 6 mos
04/01/2021	04/01/2021	Kendal Ave	London	GRND	7,416	26.72	Effective		198,155.71	Retail					Direct	12 yrs 8 mos
06/06/2022	06/06/2022	107 Gunnersbury Ln	London	GRND	832	26.44	Asking		22,000.00	Retail			18,000.00	14,976,000.00	Direct	
05/09/2023	05/10/2023	164 Broadway	London	GRND	1,000	25.00	Effective	FRI	24,999.78	Retail					Direct	10 yrs
12/04/2021	12/04/2021	234 Northfield Ave	London	GRND	368	25.00	Asking		9,200.00	Retail					Direct	1 yr
18/12/2020	18/12/2020	100 South Ealing	London	GRND	666	24.78	Effective	FRI	22,253.26	Retail					Direct	10 yrs
25/12/2020	25/12/2022	4-6 Bond St	London	GRND	2,834	24.70	Achieved	IRO	70,000.00	Retail					Direct	5 yrs
29/08/2021	30/08/2021	1 The Vale	London	GRND	825	24.24	Achieved		20,000.00	Retail					Assignment	2 yrs
01/03/2022	01/03/2022	180 High	London	GRND	1,202	24.13	Effective	FRI	29,000.00	Retail	8.20	9,855.25			Direct	15 yrs
29/03/2023	28/04/2023	12 Ashbourne Parade	London	GRND	1,040	24.04	Asking		25,000.00	Retail					Direct	
29/11/2022	29/12/2022	Lakeside Dr	London	GRND	2,002	23.48	Achieved		47,000.00	Retail					Direct	
20/03/2023	26/04/2023	152 High St	London	GRND	2,050	22.87	Effective		46,889.75	Retail					Direct	10 yrs
05/06/2022	05/06/2022	13 Park Parade	London	GRND	800	22.50	Achieved		18,000.00	Retail					Direct	
01/04/2021	01/04/2021	79 Uxbridge Rd	London	GRND	800	22.50	Achieved	FRI	18,000.00	Retail					Direct	
20/10/2020	20/10/2020	15 Horn Ln	London	GRND	713	22.44	Asking		16,000.00	Retail					Assignment	
14/09/2022	14/09/2022	16 The Mall	London	GRND	1,777	22.23	Asking		39,500.00	Retail					Direct	25 yrs
29/03/2021	29/03/2021	30-36 Crown St	London	BSMT,GRND	678	22.15	Effective	FRI	15,019.19	Retail					Direct	12 yrs
29/03/2021	29/03/2021	30-36 Crown St	London	BSMT,GRND	678	22.15	Effective	FRI	15,019.19	Retail					Direct	12 yrs
16/10/2022	16/10/2022	139 High St	London	GRND	1,800	21.62	Effective	FRI	38,908.51	Retail					Direct	20 yrs
30/06/2021	30/06/2021		London	GRND	240	21.30	Effective	FRI	10,499.99	Retail	12.48	2,994.00			Direct	12 yrs
24/10/2022	26/10/2022	96-118 Bollo Bridge Rd	London	GRND	1,226	21.21	Asking		26,003.46	Retail					Direct	
01/04/2022	08/06/2022	113-117 Gunnersbury Ave	London	GRND	4,507	21.08	Effective	FRI	94,999.48	Retail					Direct	11 yrs

Ealing commerci	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
20/07/2021	20/07/2021		London	GRND,1	2,301	21.05	Effective		40,957.81	Retail	4.65	10,700.00			Direct	15 yrs
25/12/2020	25/12/2020	Kendal Av	London	GRND,MEZZ	8,535	20.97	Effective		178,998.90	Retail					Direct	12 yrs
10/05/2021	10/05/2021	46 Broadway	London	GRND	1,200	20.96	Effective	FRI	25,148.62	Retail	7.49	8,982.00			Direct	10 yrs
25/04/2022	25/05/2022	High St	London	GRND	1,689	20.72	Asking		35,000.00	Retail					Direct	
01/10/2020	01/10/2020	267 High St	London	GRND	1,078	20.41	Effective		22,000.00	Retail					Direct	1 yr
14/10/2022	24/10/2022	Bollo Bridge Rd	London	GRND	1,226	20.39	Achieved	FRI	25,000.00	Retail					Direct	14 yrs
13/09/2023	13/10/2023	96-122 Uxbridge Rd	London	GRND	4,773	20.32	Achieved		97,000.00	Retail					Direct	
04/08/2021	04/08/2021	45 High St	London	GRND,1-2	5,738	20.04	Effective	FRI	114,999.26	Retail	7.00	40,192.00			Direct	5 yrs
01/04/2021	01/04/2021	261 Northfield Ave	London	GRND	480	20.00	Effective	FRI	18,000.00	Retail	15.33	7,360.25			Direct	15 yrs
01/02/2021	02/02/2021	25 New Broadway	London	BSMT,GRND	2,880	19.79	Achieved	FRI	57,000.00	Retail	7.79	22,428.00			Direct	25 yrs
14/10/2020	14/10/2020	17-21 High St	London	GRND,MEZZ	4,166	19.20	Effective	FRI	79,999.56	Retail					Direct	15 yrs
27/04/2023	28/04/2023	190 South Ealing Rd	London	GRND	800	18.75	Achieved		15,000.00	Retail	7.80	6,237.50			Assignment	15 yrs
01/07/2022	31/07/2022	22 Boston Parade	London	GRND	1,370	18.43	Asking	FRI	25,250.00	Retail	3.65	5,000.00			Assignment	10 yrs
23/04/2021	24/04/2021	76 Greenford Ave	London	GRND	650	18.40	Effective	FRI	11,958.07	Retail	10.75	6,986.00			Direct	10 yrs
07/04/2021	07/04/2021	348-354 Greenford Ave	London	GRND	1,021	17.19	Effective	FRI	17,553.33	Retail					Direct	15 yrs
12/08/2022	12/08/2022	5 High St	London	GRND	656	14.33	Effective	FRI	9,399.94	Retail					Direct	15 yrs
31/03/2021	31/03/2021	125-127 The Vale	London	GRND	2,185	13.73	Effective	FRI	29,999.98	Retail	6.57	14,346.25			Direct	20 yrs
15/02/2021	15/02/2021	1-15 Ashbourne Parade	London	GRND	1,733	13.55	Effective	FRI	23,474.83	Retail					Assignment	10 yrs
09/12/2020	10/12/2020	Bollo Bridge Rd	London	GRND,1	8,096	13.53	Effective	FRI	109,565.45	Retail					Direct	20 yrs
06/11/2020	06/11/2020	High St	London	GRND,1-2	8,446	13.02	Achieved	FRI	110,000.00	Retail					Direct	24 yrs
16/11/2020	16/11/2020	120 Churchfield Rd	London	BSMT,GRND	1,564	12.79	Effective	FRI	19,999.86	Retail					Direct	15 yrs
10/02/2022	10/02/2022	32-34 Churchfield	London	GRND,BSMT	4,820	9.54	Effective	FRI	45,999.59	Retail					Direct	10 yrs
26/07/2023	26/07/2023	77 The Grove	London	GRND	500	0.00	Effective	FRI	0.00	Retail					Direct	15 yrs
16/05/2023	16/05/2023	82 High St	London	GRND	1,397	0.00	Effective	FRI	0.00	Retail	9.55	13,348.25			Direct	10 yrs
21/03/2022	21/03/2022	249 High St	London	GRND	1,050	0.00	Effective		0.00	Retail					Direct	12 yrs
01/06/2022	19/08/2022	37-39 The Broadway	Southall	GRND	2,400	104.17	Asking		250,000.00	Retail					Direct	
07/08/2023	07/08/2023	26 The Broadway	Southall	GRND	1,055	90.05	Effective		94,999.62	Retail					Direct	20 yrs
24/10/2020	24/10/2020	209 The Broadway	Southall	GRND	435	64.37	Asking		28,000.00	Retail					Direct	
25/03/2021	25/03/2021	6-8 Beaconsfield Rd	Southall	GRND	519	57.80	Effective	FRI	29,999.88	Retail					Direct	20 yrs
31/08/2022	31/08/2022	Rear-79 Western Rd	Southall	GRND	250	33.52	Effective		8,380.30	Retail					Direct	5 yrs
01/07/2022	31/07/2022	10 King St	Southall	GRND	1,000	32.00	Asking	FRI	32,000.00	Retail					Direct	15 yrs
03/01/2022	19/08/2022	94-100 High St	Southall	GRND	2,397	25.87	Asking		62,000.00	Retail					Direct	
19/03/2021	19/03/2021	51-59 High St	Southall	GRND	3,414	25.63	Asking		87,500.82	Retail					Direct	
15/04/2021	15/04/2021	137 Norwood Rd	Southall	GRND,1	3,724	17.31	Effective	FRI	64,459.88	Retail					Direct	15 yrs
01/03/2021	25/03/2021	13 The Broadway	Uxbridge	GRND	647	34.00	Effective	FRI	21,999.84	Retail					Direct	10 yrs

Ealing commerci	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
05/07/2022	04/08/2022	Oldfield Lane North	Greenford	GRND	1,321	26.49	Asking		34,993.29	Office					Direct	
30/05/2022	13/07/2022	Medway Dr	Greenford	GRND	2,224	23.38	Effective	FRI	51,997.12	Office					Direct	15 yrs
30/11/2020	31/12/2020	Greenford Rd	Greenford	GRND,1-4	68,759	19.25	Achieved	FRI	1,323,610.75	Office					Direct	15 yrs
01/05/2021	01/05/2021	Western Ave	Greenford	GRND,1	7,000	17.50	Achieved		122,500.00	Office					Direct	
01/03/2021	01/03/2021	The Broadway	London	1-3	21,313	51.75	Effective		1,102,947.75	Office					Direct	5 yrs
28/02/2022	28/02/2022	85 Uxbridge	London	GRND	3,909	46.50	Asking	FRI	181,768.50	Office					Direct	5 yrs
19/07/2022	18/08/2022	71-75 Uxbridge Rd	London	3rd	7,473	45.00	Asking		336,285.00	Office					Direct	
28/11/2022	28/12/2022	85 Uxbridge	London	2nd	3,826	44.89	Effective	FRI	171,766.12	Office					Direct	5 yrs
07/11/2022	28/12/2022	85 Uxbridge	London	2nd	5,174	42.90	Effective	FRI	221,960.10	Office					Direct	5 yrs
01/06/2023	01/07/2023	84 Uxbridge Rd	London	GRND	546	41.00	Achieved		22,386.00	Office	15.93	8,697.50			Direct	
15/02/2023	17/03/2023	84 Uxbridge Rd	London	GRND	205	41.00	Achieved	FRI	8,405.00	Office					Direct	
06/02/2023	06/03/2023	84 Uxbridge Rd	London	GRND	175	41.00	Effective	FRI	7,174.93	Office					Direct	3 yrs
01/09/2023	01/09/2023	84 Uxbridge Rd	London	GRND	465	40.00	Achieved	FRI	18,600.00	Office					Direct	3 yrs
11/10/2021	11/10/2021	53-55 Uxbridge Rd	London	GRND,1	6,046	40.00	Asking		241,840.00	Office					Direct	
01/10/2021	01/10/2021	Abbey Rd	London	1st	405	40.00	Asking		16,200.00	Office					Direct	
24/05/2021	24/05/2021	184 Acton Ln	London	GRND	240	40.00	Achieved		9,600.00	Office					Direct	
01/11/2021	01/11/2021	West Gate	London	5th	829	38.00	Achieved	FRI	31,502.00	Office					Direct	2 yrs
28/04/2021	28/04/2021	Lakeside Dr	London	3,5	24,387	36.00	Effective	FRI	877,904.90	Office					Direct	1 yr
17/02/2021	17/02/2021	Lakeside Dr	London	2,5	20,000	36.00	Effective	FRI	719,928.71	Office	1.72	34,384.35	7.14	142,800.00	Direct	1 yr
02/08/2022	01/09/2022	Barnfield Rd	London	GRND	350	35.00	Asking		12,250.00	Office					Direct	
20/05/2021	19/06/2021	53-55 Uxbridge Rd	London	GRND,1	6,046	35.00	Asking	FRI	211,610.00	Office	9.67	58,464.82	7.45	45,042.70	Direct	
28/01/2023	28/01/2023	Victoria Rd	London	GRND	4,099	31.20	Achieved		127,888.80	Office					Direct	
30/06/2022	30/07/2022	63 The Grv	London	GRND	350	30.00	Asking		10,500.00	Office					Direct	
30/06/2022	30/07/2022	63 The Grv	London	GRND	350	30.00	Asking		10,500.00	Office					Direct	
01/03/2021	01/03/2021	1 The Broadway	London	1st	1,350	30.00	Asking		40,500.00	Office					Sublease	
20/01/2021	19/02/2021	53-55 Uxbridge Rd	London	2-4	9,069	29.50	Asking		267,535.50	Office					Direct	5 yrs
28/03/2023	28/03/2023	24 New Broadway	London	2nd	550	29.09	Achieved		15,999.50	Office					Direct	
14/06/2021	14/07/2021	33-34 Warple Way	London	GRND,2	2,235	28.09	Asking		59,328.08	Office					Direct	3 yrs
28/06/2022	28/07/2022	20 The Mall	London	1st	650	27.60	Asking		17,940.00	Office					Direct	1 yr
06/09/2022	06/09/2023	97-107 Uxbridge Rd	London	9th	2,730	27.50	Asking		75,075.00	Office	12.00	32,768.00			Direct	
04/05/2022	05/05/2022	49 Uxbridge Rd	London	GRND	807	27.50	Asking		22,192.50	Office					Direct	
26/07/2022	07/09/2022	84 Uxbridge Rd	London	4th	2,959	25.00	Achieved	FRI	73,975.00	Office					Direct	5 yrs
03/11/2021	03/12/2021	97-107 Uxbridge Rd	London	3rd	1,730	25.00	Achieved		43,250.00	Office					Direct	5 yrs
03/11/2021	03/12/2021	97-107 Uxbridge Rd	London	3rd	880	25.00	Achieved		22,000.00	Office					Direct	5 yrs
03/11/2021	03/12/2021	97-107 Uxbridge Rd	London	10th	2,730	25.00	Achieved		68,250.00	Office					Direct	5 yrs
27/08/2021	05/09/2021	2D Bollo Ln	London	GRND	2,415	25.00	Achieved	FRI	60,375.00	Office					Direct	5 yrs
01/12/2021	31/12/2021	97-107 Uxbridge Rd	London	7th	2,728	24.50	Achieved		66,836.00	Office					Direct	3 yrs
01/11/2021	31/12/2021	Swainson Rd	London	GRND	1,040	23.31	Asking		24,242.40	Office					Direct	
18/03/2022	17/04/2022	Swainson Rd	London	GRND,MEZZ	2,305	21.50	Asking		49,096.50	Office					Direct	
25/05/2022	24/06/2022	Cherington Rd	London	GRND	2,200	20.45	Asking		44,990.00	Office					Direct	
14/05/2021	13/06/2021	97-107 Uxbridge Rd	London	4th	2,729	20.00	Asking		54,580.00	Office	11.25	30,701.00	9.50	25,925.50	Direct	
22/03/2023	22/03/2023	Bollo	London	GRND	6,440	19.95	Effective		128,497.86	Office					Direct	15 yrs
03/12/2022	06/01/2023	32-39 Warple Way	London	2nd	1,067	19.31	Effective	FRI	20,603.75	Office					Direct	5 yrs
19/10/2021	19/11/2021	4 Station Parade	London	GRND,1	1,834	18.78	Effective	FRI	34,445.70	Office					Direct	3 yrs
01/04/2021	01/04/2021	49-51 Uxbridge Rd	London	4th	530	18.72	Effective	FRI	42,660.91	Office					Direct	9 yrs 9 mos
07/01/2022	07/01/2022	Oliver Rd	London	GRND,1	2,519	14.89	Effective	FRI	37,507.67	Office					Direct	10 yrs
24/03/2022	24/03/2022	32-39 Warple Way	London	2nd	1,280	14.03	Effective	IRO	17,954.58	Office	14.65	18,750.00			Direct	5 yrs
24/08/2022	23/09/2022	Twyford Abbey Rd	London	GRND	3,806	11.83	Asking		45,024.98	Office					Direct	
20/07/2021	20/07/2021	West Gate	London	1st	4,759	8.50	Achieved	FRI	40,451.50	Office					Direct	
08/03/2021	01/04/2022	22 Uxbridge Road	London	BSMT,GRND,1-6	21,802	2.75	Effective	FRI	59,955.50	Office					Direct	10 yrs
24/10/2020	24/10/2020	11 North Parade	Southall	GRND	477	31.45	Asking		15,001.65	Office					Direct	

Ealing commerci	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
21/12/2022	21/12/2022	Derby Rd	Greenford	GRND	3,281	35.00	Asking		114,835.00	Industrial					Direct	
30/06/2022	30/06/2022	Horsenden Ln S	Greenford	GRND,1	14,849	24.94	Effective	FRI	370,354.17	Industrial					Direct	2 yrs
04/10/2023	03/11/2023	Wadsworth Rd	Greenford	GRND	940	23.40	Asking	FRI	21,996.00	Industrial					Direct	6 yrs
04/02/2021	04/02/2021	Bristol Rd	Greenford	GRND	3,248	20.50	Asking		66,584.00	Industrial					Direct	
30/09/2021	31/10/2021	Fairway Dr	Greenford	GRND	23,424	19.95	Effective	FRI	308,933.59	Industrial					Direct	5 yrs
01/08/2022	05/08/2022	Bilton Rd	Greenford	GRND,1	7,996	19.50	Effective		155,921.19	Industrial					Direct	15 yrs
18/08/2021	17/09/2021	Ockham Dr	Greenford	GRND	3,254	19.50	Effective		63,452.26	Industrial					Direct	
19/05/2021	18/06/2021	Ockham Dr	Greenford	GRND	3,995	19.50	Effective	FRI	77,901.71	Industrial					Direct	10 yrs
17/05/2021	17/05/2021	Ockham Dr	Greenford	GRND	4,693	18.42	Effective	FRI	86,427.79	Industrial	4.57	21,457.00			Direct	9 yrs 6 mos
01/12/2020	15/12/2020	Derby Rd	Greenford	GRND,1	3,518	18.22	Effective	FRI	64,113.86	Industrial					Direct	5 yrs
01/11/2020	01/12/2020	Taunton Rd	Greenford	1st	1,086	18.15	Effective	FRI	50,655.29	Industrial					Direct	8 yrs 6 mos
25/11/2020	25/11/2020	Ockham Dr	Greenford	GRND	11,264	18.09	Effective	FRI	203,752.46	Industrial	4.77	53,760.00			Direct	10 yrs
03/11/2020	03/12/2020	Bristol Rd	Greenford	GRND	2,459	17.97	Effective	FRI	44,188.96	Industrial					Direct	10 yrs
26/10/2020	25/11/2020	Norwich Rd	Greenford	GRND	3,051	17.81	Achieved	FRI	54,338.31	Industrial					Direct	5 yrs
01/11/2020	01/12/2020	Taunton Rd	Greenford	GRND	2,538	17.52	Effective	FRI	44,475.13	Industrial					Direct	5 yrs
01/03/2023	01/03/2023	426 Long Dr	Greenford	GRND,MEZZ	5,965	16.50	Achieved	FRI	98,422.50	Industrial	6.44	38,400.00			Direct	5 yrs
01/03/2023	01/03/2023	426 Long Dr	Greenford	GRND,MEZZ	36,034	16.50	Achieved	FRI	594,561.00	Industrial					Direct	7 yrs 4 mos
01/03/2023	01/03/2023	426 Long Dr	Greenford	GRND,MEZZ	5,775	16.46	Effective	FRI	95,063.97	Industrial	6.65	38,400.00			Direct	10 yrs
01/06/2023	01/06/2023	Horsenden Ln S	Greenford	GRND,1	10,158	16.04	Achieved	FRI	162,934.32	Industrial	5.19	52,736.00			Assignment	5 yrs
15/10/2020	22/12/2020	2 Fairway Dr	Greenford	GRND,1	13,065	14.50	Effective	FRI	189,439.13	Industrial	8.37	109,340.00			Direct	5 yrs
05/10/2020	05/11/2020	Field Way	Greenford	GRND,1	12,057	14.50	Achieved	FRI	174,826.50	Industrial					Direct	2 yrs
01/12/2020	01/02/2021	Field Way	Greenford	GRND	7,095	14.48	Effective	FRI	102,706.28	Industrial					Direct	1 yr 10 mos
18/11/2020	18/11/2020	Horsenden Ln S	Greenford	GRND,1	7,201	14.16	Achieved	FRI	101,966.16	Industrial					Direct	
01/12/2020	01/03/2021	Field Way	Greenford	GRND	12,039	13.59	Effective	FRI	163,614.30	Industrial					Direct	1 yr 10 mos
10/10/2021	10/10/2021	Horsenden Ln S	Greenford	GRND,1	35,793	12.08	Asking		432,379.44	Industrial					Assignment	
29/07/2022	27/10/2022	24A Wadsworth Rd	Greenford	GRND	14,103	8.65	Asking		121,990.95	Industrial	2.43	34,304.00			Direct	
01/03/2023	01/03/2023	426 Long Dr	Greenford	GRND,MEZZ	5,510	0.00	Effective	FRI	0.00	Industrial	6.97	38,400.00			Direct	5 yrs
01/03/2023	01/03/2023	426 Long Dr	Greenford	GRND,MEZZ	5,981	0.00	Effective	FRI	0.00	Industrial	6.42	38,400.00			Direct	10 yrs
27/03/2023	27/03/2023	The Vale	London	GRND	2,980	35.00	Asking		104,300.00	Industrial					Direct	7 yrs
14/04/2022	24/06/2022	Victoria Rd	London	GRND,MEZZ	3,745	35.00	Achieved		131,075.00	Industrial					Direct	
05/10/2022	04/11/2022	Kendal Ave	London	GRND	1,924	33.00	Asking	FRI	63,492.00	Industrial					Direct	
10/05/2023	10/05/2023	School Rd	London	GRND	1,500	30.00	Asking		45,000.00	Industrial					Direct	
30/08/2022	30/08/2022	The Vale	London	GRND	10,295	30.00	Achieved	FRI	308,850.00	Industrial					Direct	
23/03/2022	22/05/2022	Abbey Rd	London	GRND,1	5,383	30.00	Achieved	FRI	161,490.00	Industrial					Direct	5 yrs
16/06/2022	16/06/2022	Central	London	GRND,1	47,557	28.56	Effective		1,358,213.82	Industrial	8.07	384,000.00			Direct	10 yrs
16/11/2022	16/11/2022	School Rd	London	1st	325	27.69	Asking		8,999.25	Light industrial					Direct	
06/02/2022	07/02/2022	Kendal Ave	London	GRND	3,877	27.50	Achieved		106,617.50	Industrial					Direct	
02/06/2022	02/06/2022	School Rd	London	1st	380	27.16	Asking		10,320.80	Industrial					Direct	
10/11/2020	10/11/2020	708 Abbey Rd	London	GRND	1,177	26.76	Achieved	FRI	31,496.52	Industrial					Direct	
27/03/2023	28/03/2023	161 Acton Ln	London	GRND	2,373	26.50	Asking		62,884.50	Industrial					Direct	
19/09/2022	19/09/2022	School Rd	London	GRND	756	26.46	Asking		20,003.76	Industrial					Direct	
06/06/2022	06/06/2022	Standard Rd	London	GRND	6,626	26.00	Effective	FRI	172,275.29	Industrial					Direct	15 yrs
10/11/2020	10/12/2020	Abbey Rd	London	GRND	1,177	25.23	Effective		29,694.39	Industrial					Direct	5 yrs
30/09/2021	19/12/2021	161 Acton Ln	London	GRND	1,992	25.10	Achieved	FRI	49,999.20	Industrial					Direct	
25/09/2023	25/09/2023	291 Abbey Rd	London	GRND,1	56,115	25.00	Asking		1,402,875.00	Industrial					Direct	20 yrs
26/08/2021	26/08/2021	9 Victoria Rd	London	GRND	4,070	25.00	Achieved	FRI	101,750.00	Industrial					Direct	
23/04/2021	21/09/2021	Victoria Rd	London	GRND,1	6,439	24.55	Effective	FRI	158,063.80	Industrial	4.37	28,160.00			Direct	6 mos
18/06/2021	18/06/2021	Waxlow Rd	London	GRND	2,640	24.50	Achieved	FRI	64,680.00	Industrial					Direct	5 yrs
27/04/2021	27/04/2021	Waxlow Rd	London	GRND	1,986	24.00	Achieved	FRI	47,664.00	Industrial					Direct	5 yrs
01/12/2022	01/12/2022	Hangar Ln	London	GRND	2,930	23.89	Achieved	FRI	69,997.70	Industrial	6.73	19,710.50			Direct	5 yrs
04/07/2023	01/08/2023	Kendal Ave	London	GRND	5,888	23.00	Asking	FRI	135,424.00	Industrial					Direct	
01/04/2023	01/04/2023	Alliance Rd	London	GRND,1	5,760	23.00	Asking		132,480.00	Industrial	5.96	34,304.00			Direct	
21/10/2021	20/11/2021	Alliance Rd	London	GRND	5,200	23.00	Asking		119,600.00	Industrial					Direct	
12/07/2021	09/08/2021	The Vale	London	GRND	2,942	23.00	Achieved	FRI	67,666.00	Industrial					Direct	
01/11/2021	01/11/2021	Kendal Ave	London	GRND,1	4,375	22.86	Effective	FRI	100,012.50	Industrial	5.62	24,575.75			Direct	10 yrs
17/05/2023	18/05/2023	19-24 Alliance Rd	London	GRND	2,457	22.50	Achieved	FRI	55,282.50	Industrial	6.45	15,843.00			Direct	5 yrs
01/07/2022	01/07/2022	Alliance Rd	London	GRND,1	2,997	22.50	Asking		67,432.50	Industrial	9.57	28,692.00			Direct	5 yrs
30/06/2022	01/07/2022	Alliance	London	GRND	7,112	22.50	Achieved		160,020.00	Industrial					Direct	
10/02/2021	10/02/2021	7 Premier Park Rd	London	GRND,1	7,068	22.39	Effective	FRI	158,225.18	Industrial					Direct	10 yrs
19/07/2021	19/08/2021	The Vale	London	GRND	2,942	22.00	Effective	FRI	64,717.63	Industrial					Direct	1 yr
25/06/2021	25/06/2021	Dukes Rd	London	GRND	12,966	22.00	Achieved	FRI	285,252.00	Industrial					Direct	
07/11/2022	07/11/2022	The Vale	London	GRND	2,962	21.85	Asking		64,719.70	Industrial					Assignment	
06/10/2021	06/11/2021	The Vale	London	GRND	5,247	21.75	Achieved	FRI	114,122.25	Industrial					Direct	
10/10/2022	10/10/2022	3 Greenock Rd	London	GRND	3,000	21.66	Effective	FRI	64,977.08	Light industrial					Direct	2 yrs
28/06/2021	28/07/2021	28 The Vale	London	GRND	3,972	21.50	Asking		85,398.00	Industrial					Direct	
29/04/2021	29/04/2021	2A Waxlow Rd	London	GRND,1	48,388	21.00	Effective	FRI	1,016,042.13	Industrial					Direct	15 yrs
21/03/2022	21/03/2022	Alliance Rd	London	GRND	1,897	20.45	Effective	FRI	38,797.27	Industrial					Direct	5 yrs
10/09/2021	16/10/2021	8 Gorst Rd	London	GRND,MEZZ	2,428	20.38	Achieved	FRI	49,482.64	Light industrial					Direct	10 yrs
07/03/2022	28/03/2022	16 Steele Rd	London	GRND,MEZZ	2,580	20.03	Asking		51,677.40	Industrial					Direct	
24/02/2023	26/02/2023	Volt Av	London	GRND,1	7,131	20.00	Effective	FRI	142,620.00	Industrial					Sublease	3 yrs
05/10/2022	04/12/2022	Kendal Ave	London	GRND	8,207	20.00	Asking	FRI	164,140.00	Industrial					Direct	1 yr
30/11/2021	30/11/2021	Commercial Way	London	GRND	11,021	19.95	Achieved	FRI	219,868.95	Industrial					Direct	
29/09/2021	29/09/2021	Unit 15 Commercial Way	London	GRND,MEZZ	5,302	19.95	Asking		105,774.90	Industrial					Direct	
01/07/2021	27/07/2021	Alliance Rd	London	GRND	1,830	19.50	Achieved	FRI	35,685.00	Industrial					Direct	5 yrs
01/03/2022	01/03/2022	Roslin Rd	London	GRND	2,868	19.18	Achieved		55,008.24	Light industrial					Direct	10 yrs
13/07/2021	12/11/2021	The Vale	London	GRND	19,048	19.00	Achieved	FRI	361,912.00	Industrial			1.62	30,857.76	Direct	
16/04/2021	16/04/2021	13-15 Sunbeam Rd	London	GRND,MEZZ	3,023	18.99	Effective	FRI	57,417.68	Industrial					Direct	10 yrs
21/04/2021	21/04/2021	Volt Ave	London	GRND,1	7,131	18.86	Effective		134,463.74	Industrial					Direct	5 yrs
31/01/2022	02/02/2022	Oliver Rd	London	GRND,1	2,400	18.75	Asking		45,000.00	Light industrial					Direct	
10/04/2022	11/04/2022	Britannia Way	London	GRND	2,854	18.50	Achieved		52,799.00	Industrial					Direct	
08/03/2022	07/05/2022		London	GRND,1	7,652	18.50	Achieved	FRI	141,562.00	Industrial					Direct	
06/03/2022	07/03/2022	23-25 Sunbeam Rd	London	GRND,1	8,330	18.50	Achieved		154,105.00	Industrial					Direct	
28/06/2023	28/06/2023	4-5 Roslin	London	GRND,1	17,026	18.46	Effective		314,242.11	Industrial	6.71	114,170.00			Direct	1 yr
14/08/2023	16/08/2023	Waxlow Rd	London	GRND	6,341	18.42	Achieved	FRI	116,801.22	Industrial	4.12	26,112.00			Direct	8 yrs
13/07/2021	13/07/2021	Waxlow Rd	London	GRND	8,648	18.40	Achieved	FRI	159,123.20	Industrial					Direct	10 yrs
01/06/2021	05/07/2021	35-36 Disraeli Rd	London	GRND,1	2,853	18.40	Asking		52,495.20	Light industrial					Direct	

Ealing commerci	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
14/04/2022	14/04/2022	School Rd	London	GRND	2,400	18.33	Asking	FRI	43,992.00	Industrial	5.87	14,088.00	2.50	6,000.00	Direct	
07/10/2021	11/10/2021	Premier Park Rd	London	GRND,1	45,787	18.32	Effective	FRI	838,784.21	Industrial					Direct	10 yrs
19/07/2021	19/07/2021	Waxlow Rd	London	GRND	5,979	18.32	Effective	FRI	109,531.24	Industrial	4.17	24,950.00			Direct	10 yrs
23/05/2023	23/05/2023	Trumpers Way	London	GRND	1,787	18.02	Asking		32,201.74	Industrial			1.52	2,716.24	Direct	
12/02/2021	12/02/2021	Abbey Rd	London	GRND	22,497	18.00	Achieved		404,946.00	Industrial					Assignment	8 yrs
01/02/2021	01/02/2021	Waxlow Rd	London	GRND	6,942	18.00	Achieved	FRI	124,956.00	Industrial					Direct	
26/10/2020	26/11/2020	157 Dukes Rd	London	GRND	3,631	18.00	Achieved	FRI	65,358.00	Industrial					Direct	15 yrs
30/06/2022	30/06/2022	Colville Rd	London	GRND,1	7,464	17.96	Effective		134,036.83	Industrial					Direct	5 yrs
07/07/2023	07/07/2023	Trumpers Way	London	GRND	1,732	17.90	Effective		31,002.59	Industrial	5.66	9,800.00			Direct	10 yrs
20/06/2023	20/06/2023	Trumpers Way	London	GRND	1,732	17.90	Asking		31,002.80	Industrial			1.34	2,320.88	Direct	
26/07/2021	16/08/2021	Unit 13 Commercial Way	London	GRND,MEZZ	5,292	17.75	Achieved	FRI	93,933.00	Industrial					Direct	7 yrs
15/10/2020	01/12/2020	Waxlow Rd	London	GRND,1-2	34,160	17.52	Achieved		598,483.20	Industrial					Direct	15 yrs
15/10/2020	01/12/2020	Waxlow Rd	London	GRND,1-2	26,510	17.52	Achieved		464,455.20	Industrial					Direct	15 yrs
01/03/2021	15/03/2021	Acton	London	GRND,1	17,975	17.50	Achieved		314,562.50	Industrial					Direct	
20/12/2020	20/12/2020	Kendal Ave	London	GRND,MEZZ,1	10,984	17.30	Effective	FRI	190,003.19	Industrial	4.47	49,152.00			Direct	10 yrs
23/04/2021	23/04/2021	Oliver Rd	London	GRND,1	2,444	17.23	Effective	FRI	42,110.29	Industrial	2.70	6,600.00			Direct	10 yrs
01/09/2022	01/09/2022	Hangar Ln	London	GRND,MEZZ	4,404	17.16	Achieved	FRI	75,572.64	Industrial	5.99	26,368.00			Direct	3 yrs
24/09/2021	24/09/2021	Alliance Rd	London	GRND	6,225	17.00	Asking		105,825.00	Industrial					Direct	
01/03/2021	07/05/2021	2B Waxlow	London	GRND,1	21,499	17.00	Effective	FRI	365,481.37	Industrial					Direct	15 yrs
16/05/2022	15/07/2022	55 Gorst	London	GRND,1	5,593	16.99	Achieved		95,025.07	Industrial					Direct	
01/11/2022	08/11/2022	Western Ave	London	GRND	1,000	16.80	Effective	FRI	16,798.35	Industrial					Direct	1 yr
08/03/2021	08/03/2021	Waxlow Rd	London	GRND	9,462	16.69	Effective	FRI	157,908.33	Industrial	4.19	39,680.00			Direct	15 yrs
01/06/2022	01/06/2022	West Gate	London	GRND,MEZZ	4,428	16.43	Achieved	FRI	72,752.04	Industrial	3.80	16,841.25			Direct	5 yrs
01/09/2022	01/09/2022	West Gate	London	GRND,MEZZ	6,920	16.39	Achieved	FRI	113,418.80	Industrial	4.66	32,256.00			Direct	5 yrs
25/01/2021	25/01/2021	Coronation Rd	London	GRND,MEZZ,1	18,598	16.38	Effective	FRI	304,726.57	Industrial	3.85	71,680.00			Direct	20 yrs
18/06/2023	19/06/2023	39-43 Park Royal Rd	London	GRND	27,712	16.24	Asking		450,042.88	Industrial	1.79	49,644.00			Direct	
01/11/2021	01/12/2021	55 Gorst	London	GRND,1	5,589	16.10	Achieved	FRI	89,982.90	Industrial					Direct	
01/09/2022	01/09/2022	West Gate	London	GRND,MEZZ	4,390	16.07	Achieved	FRI	70,547.30	Industrial	3.50	15,344.25			Direct	3 yrs
15/12/2022	14/01/2023	Alliance Rd	London	GRND	5,760	16.00	Asking		92,160.00	Industrial					Direct	
01/08/2022	01/08/2022	Kendal Ave	London	GRND,1	12,435	16.00	Asking		198,960.00	Industrial					Direct	1 yr
20/09/2021	01/10/2021	Waxlow Rd	London	GRND	7,850	16.00	Asking		125,600.00	Industrial					Direct	
17/02/2021	18/02/2021	Waxlow Rd	London	GRND	12,629	16.00	Asking		202,064.00	Industrial					Direct	
01/02/2022	21/02/2022	Britannia Way	London	GRND,1	2,703	15.72	Asking		42,491.16	Industrial					Direct	
23/12/2020	05/02/2021	Allied Way	London	GRND,1	3,056	15.71	Asking		48,009.76	Industrial					Direct	
26/08/2021	01/09/2021	30-46 Westwood Park - Conc	London	GRND	6,792	15.66	Effective	FRI	106,387.48	Industrial					Direct	10 yrs
01/08/2021	24/08/2021	Acton Ln	London	GRND,1	25,085	15.24	Effective	FRI	382,402.26	Industrial					Direct	5 yrs
01/10/2022	01/10/2022	95 Victoria Rd	London	GRND,1	47,678	15.00	Asking		715,170.00	Industrial					Direct	
15/09/2021	14/10/2021	36 Cumberland Ave	London	GRND,MEZZ	27,919	15.00	Achieved	FRI	418,785.00	Industrial					Assignment	
04/05/2021	04/05/2021	43 Colville Rd	London	GRND	2,483	15.00	Achieved	FRI	37,245.00	Industrial					Direct	10 yrs
25/07/2023	26/07/2023	21 Park Royal Rd	London	GRND	1,099	14.96	Effective	FRI	16,446.33	Industrial					Direct	3 yrs
01/02/2021	01/02/2021	27-29 Park Royal Rd	London	GRND	2,883	14.72	Effective	FRI	42,428.57	Industrial					Direct	5 yrs
01/04/2021	01/04/2021	5 Greenock Rd	London	GRND,1	6,490	14.63	Asking	FRI	94,948.70	Industrial	3.94	25,600.00			Direct	
11/04/2021	11/04/2021	41-45 Minerva Rd	London	GRND,1	21,266	14.61	Effective		310,693.39	Industrial	3.39	72,192.00			Direct	10 yrs
08/08/2023	08/08/2023	54 Trumpers Way	London	GRND,1	2,287	14.40	Effective		32,932.30	Industrial	3.53	8,064.00			Direct	5 yrs
15/08/2022	29/08/2022	Coronation Rd	London	GRND	3,691	14.36	Achieved		53,002.76	Industrial					Direct	
13/06/2022	21/06/2022	Acton Ln	London	GRND	47,612	14.00	Achieved	FRI	666,568.00	Industrial					Direct	3 yrs
17/06/2021	17/06/2021	Standard Rd	London	GRND,1	29,773	13.88	Effective		413,361.35	Industrial					Direct	10 yrs
02/05/2022	23/05/2022	St Leonards Rd	London	GRND,MEZZ,1	4,896	13.60	Achieved	FRI	66,585.60	Industrial					Direct	
26/09/2021	26/12/2021	22-28 Concord Rd	London	GRND,1-2	12,671	13.21	Asking		167,383.91	Industrial					Direct	1 yr
17/06/2021	17/06/2021	Trumpers Way	London	GRND,1	7,736	12.75	Achieved	FRI	98,634.00	Light industrial					Direct	5 yrs
19/01/2023	19/01/2023	Roslin	London	GRND	2,875	12.35	Asking	FRI	35,506.25	Light industrial					Direct	
19/01/2023	19/01/2023	Roslin	London	MEZZ	1,578	12.35	Asking	FRI	19,488.30	Light industrial					Direct	
10/12/2020	10/03/2021	2 Bashley Rd	London	GRND,MEZZ	13,500	11.85	Asking		159,975.00	Industrial					Direct	5 yrs
02/03/2021	01/04/2021	Kendal Ave	London	GRND	2,020	11.63	Asking		23,492.60	Industrial					Direct	
11/04/2022	12/05/2022	36-38 Standard Rd	London	1st	1,011	11.61	Effective	FRI	11,734.73	Industrial					Direct	10 yrs
16/02/2022	16/02/2022	Trading Estate	London	GRND,1,MEZZ	10,215	11.46	Effective	FRI	117,044.96	Industrial					Direct	10 yrs
03/12/2021	03/12/2021	11 North Circular Rd	London	GRND	12,594	10.32	Effective	FRI	129,967.55	Industrial					Direct	5 yrs
12/04/2021	12/04/2021	11-15 Chase Rd	London	GRND	7,567	10.11	Effective		76,490.07	Industrial					Direct	20 yrs
01/12/2020	01/03/2021	The Vale	London	GRND,1	13,409	8.05	Achieved	FRI	107,942.45	Industrial			1.49	19,979.41	Direct	5 yrs
23/03/2021	23/03/2021	11-15 Chase Rd	London	GRND,1	14,001	7.93	Effective		110,964.40	Industrial					Direct	15 yrs
13/02/2022	14/02/2022	Oliver Rd	London	GRND,MEZZ,1	111,884	7.59	Asking		849,199.56	Industrial					Assignment	
26/02/2021	26/02/2021	Belvue Rd	Northolt	1st	3,000	9.58	Effective	FRI	28,729.39	Industrial					Direct	10 yrs
01/09/2021	01/09/2021	2G Northcote Ave	Southall	GRND	622	24.11	Asking		14,996.42	Industrial					Direct	
01/06/2021	01/06/2021	58 Kingsbridge Crescent	Southall	GRND	1,227	21.12	Achieved		25,914.24	Industrial					Direct	5 yrs
15/09/2022	15/09/2022	Dominion Rd	Southall	GRND	2,948	16.92	Effective		49,880.79	Industrial					Direct	5 yrs
15/09/2021	01/10/2021	Dominion Rd	Southall	GRND	1,967	16.52	Achieved	FRI	32,494.84	Industrial					Direct	
01/06/2022	01/06/2022	Armstrong Way	Southall	GRND	11,262	15.00	Asking		168,930.00	Industrial					Direct	
01/06/2022	01/06/2022	Armstrong Way	Southall	GRND	11,262	15.00	Achieved	FRI	168,930.00	Industrial					Direct	
13/10/2021	13/10/2021	Dean Way	Southall	GRND,1	16,678	14.95	Asking		249,336.10	Industrial					Direct	
28/06/2021	28/06/2021	Scotts Rd	Southall	GRND,1	1,950	14.89	Effective	FRI	29,029.88	Industrial					Direct	10 yrs
07/09/2021	07/09/2021	Brent Rd	Southall	GRND,MEZZ,1	11,740	13.53	Effective		158,821.77	Industrial	4.27	50,176.00			Direct	15 yrs
01/01/2021	01/03/2021	Armstrong Way	Southall	GRND,1	11,744	13.50	Asking		158,544.00	Industrial					Direct	
18/11/2020	22/12/2020	Armstrong Way	Southall	GRND	11,744	13.00	Effective		137,082.56	Industrial					Direct	5 yrs
12/06/2023	18/06/2023	10 Boeing Way	Southall	GRND	10,867	12.00	Achieved	FRI	130,404.00	Industrial	4.85	52,736.00			Direct	5 yrs
12/10/2022	12/10/2022	12 Johnson St	Southall	1st	5,000	12.00	Asking		60,000.00	Industrial					Direct	7 yrs
10/05/2021	10/06/2021	Armstrong Way	Southall	GRND	3,650	11.50	Achieved	FRI	41,975.00	Industrial					Direct	5 yrs
10/08/2021	09/09/2021	Armstrong Way	Southall	GRND	6,764	10.41	Effective	FRI	70,403.92	Industrial					Direct	5 yrs
14/01/2022	14/01/2022	8 Trident Way	Southall	GRND,1	34,746	9.98	Effective	FRI	346,644.92	Industrial					Direct	4 yrs
07/03/2022	07/03/2022	4 Trident Way	Southall	GRND	55,783	9.71	Effective	FRI	541,649.66	Industrial					Direct	5 yrs
01/07/2021	01/07/2021	Trident Way	Southall	GRND,1,MEZZ	32,010	9.50	Achieved	FRI	304,095.00	Industrial					Direct	5 yrs
21/04/2021	21/04/2021	9 Boeing Way	Southall	GRND,1	37,633	6.94	Effective	FRI	138,806.53	Industrial					Direct	2 yrs
19/05/2021	19/05/2021	163 Brent Rd	Southall	GRND	75,359	4.00	Achieved	FRI	301,436.00	Industrial					Direct	
01/11/2021	09/12/2021	115A West End Rd	Southall	GRND	2,075	1.93	Effective		4,004.71	Light industrial					Direct	20 yrs

Appendix 4 - BCIS costs

BCIS®

£/M2 STUDY

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

Last updated: 21-Oct-2023 07:33

Rebased to London Borough of Ealing (127; sample 29)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
282. Factories								
Generally (20)	1,610	362	909	1,314	1,915	5,997	87	
Up to 500m2 GFA (20)	2,014	1,293	1,455	1,696	2,511	3,461	13	
500 to 2000m2 GFA (20)	1,730	362	974	1,518	1,863	5,997	37	
Over 2000m2 GFA (20)	1,348	653	809	1,091	1,472	3,476	37	
282.1 Advance factories								
Generally (15)	1,372	787	1,081	1,315	1,679	2,030	16	
Up to 500m2 GFA (15)	1,579	1,297	1,315	1,559	1,696	2,030	5	
500 to 2000m2 GFA (15)	1,494	994	1,319	1,596	1,726	1,779	6	
Over 2000m2 GFA (15)	1,021	787	874	1,031	1,097	1,314	5	
282.12 Advance factories/offices - mixed facilities (class B1)								
Generally (20)	1,974	809	1,259	1,967	2,355	3,476	17	
Up to 500m2 GFA (20)	3,064	2,511	-	3,221	-	3,461	3	
500 to 2000m2 GFA (20)	1,967	1,480	1,863	1,967	2,170	2,355	5	
Over 2000m2 GFA (20)	1,614	809	1,089	1,259	2,129	3,476	9	

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Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
282.2 Purpose built factories								
Generally (30)	1,722	362	894	1,473	2,268	5,997	76	
Up to 500m2 GFA (30)	2,131	1,078	1,530	2,204	2,725	3,097	6	
500 to 2000m2 GFA (30)	1,867	362	973	1,392	2,090	5,997	28	
Over 2000m2 GFA (30)	1,566	485	860	1,364	2,141	3,149	42	
282.22 Purpose built factories/Offices - mixed facilities (15)	1,382	664	1,086	1,325	1,573	2,988	23	
284. Warehouses/stores								
Generally (15)	1,413	547	844	1,114	1,541	6,305	39	
Up to 500m2 GFA (15)	2,529	919	1,401	1,790	3,012	6,305	8	
500 to 2000m2 GFA (15)	1,237	644	916	1,129	1,419	2,244	16	
Over 2000m2 GFA (15)	1,006	547	793	841	1,148	2,089	15	
284.1 Advance warehouses/stores (15)	1,121	567	908	1,284	1,369	1,442	7	
284.2 Purpose built warehouses/stores								
Generally (15)	1,486	547	854	1,110	1,659	6,305	30	
Up to 500m2 GFA (15)	2,916	919	1,741	2,283	3,679	6,305	6	
500 to 2000m2 GFA (15)	1,219	644	889	1,110	1,390	2,244	14	
Over 2000m2 GFA (15)	1,001	547	810	892	1,232	1,640	10	
284.5 Cold stores/refrigerated stores (30)	1,768	1,018	1,348	1,543	2,351	2,599	6	
320. Offices								
Generally (15)	3,075	1,436	2,188	2,897	3,581	7,141	49	
Air-conditioned								
Generally (15)	2,908	1,708	2,497	2,819	3,369	5,016	18	

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Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
1-2 storey (15)	2,866	1,708	2,495	2,592	2,897	5,016	9	
3-5 storey (15)	2,903	1,957	2,438	2,756	3,416	3,898	7	
6 storey or above (20)	3,248	2,489	2,917	3,086	3,352	4,681	8	
Not air-conditioned								
Generally (15)	3,202	1,436	2,251	3,166	4,224	4,717	18	
1-2 storey (15)	3,361	1,944	2,714	3,384	4,157	4,576	11	
3-5 storey (15)	2,903	1,436	2,012	2,464	3,973	4,717	6	
6 storey or above (25)	3,427	2,677	-	3,534	-	3,965	4	
342. Shopping centres (30)	2,087	1,592	-	2,063	-	2,606	3	
344. Hypermarkets, supermarkets								
Generally (35)	2,404	977	1,696	2,204	3,114	4,064	39	
Up to 1000m2 (35)	2,424	1,637	-	2,098	-	3,865	4	
1000 to 7000m2 GFA (35)	2,410	977	1,671	2,458	3,141	4,064	33	
7000 to 15000m2 (35)	1,969	-	-	-	-	-	1	
Over 15000m2 GFA (35)	2,551	-	-	-	-	-	1	
345. Shops								
Generally (30)	2,304	868	1,255	1,881	2,985	6,088	16	
1-2 storey (30)	2,328	868	1,253	1,817	3,017	6,088	15	
3-5 storey (30)	1,944	-	-	-	-	-	1	
766. Data centres								
Generally (40)	4,038	2,240	2,890	3,512	5,378	6,843	22	
Air-conditioned (40)	4,760	2,840	3,390	5,477	5,891	6,201	5	
Not air-conditioned (40)	3,430	2,334	-	2,874	-	5,081	3	

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Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
810. Housing, mixed developments (15)	1,924	1,044	1,670	1,866	2,104	4,755	1275	
810.1 Estate housing								
Generally (15)	1,912	929	1,624	1,838	2,089	6,585	1423	
Single storey (15)	2,179	1,298	1,839	2,090	2,410	6,585	234	
2-storey (15)	1,838	929	1,593	1,784	2,018	3,973	1104	
3-storey (15)	2,008	1,194	1,663	1,918	2,282	3,925	80	
4-storey or above (15)	4,003	1,957	3,203	3,576	5,324	5,956	5	
810.11 Estate housing detached (15)	2,486	1,417	1,856	2,135	2,655	6,585	21	
810.12 Estate housing semi detached								
Generally (15)	1,929	1,126	1,647	1,879	2,108	4,305	354	
Single storey (15)	2,157	1,392	1,833	2,110	2,360	4,305	80	
2-storey (15)	1,861	1,126	1,627	1,803	2,034	3,304	262	
3-storey (15)	1,892	1,409	1,527	1,811	2,245	2,756	12	
810.13 Estate housing terraced								
Generally (15)	1,947	1,147	1,598	1,837	2,133	5,956	233	
Single storey (15)	2,235	1,456	1,851	2,211	2,667	3,182	18	
2-storey (15)	1,858	1,147	1,581	1,779	2,045	3,973	179	
3-storey (15)	2,046	1,194	1,643	1,883	2,285	3,925	34	
4-storey or above (10)	5,640	5,324	-	-	-	5,956	2	
816. Flats (apartments)								
Generally (15)	2,251	1,118	1,866	2,116	2,534	7,658	845	
1-2 storey (15)	2,120	1,316	1,794	2,020	2,369	4,420	180	
3-5 storey (15)	2,224	1,118	1,857	2,114	2,507	4,680	564	

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Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
6 storey or above (15)	2,657	1,624	2,155	2,495	2,892	7,658	98	
852. Hotels (15)	3,333	1,754	2,633	3,273	4,147	4,565	13	
856.2 Students' residences, halls of residence, etc (15)	2,844	1,645	2,550	2,896	3,176	4,679	54	

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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 - BLV assumptions

EUV - notional hectare

20%

No	Description of use	Site coverage	No of storeys	Sq m GIA	Indicative rent psm	Rent per annum	Yield	YP	Deferment (years)	PV	Cap val	Purchaser's costs	Letting agents and letting legal fees (% of year 1 rent)		Refurb cost	Net cap val	Premium	Benchmark Land Value
1	Industrial	25%	1.0	2,500	£124.29	£310,725	5.5%	18.18	2.5	0.87	£4,941,768	-£336,040	15%	-£46,609	-£1,587,500	£2,971,619	£594,324	£3,565,943
1	Offices	25%	3.0	7,500	£170.53	£1,278,975	7.0%	14.29	2.5	0.84	£15,427,820	-£1,049,092	15%	-£191,846	-£5,707,500	£8,479,382	£1,695,876	£10,175,259
2	Retail	25%	2.0	5,000	£193.18	£965,900	8.5%	11.76	2.5	0.82	£9,266,994	-£630,156	15%	-£144,885	-£2,945,000	£5,546,954	£1,109,391	£6,656,344
3	Undeveloped/cleared/greenfield																	£500,000

Appendix 7 - Appraisal results – present day

EALING LOCAL PLAN VIABILITY TESTING Sales value £7,260 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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
1	One unit scheme (houses)	1	£273,460	281,909	268,407	254,905	241,403	227,901	214,399	200,897	187,394	173,893	160,391	146,889
2	Two unit scheme (houses)	2	£364,613	563,817	536,813	509,810	482,806	455,801	428,797	401,794	374,790	347,786	320,782	293,778
3	Four unit scheme (houses)	4	£395,705	914,802	870,841	826,882	782,922	738,962	695,002	651,042	607,082	563,123	519,162	475,203
4	Seven unit scheme (flats)	7	£675,863	873,147	812,932	752,718	692,504	632,289	572,075	511,860	451,646	391,432	331,217	271,002
5	Nine unit scheme (flats)	9	£572,358	980,080	912,090	844,099	776,109	708,118	640,127	572,137	504,147	436,156	368,165	300,175
6	Ten unit scheme (houses)	10	£1,026,684	2,534,422	2,413,252	2,292,083	2,170,912	2,049,743	1,928,573	1,807,403	1,686,233	1,565,064	1,443,894	1,322,724
7	Ten unit scheme (flats)	10	£612,333	1,230,243	1,145,380	1,060,518	975,656	890,793	805,932	721,070	636,207	551,345	466,483	381,620
8	Twenty unit scheme (houses and flats)	20	£1,907,861	3,717,576	3,509,740	3,301,904	3,094,069	2,886,233	2,678,397	2,470,561	2,262,725	2,054,889	1,847,053	1,639,217
9	Twenty unit scheme (flats)	20	£1,139,629	2,412,794	2,245,717	2,078,641	1,911,565	1,744,489	1,577,412	1,410,335	1,243,259	1,076,182	909,106	742,030
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	3,756,053	3,501,077	3,246,100	2,991,124	2,736,147	2,481,170	2,226,194	1,971,217	1,716,241	1,461,264	1,206,289
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	5,495,862	5,107,890	4,719,918	4,331,946	3,943,974	3,556,002	3,168,030	2,780,058	2,391,955	2,001,889	1,611,824
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	3,301,315	2,947,324	2,593,334	2,239,344	1,885,354	1,531,364	1,177,373	823,384	469,393	115,403	-244,833
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	7,344,102	6,857,455	6,370,808	5,884,161	5,397,514	4,910,867	4,424,220	3,937,573	3,450,927	2,964,279	2,477,633
14	Seventy unit scheme (flats - higher density)	70	£703,635	4,814,006	4,299,480	3,784,955	3,270,428	2,755,903	2,241,377	1,726,852	1,212,325	697,800	183,274	-339,887
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	7,286,034	6,505,316	5,724,598	4,942,845	4,156,059	3,369,274	2,582,489	1,795,704	1,008,919	222,133	-572,642
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	9,714,101	9,021,600	8,329,099	7,636,598	6,944,097	6,251,597	5,559,096	4,866,596	4,174,094	3,481,594	2,789,093
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	11,226,364	9,930,161	8,633,958	7,337,754	6,041,552	4,745,349	3,449,146	2,148,320	838,253	-478,492	-1,807,098
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	10,263,446	8,540,423	6,817,400	5,094,377	3,354,394	1,612,956	-130,298	-1,896,379	-3,662,459	-5,452,550	-7,245,580
19	Five hundred unit scheme (flats)	500	£14,652,373	20,044,177	16,687,129	13,319,827	9,952,526	6,585,224	3,217,922	-169,156	-3,627,302	-7,085,448	-10,565,898	-14,079,395
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£5,087,629	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636
25	Office development	-	£4,239,691	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

	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	One unit scheme (houses)	1	£178,889	281,909	268,407	254,905	241,403	227,901	214,399	200,897	187,394	173,893	160,391	146,889
2	Two unit scheme (houses)	2	£238,519	563,817	536,813	509,810	482,806	455,801	428,797	401,794	374,790	347,786	320,782	293,778
3	Four unit scheme (houses)	4	£258,858	914,802	870,841	826,882	782,922	738,962	695,002	651,042	607,082	563,123	519,162	475,203
4	Seven unit scheme (flats)	7	£442,129	873,147	812,932	752,718	692,504	632,289	572,075	511,860	451,646	391,432	331,217	271,002
5	Nine unit scheme (flats)	9	£374,419	980,080	912,090	844,099	776,109	708,118	640,127	572,137	504,147	436,156	368,165	300,175
6	Ten unit scheme (houses)	10	£671,625	2,534,422	2,413,252	2,292,083	2,170,912	2,049,743	1,928,573	1,807,403	1,686,233	1,565,064	1,443,894	1,322,724
7	Ten unit scheme (flats)	10	£400,569	1,230,243	1,145,380	1,060,518	975,656	890,793	805,932	721,070	636,207	551,345	466,483	381,620
8	Twenty unit scheme (houses and flats)	20	£1,248,065	3,717,576	3,509,740	3,301,904	3,094,069	2,886,233	2,678,397	2,470,561	2,262,725	2,054,889	1,847,053	1,639,217
9	Twenty unit scheme (flats)	20	£745,511	2,412,794	2,245,717	2,078,641	1,911,565	1,744,489	1,577,412	1,410,335	1,243,259	1,076,182	909,106	742,030
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	3,756,053	3,501,077	3,246,100	2,991,124	2,736,147	2,481,170	2,226,194	1,971,217	1,716,241	1,461,264	1,206,289
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	5,495,862	5,107,890	4,719,918	4,331,946	3,943,974	3,556,002	3,168,030	2,780,058	2,391,955	2,001,889	1,611,824
12	Fifty unit scheme (flats - higher density)	50	£870,872	3,301,315	2,947,324	2,593,334	2,239,344	1,885,354	1,531,364	1,177,373	823,384	469,393	115,403	-244,833
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	7,344,102	6,857,455	6,370,808	5,884,161	5,397,514	4,910,867	4,424,220	3,937,573	3,450,927	2,964,279	2,477,633
14	Seventy unit scheme (flats - higher density)	70	£460,296	4,814,006	4,299,480	3,784,955	3,270,428	2,755,903	2,241,377	1,726,852	1,212,325	697,800	183,274	-339,887
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	7,286,034	6,505,316	5,724,598	4,942,845	4,156,059	3,369,274	2,582,489	1,795,704	1,008,919	222,133	-572,642
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	9,714,101	9,021,600	8,329,099	7,636,598	6,944,097	6,251,597	5,559,096	4,866,596	4,174,094	3,481,594	2,789,093
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	11,226,364	9,930,161	8,633,958	7,337,754	6,041,552	4,745,349	3,449,146	2,148,320	838,253	-478,492	-1,807,098
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	10,263,446	8,540,423	6,817,400	5,094,377	3,354,394	1,612,956	-130,298	-1,896,379	-3,662,459	-5,452,550	-7,245,580
19	Five hundred unit scheme (flats)	500	£9,585,136	20,044,177	16,687,129	13,319,827	9,952,526	6,585,224	3,217,922	-169,156	-3,627,302	-7,085,448	-10,565,898	-14,079,395
20	Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£3,328,172	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636
25	Office development	-	£2,773,477	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668
26	Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

	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	One unit scheme (houses)	1	£95,835	281,909	268,407	254,905	241,403	227,901	214,399	200,897	187,394	173,893	160,391	146,889
2	Two unit scheme (houses)	-	£127,780	563,817	536,813	509,810	482,806	455,801	428,797	401,794	374,790	347,786	320,782	293,778
3	Four unit scheme (houses)	-	£138,676	914,802	870,841	826,882	782,922	738,962	695,002	651,042	607,082	563,123	519,162	475,203
4	Seven unit scheme (flats)	-	£236,858	873,147	812,932	752,718	692,504	632,289	572,075	511,860	451,646	391,432	331,217	271,002
5	Nine unit scheme (flats)	-	£200,584	980,080	912,090	844,099	776,109	708,118	640,127	572,137	504,147	436,156	368,165	300,175
6	Ten unit scheme (houses)	-	£359,804	2,534,422	2,413,252	2,292,083	2,170,912	2,049,743	1,928,573	1,807,403	1,686,233	1,565,064	1,443,894	1,322,724
7	Ten unit scheme (flats)	-	£214,593	1,230,243	1,145,380	1,060,518	975,656	890,793	805,932	721,070	636,207	551,345	466,483	381,620
8	Twenty unit scheme (houses and flats)	-	£668,614	3,717,576	3,509,740	3,301,904	3,094,069	2,886,233	2,678,397	2,470,561	2,262,725	2,054,889	1,847,053	1,639,217
9	Twenty unit scheme (flats)	-	£399,386	2,412,794	2,245,717	2,078,641	1,911,565	1,744,489	1,577,412	1,410,335	1,243,259	1,076,182	909,106	742,030
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	3,756,053	3,501,077	3,246,100	2,991,124	2,736,147	2,481,170	2,226,194	1,971,217	1,716,241	1,461,264	1,206,289
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	5,495,862	5,107,890	4,719,918	4,331,946	3,943,974	3,556,002	3,168,030	2,780,058	2,391,955	2,001,889	1,611,824
12	Fifty unit scheme (flats - higher density)	-	£466,544	3,301,315	2,947,324	2,593,334	2,239,344	1,885,354	1,531,364	1,177,373	823,384	469,393	115,403	-244,833
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	7,344,102	6,857,455	6,370,808	5,884,161	5,397,514	4,910,867	4,424,220	3,937,573	3,450,927	2,964,279	2,477,633
14	Seventy unit scheme (flats - higher density)	-	£246,590	4,814,006	4,299,480	3,784,955	3,270,428	2,755,903	2,241,377	1,726,852	1,212,325	697,800	183,274	-339,887
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	7,286,034	6,505,316	5,724,598	4,942,845	4,156,059	3,369,274	2,582,489	1,795,704	1,008,919	222,133	-572,642
16	One hundred unit scheme (flats - higher density)	-	£999,738	9,714,101	9,021,600	8,329,099	7,636,598	6,944,097	6,251,597	5,559,096	4,866,596	4,174,094	3,481,594	2,789,093
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	11,226,364	9,930,161	8,633,958	7,337,754	6,041,552	4,745,349	3,449,146	2,148,320	838,253	-478,492	-1,807,098
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	10,263,446	8,540,423	6,817,400	5,094,377	3,354,394	1,612,956	-130,298	-1,896,379	-3,662,459	-5,452,550	-7,245,580
19	Five hundred unit scheme (flats)	-	£5,134,958	20,044,177	16,687,129	13,319,827	9,952,526	6,585,224	3,217,922	-169,156	-3,627,302	-7,085,448	-10,565,898	-14,079,395
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£1,782,971	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636
25	Office development	-	£1,485,810	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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
1	One unit scheme (houses)	1	£13,438	281,909	268,407	254,905	241,403	227,901	214,399	200,897	187,394	173,893	160,391	146,889
2	Two unit scheme (houses)	2	£17,917	563,817	536,813	509,810	482,806	455,801	428,797	401,794	374,790	347,786	320,782	293,778
3	Four unit scheme (houses)	4	£19,444	914,802	870,841	826,882	782,922	738,962	695,002	651,042	607,082	563,123	519,162	475,203
4	Seven unit scheme (flats)	7	£33,211	873,147	812,932	752,718	692,504	632,289	572,075	511,860	451,646	391,432	331,217	271,002
5	Nine unit scheme (flats)	9	£28,125	980,080	912,090	844,099	776,109	708,118	640,127	572,137	504,147	436,156	368,165	300,175
6	Ten unit scheme (houses)	10	£50,450	2,534,422	2,413,252	2,292,083	2,170,912	2,049,743	1,928,573	1,807,403	1,686,233	1,565,064	1,443,894	1,322,724
7	Ten unit scheme (flats)	10	£30,089	1,230,243	1,145,380	1,060,518	975,656	890,793	805,932	721,070	636,207	551,345	466,483	381,620
8	Twenty unit scheme (houses and flats)	20	£93,750	3,717,576	3,509,740	3,301,904	3,094,069	2,886,233	2,678,397	2,470,561	2,262,725	2,054,889	1,847,053	1,639,217
9	Twenty unit scheme (flats)	20	£56,000	2,412,794	2,245,717	2,078,641	1,911,565	1,744,489	1,577,412	1,410,335	1,243,259	1,076,182	909,106	742,030
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	3,756,053	3,501,077	3,246,100	2,991,124	2,736,147	2,481,170	2,226,194	1,971,217	1,716,241	1,461,264	1,206,289
11	Fifty unit scheme (flats - lower density)	50	£180,208	5,495,862	5,107,890	4,719,918	4,331,946	3,943,974	3,556,002	3,168,030	2,780,058	2,391,955	2,001,889	1,611,824
12	Fifty unit scheme (flats - higher density)	50	£65,417	3,301,315	2,947,324	2,593,334	2,239,344	1,885,354	1,531,364	1,177,373	823,384	469,393	115,403	-244,833
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	7,344,102	6,857,455	6,370,808	5,884,161	5,397,514	4,910,867	4,424,220	3,937,573	3,450,927	2,964,279	2,477,633
14	Seventy unit scheme (flats - higher density)	70	£34,576	4,814,006	4,299,480	3,784,955	3,270,428	2,755,903	2,241,377	1,726,852	1,212,325	697,800	183,274	-339,887
15	One hundred unit scheme (flats - lower density)	100	£147,500	7,286,034	6,505,316	5,724,598	4,942,845	4,156,059	3,369,274	2,582,489	1,795,704	1,008,919	222,133	-572,642
16	One hundred unit scheme (flats - higher density)	100	£140,179	9,714,101	9,021,600	8,329,099	7,636,598	6,944,097	6,251,597	5,559,096	4,866,596	4,174,094	3,481,594	2,789,093
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	11,226,364	9,930,161	8,633,958	7,337,754	6,041,552	4,745,349	3,449,146	2,148,320	838,253	-478,492	-1,807,098
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	10,263,446	8,540,423	6,817,400	5,094,377	3,354,394	1,612,956	-130,298	-1,896,379	-3,662,459	-5,452,550	-7,245,580
19	Five hundred unit scheme (flats)	500	£720,000	20,044,177	16,687,129	13,319,827	9,952,526	6,585,224	3,217,922	-169,156	-3,627,302	-7,085,448	-10,565,898	-14,079,395
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£250,000	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636
25	Office development	-	£208,333	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

EALING LOCAL PLAN VIABILITY TESTING Sales value £7,698 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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
1	One unit scheme (houses)	1	£273,460	313,914	298,812	283,710	268,608	253,506	238,404	223,301	208,199	193,096	177,994	162,892
2	Two unit scheme (houses)	2	£364,613	627,830	597,624	567,420	537,216	507,011	476,807	446,602	416,398	386,193	355,989	325,784
3	Four unit scheme (houses)	4	£395,705	1,019,007	969,837	920,667	871,496	822,327	773,156	723,986	674,816	625,646	576,476	527,306
4	Seven unit scheme (flats)	7	£675,863	1,019,995	952,438	884,881	817,324	749,767	682,210	614,654	547,097	479,540	411,983	344,426
5	Nine unit scheme (flats)	9	£572,358	1,145,892	1,069,611	993,329	917,049	840,767	764,486	688,206	611,924	535,643	459,362	383,081
6	Ten unit scheme (houses)	10	£1,026,684	2,826,019	2,690,269	2,554,520	2,418,770	2,283,021	2,147,271	2,011,522	1,875,772	1,740,022	1,604,272	1,468,523
7	Ten unit scheme (flats)	10	£612,333	1,437,201	1,341,991	1,246,780	1,151,570	1,056,360	961,150	865,940	770,730	675,519	580,310	485,099
8	Twenty unit scheme (houses and flats)	20	£1,907,861	4,221,540	3,988,506	3,755,472	3,522,437	3,289,404	3,056,369	2,823,335	2,590,301	2,357,267	2,124,232	1,891,199
9	Twenty unit scheme (flats)	20	£1,139,629	2,822,417	2,635,309	2,447,727	2,260,147	2,072,565	1,884,984	1,697,402	1,509,821	1,322,241	1,134,659	947,078
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	4,383,760	4,097,398	3,811,037	3,524,675	3,238,312	2,951,951	2,665,589	2,379,227	2,092,866	1,806,503	1,520,141
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	6,477,600	6,040,542	5,603,482	5,166,424	4,729,365	4,292,305	3,855,247	3,418,188	2,981,130	2,544,070	2,107,012
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	4,200,915	3,802,515	3,403,515	3,004,514	2,605,514	2,206,515	1,807,514	1,408,514	1,009,513	610,514	211,514
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	8,575,531	8,027,312	7,479,094	6,930,875	6,382,657	5,834,438	5,286,220	4,738,002	4,189,784	3,641,565	3,093,347
14	Seventy unit scheme (flats - higher density)	70	£703,635	6,121,362	5,542,502	4,962,554	4,382,606	3,802,659	3,222,711	2,642,762	2,062,814	1,482,867	902,919	322,971
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	9,278,965	8,398,601	7,518,237	6,637,873	5,757,509	4,877,145	3,993,654	3,106,071	2,218,488	1,330,905	443,323
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	11,481,842	10,700,954	9,920,066	9,139,178	8,358,291	7,577,402	6,796,515	6,015,628	5,234,739	4,453,852	3,672,964
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	14,640,413	13,182,622	11,716,529	10,249,073	8,781,615	7,314,158	5,846,701	4,379,244	2,911,787	1,436,432	- 47,779
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	14,828,192	12,876,931	10,925,671	8,974,411	7,023,150	5,071,891	3,108,319	1,135,682	- 848,799	- 2,849,350	- 4,865,560
19	Five hundred unit scheme (flats)	500	£14,652,373	28,301,347	24,551,955	20,802,563	17,053,172	13,271,242	9,486,064	5,700,887	1,915,708	- 1,929,686	- 5,817,479	- 9,716,558
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£5,087,629	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£4,239,691	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

	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	One unit scheme (houses)	1	£178,889	313,914	298,812	283,710	268,608	253,506	238,404	223,301	208,199	193,096	177,994	162,892
2	Two unit scheme (houses)	2	£238,519	627,830	597,624	567,420	537,216	507,011	476,807	446,602	416,398	386,193	355,989	325,784
3	Four unit scheme (houses)	4	£258,858	1,019,007	969,837	920,667	871,496	822,327	773,156	723,986	674,816	625,646	576,476	527,306
4	Seven unit scheme (flats)	7	£442,129	1,019,995	952,438	884,881	817,324	749,767	682,210	614,654	547,097	479,540	411,983	344,426
5	Nine unit scheme (flats)	9	£374,419	1,145,892	1,069,611	993,329	917,049	840,767	764,486	688,206	611,924	535,643	459,362	383,081
6	Ten unit scheme (houses)	10	£671,625	2,826,019	2,690,269	2,554,520	2,418,770	2,283,021	2,147,271	2,011,522	1,875,772	1,740,022	1,604,272	1,468,523
7	Ten unit scheme (flats)	10	£400,569	1,437,201	1,341,991	1,246,780	1,151,570	1,056,360	961,150	865,940	770,730	675,519	580,310	485,099
8	Twenty unit scheme (houses and flats)	20	£1,248,065	4,221,540	3,988,506	3,755,472	3,522,437	3,289,404	3,056,369	2,823,335	2,590,301	2,357,267	2,124,232	1,891,199
9	Twenty unit scheme (flats)	20	£745,511	2,822,417	2,635,309	2,447,727	2,260,147	2,072,565	1,884,984	1,697,402	1,509,821	1,322,241	1,134,659	947,078
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	4,383,760	4,097,398	3,811,037	3,524,675	3,238,312	2,951,951	2,665,589	2,379,227	2,092,866	1,806,503	1,520,141
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	6,477,600	6,040,542	5,603,482	5,166,424	4,729,365	4,292,305	3,855,247	3,418,188	2,981,130	2,544,070	2,107,012
12	Fifty unit scheme (flats - higher density)	50	£870,872	4,200,915	3,802,515	3,403,515	3,004,514	2,605,514	2,206,515	1,807,514	1,408,514	1,009,513	610,514	211,514
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	8,575,531	8,027,312	7,479,094	6,930,875	6,382,657	5,834,438	5,286,220	4,738,002	4,189,784	3,641,565	3,093,347
14	Seventy unit scheme (flats - higher density)	70	£460,296	6,121,362	5,542,502	4,962,554	4,382,606	3,802,659	3,222,711	2,642,762	2,062,814	1,482,867	902,919	322,971
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	9,278,965	8,398,601	7,518,237	6,637,873	5,757,509	4,877,145	3,993,654	3,106,071	2,218,488	1,330,905	443,323
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	11,481,842	10,700,954	9,920,066	9,139,178	8,358,291	7,577,402	6,796,515	6,015,628	5,234,739	4,453,852	3,672,964
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	14,640,413	13,182,622	11,716,529	10,249,073	8,781,615	7,314,158	5,846,701	4,379,244	2,911,787	1,436,432	- 47,779
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	14,828,192	12,876,931	10,925,671	8,974,411	7,023,150	5,071,891	3,108,319	1,135,682	- 848,799	- 2,849,350	- 4,865,560
19	Five hundred unit scheme (flats)	500	£9,585,136	28,301,347	24,551,955	20,802,563	17,053,172	13,271,242	9,486,064	5,700,887	1,915,708	- 1,929,686	- 5,817,479	- 9,716,558
20	Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£3,328,172	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£2,773,477	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

	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	One unit scheme (houses)	1	£95,835	313,914	298,812	283,710	268,608	253,506	238,404	223,301	208,199	193,096	177,994	162,892
2	Two unit scheme (houses)	-	£127,780	627,830	597,624	567,420	537,216	507,011	476,807	446,602	416,398	386,193	355,989	325,784
3	Four unit scheme (houses)	-	£138,676	1,019,007	969,837	920,667	871,496	822,327	773,156	723,986	674,816	625,646	576,476	527,306
4	Seven unit scheme (flats)	-	£236,858	1,019,995	952,438	884,881	817,324	749,767	682,210	614,654	547,097	479,540	411,983	344,426
5	Nine unit scheme (flats)	-	£200,584	1,145,892	1,069,611	993,329	917,049	840,767	764,486	688,206	611,924	535,643	459,362	383,081
6	Ten unit scheme (houses)	-	£359,804	2,826,019	2,690,269	2,554,520	2,418,770	2,283,021	2,147,271	2,011,522	1,875,772	1,740,022	1,604,272	1,468,523
7	Ten unit scheme (flats)	-	£214,593	1,437,201	1,341,991	1,246,780	1,151,570	1,056,360	961,150	865,940	770,730	675,519	580,310	485,099
8	Twenty unit scheme (houses and flats)	-	£668,614	4,221,540	3,988,506	3,755,472	3,522,437	3,289,404	3,056,369	2,823,335	2,590,301	2,357,267	2,124,232	1,891,199
9	Twenty unit scheme (flats)	-	£399,386	2,822,417	2,635,309	2,447,727	2,260,147	2,072,565	1,884,984	1,697,402	1,509,821	1,322,241	1,134,659	947,078
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	4,383,760	4,097,398	3,811,037	3,524,675	3,238,312	2,951,951	2,665,589	2,379,227	2,092,866	1,806,503	1,520,141
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	6,477,600	6,040,542	5,603,482	5,166,424	4,729,365	4,292,305	3,855,247	3,418,188	2,981,130	2,544,070	2,107,012
12	Fifty unit scheme (flats - higher density)	-	£466,544	4,200,915	3,802,515	3,403,515	3,004,514	2,605,514	2,206,515	1,807,514	1,408,514	1,009,513	610,514	211,514
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	8,575,531	8,027,312	7,479,094	6,930,875	6,382,657	5,834,438	5,286,220	4,738,002	4,189,784	3,641,565	3,093,347
14	Seventy unit scheme (flats - higher density)	-	£246,590	6,121,362	5,542,502	4,962,554	4,382,606	3,802,659	3,222,711	2,642,762	2,062,814	1,482,867	902,919	322,971
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	9,278,965	8,398,601	7,518,237	6,637,873	5,757,509	4,877,145	3,993,654	3,106,071	2,218,488	1,330,905	443,323
16	One hundred unit scheme (flats - higher density)	-	£999,738	11,481,842	10,700,954	9,920,066	9,139,178	8,358,291	7,577,402	6,796,515	6,015,628	5,234,739	4,453,852	3,672,964
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	14,640,413	13,182,622	11,716,529	10,249,073	8,781,615	7,314,158	5,846,701	4,379,244	2,911,787	1,436,432	- 47,779
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	14,828,192	12,876,931	10,925,671	8,974,411	7,023,150	5,071,891	3,108,319	1,135,682	- 848,799	- 2,849,350	- 4,865,560
19	Five hundred unit scheme (flats)	-	£5,134,958	28,301,347	24,551,955	20,802,563	17,053,172	13,271,242	9,486,064	5,700,887	1,915,708	- 1,929,686	- 5,817,479	- 9,716,558
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£1,782,971	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£1,485,810	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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
1	One unit scheme (houses)	1	£13,438	313,914	298,812	283,710	268,608	253,506	238,404	223,301	208,199	193,096	177,994	162,892
2	Two unit scheme (houses)	2	£17,917	627,830	597,624	567,420	537,216	507,011	476,807	446,602	416,398	386,193	355,989	325,784
3	Four unit scheme (houses)	4	£19,444	1,019,007	969,837	920,667	871,496	822,327	773,156	723,986	674,816	625,646	576,476	527,306
4	Seven unit scheme (flats)	7	£33,211	1,019,995	952,438	884,881	817,324	749,767	682,210	614,654	547,097	479,540	411,983	344,426
5	Nine unit scheme (flats)	9	£28,125	1,145,892	1,069,611	993,329	917,049	840,767	764,486	688,206	611,924	535,643	459,362	383,081
6	Ten unit scheme (houses)	10	£50,450	2,826,019	2,690,269	2,554,520	2,418,770	2,283,021	2,147,271	2,011,522	1,875,772	1,740,022	1,604,272	1,468,523
7	Ten unit scheme (flats)	10	£30,089	1,437,201	1,341,991	1,246,780	1,151,570	1,056,360	961,150	865,940	770,730	675,519	580,310	485,099
8	Twenty unit scheme (houses and flats)	20	£93,750	4,221,540	3,988,506	3,755,472	3,522,437	3,289,404	3,056,369	2,823,335	2,590,301	2,357,267	2,124,232	1,891,199
9	Twenty unit scheme (flats)	20	£56,000	2,822,417	2,635,309	2,447,727	2,260,147	2,072,565	1,884,984	1,697,402	1,509,821	1,322,241	1,134,659	947,078
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	4,383,760	4,097,398	3,811,037	3,524,675	3,238,312	2,951,951	2,665,589	2,379,227	2,092,866	1,806,503	1,520,141
11	Fifty unit scheme (flats - lower density)	50	£180,208	6,477,600	6,040,542	5,603,482	5,166,424	4,729,365	4,292,305	3,855,247	3,418,188	2,981,130	2,544,070	2,107,012
12	Fifty unit scheme (flats - higher density)	50	£65,417	4,200,915	3,802,515	3,403,515	3,004,514	2,605,514	2,206,515	1,807,514	1,408,514	1,009,513	610,514	211,514
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	8,575,531	8,027,312	7,479,094	6,930,875	6,382,657	5,834,438	5,286,220	4,738,002	4,189,784	3,641,565	3,093,347
14	Seventy unit scheme (flats - higher density)	70	£34,576	6,121,362	5,542,502	4,962,554	4,382,606	3,802,659	3,222,711	2,642,762	2,062,814	1,482,867	902,919	322,971
15	One hundred unit scheme (flats - lower density)	100	£147,500	9,278,965	8,398,601	7,518,237	6,637,873	5,757,509	4,877,145	3,993,654	3,106,071	2,218,488	1,330,905	443,323
16	One hundred unit scheme (flats - higher density)	100	£140,179	11,481,842	10,700,954	9,920,066	9,139,178	8,358,291	7,577,402	6,796,515	6,015,628	5,234,739	4,453,852	3,672,964
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	14,640,413	13,182,622	11,716,529	10,249,073	8,781,615	7,314,158	5,846,701	4,379,244	2,911,787	1,436,432	- 47,779
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	14,828,192	12,876,931	10,925,671	8,974,411	7,023,150	5,071,891	3,108,319	1,135,682	- 848,799	- 2,849,350	- 4,865,560
19	Five hundred unit scheme (flats)	500	£720,000	28,301,347	24,551,955	20,802,563	17,053,172	13,271,242	9,486,064	5,700,887	1,915,708	- 1,929,686	- 5,817,479	- 9,716,558
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£250,000	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£208,333	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

EALING LOCAL PLAN VIABILITY TESTING Sales value £8,136 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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
1	One unit scheme (houses)	1	£273,460	345,921	329,218	312,515	295,813	279,111	262,408	245,705	229,003	212,300	195,598	178,896
2	Two unit scheme (houses)	2	£364,613	691,841	658,437	625,031	591,626	558,221	524,816	491,411	458,005	424,601	391,195	357,790
3	Four unit scheme (houses)	4	£395,705	1,123,213	1,068,832	1,014,452	960,072	905,692	851,311	796,931	742,551	688,169	633,789	579,409
4	Seven unit scheme (flats)	7	£675,863	1,166,843	1,091,943	1,017,044	942,145	867,246	792,346	717,447	642,548	567,649	492,749	417,850
5	Nine unit scheme (flats)	9	£572,358	1,311,703	1,227,132	1,142,560	1,057,989	973,417	888,845	804,273	719,702	635,130	550,559	465,987
6	Ten unit scheme (houses)	10	£1,026,684	3,117,616	2,967,287	2,816,957	2,666,628	2,516,298	2,365,969	2,215,639	2,065,310	1,914,980	1,764,651	1,614,322
7	Ten unit scheme (flats)	10	£612,333	1,644,158	1,538,600	1,433,042	1,327,484	1,221,926	1,116,368	1,010,810	905,252	799,694	694,136	588,578
8	Twenty unit scheme (houses and flats)	20	£1,907,861	4,725,504	4,467,272	4,209,040	3,950,807	3,692,575	3,434,343	3,176,110	2,917,878	2,659,645	2,401,413	2,143,181
9	Twenty unit scheme (flats)	20	£1,139,629	3,229,004	3,021,625	2,814,247	2,606,867	2,399,489	2,192,110	1,984,470	1,776,384	1,568,298	1,360,212	1,152,125
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	5,011,466	4,693,720	4,375,972	4,058,225	3,740,479	3,422,731	3,104,984	2,787,236	2,469,490	2,151,742	1,833,995
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	7,459,338	6,973,192	6,487,047	6,000,901	5,514,755	5,028,610	4,542,464	4,056,317	3,570,172	3,084,026	2,597,880
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	5,091,857	4,650,673	4,209,488	3,768,304	3,325,675	2,881,665	2,437,654	1,993,645	1,549,635	1,105,624	661,614
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	9,806,959	9,197,169	8,587,379	7,977,589	7,367,800	6,758,010	6,148,220	5,538,431	4,928,641	4,318,851	3,709,061
14	Seventy unit scheme (flats - higher density)	70	£703,635	7,416,348	6,775,085	6,133,823	5,492,560	4,849,414	4,204,044	3,558,674	2,913,303	2,267,933	1,622,564	977,193
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	11,271,896	10,291,886	9,311,875	8,331,865	7,351,855	6,371,844	5,391,833	4,411,822	3,428,057	2,439,677	1,451,296
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	13,240,465	12,373,933	11,507,402	10,640,871	9,772,484	8,903,209	8,033,934	7,164,659	6,295,384	5,426,110	4,556,834
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	18,028,706	16,401,499	14,774,293	13,147,087	11,519,881	9,882,968	8,244,257	6,605,545	4,966,835	3,328,124	1,687,657
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	19,392,937	17,213,439	15,033,942	12,854,444	10,674,946	8,495,449	6,315,951	4,136,455	1,937,444	-270,163	-2,505,186
19	Five hundred unit scheme (flats)	500	£14,652,373	36,558,516	32,396,266	28,234,016	24,071,766	19,909,516	15,747,267	11,551,152	7,348,098	3,145,044	-1,091,364	-5,408,802
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£5,087,629	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636
25	Office development	-	£4,239,691	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

	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	One unit scheme (houses)	1	£178,889	345,921	329,218	312,515	295,813	279,111	262,408	245,705	229,003	212,300	195,598	178,896
2	Two unit scheme (houses)	2	£238,519	691,841	658,437	625,031	591,626	558,221	524,816	491,411	458,005	424,601	391,195	357,790
3	Four unit scheme (houses)	4	£258,858	1,123,213	1,068,832	1,014,452	960,072	905,692	851,311	796,931	742,551	688,169	633,789	579,409
4	Seven unit scheme (flats)	7	£442,129	1,166,843	1,091,943	1,017,044	942,145	867,246	792,346	717,447	642,548	567,649	492,749	417,850
5	Nine unit scheme (flats)	9	£374,419	1,311,703	1,227,132	1,142,560	1,057,989	973,417	888,845	804,273	719,702	635,130	550,559	465,987
6	Ten unit scheme (houses)	10	£671,625	3,117,616	2,967,287	2,816,957	2,666,628	2,516,298	2,365,969	2,215,639	2,065,310	1,914,980	1,764,651	1,614,322
7	Ten unit scheme (flats)	10	£400,569	1,644,158	1,538,600	1,433,042	1,327,484	1,221,926	1,116,368	1,010,810	905,252	799,694	694,136	588,578
8	Twenty unit scheme (houses and flats)	20	£1,248,065	4,725,504	4,467,272	4,209,040	3,950,807	3,692,575	3,434,343	3,176,110	2,917,878	2,659,645	2,401,413	2,143,181
9	Twenty unit scheme (flats)	20	£745,511	3,229,004	3,021,625	2,814,247	2,606,867	2,399,489	2,192,110	1,984,470	1,776,384	1,568,298	1,360,212	1,152,125
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	5,011,466	4,693,720	4,375,972	4,058,225	3,740,479	3,422,731	3,104,984	2,787,236	2,469,490	2,151,742	1,833,995
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	7,459,338	6,973,192	6,487,047	6,000,901	5,514,755	5,028,610	4,542,464	4,056,317	3,570,172	3,084,026	2,597,880
12	Fifty unit scheme (flats - higher density)	50	£870,872	5,091,857	4,650,673	4,209,488	3,768,304	3,325,675	2,881,665	2,437,654	1,993,645	1,549,635	1,105,624	661,614
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	9,806,959	9,197,169	8,587,379	7,977,589	7,367,800	6,758,010	6,148,220	5,538,431	4,928,641	4,318,851	3,709,061
14	Seventy unit scheme (flats - higher density)	70	£460,296	7,416,348	6,775,085	6,133,823	5,492,560	4,849,414	4,204,044	3,558,674	2,913,303	2,267,933	1,622,564	977,193
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	11,271,896	10,291,886	9,311,875	8,331,865	7,351,855	6,371,844	5,391,833	4,411,822	3,428,057	2,439,677	1,451,296
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	13,240,465	12,373,933	11,507,402	10,640,871	9,772,484	8,903,209	8,033,934	7,164,659	6,295,384	5,426,110	4,556,834
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	18,028,706	16,401,499	14,774,293	13,147,087	11,519,881	9,882,968	8,244,257	6,605,545	4,966,835	3,328,124	1,687,657
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	19,392,937	17,213,439	15,033,942	12,854,444	10,674,946	8,495,449	6,315,951	4,136,455	1,937,444	-270,163	-2,505,186
19	Five hundred unit scheme (flats)	500	£9,585,136	36,558,516	32,396,266	28,234,016	24,071,766	19,909,516	15,747,267	11,551,152	7,348,098	3,145,044	-1,091,364	-5,408,802
20	Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£3,328,172	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636
25	Office development	-	£2,773,477	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668
26	Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

	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	One unit scheme (houses)	1	£95,835	345,921	329,218	312,515	295,813	279,111	262,408	245,705	229,003	212,300	195,598	178,896
2	Two unit scheme (houses)	-	£127,780	691,841	658,437	625,031	591,626	558,221	524,816	491,411	458,005	424,601	391,195	357,790
3	Four unit scheme (houses)	-	£138,676	1,123,213	1,068,832	1,014,452	960,072	905,692	851,311	796,931	742,551	688,169	633,789	579,409
4	Seven unit scheme (flats)	-	£236,858	1,166,843	1,091,943	1,017,044	942,145	867,246	792,346	717,447	642,548	567,649	492,749	417,850
5	Nine unit scheme (flats)	-	£200,584	1,311,703	1,227,132	1,142,560	1,057,989	973,417	888,845	804,273	719,702	635,130	550,559	465,987
6	Ten unit scheme (houses)	-	£359,804	3,117,616	2,967,287	2,816,957	2,666,628	2,516,298	2,365,969	2,215,639	2,065,310	1,914,980	1,764,651	1,614,322
7	Ten unit scheme (flats)	-	£214,593	1,644,158	1,538,600	1,433,042	1,327,484	1,221,926	1,116,368	1,010,810	905,252	799,694	694,136	588,578
8	Twenty unit scheme (houses and flats)	-	£668,614	4,725,504	4,467,272	4,209,040	3,950,807	3,692,575	3,434,343	3,176,110	2,917,878	2,659,645	2,401,413	2,143,181
9	Twenty unit scheme (flats)	-	£399,386	3,229,004	3,021,625	2,814,247	2,606,867	2,399,489	2,192,110	1,984,470	1,776,384	1,568,298	1,360,212	1,152,125
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	5,011,466	4,693,720	4,375,972	4,058,225	3,740,479	3,422,731	3,104,984	2,787,236	2,469,490	2,151,742	1,833,995
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	7,459,338	6,973,192	6,487,047	6,000,901	5,514,755	5,028,610	4,542,464	4,056,317	3,570,172	3,084,026	2,597,880
12	Fifty unit scheme (flats - higher density)	-	£466,544	5,091,857	4,650,673	4,209,488	3,768,304	3,325,675	2,881,665	2,437,654	1,993,645	1,549,635	1,105,624	661,614
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	9,806,959	9,197,169	8,587,379	7,977,589	7,367,800	6,758,010	6,148,220	5,538,431	4,928,641	4,318,851	3,709,061
14	Seventy unit scheme (flats - higher density)	-	£246,590	7,416,348	6,775,085	6,133,823	5,492,560	4,849,414	4,204,044	3,558,674	2,913,303	2,267,933	1,622,564	977,193
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	11,271,896	10,291,886	9,311,875	8,331,865	7,351,855	6,371,844	5,391,833	4,411,822	3,428,057	2,439,677	1,451,296
16	One hundred unit scheme (flats - higher density)	-	£999,738	13,240,465	12,373,933	11,507,402	10,640,871	9,772,484	8,903,209	8,033,934	7,164,659	6,295,384	5,426,110	4,556,834
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	18,028,706	16,401,499	14,774,293	13,147,087	11,519,881	9,882,968	8,244,257	6,605,545	4,966,835	3,328,124	1,687,657
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	19,392,937	17,213,439	15,033,942	12,854,444	10,674,946	8,495,449	6,315,951	4,136,455	1,937,444	-270,163	-2,505,186
19	Five hundred unit scheme (flats)	-	£5,134,958	36,558,516	32,396,266	28,234,016	24,071,766	19,909,516	15,747,267	11,551,152	7,348,098	3,145,044	-1,091,364	-5,408,802
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£1,782,971	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636
25	Office development	-	£1,485,810	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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
1	One unit scheme (houses)	1	£13,438	345,921	329,218	312,515	295,813	279,111	262,408	245,705	229,003	212,300	195,598	178,896
2	Two unit scheme (houses)	2	£17,917	691,841	658,437	625,031	591,626	558,221	524,816	491,411	458,005	424,601	391,195	357,790
3	Four unit scheme (houses)	4	£19,444	1,123,213	1,068,832	1,014,452	960,072	905,692	851,311	796,931	742,551	688,169	633,789	579,409
4	Seven unit scheme (flats)	7	£33,211	1,166,843	1,091,943	1,017,044	942,145	867,246	792,346	717,447	642,548	567,649	492,749	417,850
5	Nine unit scheme (flats)	9	£28,125	1,311,703	1,227,132	1,142,560	1,057,989	973,417	888,845	804,273	719,702	635,130	550,559	465,987
6	Ten unit scheme (houses)	10	£50,450	3,117,616	2,967,287	2,816,957	2,666,628	2,516,298	2,365,969	2,215,639	2,065,310	1,914,980	1,764,651	1,614,322
7	Ten unit scheme (flats)	10	£30,089	1,644,158	1,538,600	1,433,042	1,327,484	1,221,926	1,116,368	1,010,810	905,252	799,694	694,136	588,578
8	Twenty unit scheme (houses and flats)	20	£93,750	4,725,504	4,467,272	4,209,040	3,950,807	3,692,575	3,434,343	3,176,110	2,917,878	2,659,645	2,401,413	2,143,181
9	Twenty unit scheme (flats)	20	£56,000	3,229,004	3,021,625	2,814,247	2,606,867	2,399,489	2,192,110	1,984,470	1,776,384	1,568,298	1,360,212	1,152,125
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	5,011,466	4,693,720	4,375,972	4,058,225	3,740,479	3,422,731	3,104,984	2,787,236	2,469,490	2,151,742	1,833,995
11	Fifty unit scheme (flats - lower density)	50	£180,208	7,459,338	6,973,192	6,487,047	6,000,901	5,514,755	5,028,610	4,542,464	4,056,317	3,570,172	3,084,026	2,597,880
12	Fifty unit scheme (flats - higher density)	50	£65,417	5,091,857	4,650,673	4,209,488	3,768,304	3,325,675	2,881,665	2,437,654	1,993,645	1,549,635	1,105,624	661,614
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	9,806,959	9,197,169	8,587,379	7,977,589	7,367,800	6,758,010	6,148,220	5,538,431	4,928,641	4,318,851	3,709,061
14	Seventy unit scheme (flats - higher density)	70	£34,576	7,416,348	6,775,085	6,133,823	5,492,560	4,849,414	4,204,044	3,558,674	2,913,303	2,267,933	1,622,564	977,193
15	One hundred unit scheme (flats - lower density)	100	£147,500	11,271,896	10,291,886	9,311,875	8,331,865	7,351,855	6,371,844	5,391,833	4,411,822	3,428,057	2,439,677	1,451,296
16	One hundred unit scheme (flats - higher density)	100	£140,179	13,240,465	12,373,933	11,507,402	10,640,871	9,772,484	8,903,209	8,033,934	7,164,659	6,295,384	5,426,110	4,556,834
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	18,028,706	16,401,499	14,774,293	13,147,087	11,519,881	9,882,968	8,244,257	6,605,545	4,966,835	3,328,124	1,687,657
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	19,392,937	17,213,439	15,033,942	12,854,444	10,674,946	8,495,449	6,315,951	4,136,455	1,937,444	-270,163	-2,505,186
19	Five hundred unit scheme (flats)	500	£720,000	36,558,516	32,396,266	28,234,016	24,071,766	19,909,516	15,747,267	11,551,152	7,348,098	3,145,044	-1,091,364	-5,408,802
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£250,000	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636
25	Office development	-	£208,333	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

EALING LOCAL PLAN VIABILITY TESTING Sales value £8,574 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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
1	One unit scheme (houses)	1	£273,460	377,927	359,624	341,321	323,018	304,716	286,413	268,109	249,807	231,504	213,201	194,898
2	Two unit scheme (houses)	2	£364,613	755,854	719,248	682,642	646,036	609,431	572,825	536,220	499,614	463,008	426,402	389,796
3	Four unit scheme (houses)	4	£395,705	1,227,419	1,167,829	1,108,237	1,048,647	989,056	929,466	869,875	810,284	750,693	691,102	631,512
4	Seven unit scheme (flats)	7	£675,863	1,313,690	1,231,449	1,149,207	1,066,965	984,723	902,482	820,240	737,999	655,757	573,516	491,274
5	Nine unit scheme (flats)	9	£572,358	1,477,515	1,384,653	1,291,790	1,198,929	1,106,066	1,013,204	920,342	827,479	734,617	641,755	548,892
6	Ten unit scheme (houses)	10	£1,026,684	3,409,214	3,244,304	3,079,395	2,914,485	2,749,576	2,584,667	2,419,757	2,254,848	2,089,939	1,925,029	1,760,120
7	Ten unit scheme (flats)	10	£612,333	1,851,115	1,735,210	1,619,303	1,503,398	1,387,492	1,271,586	1,155,680	1,039,775	923,868	807,963	692,057
8	Twenty unit scheme (houses and flats)	20	£1,907,861	5,229,468	4,946,037	4,662,607	4,379,176	4,095,746	3,812,315	3,528,885	3,245,454	2,962,024	2,678,593	2,395,163
9	Twenty unit scheme (flats)	20	£1,139,629	3,635,592	3,407,884	3,180,176	2,952,468	2,724,760	2,497,051	2,269,343	2,041,635	1,813,926	1,585,764	1,357,174
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	5,639,174	5,290,041	4,940,909	4,591,776	4,242,644	3,893,511	3,544,378	3,195,245	2,846,114	2,496,981	2,147,848
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	8,441,076	7,905,844	7,370,611	6,835,378	6,300,146	5,764,913	5,229,680	4,694,448	4,159,215	3,623,982	3,088,750
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	5,982,798	5,497,066	5,011,335	4,525,604	4,039,872	3,554,141	3,067,795	2,578,775	2,089,755	1,600,734	1,111,715
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	11,038,387	10,367,027	9,695,665	9,024,303	8,352,943	7,681,581	7,010,220	6,338,859	5,667,498	4,996,136	4,324,775
14	Seventy unit scheme (flats - higher density)	70	£703,635	8,711,334	8,005,323	7,299,310	6,593,298	5,887,286	5,181,274	4,474,585	3,763,793	3,053,000	2,342,207	1,631,416
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	13,264,828	12,185,170	11,105,513	10,025,857	8,946,199	7,866,542	6,786,886	5,707,228	4,627,571	3,547,913	2,459,271
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	14,993,001	14,038,844	13,084,685	12,130,528	11,176,370	10,222,212	9,268,055	8,313,691	7,356,029	6,398,367	5,440,705
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	21,416,998	19,620,377	17,823,756	16,027,135	14,230,514	12,433,893	10,637,273	8,831,847	7,021,882	5,211,917	3,401,952
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	23,910,485	21,520,472	19,130,459	16,734,478	14,326,743	11,919,008	9,511,273	7,103,539	4,695,804	2,276,806	-160,470
19	Five hundred unit scheme (flats)	500	£14,652,373	44,808,095	40,240,577	35,665,468	31,090,361	26,515,252	21,940,144	17,365,035	12,780,488	8,159,557	3,538,627	-1,112,335
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£5,087,629	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636
25	Office development	-	£4,239,691	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

	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	One unit scheme (houses)	1	£178,889	377,927	359,624	341,321	323,018	304,716	286,413	268,109	249,807	231,504	213,201	194,898
2	Two unit scheme (houses)	2	£238,519	755,854	719,248	682,642	646,036	609,431	572,825	536,220	499,614	463,008	426,402	389,796
3	Four unit scheme (houses)	4	£258,858	1,227,419	1,167,829	1,108,237	1,048,647	989,056	929,466	869,875	810,284	750,693	691,102	631,512
4	Seven unit scheme (flats)	7	£442,129	1,313,690	1,231,449	1,149,207	1,066,965	984,723	902,482	820,240	737,999	655,757	573,516	491,274
5	Nine unit scheme (flats)	9	£374,419	1,477,515	1,384,653	1,291,790	1,198,929	1,106,066	1,013,204	920,342	827,479	734,617	641,755	548,892
6	Ten unit scheme (houses)	10	£671,625	3,409,214	3,244,304	3,079,395	2,914,485	2,749,576	2,584,667	2,419,757	2,254,848	2,089,939	1,925,029	1,760,120
7	Ten unit scheme (flats)	10	£400,569	1,851,115	1,735,210	1,619,303	1,503,398	1,387,492	1,271,586	1,155,680	1,039,775	923,868	807,963	692,057
8	Twenty unit scheme (houses and flats)	20	£1,248,065	5,229,468	4,946,037	4,662,607	4,379,176	4,095,746	3,812,315	3,528,885	3,245,454	2,962,024	2,678,593	2,395,163
9	Twenty unit scheme (flats)	20	£745,511	3,635,592	3,407,884	3,180,176	2,952,468	2,724,760	2,497,051	2,269,343	2,041,635	1,813,926	1,585,764	1,357,174
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	5,639,174	5,290,041	4,940,909	4,591,776	4,242,644	3,893,511	3,544,378	3,195,245	2,846,114	2,496,981	2,147,848
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	8,441,076	7,905,844	7,370,611	6,835,378	6,300,146	5,764,913	5,229,680	4,694,448	4,159,215	3,623,982	3,088,750
12	Fifty unit scheme (flats - higher density)	50	£870,872	5,982,798	5,497,066	5,011,335	4,525,604	4,039,872	3,554,141	3,067,795	2,578,775	2,089,755	1,600,734	1,111,715
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	11,038,387	10,367,027	9,695,665	9,024,303	8,352,943	7,681,581	7,010,220	6,338,859	5,667,498	4,996,136	4,324,775
14	Seventy unit scheme (flats - higher density)	70	£460,296	8,711,334	8,005,323	7,299,310	6,593,298	5,887,286	5,181,274	4,474,585	3,763,793	3,053,000	2,342,207	1,631,416
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	13,264,828	12,185,170	11,105,513	10,025,857	8,946,199	7,866,542	6,786,886	5,707,228	4,627,571	3,547,913	2,459,271
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	14,993,001	14,038,844	13,084,685	12,130,528	11,176,370	10,222,212	9,268,055	8,313,691	7,356,029	6,398,367	5,440,705
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	21,416,998	19,620,377	17,823,756	16,027,135	14,230,514	12,433,893	10,637,273	8,831,847	7,021,882	5,211,917	3,401,952
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	23,910,485	21,520,472	19,130,459	16,734,478	14,326,743	11,919,008	9,511,273	7,103,539	4,695,804	2,276,806	-160,470
19	Five hundred unit scheme (flats)	500	£9,585,136	44,808,095	40,240,577	35,665,468	31,090,361	26,515,252	21,940,144	17,365,035	12,780,488	8,159,557	3,538,627	-1,112,335
20	Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£3,328,172	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636
25	Office development	-	£2,773,477	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668
26	Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

	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	One unit scheme (houses)	1	£95,835	377,927	359,624	341,321	323,018	304,716	286,413	268,109	249,807	231,504	213,201	194,898
2	Two unit scheme (houses)	-	£127,780	755,854	719,248	682,642	646,036	609,431	572,825	536,220	499,614	463,008	426,402	389,796
3	Four unit scheme (houses)	-	£138,676	1,227,419	1,167,829	1,108,237	1,048,647	989,056	929,466	869,875	810,284	750,693	691,102	631,512
4	Seven unit scheme (flats)	-	£236,858	1,313,690	1,231,449	1,149,207	1,066,965	984,723	902,482	820,240	737,999	655,757	573,516	491,274
5	Nine unit scheme (flats)	-	£200,584	1,477,515	1,384,653	1,291,790	1,198,929	1,106,066	1,013,204	920,342	827,479	734,617	641,755	548,892
6	Ten unit scheme (houses)	-	£359,804	3,409,214	3,244,304	3,079,395	2,914,485	2,749,576	2,584,667	2,419,757	2,254,848	2,089,939	1,925,029	1,760,120
7	Ten unit scheme (flats)	-	£214,593	1,851,115	1,735,210	1,619,303	1,503,398	1,387,492	1,271,586	1,155,680	1,039,775	923,868	807,963	692,057
8	Twenty unit scheme (houses and flats)	-	£668,614	5,229,468	4,946,037	4,662,607	4,379,176	4,095,746	3,812,315	3,528,885	3,245,454	2,962,024	2,678,593	2,395,163
9	Twenty unit scheme (flats)	-	£399,386	3,635,592	3,407,884	3,180,176	2,952,468	2,724,760	2,497,051	2,269,343	2,041,635	1,813,926	1,585,764	1,357,174
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	5,639,174	5,290,041	4,940,909	4,591,776	4,242,644	3,893,511	3,544,378	3,195,245	2,846,114	2,496,981	2,147,848
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	8,441,076	7,905,844	7,370,611	6,835,378	6,300,146	5,764,913	5,229,680	4,694,448	4,159,215	3,623,982	3,088,750
12	Fifty unit scheme (flats - higher density)	-	£466,544	5,982,798	5,497,066	5,011,335	4,525,604	4,039,872	3,554,141	3,067,795	2,578,775	2,089,755	1,600,734	1,111,715
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	11,038,387	10,367,027	9,695,665	9,024,303	8,352,943	7,681,581	7,010,220	6,338,859	5,667,498	4,996,136	4,324,775
14	Seventy unit scheme (flats - higher density)	-	£246,590	8,711,334	8,005,323	7,299,310	6,593,298	5,887,286	5,181,274	4,474,585	3,763,793	3,053,000	2,342,207	1,631,416
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	13,264,828	12,185,170	11,105,513	10,025,857	8,946,199	7,866,542	6,786,886	5,707,228	4,627,571	3,547,913	2,459,271
16	One hundred unit scheme (flats - higher density)	-	£999,738	14,993,001	14,038,844	13,084,685	12,130,528	11,176,370	10,222,212	9,268,055	8,313,691	7,356,029	6,398,367	5,440,705
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	21,416,998	19,620,377	17,823,756	16,027,135	14,230,514	12,433,893	10,637,273	8,831,847	7,021,882	5,211,917	3,401,952
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	23,910,485	21,520,472	19,130,459	16,734,478	14,326,743	11,919,008	9,511,273	7,103,539	4,695,804	2,276,806	-160,470
19	Five hundred unit scheme (flats)	-	£5,134,958	44,808,095	40,240,577	35,665,468	31,090,361	26,515,252	21,940,144	17,365,035	12,780,488	8,159,557	3,538,627	-1,112,335
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£1,782,971	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636
25	Office development	-	£1,485,810	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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
1	One unit scheme (houses)	1	£13,438	377,927	359,624	341,321	323,018	304,716	286,413	268,109	249,807	231,504	213,201	194,898
2	Two unit scheme (houses)	2	£17,917	755,854	719,248	682,642	646,036	609,431	572,825	536,220	499,614	463,008	426,402	389,796
3	Four unit scheme (houses)	4	£19,444	1,227,419	1,167,829	1,108,237	1,048,647	989,056	929,466	869,875	810,284	750,693	691,102	631,512
4	Seven unit scheme (flats)	7	£33,211	1,313,690	1,231,449	1,149,207	1,066,965	984,723	902,482	820,240	737,999	655,757	573,516	491,274
5	Nine unit scheme (flats)	9	£28,125	1,477,515	1,384,653	1,291,790	1,198,929	1,106,066	1,013,204	920,342	827,479	734,617	641,755	548,892
6	Ten unit scheme (houses)	10	£50,450	3,409,214	3,244,304	3,079,395	2,914,485	2,749,576	2,584,667	2,419,757	2,254,848	2,089,939	1,925,029	1,760,120
7	Ten unit scheme (flats)	10	£30,089	1,851,115	1,735,210	1,619,303	1,503,398	1,387,492	1,271,586	1,155,680	1,039,775	923,868	807,963	692,057
8	Twenty unit scheme (houses and flats)	20	£93,750	5,229,468	4,946,037	4,662,607	4,379,176	4,095,746	3,812,315	3,528,885	3,245,454	2,962,024	2,678,593	2,395,163
9	Twenty unit scheme (flats)	20	£56,000	3,635,592	3,407,884	3,180,176	2,952,468	2,724,760	2,497,051	2,269,343	2,041,635	1,813,926	1,585,764	1,357,174
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	5,639,174	5,290,041	4,940,909	4,591,776	4,242,644	3,893,511	3,544,378	3,195,245	2,846,114	2,496,981	2,147,848
11	Fifty unit scheme (flats - lower density)	50	£180,208	8,441,076	7,905,844	7,370,611	6,835,378	6,300,146	5,764,913	5,229,680	4,694,448	4,159,215	3,623,982	3,088,750
12	Fifty unit scheme (flats - higher density)	50	£65,417	5,982,798	5,497,066	5,011,335	4,525,604	4,039,872	3,554,141	3,067,795	2,578,775	2,089,755	1,600,734	1,111,715
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	11,038,387	10,367,027	9,695,665	9,024,303	8,352,943	7,681,581	7,010,220	6,338,859	5,667,498	4,996,136	4,324,775
14	Seventy unit scheme (flats - higher density)	70	£34,576	8,711,334	8,005,323	7,299,310	6,593,298	5,887,286	5,181,274	4,474,585	3,763,793	3,053,000	2,342,207	1,631,416
15	One hundred unit scheme (flats - lower density)	100	£147,500	13,264,828	12,185,170	11,105,513	10,025,857	8,946,199	7,866,542	6,786,886	5,707,228	4,627,571	3,547,913	2,459,271
16	One hundred unit scheme (flats - higher density)	100	£140,179	14,993,001	14,038,844	13,084,685	12,130,528	11,176,370	10,222,212	9,268,055	8,313,691	7,356,029	6,398,367	5,440,705
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	21,416,998	19,620,377	17,823,756	16,027,135	14,230,514	12,433,893	10,637,273	8,831,847	7,021,882	5,211,917	3,401,952
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	23,910,485	21,520,472	19,130,459	16,734,478	14,326,743	11,919,008	9,511,273	7,103,539	4,695,804	2,276,806	-160,470
19	Five hundred unit scheme (flats)	500	£720,000	44,808,095	40,240,577	35,665,468	31,090,361	26,515,252	21,940,144	17,365,035	12,780,488	8,159,557	3,538,627	-1,112,335
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£250,000	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636	-22,971,636
25	Office development	-	£208,333	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668	-11,489,668
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

EALING LOCAL PLAN VIABILITY TESTING Sales value £9,012 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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	One unit scheme (houses)	1	£273,460	409,933	390,030	370,127	350,223	330,320	310,418	290,514	270,611	250,708	230,804	210,901
2	Two unit scheme (houses)	2	£364,613	819,866	780,060	740,253	700,447	660,641	620,834	581,027	541,222	501,415	461,608	421,803
3	Four unit scheme (houses)	4	£395,705	1,331,625	1,266,824	1,202,023	1,137,222	1,072,421	1,007,620	942,819	878,018	813,217	748,416	683,615
4	Seven unit scheme (flats)	7	£675,863	1,460,538	1,370,953	1,281,370	1,191,786	1,102,202	1,012,618	923,034	833,450	743,866	654,282	564,698
5	Nine unit scheme (flats)	9	£572,358	1,643,327	1,542,174	1,441,021	1,339,868	1,238,716	1,137,563	1,036,410	935,256	834,104	732,951	631,798
6	Ten unit scheme (houses)	10	£1,026,684	3,700,811	3,521,322	3,341,832	3,162,343	2,982,854	2,803,365	2,623,875	2,444,386	2,264,897	2,085,408	1,905,919
7	Ten unit scheme (flats)	10	£612,333	2,058,073	1,931,819	1,805,565	1,679,312	1,553,058	1,426,804	1,300,550	1,174,297	1,048,043	921,789	795,536
8	Twenty unit scheme (houses and flats)	20	£1,907,861	5,733,432	5,424,804	5,116,175	4,807,546	4,498,917	4,190,289	3,881,660	3,573,031	3,264,402	2,955,774	2,647,145
9	Twenty unit scheme (flats)	20	£1,139,629	4,042,180	3,794,143	3,546,105	3,298,067	3,050,030	2,801,992	2,553,954	2,305,917	2,057,879	1,809,841	1,561,804
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	6,266,881	5,886,363	5,505,845	5,125,327	4,744,809	4,364,291	3,983,773	3,603,256	3,222,738	2,842,220	2,461,702
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	9,422,815	8,838,494	8,254,175	7,669,856	7,085,536	6,501,216	5,916,897	5,332,577	4,748,258	4,163,938	3,579,618
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	6,873,740	6,343,461	5,813,183	5,282,904	4,752,626	4,222,348	3,692,069	3,161,790	2,629,876	2,095,845	1,561,815
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	12,269,816	11,536,883	10,803,951	10,071,018	9,338,085	8,605,153	7,872,220	7,139,288	6,406,355	5,673,422	4,940,489
14	Seventy unit scheme (flats - higher density)	70	£703,635	10,006,320	9,235,559	8,464,798	7,694,037	6,923,275	6,152,513	5,381,752	4,610,991	3,838,067	3,061,852	2,285,638
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	15,257,759	14,078,456	12,899,152	11,719,848	10,540,544	9,361,241	8,181,937	7,002,633	5,823,330	4,644,026	3,464,722
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	16,745,539	15,703,754	14,661,970	13,620,185	12,578,400	11,536,615	10,494,831	9,453,046	8,411,261	7,369,477	6,324,576
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	24,805,290	22,839,255	20,873,219	18,907,184	16,941,149	14,975,112	13,009,077	11,043,042	9,076,930	7,095,711	5,114,492
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	28,426,202	25,810,404	23,194,605	20,578,806	17,963,007	15,342,567	12,706,595	10,070,624	7,434,651	4,798,679	2,153,769
19	Five hundred unit scheme (flats)	500	£14,652,373	52,979,859	48,028,085	43,076,311	38,108,954	33,120,987	28,133,021	23,145,054	18,157,087	13,169,120	8,135,265	3,096,458
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£5,087,629	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£4,239,691	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

				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	One unit scheme (houses)	1	£178,889	409,933	390,030	370,127	350,223	330,320	310,418	290,514	270,611	250,708	230,804	210,901
2	Two unit scheme (houses)	2	£238,519	819,866	780,060	740,253	700,447	660,641	620,834	581,027	541,222	501,415	461,608	421,803
3	Four unit scheme (houses)	4	£258,858	1,331,625	1,266,824	1,202,023	1,137,222	1,072,421	1,007,620	942,819	878,018	813,217	748,416	683,615
4	Seven unit scheme (flats)	7	£442,129	1,460,538	1,370,953	1,281,370	1,191,786	1,102,202	1,012,618	923,034	833,450	743,866	654,282	564,698
5	Nine unit scheme (flats)	9	£374,419	1,643,327	1,542,174	1,441,021	1,339,868	1,238,716	1,137,563	1,036,410	935,256	834,104	732,951	631,798
6	Ten unit scheme (houses)	10	£671,625	3,700,811	3,521,322	3,341,832	3,162,343	2,982,854	2,803,365	2,623,875	2,444,386	2,264,897	2,085,408	1,905,919
7	Ten unit scheme (flats)	10	£400,569	2,058,073	1,931,819	1,805,565	1,679,312	1,553,058	1,426,804	1,300,550	1,174,297	1,048,043	921,789	795,536
8	Twenty unit scheme (houses and flats)	20	£1,248,065	5,733,432	5,424,804	5,116,175	4,807,546	4,498,917	4,190,289	3,881,660	3,573,031	3,264,402	2,955,774	2,647,145
9	Twenty unit scheme (flats)	20	£745,511	4,042,180	3,794,143	3,546,105	3,298,067	3,050,030	2,801,992	2,553,954	2,305,917	2,057,879	1,809,841	1,561,804
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,266,881	5,886,363	5,505,845	5,125,327	4,744,809	4,364,291	3,983,773	3,603,256	3,222,738	2,842,220	2,461,702
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	9,422,815	8,838,494	8,254,175	7,669,856	7,085,536	6,501,216	5,916,897	5,332,577	4,748,258	4,163,938	3,579,618
12	Fifty unit scheme (flats - higher density)	50	£870,872	6,873,740	6,343,461	5,813,183	5,282,904	4,752,626	4,222,348	3,692,069	3,161,790	2,629,876	2,095,845	1,561,815
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	12,269,816	11,536,883	10,803,951	10,071,018	9,338,085	8,605,153	7,872,220	7,139,288	6,406,355	5,673,422	4,940,489
14	Seventy unit scheme (flats - higher density)	70	£460,296	10,006,320	9,235,559	8,464,798	7,694,037	6,923,275	6,152,513	5,381,752	4,610,991	3,838,067	3,061,852	2,285,638
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	15,257,759	14,078,456	12,899,152	11,719,848	10,540,544	9,361,241	8,181,937	7,002,633	5,823,330	4,644,026	3,464,722
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	16,745,539	15,703,754	14,661,970	13,620,185	12,578,400	11,536,615	10,494,831	9,453,046	8,411,261	7,369,477	6,324,576
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	24,805,290	22,839,255	20,873,219	18,907,184	16,941,149	14,975,112	13,009,077	11,043,042	9,076,930	7,095,711	5,114,492
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	28,426,202	25,810,404	23,194,605	20,578,806	17,963,007	15,342,567	12,706,595	10,070,624	7,434,651	4,798,679	2,153,769
19	Five hundred unit scheme (flats)	500	£9,585,136	52,979,859	48,028,085	43,076,311	38,108,954	33,120,987	28,133,021	23,145,054	18,157,087	13,169,120	8,135,265	3,096,458
20	Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£3,328,172	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£2,773,477	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

				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	One unit scheme (houses)	1	£95,835	409,933	390,030	370,127	350,223	330,320	310,418	290,514	270,611	250,708	230,804	210,901
2	Two unit scheme (houses)	-	£127,780	819,866	780,060	740,253	700,447	660,641	620,834	581,027	541,222	501,415	461,608	421,803
3	Four unit scheme (houses)	-	£138,676	1,331,625	1,266,824	1,202,023	1,137,222	1,072,421	1,007,620	942,819	878,018	813,217	748,416	683,615
4	Seven unit scheme (flats)	-	£236,858	1,460,538	1,370,953	1,281,370	1,191,786	1,102,202	1,012,618	923,034	833,450	743,866	654,282	564,698
5	Nine unit scheme (flats)	-	£200,584	1,643,327	1,542,174	1,441,021	1,339,868	1,238,716	1,137,563	1,036,410	935,256	834,104	732,951	631,798
6	Ten unit scheme (houses)	-	£359,804	3,700,811	3,521,322	3,341,832	3,162,343	2,982,854	2,803,365	2,623,875	2,444,386	2,264,897	2,085,408	1,905,919
7	Ten unit scheme (flats)	-	£214,593	2,058,073	1,931,819	1,805,565	1,679,312	1,553,058	1,426,804	1,300,550	1,174,297	1,048,043	921,789	795,536
8	Twenty unit scheme (houses and flats)	-	£668,614	5,733,432	5,424,804	5,116,175	4,807,546	4,498,917	4,190,289	3,881,660	3,573,031	3,264,402	2,955,774	2,647,145
9	Twenty unit scheme (flats)	-	£399,386	4,042,180	3,794,143	3,546,105	3,298,067	3,050,030	2,801,992	2,553,954	2,305,917	2,057,879	1,809,841	1,561,804
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	6,266,881	5,886,363	5,505,845	5,125,327	4,744,809	4,364,291	3,983,773	3,603,256	3,222,738	2,842,220	2,461,702
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	9,422,815	8,838,494	8,254,175	7,669,856	7,085,536	6,501,216	5,916,897	5,332,577	4,748,258	4,163,938	3,579,618
12	Fifty unit scheme (flats - higher density)	-	£466,544	6,873,740	6,343,461	5,813,183	5,282,904	4,752,626	4,222,348	3,692,069	3,161,790	2,629,876	2,095,845	1,561,815
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	12,269,816	11,536,883	10,803,951	10,071,018	9,338,085	8,605,153	7,872,220	7,139,288	6,406,355	5,673,422	4,940,489
14	Seventy unit scheme (flats - higher density)	-	£246,590	10,006,320	9,235,559	8,464,798	7,694,037	6,923,275	6,152,513	5,381,752	4,610,991	3,838,067	3,061,852	2,285,638
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	15,257,759	14,078,456	12,899,152	11,719,848	10,540,544	9,361,241	8,181,937	7,002,633	5,823,330	4,644,026	3,464,722
16	One hundred unit scheme (flats - higher density)	-	£999,738	16,745,539	15,703,754	14,661,970	13,620,185	12,578,400	11,536,615	10,494,831	9,453,046	8,411,261	7,369,477	6,324,576
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	24,805,290	22,839,255	20,873,219	18,907,184	16,941,149	14,975,112	13,009,077	11,043,042	9,076,930	7,095,711	5,114,492
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	28,426,202	25,810,404	23,194,605	20,578,806	17,963,007	15,342,567	12,706,595	10,070,624	7,434,651	4,798,679	2,153,769
19	Five hundred unit scheme (flats)	-	£5,134,958	52,979,859	48,028,085	43,076,311	38,108,954	33,120,987	28,133,021	23,145,054	18,157,087	13,169,120	8,135,265	3,096,458
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£1,782,971	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£1,485,810	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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	One unit scheme (houses)	1	£13,438	409,933	390,030	370,127	350,223	330,320	310,418	290,514	270,611	250,708	230,804	210,901
2	Two unit scheme (houses)	2	£17,917	819,866	780,060	740,253	700,447	660,641	620,834	581,027	541,222	501,415	461,608	421,803
3	Four unit scheme (houses)	4	£19,444	1,331,625	1,266,824	1,202,023	1,137,222	1,072,421	1,007,620	942,819	878,018	813,217	748,416	683,615
4	Seven unit scheme (flats)	7	£33,211	1,460,538	1,370,953	1,281,370	1,191,786	1,102,202	1,012,618	923,034	833,450	743,866	654,282	564,698
5	Nine unit scheme (flats)	9	£28,125	1,643,327	1,542,174	1,441,021	1,339,868	1,238,716	1,137,563	1,036,410	935,256	834,104	732,951	631,798
6	Ten unit scheme (houses)	10	£50,450	3,700,811	3,521,322	3,341,832	3,162,343	2,982,854	2,803,365	2,623,875	2,444,386	2,264,897	2,085,408	1,905,919
7	Ten unit scheme (flats)	10	£30,089	2,058,073	1,931,819	1,805,565	1,679,312	1,553,058	1,426,804	1,300,550	1,174,297	1,048,043	921,789	795,536
8	Twenty unit scheme (houses and flats)	20	£93,750	5,733,432	5,424,804	5,116,175	4,807,546	4,498,917	4,190,289	3,881,660	3,573,031	3,264,402	2,955,774	2,647,145
9	Twenty unit scheme (flats)	20	£56,000	4,042,180	3,794,143	3,546,105	3,298,067	3,050,030	2,801,992	2,553,954	2,305,917	2,057,879	1,809,841	1,561,804
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	6,266,881	5,886,363	5,505,845	5,125,327	4,744,809	4,364,291	3,983,773	3,603,256	3,222,738	2,842,220	2,461,702
11	Fifty unit scheme (flats - lower density)	50	£180,208	9,422,815	8,838,494	8,254,175	7,669,856	7,085,536	6,501,216	5,916,897	5,332,577	4,748,258	4,163,938	3,579,618
12	Fifty unit scheme (flats - higher density)	50	£65,417	6,873,740	6,343,461	5,813,183	5,282,904	4,752,626	4,222,348	3,692,069	3,161,790	2,629,876	2,095,845	1,561,815
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	12,269,816	11,536,883	10,803,951	10,071,018	9,338,085	8,605,153	7,872,220	7,139,288	6,406,355	5,673,422	4,940,489
14	Seventy unit scheme (flats - higher density)	70	£34,576	10,006,320	9,235,559	8,464,798	7,694,037	6,923,275	6,152,513	5,381,752	4,610,991	3,838,067	3,061,852	2,285,638
15	One hundred unit scheme (flats - lower density)	100	£147,500	15,257,759	14,078,456	12,899,152	11,719,848	10,540,544	9,361,241	8,181,937	7,002,633	5,823,330	4,644,026	3,464,722
16	One hundred unit scheme (flats - higher density)	100	£140,179	16,745,539	15,703,754	14,661,970	13,620,185	12,578,400	11,536,615	10,494,831	9,453,046	8,411,261	7,369,477	6,324,576
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	24,805,290	22,839,255	20,873,219	18,907,184	16,941,149	14,975,112	13,009,077	11,043,042	9,076,930	7,095,711	5,114,492
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	28,426,202	25,810,404	23,194,605	20,578,806	17,963,007	15,342,567	12,706,595	10,070,624	7,434,651	4,798,679	2,153,769
19	Five hundred unit scheme (flats)	500	£720,000	52,979,859	48,028,085	43,076,311	38,108,954	33,120,987	28,133,021	23,145,054	18,157,087	13,169,120	8,135,265	3,096,458
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£250,000	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£208,333	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

EALING LOCAL PLAN VIABILITY TESTING Sales value £9,450 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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	One unit scheme (houses)	1	£273,460	441,940	420,435	398,932	377,428	355,925	334,422	312,918	291,415	269,911	248,408	226,905
2	Two unit scheme (houses)	2	£364,613	883,878	840,871	797,865	754,858	711,850	668,843	625,836	582,829	539,823	496,816	453,809
3	Four unit scheme (houses)	4	£395,705	1,435,831	1,365,820	1,295,808	1,225,797	1,155,785	1,085,774	1,015,763	945,752	875,741	805,729	735,718
4	Seven unit scheme (flats)	7	£675,863	1,607,385	1,510,459	1,413,533	1,316,607	1,219,680	1,122,753	1,025,827	928,901	831,975	735,048	638,122
5	Nine unit scheme (flats)	9	£572,358	1,809,139	1,699,695	1,590,252	1,480,808	1,371,364	1,261,921	1,152,478	1,043,035	933,591	824,148	714,704
6	Ten unit scheme (houses)	10	£1,026,684	3,992,408	3,798,339	3,604,271	3,410,201	3,216,132	3,022,063	2,827,994	2,633,924	2,439,856	2,245,786	2,051,718
7	Ten unit scheme (flats)	10	£612,333	2,265,030	2,128,429	1,991,828	1,855,225	1,718,624	1,582,022	1,445,421	1,308,819	1,172,217	1,035,616	899,015
8	Twenty unit scheme (houses and flats)	20	£1,907,861	6,237,396	5,903,569	5,569,743	5,235,915	4,902,089	4,568,261	4,234,435	3,900,607	3,566,781	3,232,953	2,899,127
9	Twenty unit scheme (flats)	20	£1,139,629	4,448,769	4,180,401	3,912,035	3,643,667	3,375,300	3,106,933	2,838,566	2,570,199	2,301,832	2,033,465	1,765,098
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	6,894,587	6,482,684	6,070,780	5,658,878	5,246,975	4,835,072	4,423,168	4,011,265	3,599,362	3,187,459	2,775,555
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	10,404,553	9,771,146	9,137,739	8,504,333	7,870,926	7,237,520	6,604,114	5,970,707	5,337,300	4,703,893	4,070,488
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	7,764,681	7,189,855	6,615,030	6,040,204	5,465,378	4,890,554	4,315,728	3,740,903	3,166,077	2,590,955	2,011,915
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	13,500,794	12,706,741	11,912,237	11,117,732	10,323,228	9,528,724	8,734,220	7,939,716	7,145,212	6,350,708	5,556,204
14	Seventy unit scheme (flats - higher density)	70	£703,635	11,301,307	10,465,796	9,630,285	8,794,774	7,959,264	7,123,753	6,288,242	5,452,731	4,617,221	3,781,497	2,939,860
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	17,240,133	15,966,848	14,692,790	13,413,840	12,134,890	10,855,940	9,576,989	8,298,039	7,019,089	5,740,139	4,461,188
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	18,498,076	17,368,664	16,239,253	15,109,841	13,980,430	12,851,018	11,721,606	10,592,195	9,462,783	8,333,372	7,203,960
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	28,189,768	26,058,132	23,922,682	21,787,232	19,651,782	17,516,331	15,380,882	13,245,431	11,109,981	8,974,531	6,827,031
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	32,941,919	30,100,334	27,258,750	24,417,165	21,575,581	18,733,996	15,892,411	13,037,707	10,173,499	7,309,289	4,445,080
19	Five hundred unit scheme (flats)	500	£14,652,373	61,146,708	55,791,261	50,430,899	45,070,537	39,710,175	34,325,897	28,925,072	23,524,248	18,123,422	12,722,597	7,275,220
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£5,087,629	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£4,239,691	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

				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	One unit scheme (houses)	1	£178,889	441,940	420,435	398,932	377,428	355,925	334,422	312,918	291,415	269,911	248,408	226,905
2	Two unit scheme (houses)	2	£238,519	883,878	840,871	797,865	754,858	711,850	668,843	625,836	582,829	539,823	496,816	453,809
3	Four unit scheme (houses)	4	£258,858	1,435,831	1,365,820	1,295,808	1,225,797	1,155,785	1,085,774	1,015,763	945,752	875,741	805,729	735,718
4	Seven unit scheme (flats)	7	£442,129	1,607,385	1,510,459	1,413,533	1,316,607	1,219,680	1,122,753	1,025,827	928,901	831,975	735,048	638,122
5	Nine unit scheme (flats)	9	£374,419	1,809,139	1,699,695	1,590,252	1,480,808	1,371,364	1,261,921	1,152,478	1,043,035	933,591	824,148	714,704
6	Ten unit scheme (houses)	10	£671,625	3,992,408	3,798,339	3,604,271	3,410,201	3,216,132	3,022,063	2,827,994	2,633,924	2,439,856	2,245,786	2,051,718
7	Ten unit scheme (flats)	10	£400,569	2,265,030	2,128,429	1,991,828	1,855,225	1,718,624	1,582,022	1,445,421	1,308,819	1,172,217	1,035,616	899,015
8	Twenty unit scheme (houses and flats)	20	£1,248,065	6,237,396	5,903,569	5,569,743	5,235,915	4,902,089	4,568,261	4,234,435	3,900,607	3,566,781	3,232,953	2,899,127
9	Twenty unit scheme (flats)	20	£745,511	4,448,769	4,180,401	3,912,035	3,643,667	3,375,300	3,106,933	2,838,566	2,570,199	2,301,832	2,033,465	1,765,098
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,894,587	6,482,684	6,070,780	5,658,878	5,246,975	4,835,072	4,423,168	4,011,265	3,599,362	3,187,459	2,775,555
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	10,404,553	9,771,146	9,137,739	8,504,333	7,870,926	7,237,520	6,604,114	5,970,707	5,337,300	4,703,893	4,070,488
12	Fifty unit scheme (flats - higher density)	50	£870,872	7,764,681	7,189,855	6,615,030	6,040,204	5,465,378	4,890,554	4,315,728	3,740,903	3,166,077	2,590,955	2,011,915
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	13,500,794	12,706,741	11,912,237	11,117,732	10,323,228	9,528,724	8,734,220	7,939,716	7,145,212	6,350,708	5,556,204
14	Seventy unit scheme (flats - higher density)	70	£460,296	11,301,307	10,465,796	9,630,285	8,794,774	7,959,264	7,123,753	6,288,242	5,452,731	4,617,221	3,781,497	2,939,860
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	17,240,133	15,966,848	14,692,790	13,413,840	12,134,890	10,855,940	9,576,989	8,298,039	7,019,089	5,740,139	4,461,188
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	18,498,076	17,368,664	16,239,253	15,109,841	13,980,430	12,851,018	11,721,606	10,592,195	9,462,783	8,333,372	7,203,960
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	28,189,768	26,058,132	23,922,682	21,787,232	19,651,782	17,516,331	15,380,882	13,245,431	11,109,981	8,974,531	6,827,031
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	32,941,919	30,100,334	27,258,750	24,417,165	21,575,581	18,733,996	15,892,411	13,037,707	10,173,499	7,309,289	4,445,080
19	Five hundred unit scheme (flats)	500	£9,585,136	61,146,708	55,791,261	50,430,899	45,070,537	39,710,175	34,325,897	28,925,072	23,524,248	18,123,422	12,722,597	7,275,220
20	Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£3,328,172	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£2,773,477	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

				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	One unit scheme (houses)	1	£95,835	441,940	420,435	398,932	377,428	355,925	334,422	312,918	291,415	269,911	248,408	226,905
2	Two unit scheme (houses)	-	£127,780	883,878	840,871	797,865	754,858	711,850	668,843	625,836	582,829	539,823	496,816	453,809
3	Four unit scheme (houses)	-	£138,676	1,435,831	1,365,820	1,295,808	1,225,797	1,155,785	1,085,774	1,015,763	945,752	875,741	805,729	735,718
4	Seven unit scheme (flats)	-	£236,858	1,607,385	1,510,459	1,413,533	1,316,607	1,219,680	1,122,753	1,025,827	928,901	831,975	735,048	638,122
5	Nine unit scheme (flats)	-	£200,584	1,809,139	1,699,695	1,590,252	1,480,808	1,371,364	1,261,921	1,152,478	1,043,035	933,591	824,148	714,704
6	Ten unit scheme (houses)	-	£359,804	3,992,408	3,798,339	3,604,271	3,410,201	3,216,132	3,022,063	2,827,994	2,633,924	2,439,856	2,245,786	2,051,718
7	Ten unit scheme (flats)	-	£214,593	2,265,030	2,128,429	1,991,828	1,855,225	1,718,624	1,582,022	1,445,421	1,308,819	1,172,217	1,035,616	899,015
8	Twenty unit scheme (houses and flats)	-	£668,614	6,237,396	5,903,569	5,569,743	5,235,915	4,902,089	4,568,261	4,234,435	3,900,607	3,566,781	3,232,953	2,899,127
9	Twenty unit scheme (flats)	-	£399,386	4,448,769	4,180,401	3,912,035	3,643,667	3,375,300	3,106,933	2,838,566	2,570,199	2,301,832	2,033,465	1,765,098
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	6,894,587	6,482,684	6,070,780	5,658,878	5,246,975	4,835,072	4,423,168	4,011,265	3,599,362	3,187,459	2,775,555
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	10,404,553	9,771,146	9,137,739	8,504,333	7,870,926	7,237,520	6,604,114	5,970,707	5,337,300	4,703,893	4,070,488
12	Fifty unit scheme (flats - higher density)	-	£466,544	7,764,681	7,189,855	6,615,030	6,040,204	5,465,378	4,890,554	4,315,728	3,740,903	3,166,077	2,590,955	2,011,915
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	13,500,794	12,706,741	11,912,237	11,117,732	10,323,228	9,528,724	8,734,220	7,939,716	7,145,212	6,350,708	5,556,204
14	Seventy unit scheme (flats - higher density)	-	£246,590	11,301,307	10,465,796	9,630,285	8,794,774	7,959,264	7,123,753	6,288,242	5,452,731	4,617,221	3,781,497	2,939,860
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	17,240,133	15,966,848	14,692,790	13,413,840	12,134,890	10,855,940	9,576,989	8,298,039	7,019,089	5,740,139	4,461,188
16	One hundred unit scheme (flats - higher density)	-	£999,738	18,498,076	17,368,664	16,239,253	15,109,841	13,980,430	12,851,018	11,721,606	10,592,195	9,462,783	8,333,372	7,203,960
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	28,189,768	26,058,132	23,922,682	21,787,232	19,651,782	17,516,331	15,380,882	13,245,431	11,109,981	8,974,531	6,827,031
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	32,941,919	30,100,334	27,258,750	24,417,165	21,575,581	18,733,996	15,892,411	13,037,707	10,173,499	7,309,289	4,445,080
19	Five hundred unit scheme (flats)	-	£5,134,958	61,146,708	55,791,261	50,430,899	45,070,537	39,710,175	34,325,897	28,925,072	23,524,248	18,123,422	12,722,597	7,275,220
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£1,782,971	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£1,485,810	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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	One unit scheme (houses)	1	£13,438	441,940	420,435	398,932	377,428	355,925	334,422	312,918	291,415	269,911	248,408	226,905
2	Two unit scheme (houses)	2	£17,917	883,878	840,871	797,865	754,858	711,850	668,843	625,836	582,829	539,823	496,816	453,809
3	Four unit scheme (houses)	4	£19,444	1,435,831	1,365,820	1,295,808	1,225,797	1,155,785	1,085,774	1,015,763	945,752	875,741	805,729	735,718
4	Seven unit scheme (flats)	7	£33,211	1,607,385	1,510,459	1,413,533	1,316,607	1,219,680	1,122,753	1,025,827	928,901	831,975	735,048	638,122
5	Nine unit scheme (flats)	9	£28,125	1,809,139	1,699,695	1,590,252	1,480,808	1,371,364	1,261,921	1,152,478	1,043,035	933,591	824,148	714,704
6	Ten unit scheme (houses)	10	£50,450	3,992,408	3,798,339	3,604,271	3,410,201	3,216,132	3,022,063	2,827,994	2,633,924	2,439,856	2,245,786	2,051,718
7	Ten unit scheme (flats)	10	£30,089	2,265,030	2,128,429	1,991,828	1,855,225	1,718,624	1,582,022	1,445,421	1,308,819	1,172,217	1,035,616	899,015
8	Twenty unit scheme (houses and flats)	20	£93,750	6,237,396	5,903,569	5,569,743	5,235,915	4,902,089	4,568,261	4,234,435	3,900,607	3,566,781	3,232,953	2,899,127
9	Twenty unit scheme (flats)	20	£56,000	4,448,769	4,180,401	3,912,035	3,643,667	3,375,300	3,106,933	2,838,566	2,570,199	2,301,832	2,033,465	1,765,098
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	6,894,587	6,482,684	6,070,780	5,658,878	5,246,975	4,835,072	4,423,168	4,011,265	3,599,362	3,187,459	2,775,555
11	Fifty unit scheme (flats - lower density)	50	£180,208	10,404,553	9,771,146	9,137,739	8,504,333	7,870,926	7,237,520	6,604,114	5,970,707	5,337,300	4,703,893	4,070,488
12	Fifty unit scheme (flats - higher density)	50	£65,417	7,764,681	7,189,855	6,615,030	6,040,204	5,465,378	4,890,554	4,315,728	3,740,903	3,166,077	2,590,955	2,011,915
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	13,500,794	12,706,741	11,912,237	11,117,732	10,323,228	9,528,724	8,734,220	7,939,716	7,145,212	6,350,708	5,556,204
14	Seventy unit scheme (flats - higher density)	70	£34,576	11,301,307	10,465,796	9,630,285	8,794,774	7,959,264	7,123,753	6,288,242	5,452,731	4,617,221	3,781,497	2,939,860
15	One hundred unit scheme (flats - lower density)	100	£147,500	17,240,133	15,966,848	14,692,790	13,413,840	12,134,890	10,855,940	9,576,989	8,298,039	7,019,089	5,740,139	4,461,188
16	One hundred unit scheme (flats - higher density)	100	£140,179	18,498,076	17,368,664	16,239,253	15,109,841	13,980,430	12,851,018	11,721,606	10,592,195	9,462,783	8,333,372	7,203,960
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	28,189,768	26,058,132	23,922,682	21,787,232	19,651,782	17,516,331	15,380,882	13,245,431	11,109,981	8,974,531	6,827,031
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	32,941,919	30,100,334	27,258,750	24,417,165	21,575,581	18,733,996	15,892,411	13,037,707	10,173,499	7,309,289	4,445,080
19	Five hundred unit scheme (flats)	500	£720,000	61,146,708	55,791,261	50,430,899	45,070,537	39,710,175	34,325,897	28,925,072	23,524,248	18,123,422	12,722,597	7,275,220
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£250,000	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£208,333	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

EALING LOCAL PLAN VIABILITY TESTING Sales value £9,888 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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	One unit scheme (houses)	1	£273,460	473,945	450,841	427,738	404,634	381,530	358,427	335,322	312,219	289,115	266,011	242,907
2	Two unit scheme (houses)	2	£364,613	947,891	901,683	855,475	809,268	763,060	716,852	670,645	624,437	578,230	532,022	485,814
3	Four unit scheme (houses)	4	£395,705	1,540,037	1,464,815	1,389,593	1,314,372	1,239,151	1,163,929	1,088,707	1,013,486	938,264	863,042	787,821
4	Seven unit scheme (flats)	7	£675,863	1,754,233	1,649,964	1,545,696	1,441,427	1,337,158	1,232,890	1,128,620	1,024,352	920,083	815,814	711,546
5	Nine unit scheme (flats)	9	£572,358	1,974,950	1,857,216	1,739,482	1,621,748	1,504,014	1,386,280	1,268,546	1,150,812	1,033,078	915,344	797,610
6	Ten unit scheme (houses)	10	£1,026,684	4,284,006	4,075,356	3,866,708	3,658,059	3,449,409	3,240,761	3,032,112	2,823,463	2,614,814	2,406,165	2,197,516
7	Ten unit scheme (flats)	10	£612,333	2,471,988	2,325,039	2,178,089	2,031,139	1,884,190	1,737,241	1,590,291	1,443,342	1,296,392	1,149,442	1,002,493
8	Twenty unit scheme (houses and flats)	20	£1,907,861	6,741,360	6,382,335	6,023,310	5,664,285	5,305,260	4,946,235	4,587,209	4,228,184	3,869,159	3,510,134	3,151,109
9	Twenty unit scheme (flats)	20	£1,139,629	4,855,357	4,566,660	4,277,963	3,989,267	3,700,570	3,411,874	3,123,178	2,834,481	2,545,785	2,257,089	1,968,391
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	7,522,294	7,079,006	6,635,717	6,192,429	5,749,140	5,305,852	4,862,563	4,419,275	3,975,986	3,532,698	3,089,409
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	11,384,188	10,703,044	10,021,303	9,338,810	8,656,316	7,973,823	7,291,330	6,608,836	5,926,343	5,243,850	4,561,356
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	8,655,623	8,036,250	7,416,877	6,797,505	6,178,132	5,558,759	4,939,387	4,320,014	3,700,642	3,081,269	2,461,897
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	14,723,751	13,869,369	13,014,987	12,160,605	11,306,223	10,451,841	9,596,220	8,740,145	7,884,069	7,027,994	6,171,918
14	Seventy unit scheme (flats - higher density)	70	£703,635	12,596,293	11,696,032	10,795,773	9,895,513	8,995,253	8,094,992	7,194,732	6,294,473	5,394,213	4,493,952	3,593,692
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	19,215,924	17,843,848	16,471,774	15,099,698	13,727,624	12,350,638	10,972,041	9,593,444	8,214,847	6,836,251	5,457,654
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	20,250,612	19,033,574	17,816,536	16,599,498	15,382,460	14,165,421	12,948,382	11,731,344	10,514,306	9,297,268	8,080,229
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	31,548,837	29,254,611	26,960,385	24,666,159	22,362,415	20,057,551	17,752,686	15,447,822	13,142,957	10,838,092	8,533,227
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	37,457,636	34,390,266	31,322,896	28,255,525	25,188,155	22,120,784	19,053,414	15,986,042	12,912,346	9,819,899	6,727,452
19	Five hundred unit scheme (flats)	500	£14,652,373	69,247,806	63,511,476	57,775,145	52,016,536	46,247,587	40,478,636	34,705,091	28,891,407	23,077,724	17,264,040	11,450,356
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£8,445,465	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£5,087,629	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£4,239,691	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

				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	One unit scheme (houses)	1	£178,889	473,945	450,841	427,738	404,634	381,530	358,427	335,322	312,219	289,115	266,011	242,907
2	Two unit scheme (houses)	2	£238,519	947,891	901,683	855,475	809,268	763,060	716,852	670,645	624,437	578,230	532,022	485,814
3	Four unit scheme (houses)	4	£258,858	1,540,037	1,464,815	1,389,593	1,314,372	1,239,151	1,163,929	1,088,707	1,013,486	938,264	863,042	787,821
4	Seven unit scheme (flats)	7	£442,129	1,754,233	1,649,964	1,545,696	1,441,427	1,337,158	1,232,890	1,128,620	1,024,352	920,083	815,814	711,546
5	Nine unit scheme (flats)	9	£374,419	1,974,950	1,857,216	1,739,482	1,621,748	1,504,014	1,386,280	1,268,546	1,150,812	1,033,078	915,344	797,610
6	Ten unit scheme (houses)	10	£671,625	4,284,006	4,075,356	3,866,708	3,658,059	3,449,409	3,240,761	3,032,112	2,823,463	2,614,814	2,406,165	2,197,516
7	Ten unit scheme (flats)	10	£400,569	2,471,988	2,325,039	2,178,089	2,031,139	1,884,190	1,737,241	1,590,291	1,443,342	1,296,392	1,149,442	1,002,493
8	Twenty unit scheme (houses and flats)	20	£1,248,065	6,741,360	6,382,335	6,023,310	5,664,285	5,305,260	4,946,235	4,587,209	4,228,184	3,869,159	3,510,134	3,151,109
9	Twenty unit scheme (flats)	20	£745,511	4,855,357	4,566,660	4,277,963	3,989,267	3,700,570	3,411,874	3,123,178	2,834,481	2,545,785	2,257,089	1,968,391
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	7,522,294	7,079,006	6,635,717	6,192,429	5,749,140	5,305,852	4,862,563	4,419,275	3,975,986	3,532,698	3,089,409
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	11,384,188	10,703,044	10,021,303	9,338,810	8,656,316	7,973,823	7,291,330	6,608,836	5,926,343	5,243,850	4,561,356
12	Fifty unit scheme (flats - higher density)	50	£870,872	8,655,623	8,036,250	7,416,877	6,797,505	6,178,132	5,558,759	4,939,387	4,320,014	3,700,642	3,081,269	2,461,897
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	14,723,751	13,869,369	13,014,987	12,160,605	11,306,223	10,451,841	9,596,220	8,740,145	7,884,069	7,027,994	6,171,918
14	Seventy unit scheme (flats - higher density)	70	£460,296	12,596,293	11,696,032	10,795,773	9,895,513	8,995,253	8,094,992	7,194,732	6,294,473	5,394,213	4,493,952	3,593,692
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	19,215,924	17,843,848	16,471,774	15,099,698	13,727,624	12,350,638	10,972,041	9,593,444	8,214,847	6,836,251	5,457,654
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	20,250,612	19,033,574	17,816,536	16,599,498	15,382,460	14,165,421	12,948,382	11,731,344	10,514,306	9,297,268	8,080,229
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	31,548,837	29,254,611	26,960,385	24,666,159	22,362,415	20,057,551	17,752,686	15,447,822	13,142,957	10,838,092	8,533,227
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	37,457,636	34,390,266	31,322,896	28,255,525	25,188,155	22,120,784	19,053,414	15,986,042	12,912,346	9,819,899	6,727,452
19	Five hundred unit scheme (flats)	500	£9,585,136	69,247,806	63,511,476	57,775,145	52,016,536	46,247,587	40,478,636	34,705,091	28,891,407	23,077,724	17,264,040	11,450,356
20	Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£2,307,533	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£5,524,766	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£3,328,172	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£2,773,477	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

				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	One unit scheme (houses)	1	£95,835	473,945	450,841	427,738	404,634	381,530	358,427	335,322	312,219	289,115	266,011	242,907
2	Two unit scheme (houses)	-	£127,780	947,891	901,683	855,475	809,268	763,060	716,852	670,645	624,437	578,230	532,022	485,814
3	Four unit scheme (houses)	-	£138,676	1,540,037	1,464,815	1,389,593	1,314,372	1,239,151	1,163,929	1,088,707	1,013,486	938,264	863,042	787,821
4	Seven unit scheme (flats)	-	£236,858	1,754,233	1,649,964	1,545,696	1,441,427	1,337,158	1,232,890	1,128,620	1,024,352	920,083	815,814	711,546
5	Nine unit scheme (flats)	-	£200,584	1,974,950	1,857,216	1,739,482	1,621,748	1,504,014	1,386,280	1,268,546	1,150,812	1,033,078	915,344	797,610
6	Ten unit scheme (houses)	-	£359,804	4,284,006	4,075,356	3,866,708	3,658,059	3,449,409	3,240,761	3,032,112	2,823,463	2,614,814	2,406,165	2,197,516
7	Ten unit scheme (flats)	-	£214,593	2,471,988	2,325,039	2,178,089	2,031,139	1,884,190	1,737,241	1,590,291	1,443,342	1,296,392	1,149,442	1,002,493
8	Twenty unit scheme (houses and flats)	-	£668,614	6,741,360	6,382,335	6,023,310	5,664,285	5,305,260	4,946,235	4,587,209	4,228,184	3,869,159	3,510,134	3,151,109
9	Twenty unit scheme (flats)	-	£399,386	4,855,357	4,566,660	4,277,963	3,989,267	3,700,570	3,411,874	3,123,178	2,834,481	2,545,785	2,257,089	1,968,391
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	7,522,294	7,079,006	6,635,717	6,192,429	5,749,140	5,305,852	4,862,563	4,419,275	3,975,986	3,532,698	3,089,409
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	11,384,188	10,703,044	10,021,303	9,338,810	8,656,316	7,973,823	7,291,330	6,608,836	5,926,343	5,243,850	4,561,356
12	Fifty unit scheme (flats - higher density)	-	£466,544	8,655,623	8,036,250	7,416,877	6,797,505	6,178,132	5,558,759	4,939,387	4,320,014	3,700,642	3,081,269	2,461,897
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	14,723,751	13,869,369	13,014,987	12,160,605	11,306,223	10,451,841	9,596,220	8,740,145	7,884,069	7,027,994	6,171,918
14	Seventy unit scheme (flats - higher density)	-	£246,590	12,596,293	11,696,032	10,795,773	9,895,513	8,995,253	8,094,992	7,194,732	6,294,473	5,394,213	4,493,952	3,593,692
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	19,215,924	17,843,848	16,471,774	15,099,698	13,727,624	12,350,638	10,972,041	9,593,444	8,214,847	6,836,251	5,457,654
16	One hundred unit scheme (flats - higher density)	-	£999,738	20,250,612	19,033,574	17,816,536	16,599,498	15,382,460	14,165,421	12,948,382	11,731,344	10,514,306	9,297,268	8,080,229
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	31,548,837	29,254,611	26,960,385	24,666,159	22,362,415	20,057,551	17,752,686	15,447,822	13,142,957	10,838,092	8,533,227
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	37,457,636	34,390,266	31,322,896	28,255,525	25,188,155	22,120,784	19,053,414	15,986,042	12,912,346	9,819,899	6,727,452
19	Five hundred unit scheme (flats)	-	£5,134,958	69,247,806	63,511,476	57,775,145	52,016,536	46,247,587	40,478,636	34,705,091	28,891,407	23,077,724	17,264,040	11,450,356
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£1,236,194	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£2,959,733	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£1,782,971	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£1,485,810	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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	One unit scheme (houses)	1	£13,438	473,945	450,841	427,738	404,634	381,530	358,427	335,322	312,219	289,115	266,011	242,907
2	Two unit scheme (houses)	2	£17,917	947,891	901,683	855,475	809,268	763,060	716,852	670,645	624,437	578,230	532,022	485,814
3	Four unit scheme (houses)	4	£19,444	1,540,037	1,464,815	1,389,593	1,314,372	1,239,151	1,163,929	1,088,707	1,013,486	938,264	863,042	787,821
4	Seven unit scheme (flats)	7	£33,211	1,754,233	1,649,964	1,545,696	1,441,427	1,337,158	1,232,890	1,128,620	1,024,352	920,083	815,814	711,546
5	Nine unit scheme (flats)	9	£28,125	1,974,950	1,857,216	1,739,482	1,621,748	1,504,014	1,386,280	1,268,546	1,150,812	1,033,078	915,344	797,610
6	Ten unit scheme (houses)	10	£50,450	4,284,006	4,075,356	3,866,708	3,658,059	3,449,409	3,240,761	3,032,112	2,823,463	2,614,814	2,406,165	2,197,516
7	Ten unit scheme (flats)	10	£30,089	2,471,988	2,325,039	2,178,089	2,031,139	1,884,190	1,737,241	1,590,291	1,443,342	1,296,392	1,149,442	1,002,493
8	Twenty unit scheme (houses and flats)	20	£93,750	6,741,360	6,382,335	6,023,310	5,664,285	5,305,260	4,946,235	4,587,209	4,228,184	3,869,159	3,510,134	3,151,109
9	Twenty unit scheme (flats)	20	£56,000	4,855,357	4,566,660	4,277,963	3,989,267	3,700,570	3,411,874	3,123,178	2,834,481	2,545,785	2,257,089	1,968,391
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	7,522,294	7,079,006	6,635,717	6,192,429	5,749,140	5,305,852	4,862,563	4,419,275	3,975,986	3,532,698	3,089,409
11	Fifty unit scheme (flats - lower density)	50	£180,208	11,384,188	10,703,044	10,021,303	9,338,810	8,656,316	7,973,823	7,291,330	6,608,836	5,926,343	5,243,850	4,561,356
12	Fifty unit scheme (flats - higher density)	50	£65,417	8,655,623	8,036,250	7,416,877	6,797,505	6,178,132	5,558,759	4,939,387	4,320,014	3,700,642	3,081,269	2,461,897
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	14,723,751	13,869,369	13,014,987	12,160,605	11,306,223	10,451,841	9,596,220	8,740,145	7,884,069	7,027,994	6,171,918
14	Seventy unit scheme (flats - higher density)	70	£34,576	12,596,293	11,696,032	10,795,773	9,895,513	8,995,253	8,094,992	7,194,732	6,294,473	5,394,213	4,493,952	3,593,692
15	One hundred unit scheme (flats - lower density)	100	£147,500	19,215,924	17,843,848	16,471,774	15,099,698	13,727,624	12,350,638	10,972,041	9,593,444	8,214,847	6,836,251	5,457,654
16	One hundred unit scheme (flats - higher density)	100	£140,179	20,250,612	19,033,574	17,816,536	16,599,498	15,382,460	14,165,421	12,948,382	11,731,344	10,514,306	9,297,268	8,080,229
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	31,548,837	29,254,611	26,960,385	24,666,159	22,362,415	20,057,551	17,752,686	15,447,822	13,142,957	10,838,092	8,533,227
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	37,457,636	34,390,266	31,322,896	28,255,525	25,188,155	22,120,784	19,053,414	15,986,042	12,912,346	9,819,899	6,727,452
19	Five hundred unit scheme (flats)	500	£720,000	69,247,806	63,511,476	57,775,145	52,016,536	46,247,587	40,478,636	34,705,091	28,891,407	23,077,724	17,264,040	11,450,356
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£415,000	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£250,000	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£208,333	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

EALING LOCAL PLAN VIABILITY TESTING Sales value £10,326 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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
1	One unit scheme (houses)	1	£273,460	505,951	481,248	456,543	431,839	407,135	382,431	357,727	333,022	308,319	283,614	258,911
2	Two unit scheme (houses)	2	£364,613	1,011,902	962,494	913,086	863,678	814,270	764,862	715,454	666,045	616,637	567,229	517,821
3	Four unit scheme (houses)	4	£395,705	1,644,243	1,563,811	1,483,379	1,402,947	1,322,515	1,242,083	1,161,651	1,081,220	1,000,787	920,356	839,924
4	Seven unit scheme (flats)	7	£675,863	1,901,081	1,789,470	1,677,858	1,566,247	1,454,637	1,343,025	1,231,414	1,119,803	1,008,192	896,581	784,970
5	Nine unit scheme (flats)	9	£572,358	2,140,762	2,014,737	1,888,713	1,762,688	1,636,664	1,510,639	1,384,615	1,258,590	1,132,566	1,006,540	880,515
6	Ten unit scheme (houses)	10	£1,026,684	4,575,603	4,352,374	4,129,145	3,905,917	3,682,688	3,459,459	3,236,230	3,013,001	2,789,772	2,566,543	2,343,315
7	Ten unit scheme (flats)	10	£612,333	2,678,945	2,521,648	2,364,351	2,207,053	2,049,756	1,892,459	1,735,161	1,577,864	1,420,567	1,263,269	1,105,972
8	Twenty unit scheme (houses and flats)	20	£1,907,861	7,245,324	6,861,102	6,476,878	6,092,655	5,708,431	5,324,207	4,939,984	4,555,760	4,171,538	3,787,314	3,403,091
9	Twenty unit scheme (flats)	20	£1,139,629	5,261,944	4,952,918	4,643,892	4,334,867	4,025,841	3,716,815	3,407,789	3,098,763	2,789,738	2,480,712	2,171,686
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	8,150,001	7,675,327	7,200,653	6,725,979	6,251,305	5,776,631	5,301,958	4,827,284	4,352,610	3,877,935	3,403,262
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	12,359,172	11,629,279	10,899,387	10,169,495	9,439,603	8,709,710	7,978,546	7,246,966	6,515,385	5,783,806	5,052,226
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	9,546,564	8,882,644	8,218,725	7,554,805	6,890,886	6,226,965	5,563,046	4,899,126	4,235,207	3,571,287	2,907,368
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	15,946,707	15,031,178	14,115,648	13,200,118	12,284,589	11,369,059	10,453,529	9,537,999	8,622,470	7,705,279	6,787,632
14	Seventy unit scheme (flats - higher density)	70	£703,635	13,891,279	12,926,270	11,961,260	10,996,251	10,031,242	9,066,232	8,101,223	7,136,214	6,171,204	5,206,195	4,241,185
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	21,191,714	19,720,850	18,249,985	16,779,120	15,308,256	13,837,391	12,366,526	10,888,850	9,410,606	7,932,363	6,454,120
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	22,003,150	20,698,485	19,393,819	18,089,154	16,784,489	15,479,824	14,175,159	12,870,493	11,565,828	10,261,163	8,956,498
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	34,907,908	32,445,729	29,983,549	27,521,369	25,059,190	22,597,010	20,124,491	17,650,211	15,175,932	12,701,653	10,227,374
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	41,955,024	38,677,932	35,387,041	32,093,884	28,800,728	25,507,572	22,214,416	18,921,259	15,628,102	12,330,508	9,009,825
19	Five hundred unit scheme (flats)	500	£14,652,373	77,348,904	71,207,518	65,066,133	58,924,747	52,783,362	46,607,459	40,429,920	34,252,382	28,032,025	21,805,483	15,578,940
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£8,445,465	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£5,087,629	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£4,239,691	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

	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	One unit scheme (houses)	1	£178,889	505,951	481,248	456,543	431,839	407,135	382,431	357,727	333,022	308,319	283,614	258,911
2	Two unit scheme (houses)	2	£238,519	1,011,902	962,494	913,086	863,678	814,270	764,862	715,454	666,045	616,637	567,229	517,821
3	Four unit scheme (houses)	4	£258,858	1,644,243	1,563,811	1,483,379	1,402,947	1,322,515	1,242,083	1,161,651	1,081,220	1,000,787	920,356	839,924
4	Seven unit scheme (flats)	7	£442,129	1,901,081	1,789,470	1,677,858	1,566,247	1,454,637	1,343,025	1,231,414	1,119,803	1,008,192	896,581	784,970
5	Nine unit scheme (flats)	9	£374,419	2,140,762	2,014,737	1,888,713	1,762,688	1,636,664	1,510,639	1,384,615	1,258,590	1,132,566	1,006,540	880,515
6	Ten unit scheme (houses)	10	£671,625	4,575,603	4,352,374	4,129,145	3,905,917	3,682,688	3,459,459	3,236,230	3,013,001	2,789,772	2,566,543	2,343,315
7	Ten unit scheme (flats)	10	£400,569	2,678,945	2,521,648	2,364,351	2,207,053	2,049,756	1,892,459	1,735,161	1,577,864	1,420,567	1,263,269	1,105,972
8	Twenty unit scheme (houses and flats)	20	£1,248,065	7,245,324	6,861,102	6,476,878	6,092,655	5,708,431	5,324,207	4,939,984	4,555,760	4,171,538	3,787,314	3,403,091
9	Twenty unit scheme (flats)	20	£745,511	5,261,944	4,952,918	4,643,892	4,334,867	4,025,841	3,716,815	3,407,789	3,098,763	2,789,738	2,480,712	2,171,686
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	8,150,001	7,675,327	7,200,653	6,725,979	6,251,305	5,776,631	5,301,958	4,827,284	4,352,610	3,877,935	3,403,262
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	12,359,172	11,629,279	10,899,387	10,169,495	9,439,603	8,709,710	7,978,546	7,246,966	6,515,385	5,783,806	5,052,226
12	Fifty unit scheme (flats - higher density)	50	£870,872	9,546,564	8,882,644	8,218,725	7,554,805	6,890,886	6,226,965	5,563,046	4,899,126	4,235,207	3,571,287	2,907,368
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	15,946,707	15,031,178	14,115,648	13,200,118	12,284,589	11,369,059	10,453,529	9,537,999	8,622,470	7,705,279	6,787,632
14	Seventy unit scheme (flats - higher density)	70	£460,296	13,891,279	12,926,270	11,961,260	10,996,251	10,031,242	9,066,232	8,101,223	7,136,214	6,171,204	5,206,195	4,241,185
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	21,191,714	19,720,850	18,249,985	16,779,120	15,308,256	13,837,391	12,366,526	10,888,850	9,410,606	7,932,363	6,454,120
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	22,003,150	20,698,485	19,393,819	18,089,154	16,784,489	15,479,824	14,175,159	12,870,493	11,565,828	10,261,163	8,956,498
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	34,907,908	32,445,729	29,983,549	27,521,369	25,059,190	22,597,010	20,124,491	17,650,211	15,175,932	12,701,653	10,227,374
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	41,955,024	38,677,932	35,387,041	32,093,884	28,800,728	25,507,572	22,214,416	18,921,259	15,628,102	12,330,508	9,009,825
19	Five hundred unit scheme (flats)	500	£9,585,136	77,348,904	71,207,518	65,066,133	58,924,747	52,783,362	46,607,459	40,429,920	34,252,382	28,032,025	21,805,483	15,578,940
20	Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£2,307,533	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£5,524,766	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£3,328,172	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£2,773,477	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

	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	One unit scheme (houses)	1	£95,835	505,951	481,248	456,543	431,839	407,135	382,431	357,727	333,022	308,319	283,614	258,911
2	Two unit scheme (houses)	-	£127,780	1,011,902	962,494	913,086	863,678	814,270	764,862	715,454	666,045	616,637	567,229	517,821
3	Four unit scheme (houses)	-	£138,676	1,644,243	1,563,811	1,483,379	1,402,947	1,322,515	1,242,083	1,161,651	1,081,220	1,000,787	920,356	839,924
4	Seven unit scheme (flats)	-	£236,858	1,901,081	1,789,470	1,677,858	1,566,247	1,454,637	1,343,025	1,231,414	1,119,803	1,008,192	896,581	784,970
5	Nine unit scheme (flats)	-	£200,584	2,140,762	2,014,737	1,888,713	1,762,688	1,636,664	1,510,639	1,384,615	1,258,590	1,132,566	1,006,540	880,515
6	Ten unit scheme (houses)	-	£359,804	4,575,603	4,352,374	4,129,145	3,905,917	3,682,688	3,459,459	3,236,230	3,013,001	2,789,772	2,566,543	2,343,315
7	Ten unit scheme (flats)	-	£214,593	2,678,945	2,521,648	2,364,351	2,207,053	2,049,756	1,892,459	1,735,161	1,577,864	1,420,567	1,263,269	1,105,972
8	Twenty unit scheme (houses and flats)	-	£668,614	7,245,324	6,861,102	6,476,878	6,092,655	5,708,431	5,324,207	4,939,984	4,555,760	4,171,538	3,787,314	3,403,091
9	Twenty unit scheme (flats)	-	£399,386	5,261,944	4,952,918	4,643,892	4,334,867	4,025,841	3,716,815	3,407,789	3,098,763	2,789,738	2,480,712	2,171,686
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	8,150,001	7,675,327	7,200,653	6,725,979	6,251,305	5,776,631	5,301,958	4,827,284	4,352,610	3,877,935	3,403,262
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	12,359,172	11,629,279	10,899,387	10,169,495	9,439,603	8,709,710	7,978,546	7,246,966	6,515,385	5,783,806	5,052,226
12	Fifty unit scheme (flats - higher density)	-	£466,544	9,546,564	8,882,644	8,218,725	7,554,805	6,890,886	6,226,965	5,563,046	4,899,126	4,235,207	3,571,287	2,907,368
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	15,946,707	15,031,178	14,115,648	13,200,118	12,284,589	11,369,059	10,453,529	9,537,999	8,622,470	7,705,279	6,787,632
14	Seventy unit scheme (flats - higher density)	-	£246,590	13,891,279	12,926,270	11,961,260	10,996,251	10,031,242	9,066,232	8,101,223	7,136,214	6,171,204	5,206,195	4,241,185
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	21,191,714	19,720,850	18,249,985	16,779,120	15,308,256	13,837,391	12,366,526	10,888,850	9,410,606	7,932,363	6,454,120
16	One hundred unit scheme (flats - higher density)	-	£999,738	22,003,150	20,698,485	19,393,819	18,089,154	16,784,489	15,479,824	14,175,159	12,870,493	11,565,828	10,261,163	8,956,498
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	34,907,908	32,445,729	29,983,549	27,521,369	25,059,190	22,597,010	20,124,491	17,650,211	15,175,932	12,701,653	10,227,374
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	41,955,024	38,677,932	35,387,041	32,093,884	28,800,728	25,507,572	22,214,416	18,921,259	15,628,102	12,330,508	9,009,825
19	Five hundred unit scheme (flats)	-	£5,134,958	77,348,904	71,207,518	65,066,133	58,924,747	52,783,362	46,607,459	40,429,920	34,252,382	28,032,025	21,805,483	15,578,940
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£1,236,194	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£2,959,733	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£1,782,971	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£1,485,810	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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
1	One unit scheme (houses)	1	£13,438	505,951	481,248	456,543	431,839	407,135	382,431	357,727	333,022	308,319	283,614	258,911
2	Two unit scheme (houses)	2	£17,917	1,011,902	962,494	913,086	863,678	814,270	764,862	715,454	666,045	616,637	567,229	517,821
3	Four unit scheme (houses)	4	£19,444	1,644,243	1,563,811	1,483,379	1,402,947	1,322,515	1,242,083	1,161,651	1,081,220	1,000,787	920,356	839,924
4	Seven unit scheme (flats)	7	£33,211	1,901,081	1,789,470	1,677,858	1,566,247	1,454,637	1,343,025	1,231,414	1,119,803	1,008,192	896,581	784,970
5	Nine unit scheme (flats)	9	£28,125	2,140,762	2,014,737	1,888,713	1,762,688	1,636,664	1,510,639	1,384,615	1,258,590	1,132,566	1,006,540	880,515
6	Ten unit scheme (houses)	10	£50,450	4,575,603	4,352,374	4,129,145	3,905,917	3,682,688	3,459,459	3,236,230	3,013,001	2,789,772	2,566,543	2,343,315
7	Ten unit scheme (flats)	10	£30,089	2,678,945	2,521,648	2,364,351	2,207,053	2,049,756	1,892,459	1,735,161	1,577,864	1,420,567	1,263,269	1,105,972
8	Twenty unit scheme (houses and flats)	20	£93,750	7,245,324	6,861,102	6,476,878	6,092,655	5,708,431	5,324,207	4,939,984	4,555,760	4,171,538	3,787,314	3,403,091
9	Twenty unit scheme (flats)	20	£56,000	5,261,944	4,952,918	4,643,892	4,334,867	4,025,841	3,716,815	3,407,789	3,098,763	2,789,738	2,480,712	2,171,686
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	8,150,001	7,675,327	7,200,653	6,725,979	6,251,305	5,776,631	5,301,958	4,827,284	4,352,610	3,877,935	3,403,262
11	Fifty unit scheme (flats - lower density)	50	£180,208	12,359,172	11,629,279	10,899,387	10,169,495	9,439,603	8,709,710	7,978,546	7,246,966	6,515,385	5,783,806	5,052,226
12	Fifty unit scheme (flats - higher density)	50	£65,417	9,546,564	8,882,644	8,218,725	7,554,805	6,890,886	6,226,965	5,563,046	4,899,126	4,235,207	3,571,287	2,907,368
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	15,946,707	15,031,178	14,115,648	13,200,118	12,284,589	11,369,059	10,453,529	9,537,999	8,622,470	7,705,279	6,787,632
14	Seventy unit scheme (flats - higher density)	70	£34,576	13,891,279	12,926,270	11,961,260	10,996,251	10,031,242	9,066,232	8,101,223	7,136,214	6,171,204	5,206,195	4,241,185
15	One hundred unit scheme (flats - lower density)	100	£147,500	21,191,714	19,720,850	18,249,985	16,779,120	15,308,256	13,837,391	12,366,526	10,888,850	9,410,606	7,932,363	6,454,120
16	One hundred unit scheme (flats - higher density)	100	£140,179	22,003,150	20,698,485	19,393,819	18,089,154	16,784,489	15,479,824	14,175,159	12,870,493	11,565,828	10,261,163	8,956,498
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	34,907,908	32,445,729	29,983,549	27,521,369	25,059,190	22,597,010	20,124,491	17,650,211	15,175,932	12,701,653	10,227,374
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	41,955,024	38,677,932	35,387,041	32,093,884	28,800,728	25,507,572	22,214,416	18,921,259	15,628,102	12,330,508	9,009,825
19	Five hundred unit scheme (flats)	500	£720,000	77,348,904	71,207,518	65,066,133	58,924,747	52,783,362	46,607,459	40,429,920	34,252,382	28,032,025	21,805,483	15,578,940
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£415,000	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£250,000	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£208,333	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

EALING LOCAL PLAN VIABILITY TESTING Sales value £10,764 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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
1	One unit scheme (houses)	1	£273,460	537,958	511,653	485,348	459,045	432,740	406,436	380,131	353,826	327,523	301,218	274,914
2	Two unit scheme (houses)	2	£364,613	1,075,915	1,023,306	970,698	918,089	865,479	812,871	760,262	707,654	655,044	602,435	549,827
3	Four unit scheme (houses)	4	£395,705	1,748,449	1,662,806	1,577,165	1,491,522	1,405,880	1,320,238	1,234,595	1,148,953	1,063,311	977,669	892,027
4	Seven unit scheme (flats)	7	£675,863	2,047,928	1,928,975	1,810,021	1,691,068	1,572,114	1,453,161	1,334,207	1,215,254	1,096,300	977,347	858,393
5	Nine unit scheme (flats)	9	£572,358	2,306,573	2,172,258	2,037,943	1,903,628	1,769,313	1,634,997	1,500,682	1,366,367	1,232,052	1,097,737	963,421
6	Ten unit scheme (houses)	10	£1,026,684	4,867,200	4,629,391	4,391,583	4,153,774	3,915,966	3,678,157	3,440,348	3,202,539	2,964,731	2,726,922	2,489,114
7	Ten unit scheme (flats)	10	£612,333	2,885,904	2,718,258	2,550,613	2,382,967	2,215,322	2,047,677	1,880,031	1,712,386	1,544,742	1,377,096	1,209,451
8	Twenty unit scheme (houses and flats)	20	£1,907,861	7,749,288	7,339,867	6,930,445	6,521,024	6,111,602	5,702,181	5,292,759	4,883,338	4,473,916	4,064,494	3,655,073
9	Twenty unit scheme (flats)	20	£1,139,629	5,668,532	5,339,177	5,009,822	4,680,467	4,351,111	4,021,756	3,692,400	3,363,046	3,033,691	2,704,335	2,374,980
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	8,777,707	8,271,648	7,765,589	7,259,530	6,753,470	6,247,411	5,741,352	5,235,293	4,729,234	4,223,174	3,717,115
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	13,334,156	12,555,513	11,776,872	10,998,231	10,219,590	9,440,947	8,662,306	7,883,665	7,104,429	6,323,762	5,543,094
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	10,437,505	9,729,038	9,020,572	8,312,105	7,603,638	6,895,172	6,186,705	5,478,238	4,769,771	4,061,305	3,352,837
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	17,169,664	16,192,986	15,216,309	14,239,631	13,262,954	12,286,276	11,309,599	10,332,921	9,356,244	8,379,566	7,402,888
14	Seventy unit scheme (flats - higher density)	70	£703,635	15,186,265	14,156,507	13,126,747	12,096,989	11,067,231	10,037,472	9,007,713	7,977,954	6,948,196	5,918,438	4,888,678
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	23,167,504	21,597,850	20,028,196	18,458,542	16,888,888	15,319,234	13,749,580	12,179,926	10,606,365	9,028,475	7,450,585
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	23,755,687	22,363,395	20,971,104	19,578,811	18,186,519	16,794,227	15,401,935	14,009,642	12,617,351	11,225,058	9,832,766
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	38,266,979	35,636,846	33,006,713	30,376,579	27,746,446	25,116,313	22,486,179	19,852,601	17,208,907	14,565,213	11,921,520
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	46,431,796	42,930,865	39,429,935	35,929,004	32,413,302	28,894,360	25,375,418	21,856,476	18,337,533	14,818,590	11,292,198
19	Five hundred unit scheme (flats)	500	£14,652,373	85,447,753	78,903,561	72,357,121	65,810,680	59,264,241	52,717,801	46,150,155	39,564,029	32,977,902	26,346,926	19,707,525
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£8,445,465	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£5,087,629	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£4,239,691	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

	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	One unit scheme (houses)	1	£178,889	537,958	511,653	485,348	459,045	432,740	406,436	380,131	353,826	327,523	301,218	274,914
2	Two unit scheme (houses)	2	£238,519	1,075,915	1,023,306	970,698	918,089	865,479	812,871	760,262	707,654	655,044	602,435	549,827
3	Four unit scheme (houses)	4	£258,858	1,748,449	1,662,806	1,577,165	1,491,522	1,405,880	1,320,238	1,234,595	1,148,953	1,063,311	977,669	892,027
4	Seven unit scheme (flats)	7	£442,129	2,047,928	1,928,975	1,810,021	1,691,068	1,572,114	1,453,161	1,334,207	1,215,254	1,096,300	977,347	858,393
5	Nine unit scheme (flats)	9	£374,419	2,306,573	2,172,258	2,037,943	1,903,628	1,769,313	1,634,997	1,500,682	1,366,367	1,232,052	1,097,737	963,421
6	Ten unit scheme (houses)	10	£671,625	4,867,200	4,629,391	4,391,583	4,153,774	3,915,966	3,678,157	3,440,348	3,202,539	2,964,731	2,726,922	2,489,114
7	Ten unit scheme (flats)	10	£400,569	2,885,904	2,718,258	2,550,613	2,382,967	2,215,322	2,047,677	1,880,031	1,712,386	1,544,742	1,377,096	1,209,451
8	Twenty unit scheme (houses and flats)	20	£1,248,065	7,749,288	7,339,867	6,930,445	6,521,024	6,111,602	5,702,181	5,292,759	4,883,338	4,473,916	4,064,494	3,655,073
9	Twenty unit scheme (flats)	20	£745,511	5,668,532	5,339,177	5,009,822	4,680,467	4,351,111	4,021,756	3,692,400	3,363,046	3,033,691	2,704,335	2,374,980
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	8,777,707	8,271,648	7,765,589	7,259,530	6,753,470	6,247,411	5,741,352	5,235,293	4,729,234	4,223,174	3,717,115
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	13,334,156	12,555,513	11,776,872	10,998,231	10,219,590	9,440,947	8,662,306	7,883,665	7,104,429	6,323,762	5,543,094
12	Fifty unit scheme (flats - higher density)	50	£870,872	10,437,505	9,729,038	9,020,572	8,312,105	7,603,638	6,895,172	6,186,705	5,478,238	4,769,771	4,061,305	3,352,837
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	17,169,664	16,192,986	15,216,309	14,239,631	13,262,954	12,286,276	11,309,599	10,332,921	9,356,244	8,379,566	7,402,888
14	Seventy unit scheme (flats - higher density)	70	£460,296	15,186,265	14,156,507	13,126,747	12,096,989	11,067,231	10,037,472	9,007,713	7,977,954	6,948,196	5,918,438	4,888,678
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	23,167,504	21,597,850	20,028,196	18,458,542	16,888,888	15,319,234	13,749,580	12,179,926	10,606,365	9,028,475	7,450,585
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	23,755,687	22,363,395	20,971,104	19,578,811	18,186,519	16,794,227	15,401,935	14,009,642	12,617,351	11,225,058	9,832,766
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	38,266,979	35,636,846	33,006,713	30,376,579	27,746,446	25,116,313	22,486,179	19,852,601	17,208,907	14,565,213	11,921,520
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	46,431,796	42,930,865	39,429,935	35,929,004	32,413,302	28,894,360	25,375,418	21,856,476	18,337,533	14,818,590	11,292,198
19	Five hundred unit scheme (flats)	500	£9,585,136	85,447,753	78,903,561	72,357,121	65,810,680	59,264,241	52,717,801	46,150,155	39,564,029	32,977,902	26,346,926	19,707,525
20	Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£2,307,533	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£5,524,766	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£3,328,172	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£2,773,477	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

	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	One unit scheme (houses)	1	£95,835	537,958	511,653	485,348	459,045	432,740	406,436	380,131	353,826	327,523	301,218	274,914
2	Two unit scheme (houses)	-	£127,780	1,075,915	1,023,306	970,698	918,089	865,479	812,871	760,262	707,654	655,044	602,435	549,827
3	Four unit scheme (houses)	-	£138,676	1,748,449	1,662,806	1,577,165	1,491,522	1,405,880	1,320,238	1,234,595	1,148,953	1,063,311	977,669	892,027
4	Seven unit scheme (flats)	-	£236,858	2,047,928	1,928,975	1,810,021	1,691,068	1,572,114	1,453,161	1,334,207	1,215,254	1,096,300	977,347	858,393
5	Nine unit scheme (flats)	-	£200,584	2,306,573	2,172,258	2,037,943	1,903,628	1,769,313	1,634,997	1,500,682	1,366,367	1,232,052	1,097,737	963,421
6	Ten unit scheme (houses)	-	£359,804	4,867,200	4,629,391	4,391,583	4,153,774	3,915,966	3,678,157	3,440,348	3,202,539	2,964,731	2,726,922	2,489,114
7	Ten unit scheme (flats)	-	£214,593	2,885,904	2,718,258	2,550,613	2,382,967	2,215,322	2,047,677	1,880,031	1,712,386	1,544,742	1,377,096	1,209,451
8	Twenty unit scheme (houses and flats)	-	£668,614	7,749,288	7,339,867	6,930,445	6,521,024	6,111,602	5,702,181	5,292,759	4,883,338	4,473,916	4,064,494	3,655,073
9	Twenty unit scheme (flats)	-	£399,386	5,668,532	5,339,177	5,009,822	4,680,467	4,351,111	4,021,756	3,692,400	3,363,046	3,033,691	2,704,335	2,374,980
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	8,777,707	8,271,648	7,765,589	7,259,530	6,753,470	6,247,411	5,741,352	5,235,293	4,729,234	4,223,174	3,717,115
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	13,334,156	12,555,513	11,776,872	10,998,231	10,219,590	9,440,947	8,662,306	7,883,665	7,104,429	6,323,762	5,543,094
12	Fifty unit scheme (flats - higher density)	-	£466,544	10,437,505	9,729,038	9,020,572	8,312,105	7,603,638	6,895,172	6,186,705	5,478,238	4,769,771	4,061,305	3,352,837
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	17,169,664	16,192,986	15,216,309	14,239,631	13,262,954	12,286,276	11,309,599	10,332,921	9,356,244	8,379,566	7,402,888
14	Seventy unit scheme (flats - higher density)	-	£246,590	15,186,265	14,156,507	13,126,747	12,096,989	11,067,231	10,037,472	9,007,713	7,977,954	6,948,196	5,918,438	4,888,678
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	23,167,504	21,597,850	20,028,196	18,458,542	16,888,888	15,319,234	13,749,580	12,179,926	10,606,365	9,028,475	7,450,585
16	One hundred unit scheme (flats - higher density)	-	£999,738	23,755,687	22,363,395	20,971,104	19,578,811	18,186,519	16,794,227	15,401,935	14,009,642	12,617,351	11,225,058	9,832,766
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	38,266,979	35,636,846	33,006,713	30,376,579	27,746,446	25,116,313	22,486,179	19,852,601	17,208,907	14,565,213	11,921,520
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	46,431,796	42,930,865	39,429,935	35,929,004	32,413,302	28,894,360	25,375,418	21,856,476	18,337,533	14,818,590	11,292,198
19	Five hundred unit scheme (flats)	-	£5,134,958	85,447,753	78,903,561	72,357,121	65,810,680	59,264,241	52,717,801	46,150,155	39,564,029	32,977,902	26,346,926	19,707,525
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£1,236,194	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£2,959,733	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£1,782,971	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£1,485,810	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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
1	One unit scheme (houses)	1	£13,438	537,958	511,653	485,348	459,045	432,740	406,436	380,131	353,826	327,523	301,218	274,914
2	Two unit scheme (houses)	2	£17,917	1,075,915	1,023,306	970,698	918,089	865,479	812,871	760,262	707,654	655,044	602,435	549,827
3	Four unit scheme (houses)	4	£19,444	1,748,449	1,662,806	1,577,165	1,491,522	1,405,880	1,320,238	1,234,595	1,148,953	1,063,311	977,669	892,027
4	Seven unit scheme (flats)	7	£33,211	2,047,928	1,928,975	1,810,021	1,691,068	1,572,114	1,453,161	1,334,207	1,215,254	1,096,300	977,347	858,393
5	Nine unit scheme (flats)	9	£28,125	2,306,573	2,172,258	2,037,943	1,903,628	1,769,313	1,634,997	1,500,682	1,366,367	1,232,052	1,097,737	963,421
6	Ten unit scheme (houses)	10	£50,450	4,867,200	4,629,391	4,391,583	4,153,774	3,915,966	3,678,157	3,440,348	3,202,539	2,964,731	2,726,922	2,489,114
7	Ten unit scheme (flats)	10	£30,089	2,885,904	2,718,258	2,550,613	2,382,967	2,215,322	2,047,677	1,880,031	1,712,386	1,544,742	1,377,096	1,209,451
8	Twenty unit scheme (houses and flats)	20	£93,750	7,749,288	7,339,867	6,930,445	6,521,024	6,111,602	5,702,181	5,292,759	4,883,338	4,473,916	4,064,494	3,655,073
9	Twenty unit scheme (flats)	20	£56,000	5,668,532	5,339,177	5,009,822	4,680,467	4,351,111	4,021,756	3,692,400	3,363,046	3,033,691	2,704,335	2,374,980
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	8,777,707	8,271,648	7,765,589	7,259,530	6,753,470	6,247,411	5,741,352	5,235,293	4,729,234	4,223,174	3,717,115
11	Fifty unit scheme (flats - lower density)	50	£180,208	13,334,156	12,555,513	11,776,872	10,998,231	10,219,590	9,440,947	8,662,306	7,883,665	7,104,429	6,323,762	5,543,094
12	Fifty unit scheme (flats - higher density)	50	£65,417	10,437,505	9,729,038	9,020,572	8,312,105	7,603,638	6,895,172	6,186,705	5,478,238	4,769,771	4,061,305	3,352,837
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	17,169,664	16,192,986	15,216,309	14,239,631	13,262,954	12,286,276	11,309,599	10,332,921	9,356,244	8,379,566	7,402,888
14	Seventy unit scheme (flats - higher density)	70	£34,576	15,186,265	14,156,507	13,126,747	12,096,989	11,067,231	10,037,472	9,007,713	7,977,954	6,948,196	5,918,438	4,888,678
15	One hundred unit scheme (flats - lower density)	100	£147,500	23,167,504	21,597,850	20,028,196	18,458,542	16,888,888	15,319,234	13,749,580	12,179,926	10,606,365	9,028,475	7,450,585
16	One hundred unit scheme (flats - higher density)	100	£140,179	23,755,687	22,363,395	20,971,104	19,578,811	18,186,519	16,794,227	15,401,935	14,009,642	12,617,351	11,225,058	9,832,766
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	38,266,979	35,636,846	33,006,713	30,376,579	27,746,446	25,116,313	22,486,179	19,852,601	17,208,907	14,565,213	11,921,520
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	46,431,796	42,930,865	39,429,935	35,929,004	32,413,302	28,894,360	25,375,418	21,856,476	18,337,533	14,818,590	11,292,198
19	Five hundred unit scheme (flats)	500	£720,000	85,447,753	78,903,561	72,357,121	65,810,680	59,264,241	52,717,801	46,150,155	39,564,029	32,977,902	26,346,926	19,707,525
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£415,000	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£250,000	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£208,333	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

Appendix 8 - Appraisal results – growth

EALING LOCAL PLAN VIABILITY TESTING Sales value £7,260 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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	One unit scheme (houses)	1	£273,460	341,489	325,802	310,116	294,429	278,743	263,055	247,369	231,682	215,996	200,309	184,623
2	Two unit scheme (houses)	2	£364,613	682,977	651,604	620,231	588,857	557,484	526,111	494,738	463,364	431,991	400,618	369,244
3	Four unit scheme (houses)	4	£395,705	1,108,783	1,057,710	1,006,637	955,565	904,492	853,419	802,347	751,274	700,201	649,129	598,056
4	Seven unit scheme (flats)	7	£675,863	1,104,351	1,034,311	964,270	894,231	824,191	754,151	684,111	614,071	544,031	473,991	403,951
5	Nine unit scheme (flats)	9	£572,358	1,241,142	1,162,057	1,082,972	1,003,887	924,802	845,717	766,632	687,548	608,463	529,378	450,292
6	Ten unit scheme (houses)	10	£1,026,684	3,074,031	2,933,238	2,792,445	2,651,652	2,510,858	2,370,065	2,229,271	2,088,479	1,947,685	1,806,892	1,666,098
7	Ten unit scheme (flats)	10	£612,333	1,556,087	1,457,377	1,358,667	1,259,958	1,161,248	1,062,538	963,829	865,119	766,409	667,699	568,990
8	Twenty unit scheme (houses and flats)	20	£1,907,861	4,582,844	4,341,227	4,099,609	3,857,991	3,616,373	3,374,755	3,133,137	2,891,519	2,649,902	2,408,283	2,166,665
9	Twenty unit scheme (flats)	20	£1,139,629	3,055,980	2,861,753	2,667,404	2,473,055	2,278,707	2,084,358	1,890,010	1,695,661	1,501,313	1,306,964	1,112,616
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	4,782,402	4,485,799	4,189,196	3,892,592	3,595,989	3,299,385	3,002,782	2,706,179	2,409,575	2,112,972	1,816,368
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	7,007,852	6,556,420	6,104,988	5,653,555	5,202,122	4,750,689	4,299,256	3,847,823	3,396,392	2,944,959	2,493,526
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	4,509,107	4,097,200	3,685,292	3,273,384	2,861,477	2,449,569	2,037,661	1,625,754	1,213,846	801,938	390,031
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	9,315,813	8,749,565	8,183,316	7,617,068	7,050,820	6,484,573	5,918,325	5,352,077	4,785,828	4,219,581	3,653,333
14	Seventy unit scheme (flats - higher density)	70	£703,635	6,569,538	5,970,828	5,372,119	4,773,410	4,174,701	3,575,992	2,977,282	2,378,574	1,779,865	1,181,155	582,446
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	9,951,151	9,042,670	8,134,188	7,225,707	6,317,225	5,408,744	4,498,996	3,583,429	2,667,861	1,752,293	836,726
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	12,422,852	11,617,024	10,811,195	10,005,367	9,199,538	8,393,710	7,587,882	6,782,053	5,976,225	5,170,397	4,364,568
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	15,715,170	14,214,389	12,705,550	11,196,710	9,687,871	8,179,031	6,670,192	5,161,352	3,652,513	2,143,673	618,729
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	15,783,441	13,777,026	11,770,612	9,764,197	7,757,783	5,751,367	3,736,851	1,708,959	-323,447	-2,380,035	-4,440,493
19	Five hundred unit scheme (flats)	500	£14,652,373	30,153,902	26,269,779	22,385,656	18,501,533	14,583,726	10,663,694	6,743,662	2,823,630	-1,133,742	-5,159,558	-9,185,374
20	Two hundred unit Co-living scheme	-	£1,511,753	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£10,175,259	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£3,527,423	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23	Data Centre	-	£8,445,465	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24	Office development	-	£5,087,629	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940
25	Office development	-	£4,239,691	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320
26	Hotel development (160 rooms)	-	£1,882,423	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£1,187,114	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£5,087,629	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

				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	One unit scheme (houses)	1	£178,889	341,489	325,802	310,116	294,429	278,743	263,055	247,369	231,682	215,996	200,309	184,623
2	Two unit scheme (houses)	2	£238,519	682,977	651,604	620,231	588,857	557,484	526,111	494,738	463,364	431,991	400,618	369,244
3	Four unit scheme (houses)	4	£258,858	1,108,783	1,057,710	1,006,637	955,565	904,492	853,419	802,347	751,274	700,201	649,129	598,056
4	Seven unit scheme (flats)	7	£442,129	1,104,351	1,034,311	964,270	894,231	824,191	754,151	684,111	614,071	544,031	473,991	403,951
5	Nine unit scheme (flats)	9	£374,419	1,241,142	1,162,057	1,082,972	1,003,887	924,802	845,717	766,632	687,548	608,463	529,378	450,292
6	Ten unit scheme (houses)	10	£671,625	3,074,031	2,933,238	2,792,445	2,651,652	2,510,858	2,370,065	2,229,271	2,088,479	1,947,685	1,806,892	1,666,098
7	Ten unit scheme (flats)	10	£400,569	1,556,087	1,457,377	1,358,667	1,259,958	1,161,248	1,062,538	963,829	865,119	766,409	667,699	568,990
8	Twenty unit scheme (houses and flats)	20	£1,248,065	4,582,844	4,341,227	4,099,609	3,857,991	3,616,373	3,374,755	3,133,137	2,891,519	2,649,902	2,408,283	2,166,665
9	Twenty unit scheme (flats)	20	£745,511	3,055,980	2,861,753	2,667,404	2,473,055	2,278,707	2,084,358	1,890,010	1,695,661	1,501,313	1,306,964	1,112,616
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	4,782,402	4,485,799	4,189,196	3,892,592	3,595,989	3,299,385	3,002,782	2,706,179	2,409,575	2,112,972	1,816,368
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	7,007,852	6,556,420	6,104,988	5,653,555	5,202,122	4,750,689	4,299,256	3,847,823	3,396,392	2,944,959	2,493,526
12	Fifty unit scheme (flats - higher density)	50	£870,872	4,509,107	4,097,200	3,685,292	3,273,384	2,861,477	2,449,569	2,037,661	1,625,754	1,213,846	801,938	390,031
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	9,315,813	8,749,565	8,183,316	7,617,068	7,050,820	6,484,573	5,918,325	5,352,077	4,785,828	4,219,581	3,653,333
14	Seventy unit scheme (flats - higher density)	70	£460,296	6,569,538	5,970,828	5,372,119	4,773,410	4,174,701	3,575,992	2,977,282	2,378,574	1,779,865	1,181,155	582,446
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	9,951,151	9,042,670	8,134,188	7,225,707	6,317,225	5,408,744	4,498,996	3,583,429	2,667,861	1,752,293	836,726
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	12,422,852	11,617,024	10,811,195	10,005,367	9,199,538	8,393,710	7,587,882	6,782,053	5,976,225	5,170,397	4,364,568
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	15,715,170	14,214,389	12,705,550	11,196,710	9,687,871	8,179,031	6,670,192	5,161,352	3,652,513	2,143,673	618,729
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	15,783,441	13,777,026	11,770,612	9,764,197	7,757,783	5,751,367	3,736,851	1,708,959	-323,447	-2,380,035	-4,440,493
19	Five hundred unit scheme (flats)	500	£9,585,136	30,153,902	26,269,779	22,385,656	18,501,533	14,583,726	10,663,694	6,743,662	2,823,630	-1,133,742	-5,159,558	-9,185,374
20	Two hundred unit Co-living scheme	-	£988,943	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£6,656,344	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£2,307,533	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23	Data Centre	-	£5,524,766	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24	Office development	-	£3,328,172	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940
25	Office development	-	£2,773,477	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320
26	Hotel development (160 rooms)	-	£1,231,424	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£776,574	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£3,328,172	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

				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	One unit scheme (houses)	1	£95,835	341,489	325,802	310,116	294,429	278,743	263,055	247,369	231,682	215,996	200,309	184,623
2	Two unit scheme (houses)	-	£127,780	682,977	651,604	620,231	588,857	557,484	526,111	494,738	463,364	431,991	400,618	369,244
3	Four unit scheme (houses)	-	£138,676	1,108,783	1,057,710	1,006,637	955,565	904,492	853,419	802,347	751,274	700,201	649,129	598,056
4	Seven unit scheme (flats)	-	£236,858	1,104,351	1,034,311	964,270	894,231	824,191	754,151	684,111	614,071	544,031	473,991	403,951
5	Nine unit scheme (flats)	-	£200,584	1,241,142	1,162,057	1,082,972	1,003,887	924,802	845,717	766,632	687,548	608,463	529,378	450,292
6	Ten unit scheme (houses)	-	£359,804	3,074,031	2,933,238	2,792,445	2,651,652	2,510,858	2,370,065	2,229,271	2,088,479	1,947,685	1,806,892	1,666,098
7	Ten unit scheme (flats)	-	£214,593	1,556,087	1,457,377	1,358,667	1,259,958	1,161,248	1,062,538	963,829	865,119	766,409	667,699	568,990
8	Twenty unit scheme (houses and flats)	-	£668,614	4,582,844	4,341,227	4,099,609	3,857,991	3,616,373	3,374,755	3,133,137	2,891,519	2,649,902	2,408,283	2,166,665
9	Twenty unit scheme (flats)	-	£399,386	3,055,980	2,861,753	2,667,404	2,473,055	2,278,707	2,084,358	1,890,010	1,695,661	1,501,313	1,306,964	1,112,616
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	4,782,402	4,485,799	4,189,196	3,892,592	3,595,989	3,299,385	3,002,782	2,706,179	2,409,575	2,112,972	1,816,368
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	7,007,852	6,556,420	6,104,988	5,653,555	5,202,122	4,750,689	4,299,256	3,847,823	3,396,392	2,944,959	2,493,526
12	Fifty unit scheme (flats - higher density)	-	£466,544	4,509,107	4,097,200	3,685,292	3,273,384	2,861,477	2,449,569	2,037,661	1,625,754	1,213,846	801,938	390,031
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	9,315,813	8,749,565	8,183,316	7,617,068	7,050,820	6,484,573	5,918,325	5,352,077	4,785,828	4,219,581	3,653,333
14	Seventy unit scheme (flats - higher density)	-	£246,590	6,569,538	5,970,828	5,372,119	4,773,410	4,174,701	3,575,992	2,977,282	2,378,574	1,779,865	1,181,155	582,446
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	9,951,151	9,042,670	8,134,188	7,225,707	6,317,225	5,408,744	4,498,996	3,583,429	2,667,861	1,752,293	836,726
16	One hundred unit scheme (flats - higher density)	-	£999,738	12,422,852	11,617,024	10,811,195	10,005,367	9,199,538	8,393,710	7,587,882	6,782,053	5,976,225	5,170,397	4,364,568
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	15,715,170	14,214,389	12,705,550	11,196,710	9,687,871	8,179,031	6,670,192	5,161,352	3,652,513	2,143,673	618,729
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	15,783,441	13,777,026	11,770,612	9,764,197	7,757,783	5,751,367	3,736,851	1,708,959	-323,447	-2,380,035	-4,440,493
19	Five hundred unit scheme (flats)	-	£5,134,958	30,153,902	26,269,779	22,385,656	18,501,533	14,583,726	10,663,694	6,743,662	2,823,630	-1,133,742	-5,159,558	-9,185,374
20	Two hundred unit Co-living scheme	-	£529,797	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£3,565,943	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£1,236,194	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23	Data Centre	-	£2,959,733	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24	Office development	-	£1,782,971	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940
25	Office development	-	£1,485,810	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320
26	Hotel development (160 rooms)	-	£659,699	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£416,027	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£1,782,971	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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	One unit scheme (houses)	1	£13,438	341,489	325,802	310,116	294,429	278,743	263,055	247,369	231,682	215,996	200,309	184,623
2	Two unit scheme (houses)	2	£17,917	682,977	651,604	620,231	588,857	557,484	526,111	494,738	463,364	431,991	400,618	369,244
3	Four unit scheme (houses)	4	£19,444	1,108,783	1,057,710	1,006,637	955,565	904,492	853,419	802,347	751,274	700,201	649,129	598,056
4	Seven unit scheme (flats)	7	£33,211	1,104,351	1,034,311	964,270	894,231	824,191	754,151	684,111	614,071	544,031	473,991	403,951
5	Nine unit scheme (flats)	9	£28,125	1,241,142	1,162,057	1,082,972	1,003,887	924,802	845,717	766,632	687,548	608,463	529,378	450,292
6	Ten unit scheme (houses)	10	£50,450	3,074,031	2,933,238	2,792,445	2,651,652	2,510,858	2,370,065	2,229,271	2,088,479	1,947,685	1,806,892	1,666,098
7	Ten unit scheme (flats)	10	£30,089	1,556,087	1,457,377	1,358,667	1,259,958	1,161,248	1,062,538	963,829	865,119	766,409	667,699	568,990
8	Twenty unit scheme (houses and flats)	20	£93,750	4,582,844	4,341,227	4,099,609	3,857,991	3,616,373	3,374,755	3,133,137	2,891,519	2,649,902	2,408,283	2,166,665
9	Twenty unit scheme (flats)	20	£56,000	3,055,980	2,861,753	2,667,404	2,473,055	2,278,707	2,084,358	1,890,010	1,695,661	1,501,313	1,306,964	1,112,616
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	4,782,402	4,485,799	4,189,196	3,892,592	3,595,989	3,299,385	3,002,782	2,706,179	2,409,575	2,112,972	1,816,368
11	Fifty unit scheme (flats - lower density)	50	£180,208	7,007,852	6,556,420	6,104,988	5,653,555	5,202,122	4,750,689	4,299,256	3,847,823	3,396,392	2,944,959	2,493,526
12	Fifty unit scheme (flats - higher density)	50	£65,417	4,509,107	4,097,200	3,685,292	3,273,384	2,861,477	2,449,569	2,037,661	1,625,754	1,213,846	801,938	390,031
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	9,315,813	8,749,565	8,183,316	7,617,068	7,050,820	6,484,573	5,918,325	5,352,077	4,785,828	4,219,581	3,653,333
14	Seventy unit scheme (flats - higher density)	70	£34,576	6,569,538	5,970,828	5,372,119	4,773,410	4,174,701	3,575,992	2,977,282	2,378,574	1,779,865	1,181,155	582,446
15	One hundred unit scheme (flats - lower density)	100	£147,500	9,951,151	9,042,670	8,134,188	7,225,707	6,317,225	5,408,744	4,498,996	3,583,429	2,667,861	1,752,293	836,726
16	One hundred unit scheme (flats - higher density)	100	£140,179	12,422,852	11,617,024	10,811,195	10,005,367	9,199,538	8,393,710	7,587,882	6,782,053	5,976,225	5,170,397	4,364,568
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	15,715,170	14,214,389	12,705,550	11,196,710	9,687,871	8,179,031	6,670,192	5,161,352	3,652,513	2,143,673	618,729
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	15,783,441	13,777,026	11,770,612	9,764,197	7,757,783	5,751,367	3,736,851	1,708,959	-323,447	-2,380,035	-4,440,493
19	Five hundred unit scheme (flats)	500	£720,000	30,153,902	26,269,779	22,385,656	18,501,533	14,583,726	10,663,694	6,743,662	2,823,630	-1,133,742	-5,159,558	-9,185,374
20	Two hundred unit Co-living scheme	-	£74,286	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£500,000	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£173,333	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23	Data Centre	-	£415,000	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24	Office development	-	£250,000	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940
25	Office development	-	£208,333	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320
26	Hotel development (160 rooms)	-	£92,500	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£58,333	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£250,000	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

EALING LOCAL PLAN VIABILITY TESTING Sales value £7,698 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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
1	One unit scheme (houses)	1	£273,460	378,571	361,031	343,490	325,949	308,408	290,868	273,327	255,786	238,245	220,704	203,164
2	Two unit scheme (houses)	2	£364,613	757,142	722,060	686,979	651,898	616,816	581,735	546,653	511,572	476,491	441,409	406,328
3	Four unit scheme (houses)	4	£395,705	1,229,517	1,172,408	1,115,298	1,058,189	1,001,079	943,970	886,860	829,751	772,642	715,532	658,423
4	Seven unit scheme (flats)	7	£675,863	1,274,490	1,195,943	1,117,396	1,038,849	960,302	881,755	803,209	724,662	646,115	567,567	489,020
5	Nine unit scheme (flats)	9	£572,358	1,433,253	1,344,563	1,255,872	1,167,182	1,078,491	989,801	901,110	812,420	723,729	635,039	546,348
6	Ten unit scheme (houses)	10	£1,026,684	3,411,879	3,254,194	3,096,508	2,938,823	2,781,136	2,623,450	2,465,765	2,308,079	2,150,393	1,992,708	1,835,022
7	Ten unit scheme (flats)	10	£612,333	1,795,870	1,685,171	1,574,472	1,463,773	1,353,074	1,242,376	1,131,676	1,020,977	910,279	799,580	688,881
8	Twenty unit scheme (houses and flats)	20	£1,907,861	5,166,742	4,895,929	4,625,117	4,354,304	4,083,491	3,812,679	3,541,866	3,271,052	3,000,240	2,729,427	2,458,614
9	Twenty unit scheme (flats)	20	£1,139,629	3,527,057	3,309,579	3,092,099	2,874,621	2,657,142	2,439,664	2,222,185	2,004,504	1,786,398	1,568,292	1,350,187
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	5,509,670	5,176,703	4,843,736	4,510,769	4,177,803	3,844,835	3,511,869	3,178,902	2,845,936	2,512,968	2,180,002
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	8,145,304	7,636,999	7,128,694	6,620,388	6,112,083	5,603,778	5,095,472	4,587,167	4,078,862	3,570,556	3,062,252
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	5,541,848	5,080,554	4,619,259	4,157,965	3,695,862	3,231,805	2,767,748	2,303,692	1,839,636	1,375,579	911,522
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	10,742,557	10,104,972	9,467,387	8,829,802	8,192,217	7,554,632	6,917,047	6,279,461	5,641,876	5,004,291	4,366,705
14	Seventy unit scheme (flats - higher density)	70	£703,635	8,070,412	7,399,919	6,729,426	6,058,933	5,387,483	4,712,975	4,038,467	3,363,959	2,689,451	2,014,943	1,340,435
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	12,260,181	11,236,249	10,212,315	9,188,382	8,164,449	7,140,516	6,116,583	5,092,649	4,068,717	3,036,928	2,004,575
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	14,461,728	13,555,839	12,649,952	11,744,065	10,838,037	9,929,802	9,021,568	8,113,333	7,205,099	6,296,864	5,388,630
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	19,640,879	17,944,920	16,248,961	14,553,001	12,857,042	11,155,280	9,448,023	7,740,767	6,033,511	4,326,254	2,618,999
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	21,072,200	18,801,348	16,530,495	14,259,642	11,988,789	9,717,937	7,447,085	5,176,231	2,895,513	599,750	- 1,720,013
19	Five hundred unit scheme (flats)	500	£14,652,373	39,720,740	35,358,275	30,995,810	26,633,346	22,270,880	17,908,415	13,521,838	9,117,651	4,713,463	309,276	- 4,207,443
20	Two hundred unit Co-living scheme	-	£1,511,753	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£10,175,259	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£3,527,423	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23	Data Centre	-	£8,445,465	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24	Office development	-	£5,087,629	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940
25	Office development	-	£4,239,691	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320
26	Hotel development (160 rooms)	-	£1,882,423	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£1,187,114	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£5,087,629	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

	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	One unit scheme (houses)	1	£178,889	378,571	361,031	343,490	325,949	308,408	290,868	273,327	255,786	238,245	220,704	203,164
2	Two unit scheme (houses)	2	£238,519	757,142	722,060	686,979	651,898	616,816	581,735	546,653	511,572	476,491	441,409	406,328
3	Four unit scheme (houses)	4	£258,858	1,229,517	1,172,408	1,115,298	1,058,189	1,001,079	943,970	886,860	829,751	772,642	715,532	658,423
4	Seven unit scheme (flats)	7	£442,129	1,274,490	1,195,943	1,117,396	1,038,849	960,302	881,755	803,209	724,662	646,115	567,567	489,020
5	Nine unit scheme (flats)	9	£374,419	1,433,253	1,344,563	1,255,872	1,167,182	1,078,491	989,801	901,110	812,420	723,729	635,039	546,348
6	Ten unit scheme (houses)	10	£671,625	3,411,879	3,254,194	3,096,508	2,938,823	2,781,136	2,623,450	2,465,765	2,308,079	2,150,393	1,992,708	1,835,022
7	Ten unit scheme (flats)	10	£400,569	1,795,870	1,685,171	1,574,472	1,463,773	1,353,074	1,242,376	1,131,676	1,020,977	910,279	799,580	688,881
8	Twenty unit scheme (houses and flats)	20	£1,248,065	5,166,742	4,895,929	4,625,117	4,354,304	4,083,491	3,812,679	3,541,866	3,271,052	3,000,240	2,729,427	2,458,614
9	Twenty unit scheme (flats)	20	£745,511	3,527,057	3,309,579	3,092,099	2,874,621	2,657,142	2,439,664	2,222,185	2,004,504	1,786,398	1,568,292	1,350,187
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	5,509,670	5,176,703	4,843,736	4,510,769	4,177,803	3,844,835	3,511,869	3,178,902	2,845,936	2,512,968	2,180,002
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	8,145,304	7,636,999	7,128,694	6,620,388	6,112,083	5,603,778	5,095,472	4,587,167	4,078,862	3,570,556	3,062,252
12	Fifty unit scheme (flats - higher density)	50	£870,872	5,541,848	5,080,554	4,619,259	4,157,965	3,695,862	3,231,805	2,767,748	2,303,692	1,839,636	1,375,579	911,522
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	10,742,557	10,104,972	9,467,387	8,829,802	8,192,217	7,554,632	6,917,047	6,279,461	5,641,876	5,004,291	4,366,705
14	Seventy unit scheme (flats - higher density)	70	£460,296	8,070,412	7,399,919	6,729,426	6,058,933	5,387,483	4,712,975	4,038,467	3,363,959	2,689,451	2,014,943	1,340,435
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	12,260,181	11,236,249	10,212,315	9,188,382	8,164,449	7,140,516	6,116,583	5,092,649	4,068,717	3,036,928	2,004,575
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	14,461,728	13,555,839	12,649,952	11,744,065	10,838,037	9,929,802	9,021,568	8,113,333	7,205,099	6,296,864	5,388,630
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	19,640,879	17,944,920	16,248,961	14,553,001	12,857,042	11,155,280	9,448,023	7,740,767	6,033,511	4,326,254	2,618,999
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	21,072,200	18,801,348	16,530,495	14,259,642	11,988,789	9,717,937	7,447,085	5,176,231	2,895,513	599,750	- 1,720,013
19	Five hundred unit scheme (flats)	500	£9,585,136	39,720,740	35,358,275	30,995,810	26,633,346	22,270,880	17,908,415	13,521,838	9,117,651	4,713,463	309,276	- 4,207,443
20	Two hundred unit Co-living scheme	-	£988,943	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£6,656,344	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£2,307,533	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23	Data Centre	-	£5,524,766	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24	Office development	-	£3,328,172	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940
25	Office development	-	£2,773,477	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320
26	Hotel development (160 rooms)	-	£1,231,424	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£776,574	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£3,328,172	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

	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	One unit scheme (houses)	1	£95,835	378,571	361,031	343,490	325,949	308,408	290,868	273,327	255,786	238,245	220,704	203,164
2	Two unit scheme (houses)	-	£127,780	757,142	722,060	686,979	651,898	616,816	581,735	546,653	511,572	476,491	441,409	406,328
3	Four unit scheme (houses)	-	£138,676	1,229,517	1,172,408	1,115,298	1,058,189	1,001,079	943,970	886,860	829,751	772,642	715,532	658,423
4	Seven unit scheme (flats)	-	£236,858	1,274,490	1,195,943	1,117,396	1,038,849	960,302	881,755	803,209	724,662	646,115	567,567	489,020
5	Nine unit scheme (flats)	-	£200,584	1,433,253	1,344,563	1,255,872	1,167,182	1,078,491	989,801	901,110	812,420	723,729	635,039	546,348
6	Ten unit scheme (houses)	-	£359,804	3,411,879	3,254,194	3,096,508	2,938,823	2,781,136	2,623,450	2,465,765	2,308,079	2,150,393	1,992,708	1,835,022
7	Ten unit scheme (flats)	-	£214,593	1,795,870	1,685,171	1,574,472	1,463,773	1,353,074	1,242,376	1,131,676	1,020,977	910,279	799,580	688,881
8	Twenty unit scheme (houses and flats)	-	£668,614	5,166,742	4,895,929	4,625,117	4,354,304	4,083,491	3,812,679	3,541,866	3,271,052	3,000,240	2,729,427	2,458,614
9	Twenty unit scheme (flats)	-	£399,386	3,527,057	3,309,579	3,092,099	2,874,621	2,657,142	2,439,664	2,222,185	2,004,504	1,786,398	1,568,292	1,350,187
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	5,509,670	5,176,703	4,843,736	4,510,769	4,177,803	3,844,835	3,511,869	3,178,902	2,845,936	2,512,968	2,180,002
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	8,145,304	7,636,999	7,128,694	6,620,388	6,112,083	5,603,778	5,095,472	4,587,167	4,078,862	3,570,556	3,062,252
12	Fifty unit scheme (flats - higher density)	-	£466,544	5,541,848	5,080,554	4,619,259	4,157,965	3,695,862	3,231,805	2,767,748	2,303,692	1,839,636	1,375,579	911,522
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	10,742,557	10,104,972	9,467,387	8,829,802	8,192,217	7,554,632	6,917,047	6,279,461	5,641,876	5,004,291	4,366,705
14	Seventy unit scheme (flats - higher density)	-	£246,590	8,070,412	7,399,919	6,729,426	6,058,933	5,387,483	4,712,975	4,038,467	3,363,959	2,689,451	2,014,943	1,340,435
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	12,260,181	11,236,249	10,212,315	9,188,382	8,164,449	7,140,516	6,116,583	5,092,649	4,068,717	3,036,928	2,004,575
16	One hundred unit scheme (flats - higher density)	-	£999,738	14,461,728	13,555,839	12,649,952	11,744,065	10,838,037	9,929,802	9,021,568	8,113,333	7,205,099	6,296,864	5,388,630
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	19,640,879	17,944,920	16,248,961	14,553,001	12,857,042	11,155,280	9,448,023	7,740,767	6,033,511	4,326,254	2,618,999
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	21,072,200	18,801,348	16,530,495	14,259,642	11,988,789	9,717,937	7,447,085	5,176,231	2,895,513	599,750	- 1,720,013
19	Five hundred unit scheme (flats)	-	£5,134,958	39,720,740	35,358,275	30,995,810	26,633,346	22,270,880	17,908,415	13,521,838	9,117,651	4,713,463	309,276	- 4,207,443
20	Two hundred unit Co-living scheme	-	£529,797	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£3,565,943	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£1,236,194	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23	Data Centre	-	£2,959,733	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24	Office development	-	£1,782,971	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940
25	Office development	-	£1,485,810	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320
26	Hotel development (160 rooms)	-	£659,699	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£416,027	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£1,782,971	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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
1	One unit scheme (houses)	1	£13,438	378,571	361,031	343,490	325,949	308,408	290,868	273,327	255,786	238,245	220,704	203,164
2	Two unit scheme (houses)	2	£17,917	757,142	722,060	686,979	651,898	616,816	581,735	546,653	511,572	476,491	441,409	406,328
3	Four unit scheme (houses)	4	£19,444	1,229,517	1,172,408	1,115,298	1,058,189	1,001,079	943,970	886,860	829,751	772,642	715,532	658,423
4	Seven unit scheme (flats)	7	£33,211	1,274,490	1,195,943	1,117,396	1,038,849	960,302	881,755	803,209	724,662	646,115	567,567	489,020
5	Nine unit scheme (flats)	9	£28,125	1,433,253	1,344,563	1,255,872	1,167,182	1,078,491	989,801	901,110	812,420	723,729	635,039	546,348
6	Ten unit scheme (houses)	10	£50,450	3,411,879	3,254,194	3,096,508	2,938,823	2,781,136	2,623,450	2,465,765	2,308,079	2,150,393	1,992,708	1,835,022
7	Ten unit scheme (flats)	10	£30,089	1,795,870	1,685,171	1,574,472	1,463,773	1,353,074	1,242,376	1,131,676	1,020,977	910,279	799,580	688,881
8	Twenty unit scheme (houses and flats)	20	£93,750	5,166,742	4,895,929	4,625,117	4,354,304	4,083,491	3,812,679	3,541,866	3,271,052	3,000,240	2,729,427	2,458,614
9	Twenty unit scheme (flats)	20	£56,000	3,527,057	3,309,579	3,092,099	2,874,621	2,657,142	2,439,664	2,222,185	2,004,504	1,786,398	1,568,292	1,350,187
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	5,509,670	5,176,703	4,843,736	4,510,769	4,177,803	3,844,835	3,511,869	3,178,902	2,845,936	2,512,968	2,180,002
11	Fifty unit scheme (flats - lower density)	50	£180,208	8,145,304	7,636,999	7,128,694	6,620,388	6,112,083	5,603,778	5,095,472	4,587,167	4,078,862	3,570,556	3,062,252
12	Fifty unit scheme (flats - higher density)	50	£65,417	5,541,848	5,080,554	4,619,259	4,157,965	3,695,862	3,231,805	2,767,748	2,303,692	1,839,636	1,375,579	911,522
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	10,742,557	10,104,972	9,467,387	8,829,802	8,192,217	7,554,632	6,917,047	6,279,461	5,641,876	5,004,291	4,366,705
14	Seventy unit scheme (flats - higher density)	70	£34,576	8,070,412	7,399,919	6,729,426	6,058,933	5,387,483	4,712,975	4,038,467	3,363,959	2,689,451	2,014,943	1,340,435
15	One hundred unit scheme (flats - lower density)	100	£147,500	12,260,181	11,236,249	10,212,315	9,188,382	8,164,449	7,140,516	6,116,583	5,092,649	4,068,717	3,036,928	2,004,575
16	One hundred unit scheme (flats - higher density)	100	£140,179	14,461,728	13,555,839	12,649,952	11,744,065	10,838,037	9,929,802	9,021,568	8,113,333	7,205,099	6,296,864	5,388,630
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	19,640,879	17,944,920	16,248,961	14,553,001	12,857,042	11,155,280	9,448,023	7,740,767	6,033,511	4,326,254	2,618,999
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	21,072,200	18,801,348	16,530,495	14,259,642	11,988,789	9,717,937	7,447,085	5,176,231	2,895,513	599,750	- 1,720,013
19	Five hundred unit scheme (flats)	500	£720,000	39,720,740	35,358,275	30,995,810	26,633,346	22,270,880	17,908,415	13,521,838	9,117,651	4,713,463	309,276	- 4,207,443
20	Two hundred unit Co-living scheme	-	£74,286	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£500,000	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£173,333	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23	Data Centre	-	£415,000	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24	Office development	-	£250,000	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940	- 24,378,940
25	Office development	-	£208,333	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320	- 12,193,320
26	Hotel development (160 rooms)	-	£92,500	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£58,333	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£250,000	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

EALING LOCAL PLAN VIABILITY TESTING Sales value £8,136 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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
1	One unit scheme (houses)	1	£273,460	415,653	396,258	376,864	357,470	338,075	318,680	299,285	279,890	260,495	241,100	221,705
2	Two unit scheme (houses)	2	£364,613	831,308	792,518	753,728	714,938	676,148	637,358	598,569	559,780	520,990	482,200	443,410
3	Four unit scheme (houses)	4	£395,705	1,350,251	1,287,105	1,223,958	1,160,813	1,097,667	1,034,520	971,374	908,228	845,082	781,936	718,790
4	Seven unit scheme (flats)	7	£675,863	1,444,629	1,357,575	1,270,522	1,183,468	1,096,414	1,009,360	922,306	835,252	748,198	661,144	574,091
5	Nine unit scheme (flats)	9	£572,358	1,625,364	1,527,068	1,428,772	1,330,476	1,232,179	1,133,884	1,035,588	937,292	838,996	740,700	642,403
6	Ten unit scheme (houses)	10	£1,026,684	3,749,727	3,575,148	3,400,571	3,225,992	3,051,415	2,876,836	2,702,259	2,527,680	2,353,102	2,178,524	2,003,946
7	Ten unit scheme (flats)	10	£612,333	2,035,653	1,912,964	1,790,277	1,667,588	1,544,901	1,422,212	1,299,525	1,176,836	1,054,149	931,460	808,773
8	Twenty unit scheme (houses and flats)	20	£1,907,861	5,750,640	5,450,632	5,150,625	4,850,617	4,550,609	4,250,602	3,950,594	3,650,586	3,350,578	3,050,571	2,750,563
9	Twenty unit scheme (flats)	20	£1,139,629	3,998,134	3,757,102	3,516,069	3,275,036	3,034,004	2,792,971	2,551,939	2,310,906	2,069,874	1,828,841	1,587,757
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	6,236,937	5,867,607	5,498,277	5,128,947	4,759,617	4,390,287	4,020,957	3,651,626	3,282,296	2,912,966	2,543,635
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	9,282,755	8,717,578	8,152,400	7,587,222	7,022,044	6,456,866	5,891,688	5,326,510	4,761,333	4,196,155	3,630,977
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	6,574,102	6,061,195	5,548,287	5,035,381	4,522,473	4,009,567	3,496,659	2,981,630	2,465,424	1,949,218	1,433,012
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	12,169,303	11,460,381	10,751,458	10,042,536	9,333,613	8,624,691	7,915,768	7,206,846	6,497,924	5,789,001	5,080,079
14	Seventy unit scheme (flats - higher density)	70	£703,635	9,570,796	8,825,283	8,079,772	7,334,259	6,588,748	5,843,236	5,097,723	4,349,344	3,599,036	2,848,730	2,098,423
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	14,569,211	13,429,827	12,290,442	11,151,058	10,011,674	8,872,289	7,732,904	6,593,519	5,454,135	4,314,750	3,172,424
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	16,492,234	15,484,821	14,477,408	13,469,996	12,462,583	11,455,170	10,447,757	9,440,344	8,432,932	7,423,332	6,412,691
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	23,566,587	21,674,343	19,782,098	17,889,854	15,997,608	14,105,364	12,213,119	10,320,182	8,414,510	6,508,837	4,603,165
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	26,308,773	23,791,315	21,273,858	18,755,087	16,219,796	13,684,506	11,149,216	8,613,925	6,078,634	3,543,344	982,692
19	Five hundred unit scheme (flats)	500	£14,652,373	49,279,742	44,446,771	39,605,964	34,765,158	29,924,351	25,083,544	20,242,737	15,401,930	10,523,329	5,634,985	746,642
20	Two hundred unit Co-living scheme	-	£1,511,753	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£10,175,259	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£3,527,423	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23	Data Centre	-	£8,445,465	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24	Office development	-	£5,087,629	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940
25	Office development	-	£4,239,691	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320
26	Hotel development (160 rooms)	-	£1,882,423	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£1,187,114	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£5,087,629	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

	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	One unit scheme (houses)	1	£178,889	415,653	396,258	376,864	357,470	338,075	318,680	299,285	279,890	260,495	241,100	221,705
2	Two unit scheme (houses)	2	£238,519	831,308	792,518	753,728	714,938	676,148	637,358	598,569	559,780	520,990	482,200	443,410
3	Four unit scheme (houses)	4	£258,858	1,350,251	1,287,105	1,223,958	1,160,813	1,097,667	1,034,520	971,374	908,228	845,082	781,936	718,790
4	Seven unit scheme (flats)	7	£442,129	1,444,629	1,357,575	1,270,522	1,183,468	1,096,414	1,009,360	922,306	835,252	748,198	661,144	574,091
5	Nine unit scheme (flats)	9	£374,419	1,625,364	1,527,068	1,428,772	1,330,476	1,232,179	1,133,884	1,035,588	937,292	838,996	740,700	642,403
6	Ten unit scheme (houses)	10	£671,625	3,749,727	3,575,148	3,400,571	3,225,992	3,051,415	2,876,836	2,702,259	2,527,680	2,353,102	2,178,524	2,003,946
7	Ten unit scheme (flats)	10	£400,569	2,035,653	1,912,964	1,790,277	1,667,588	1,544,901	1,422,212	1,299,525	1,176,836	1,054,149	931,460	808,773
8	Twenty unit scheme (houses and flats)	20	£1,248,065	5,750,640	5,450,632	5,150,625	4,850,617	4,550,609	4,250,602	3,950,594	3,650,586	3,350,578	3,050,571	2,750,563
9	Twenty unit scheme (flats)	20	£745,511	3,998,134	3,757,102	3,516,069	3,275,036	3,034,004	2,792,971	2,551,939	2,310,906	2,069,874	1,828,841	1,587,757
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,236,937	5,867,607	5,498,277	5,128,947	4,759,617	4,390,287	4,020,957	3,651,626	3,282,296	2,912,966	2,543,635
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	9,282,755	8,717,578	8,152,400	7,587,222	7,022,044	6,456,866	5,891,688	5,326,510	4,761,333	4,196,155	3,630,977
12	Fifty unit scheme (flats - higher density)	50	£870,872	6,574,102	6,061,195	5,548,287	5,035,381	4,522,473	4,009,567	3,496,659	2,981,630	2,465,424	1,949,218	1,433,012
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	12,169,303	11,460,381	10,751,458	10,042,536	9,333,613	8,624,691	7,915,768	7,206,846	6,497,924	5,789,001	5,080,079
14	Seventy unit scheme (flats - higher density)	70	£460,296	9,570,796	8,825,283	8,079,772	7,334,259	6,588,748	5,843,236	5,097,723	4,349,344	3,599,036	2,848,730	2,098,423
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	14,569,211	13,429,827	12,290,442	11,151,058	10,011,674	8,872,289	7,732,904	6,593,519	5,454,135	4,314,750	3,172,424
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	16,492,234	15,484,821	14,477,408	13,469,996	12,462,583	11,455,170	10,447,757	9,440,344	8,432,932	7,423,332	6,412,691
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	23,566,587	21,674,343	19,782,098	17,889,854	15,997,608	14,105,364	12,213,119	10,320,182	8,414,510	6,508,837	4,603,165
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	26,308,773	23,791,315	21,273,858	18,755,087	16,219,796	13,684,506	11,149,216	8,613,925	6,078,634	3,543,344	982,692
19	Five hundred unit scheme (flats)	500	£9,585,136	49,279,742	44,446,771	39,605,964	34,765,158	29,924,351	25,083,544	20,242,737	15,401,930	10,523,329	5,634,985	746,642
20	Two hundred unit Co-living scheme	-	£988,943	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£6,656,344	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£2,307,533	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23	Data Centre	-	£5,524,766	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24	Office development	-	£3,328,172	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940
25	Office development	-	£2,773,477	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320
26	Hotel development (160 rooms)	-	£1,231,424	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£776,574	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£3,328,172	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

	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	One unit scheme (houses)	1	£95,835	415,653	396,258	376,864	357,470	338,075	318,680	299,285	279,890	260,495	241,100	221,705
2	Two unit scheme (houses)	-	£127,780	831,308	792,518	753,728	714,938	676,148	637,358	598,569	559,780	520,990	482,200	443,410
3	Four unit scheme (houses)	-	£138,676	1,350,251	1,287,105	1,223,958	1,160,813	1,097,667	1,034,520	971,374	908,228	845,082	781,936	718,790
4	Seven unit scheme (flats)	-	£236,858	1,444,629	1,357,575	1,270,522	1,183,468	1,096,414	1,009,360	922,306	835,252	748,198	661,144	574,091
5	Nine unit scheme (flats)	-	£200,584	1,625,364	1,527,068	1,428,772	1,330,476	1,232,179	1,133,884	1,035,588	937,292	838,996	740,700	642,403
6	Ten unit scheme (houses)	-	£359,804	3,749,727	3,575,148	3,400,571	3,225,992	3,051,415	2,876,836	2,702,259	2,527,680	2,353,102	2,178,524	2,003,946
7	Ten unit scheme (flats)	-	£214,593	2,035,653	1,912,964	1,790,277	1,667,588	1,544,901	1,422,212	1,299,525	1,176,836	1,054,149	931,460	808,773
8	Twenty unit scheme (houses and flats)	-	£668,614	5,750,640	5,450,632	5,150,625	4,850,617	4,550,609	4,250,602	3,950,594	3,650,586	3,350,578	3,050,571	2,750,563
9	Twenty unit scheme (flats)	-	£399,386	3,998,134	3,757,102	3,516,069	3,275,036	3,034,004	2,792,971	2,551,939	2,310,906	2,069,874	1,828,841	1,587,757
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	6,236,937	5,867,607	5,498,277	5,128,947	4,759,617	4,390,287	4,020,957	3,651,626	3,282,296	2,912,966	2,543,635
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	9,282,755	8,717,578	8,152,400	7,587,222	7,022,044	6,456,866	5,891,688	5,326,510	4,761,333	4,196,155	3,630,977
12	Fifty unit scheme (flats - higher density)	-	£466,544	6,574,102	6,061,195	5,548,287	5,035,381	4,522,473	4,009,567	3,496,659	2,981,630	2,465,424	1,949,218	1,433,012
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	12,169,303	11,460,381	10,751,458	10,042,536	9,333,613	8,624,691	7,915,768	7,206,846	6,497,924	5,789,001	5,080,079
14	Seventy unit scheme (flats - higher density)	-	£246,590	9,570,796	8,825,283	8,079,772	7,334,259	6,588,748	5,843,236	5,097,723	4,349,344	3,599,036	2,848,730	2,098,423
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	14,569,211	13,429,827	12,290,442	11,151,058	10,011,674	8,872,289	7,732,904	6,593,519	5,454,135	4,314,750	3,172,424
16	One hundred unit scheme (flats - higher density)	-	£999,738	16,492,234	15,484,821	14,477,408	13,469,996	12,462,583	11,455,170	10,447,757	9,440,344	8,432,932	7,423,332	6,412,691
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	23,566,587	21,674,343	19,782,098	17,889,854	15,997,608	14,105,364	12,213,119	10,320,182	8,414,510	6,508,837	4,603,165
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	26,308,773	23,791,315	21,273,858	18,755,087	16,219,796	13,684,506	11,149,216	8,613,925	6,078,634	3,543,344	982,692
19	Five hundred unit scheme (flats)	-	£5,134,958	49,279,742	44,446,771	39,605,964	34,765,158	29,924,351	25,083,544	20,242,737	15,401,930	10,523,329	5,634,985	746,642
20	Two hundred unit Co-living scheme	-	£529,797	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£3,565,943	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£1,236,194	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23	Data Centre	-	£2,959,733	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24	Office development	-	£1,782,971	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940
25	Office development	-	£1,485,810	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320
26	Hotel development (160 rooms)	-	£659,699	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£416,027	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£1,782,971	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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
1	One unit scheme (houses)	1	£13,438	415,653	396,258	376,864	357,470	338,075	318,680	299,285	279,890	260,495	241,100	221,705
2	Two unit scheme (houses)	2	£17,917	831,308	792,518	753,728	714,938	676,148	637,358	598,569	559,780	520,990	482,200	443,410
3	Four unit scheme (houses)	4	£19,444	1,350,251	1,287,105	1,223,958	1,160,813	1,097,667	1,034,520	971,374	908,228	845,082	781,936	718,790
4	Seven unit scheme (flats)	7	£33,211	1,444,629	1,357,575	1,270,522	1,183,468	1,096,414	1,009,360	922,306	835,252	748,198	661,144	574,091
5	Nine unit scheme (flats)	9	£28,125	1,625,364	1,527,068	1,428,772	1,330,476	1,232,179	1,133,884	1,035,588	937,292	838,996	740,700	642,403
6	Ten unit scheme (houses)	10	£50,450	3,749,727	3,575,148	3,400,571	3,225,992	3,051,415	2,876,836	2,702,259	2,527,680	2,353,102	2,178,524	2,003,946
7	Ten unit scheme (flats)	10	£30,089	2,035,653	1,912,964	1,790,277	1,667,588	1,544,901	1,422,212	1,299,525	1,176,836	1,054,149	931,460	808,773
8	Twenty unit scheme (houses and flats)	20	£93,750	5,750,640	5,450,632	5,150,625	4,850,617	4,550,609	4,250,602	3,950,594	3,650,586	3,350,578	3,050,571	2,750,563
9	Twenty unit scheme (flats)	20	£56,000	3,998,134	3,757,102	3,516,069	3,275,036	3,034,004	2,792,971	2,551,939	2,310,906	2,069,874	1,828,841	1,587,757
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	6,236,937	5,867,607	5,498,277	5,128,947	4,759,617	4,390,287	4,020,957	3,651,626	3,282,296	2,912,966	2,543,635
11	Fifty unit scheme (flats - lower density)	50	£180,208	9,282,755	8,717,578	8,152,400	7,587,222	7,022,044	6,456,866	5,891,688	5,326,510	4,761,333	4,196,155	3,630,977
12	Fifty unit scheme (flats - higher density)	50	£65,417	6,574,102	6,061,195	5,548,287	5,035,381	4,522,473	4,009,567	3,496,659	2,981,630	2,465,424	1,949,218	1,433,012
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	12,169,303	11,460,381	10,751,458	10,042,536	9,333,613	8,624,691	7,915,768	7,206,846	6,497,924	5,789,001	5,080,079
14	Seventy unit scheme (flats - higher density)	70	£34,576	9,570,796	8,825,283	8,079,772	7,334,259	6,588,748	5,843,236	5,097,723	4,349,344	3,599,036	2,848,730	2,098,423
15	One hundred unit scheme (flats - lower density)	100	£147,500	14,569,211	13,429,827	12,290,442	11,151,058	10,011,674	8,872,289	7,732,904	6,593,519	5,454,135	4,314,750	3,172,424
16	One hundred unit scheme (flats - higher density)	100	£140,179	16,492,234	15,484,821	14,477,408	13,469,996	12,462,583	11,455,170	10,447,757	9,440,344	8,432,932	7,423,332	6,412,691
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	23,566,587	21,674,343	19,782,098	17,889,854	15,997,608	14,105,364	12,213,119	10,320,182	8,414,510	6,508,837	4,603,165
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	26,308,773	23,791,315	21,273,858	18,755,087	16,219,796	13,684,506	11,149,216	8,613,925	6,078,634	3,543,344	982,692
19	Five hundred unit scheme (flats)	500	£720,000	49,279,742	44,446,771	39,605,964	34,765,158	29,924,351	25,083,544	20,242,737	15,401,930	10,523,329	5,634,985	746,642
20	Two hundred unit Co-living scheme	-	£74,286	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£500,000	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£173,333	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23	Data Centre	-	£415,000	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24	Office development	-	£250,000	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940
25	Office development	-	£208,333	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320
26	Hotel development (160 rooms)	-	£92,500	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£58,333	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£250,000	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

EALING LOCAL PLAN VIABILITY TESTING Sales value £8,574 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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	One unit scheme (houses)	1	£273,460	452,737	431,487	410,238	388,990	367,740	346,492	325,242	303,993	282,745	261,495	240,246
2	Two unit scheme (houses)	2	£364,613	905,472	862,975	820,477	777,979	735,480	692,983	650,485	607,986	565,489	522,991	480,493
3	Four unit scheme (houses)	4	£395,705	1,470,985	1,401,803	1,332,619	1,263,437	1,194,254	1,125,071	1,055,888	986,706	917,522	848,340	779,157
4	Seven unit scheme (flats)	7	£675,863	1,614,768	1,519,208	1,423,647	1,328,086	1,232,525	1,136,965	1,041,404	945,842	850,281	754,721	659,160
5	Nine unit scheme (flats)	9	£572,358	1,817,476	1,709,573	1,601,672	1,493,770	1,385,869	1,277,967	1,170,065	1,062,164	954,263	846,360	738,459
6	Ten unit scheme (houses)	10	£1,026,684	4,087,574	3,896,104	3,704,633	3,513,163	3,321,693	3,130,222	2,938,752	2,747,282	2,555,811	2,364,340	2,172,869
7	Ten unit scheme (flats)	10	£612,333	2,275,436	2,140,758	2,006,082	1,871,404	1,736,727	1,602,050	1,467,372	1,332,696	1,198,018	1,063,341	928,663
8	Twenty unit scheme (houses and flats)	20	£1,907,861	6,334,538	6,005,335	5,676,133	5,346,931	5,017,728	4,688,525	4,359,323	4,030,120	3,700,917	3,371,715	3,042,512
9	Twenty unit scheme (flats)	20	£1,139,629	4,469,210	4,204,624	3,940,038	3,675,452	3,410,866	3,146,279	2,881,693	2,617,106	2,352,520	2,087,933	1,823,347
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	6,964,205	6,558,511	6,152,818	5,747,124	5,341,430	4,935,737	4,530,043	4,124,350	3,718,656	3,312,963	2,907,269
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	10,420,206	9,798,156	9,176,106	8,554,055	7,932,005	7,309,955	6,687,904	6,065,854	5,443,804	4,821,753	4,199,703
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	7,606,355	7,041,835	6,477,315	5,912,796	5,348,276	4,783,757	4,219,237	3,654,717	3,090,197	2,522,858	1,954,503
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	13,596,049	12,815,788	12,035,529	11,255,269	10,475,009	9,694,750	8,914,490	8,134,230	7,353,970	6,573,711	5,793,451
14	Seventy unit scheme (flats - higher density)	70	£703,635	11,071,180	10,250,649	9,430,117	8,609,586	7,789,055	6,968,523	6,147,992	5,327,461	4,506,930	3,682,517	2,856,411
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	16,878,242	15,623,406	14,368,569	13,113,733	11,858,898	10,604,061	9,349,225	8,094,388	6,839,553	5,584,716	4,329,880
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	18,522,741	17,413,803	16,304,865	15,195,927	14,086,989	12,978,051	11,869,112	10,760,175	9,651,237	8,542,298	7,433,360
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	27,492,296	25,403,766	23,315,236	21,226,706	19,138,175	17,049,645	14,961,115	12,872,585	10,784,056	8,691,419	6,587,329
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	31,540,727	28,761,672	25,982,618	23,203,562	20,424,507	17,645,453	14,851,346	12,051,618	9,251,889	6,452,161	3,652,433
19	Five hundred unit scheme (flats)	500	£14,652,373	58,747,629	53,465,723	48,183,818	42,896,971	37,577,822	32,258,673	26,939,524	21,620,376	16,301,227	10,960,695	5,588,197
20	Two hundred unit Co-living scheme	-	£1,511,753	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£10,175,259	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£3,527,423	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23	Data Centre	-	£8,445,465	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24	Office development	-	£5,087,629	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940
25	Office development	-	£4,239,691	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320
26	Hotel development (160 rooms)	-	£1,882,423	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£1,187,114	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£5,087,629	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

				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	One unit scheme (houses)	1	£178,889	452,737	431,487	410,238	388,990	367,740	346,492	325,242	303,993	282,745	261,495	240,246
2	Two unit scheme (houses)	2	£238,519	905,472	862,975	820,477	777,979	735,480	692,983	650,485	607,986	565,489	522,991	480,493
3	Four unit scheme (houses)	4	£258,858	1,470,985	1,401,803	1,332,619	1,263,437	1,194,254	1,125,071	1,055,888	986,706	917,522	848,340	779,157
4	Seven unit scheme (flats)	7	£442,129	1,614,768	1,519,208	1,423,647	1,328,086	1,232,525	1,136,965	1,041,404	945,842	850,281	754,721	659,160
5	Nine unit scheme (flats)	9	£374,419	1,817,476	1,709,573	1,601,672	1,493,770	1,385,869	1,277,967	1,170,065	1,062,164	954,263	846,360	738,459
6	Ten unit scheme (houses)	10	£671,625	4,087,574	3,896,104	3,704,633	3,513,163	3,321,693	3,130,222	2,938,752	2,747,282	2,555,811	2,364,340	2,172,869
7	Ten unit scheme (flats)	10	£400,569	2,275,436	2,140,758	2,006,082	1,871,404	1,736,727	1,602,050	1,467,372	1,332,696	1,198,018	1,063,341	928,663
8	Twenty unit scheme (houses and flats)	20	£1,248,065	6,334,538	6,005,335	5,676,133	5,346,931	5,017,728	4,688,525	4,359,323	4,030,120	3,700,917	3,371,715	3,042,512
9	Twenty unit scheme (flats)	20	£745,511	4,469,210	4,204,624	3,940,038	3,675,452	3,410,866	3,146,279	2,881,693	2,617,106	2,352,520	2,087,933	1,823,347
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,964,205	6,558,511	6,152,818	5,747,124	5,341,430	4,935,737	4,530,043	4,124,350	3,718,656	3,312,963	2,907,269
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	10,420,206	9,798,156	9,176,106	8,554,055	7,932,005	7,309,955	6,687,904	6,065,854	5,443,804	4,821,753	4,199,703
12	Fifty unit scheme (flats - higher density)	50	£870,872	7,606,355	7,041,835	6,477,315	5,912,796	5,348,276	4,783,757	4,219,237	3,654,717	3,090,197	2,522,858	1,954,503
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	13,596,049	12,815,788	12,035,529	11,255,269	10,475,009	9,694,750	8,914,490	8,134,230	7,353,970	6,573,711	5,793,451
14	Seventy unit scheme (flats - higher density)	70	£460,296	11,071,180	10,250,649	9,430,117	8,609,586	7,789,055	6,968,523	6,147,992	5,327,461	4,506,930	3,682,517	2,856,411
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	16,878,242	15,623,406	14,368,569	13,113,733	11,858,898	10,604,061	9,349,225	8,094,388	6,839,553	5,584,716	4,329,880
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	18,522,741	17,413,803	16,304,865	15,195,927	14,086,989	12,978,051	11,869,112	10,760,175	9,651,237	8,542,298	7,433,360
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	27,492,296	25,403,766	23,315,236	21,226,706	19,138,175	17,049,645	14,961,115	12,872,585	10,784,056	8,691,419	6,587,329
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	31,540,727	28,761,672	25,982,618	23,203,562	20,424,507	17,645,453	14,851,346	12,051,618	9,251,889	6,452,161	3,652,433
19	Five hundred unit scheme (flats)	500	£9,585,136	58,747,629	53,465,723	48,183,818	42,896,971	37,577,822	32,258,673	26,939,524	21,620,376	16,301,227	10,960,695	5,588,197
20	Two hundred unit Co-living scheme	-	£988,943	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£6,656,344	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£2,307,533	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23	Data Centre	-	£5,524,766	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24	Office development	-	£3,328,172	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940
25	Office development	-	£2,773,477	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320
26	Hotel development (160 rooms)	-	£1,231,424	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£776,574	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£3,328,172	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

				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	One unit scheme (houses)	1	£95,835	452,737	431,487	410,238	388,990	367,740	346,492	325,242	303,993	282,745	261,495	240,246
2	Two unit scheme (houses)	-	£127,780	905,472	862,975	820,477	777,979	735,480	692,983	650,485	607,986	565,489	522,991	480,493
3	Four unit scheme (houses)	-	£138,676	1,470,985	1,401,803	1,332,619	1,263,437	1,194,254	1,125,071	1,055,888	986,706	917,522	848,340	779,157
4	Seven unit scheme (flats)	-	£236,858	1,614,768	1,519,208	1,423,647	1,328,086	1,232,525	1,136,965	1,041,404	945,842	850,281	754,721	659,160
5	Nine unit scheme (flats)	-	£200,584	1,817,476	1,709,573	1,601,672	1,493,770	1,385,869	1,277,967	1,170,065	1,062,164	954,263	846,360	738,459
6	Ten unit scheme (houses)	-	£359,804	4,087,574	3,896,104	3,704,633	3,513,163	3,321,693	3,130,222	2,938,752	2,747,282	2,555,811	2,364,340	2,172,869
7	Ten unit scheme (flats)	-	£214,593	2,275,436	2,140,758	2,006,082	1,871,404	1,736,727	1,602,050	1,467,372	1,332,696	1,198,018	1,063,341	928,663
8	Twenty unit scheme (houses and flats)	-	£668,614	6,334,538	6,005,335	5,676,133	5,346,931	5,017,728	4,688,525	4,359,323	4,030,120	3,700,917	3,371,715	3,042,512
9	Twenty unit scheme (flats)	-	£399,386	4,469,210	4,204,624	3,940,038	3,675,452	3,410,866	3,146,279	2,881,693	2,617,106	2,352,520	2,087,933	1,823,347
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	6,964,205	6,558,511	6,152,818	5,747,124	5,341,430	4,935,737	4,530,043	4,124,350	3,718,656	3,312,963	2,907,269
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	10,420,206	9,798,156	9,176,106	8,554,055	7,932,005	7,309,955	6,687,904	6,065,854	5,443,804	4,821,753	4,199,703
12	Fifty unit scheme (flats - higher density)	-	£466,544	7,606,355	7,041,835	6,477,315	5,912,796	5,348,276	4,783,757	4,219,237	3,654,717	3,090,197	2,522,858	1,954,503
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	13,596,049	12,815,788	12,035,529	11,255,269	10,475,009	9,694,750	8,914,490	8,134,230	7,353,970	6,573,711	5,793,451
14	Seventy unit scheme (flats - higher density)	-	£246,590	11,071,180	10,250,649	9,430,117	8,609,586	7,789,055	6,968,523	6,147,992	5,327,461	4,506,930	3,682,517	2,856,411
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	16,878,242	15,623,406	14,368,569	13,113,733	11,858,898	10,604,061	9,349,225	8,094,388	6,839,553	5,584,716	4,329,880
16	One hundred unit scheme (flats - higher density)	-	£999,738	18,522,741	17,413,803	16,304,865	15,195,927	14,086,989	12,978,051	11,869,112	10,760,175	9,651,237	8,542,298	7,433,360
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	27,492,296	25,403,766	23,315,236	21,226,706	19,138,175	17,049,645	14,961,115	12,872,585	10,784,056	8,691,419	6,587,329
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	31,540,727	28,761,672	25,982,618	23,203,562	20,424,507	17,645,453	14,851,346	12,051,618	9,251,889	6,452,161	3,652,433
19	Five hundred unit scheme (flats)	-	£5,134,958	58,747,629	53,465,723	48,183,818	42,896,971	37,577,822	32,258,673	26,939,524	21,620,376	16,301,227	10,960,695	5,588,197
20	Two hundred unit Co-living scheme	-	£529,797	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£3,565,943	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£1,236,194	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23	Data Centre	-	£2,959,733	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24	Office development	-	£1,782,971	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940
25	Office development	-	£1,485,810	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320
26	Hotel development (160 rooms)	-	£659,699	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£416,027	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£1,782,971	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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	One unit scheme (houses)	1	£13,438	452,737	431,487	410,238	388,990	367,740	346,492	325,242	303,993	282,745	261,495	240,246
2	Two unit scheme (houses)	2	£17,917	905,472	862,975	820,477	777,979	735,480	692,983	650,485	607,986	565,489	522,991	480,493
3	Four unit scheme (houses)	4	£19,444	1,470,985	1,401,803	1,332,619	1,263,437	1,194,254	1,125,071	1,055,888	986,706	917,522	848,340	779,157
4	Seven unit scheme (flats)	7	£33,211	1,614,768	1,519,208	1,423,647	1,328,086	1,232,525	1,136,965	1,041,404	945,842	850,281	754,721	659,160
5	Nine unit scheme (flats)	9	£28,125	1,817,476	1,709,573	1,601,672	1,493,770	1,385,869	1,277,967	1,170,065	1,062,164	954,263	846,360	738,459
6	Ten unit scheme (houses)	10	£50,450	4,087,574	3,896,104	3,704,633	3,513,163	3,321,693	3,130,222	2,938,752	2,747,282	2,555,811	2,364,340	2,172,869
7	Ten unit scheme (flats)	10	£30,089	2,275,436	2,140,758	2,006,082	1,871,404	1,736,727	1,602,050	1,467,372	1,332,696	1,198,018	1,063,341	928,663
8	Twenty unit scheme (houses and flats)	20	£93,750	6,334,538	6,005,335	5,676,133	5,346,931	5,017,728	4,688,525	4,359,323	4,030,120	3,700,917	3,371,715	3,042,512
9	Twenty unit scheme (flats)	20	£56,000	4,469,210	4,204,624	3,940,038	3,675,452	3,410,866	3,146,279	2,881,693	2,617,106	2,352,520	2,087,933	1,823,347
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	6,964,205	6,558,511	6,152,818	5,747,124	5,341,430	4,935,737	4,530,043	4,124,350	3,718,656	3,312,963	2,907,269
11	Fifty unit scheme (flats - lower density)	50	£180,208	10,420,206	9,798,156	9,176,106	8,554,055	7,932,005	7,309,955	6,687,904	6,065,854	5,443,804	4,821,753	4,199,703
12	Fifty unit scheme (flats - higher density)	50	£65,417	7,606,355	7,041,835	6,477,315	5,912,796	5,348,276	4,783,757	4,219,237	3,654,717	3,090,197	2,522,858	1,954,503
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	13,596,049	12,815,788	12,035,529	11,255,269	10,475,009	9,694,750	8,914,490	8,134,230	7,353,970	6,573,711	5,793,451
14	Seventy unit scheme (flats - higher density)	70	£34,576	11,071,180	10,250,649	9,430,117	8,609,586	7,789,055	6,968,523	6,147,992	5,327,461	4,506,930	3,682,517	2,856,411
15	One hundred unit scheme (flats - lower density)	100	£147,500	16,878,242	15,623,406	14,368,569	13,113,733	11,858,898	10,604,061	9,349,225	8,094,388	6,839,553	5,584,716	4,329,880
16	One hundred unit scheme (flats - higher density)	100	£140,179	18,522,741	17,413,803	16,304,865	15,195,927	14,086,989	12,978,051	11,869,112	10,760,175	9,651,237	8,542,298	7,433,360
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	27,492,296	25,403,766	23,315,236	21,226,706	19,138,175	17,049,645	14,961,115	12,872,585	10,784,056	8,691,419	6,587,329
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	31,540,727	28,761,672	25,982,618	23,203,562	20,424,507	17,645,453	14,851,346	12,051,618	9,251,889	6,452,161	3,652,433
19	Five hundred unit scheme (flats)	500	£720,000	58,747,629	53,465,723	48,183,818	42,896,971	37,577,822	32,258,673	26,939,524	21,620,376	16,301,227	10,960,695	5,588,197
20	Two hundred unit Co-living scheme	-	£74,286	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£500,000	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£173,333	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23	Data Centre	-	£415,000	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24	Office development	-	£250,000	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940
25	Office development	-	£208,333	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320
26	Hotel development (160 rooms)	-	£92,500	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£58,333	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£250,000	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

EALING LOCAL PLAN VIABILITY TESTING Sales value £9,012 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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	One unit scheme (houses)	1	£273,460	489,819	466,716	443,612	420,510	397,407	374,303	351,200	328,097	304,994	281,891	258,787
2	Two unit scheme (houses)	2	£364,613	979,638	933,432	887,226	841,019	794,813	748,607	702,400	656,194	609,987	563,782	517,575
3	Four unit scheme (houses)	4	£395,705	1,591,719	1,516,499	1,441,280	1,366,060	1,290,840	1,215,622	1,140,402	1,065,183	989,963	914,743	839,524
4	Seven unit scheme (flats)	7	£675,863	1,784,908	1,680,840	1,576,773	1,472,704	1,368,636	1,264,568	1,160,501	1,056,433	952,365	848,297	744,230
5	Nine unit scheme (flats)	9	£572,358	2,009,586	1,892,079	1,774,572	1,657,064	1,539,558	1,422,050	1,304,543	1,187,036	1,069,529	952,022	834,515
6	Ten unit scheme (houses)	10	£1,026,684	4,425,422	4,217,059	4,008,696	3,800,333	3,591,971	3,383,607	3,175,245	2,966,882	2,758,520	2,550,156	2,341,794
7	Ten unit scheme (flats)	10	£612,333	2,515,219	2,368,552	2,221,886	2,075,220	1,928,553	1,781,887	1,635,221	1,488,554	1,341,888	1,195,222	1,048,555
8	Twenty unit scheme (houses and flats)	20	£1,907,861	6,918,435	6,560,039	6,201,641	5,843,244	5,484,846	5,126,448	4,768,051	4,409,654	4,051,256	3,692,859	3,334,461
9	Twenty unit scheme (flats)	20	£1,139,629	4,940,288	4,652,147	4,364,007	4,075,867	3,787,727	3,499,586	3,211,446	2,923,307	2,635,166	2,347,026	2,058,886
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	7,691,472	7,249,415	6,807,358	6,365,301	5,923,244	5,481,187	5,039,130	4,597,073	4,155,016	3,712,959	3,270,902
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	11,557,658	10,878,736	10,199,813	9,520,889	8,841,966	8,163,043	7,484,120	6,805,197	6,126,275	5,447,352	4,768,429
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	8,638,608	8,022,476	7,406,344	6,790,212	6,174,079	5,557,947	4,941,814	4,325,682	3,709,549	3,093,417	2,475,994
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	15,020,829	14,170,246	13,319,600	12,468,002	11,616,405	10,764,809	9,913,211	9,061,614	8,210,018	7,358,421	6,506,823
14	Seventy unit scheme (flats - higher density)	70	£703,635	12,571,563	11,676,013	10,780,463	9,884,912	8,989,362	8,093,811	7,198,261	6,302,711	5,407,160	4,511,610	3,614,400
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	19,173,837	17,809,175	16,444,513	15,076,409	13,706,122	12,335,834	10,965,546	9,595,258	8,224,971	6,854,683	5,484,395
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	20,553,248	19,342,785	18,132,321	16,921,858	15,711,394	14,500,931	13,290,467	12,080,004	10,869,540	9,659,077	8,448,614
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	31,410,070	29,133,189	26,848,374	24,563,559	22,278,743	19,993,928	17,709,112	15,424,296	13,139,480	10,854,665	8,569,849
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	36,772,682	33,732,029	30,691,376	27,650,723	24,610,070	21,569,419	18,528,766	15,488,113	12,425,145	9,360,978	6,296,812
19	Five hundred unit scheme (flats)	500	£14,652,373	68,201,700	62,460,216	56,704,915	50,949,615	45,194,314	39,433,802	33,636,312	27,838,820	22,041,329	16,243,839	10,429,751
20	Two hundred unit Co-living scheme	-	£1,511,753	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£10,175,259	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£3,527,423	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23	Data Centre	-	£8,445,465	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24	Office development	-	£5,087,629	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940
25	Office development	-	£4,239,691	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320
26	Hotel development (160 rooms)	-	£1,882,423	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£1,187,114	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£5,087,629	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

				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	One unit scheme (houses)	1	£178,889	489,819	466,716	443,612	420,510	397,407	374,303	351,200	328,097	304,994	281,891	258,787
2	Two unit scheme (houses)	2	£238,519	979,638	933,432	887,226	841,019	794,813	748,607	702,400	656,194	609,987	563,782	517,575
3	Four unit scheme (houses)	4	£258,858	1,591,719	1,516,499	1,441,280	1,366,060	1,290,840	1,215,622	1,140,402	1,065,183	989,963	914,743	839,524
4	Seven unit scheme (flats)	7	£442,129	1,784,908	1,680,840	1,576,773	1,472,704	1,368,636	1,264,568	1,160,501	1,056,433	952,365	848,297	744,230
5	Nine unit scheme (flats)	9	£374,419	2,009,586	1,892,079	1,774,572	1,657,064	1,539,558	1,422,050	1,304,543	1,187,036	1,069,529	952,022	834,515
6	Ten unit scheme (houses)	10	£671,625	4,425,422	4,217,059	4,008,696	3,800,333	3,591,971	3,383,607	3,175,245	2,966,882	2,758,520	2,550,156	2,341,794
7	Ten unit scheme (flats)	10	£400,569	2,515,219	2,368,552	2,221,886	2,075,220	1,928,553	1,781,887	1,635,221	1,488,554	1,341,888	1,195,222	1,048,555
8	Twenty unit scheme (houses and flats)	20	£1,248,065	6,918,435	6,560,039	6,201,641	5,843,244	5,484,846	5,126,448	4,768,051	4,409,654	4,051,256	3,692,859	3,334,461
9	Twenty unit scheme (flats)	20	£745,511	4,940,288	4,652,147	4,364,007	4,075,867	3,787,727	3,499,586	3,211,446	2,923,307	2,635,166	2,347,026	2,058,886
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	7,691,472	7,249,415	6,807,358	6,365,301	5,923,244	5,481,187	5,039,130	4,597,073	4,155,016	3,712,959	3,270,902
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	11,557,658	10,878,736	10,199,813	9,520,889	8,841,966	8,163,043	7,484,120	6,805,197	6,126,275	5,447,352	4,768,429
12	Fifty unit scheme (flats - higher density)	50	£870,872	8,638,608	8,022,476	7,406,344	6,790,212	6,174,079	5,557,947	4,941,814	4,325,682	3,709,549	3,093,417	2,475,994
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	15,020,829	14,170,246	13,319,600	12,468,002	11,616,405	10,764,809	9,913,211	9,061,614	8,210,018	7,358,421	6,506,823
14	Seventy unit scheme (flats - higher density)	70	£460,296	12,571,563	11,676,013	10,780,463	9,884,912	8,989,362	8,093,811	7,198,261	6,302,711	5,407,160	4,511,610	3,614,400
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	19,173,837	17,809,175	16,444,513	15,076,409	13,706,122	12,335,834	10,965,546	9,595,258	8,224,971	6,854,683	5,484,395
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	20,553,248	19,342,785	18,132,321	16,921,858	15,711,394	14,500,931	13,290,467	12,080,004	10,869,540	9,659,077	8,448,614
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	31,410,070	29,133,189	26,848,374	24,563,559	22,278,743	19,993,928	17,709,112	15,424,296	13,139,480	10,854,665	8,569,849
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	36,772,682	33,732,029	30,691,376	27,650,723	24,610,070	21,569,419	18,528,766	15,488,113	12,425,145	9,360,978	6,296,812
19	Five hundred unit scheme (flats)	500	£9,585,136	68,201,700	62,460,216	56,704,915	50,949,615	45,194,314	39,433,802	33,636,312	27,838,820	22,041,329	16,243,839	10,429,751
20	Two hundred unit Co-living scheme	-	£988,943	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£6,656,344	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£2,307,533	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23	Data Centre	-	£5,524,766	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24	Office development	-	£3,328,172	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940
25	Office development	-	£2,773,477	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320
26	Hotel development (160 rooms)	-	£1,231,424	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£776,574	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£3,328,172	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

				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	One unit scheme (houses)	1	£95,835	489,819	466,716	443,612	420,510	397,407	374,303	351,200	328,097	304,994	281,891	258,787
2	Two unit scheme (houses)	-	£127,780	979,638	933,432	887,226	841,019	794,813	748,607	702,400	656,194	609,987	563,782	517,575
3	Four unit scheme (houses)	-	£138,676	1,591,719	1,516,499	1,441,280	1,366,060	1,290,840	1,215,622	1,140,402	1,065,183	989,963	914,743	839,524
4	Seven unit scheme (flats)	-	£236,858	1,784,908	1,680,840	1,576,773	1,472,704	1,368,636	1,264,568	1,160,501	1,056,433	952,365	848,297	744,230
5	Nine unit scheme (flats)	-	£200,584	2,009,586	1,892,079	1,774,572	1,657,064	1,539,558	1,422,050	1,304,543	1,187,036	1,069,529	952,022	834,515
6	Ten unit scheme (houses)	-	£359,804	4,425,422	4,217,059	4,008,696	3,800,333	3,591,971	3,383,607	3,175,245	2,966,882	2,758,520	2,550,156	2,341,794
7	Ten unit scheme (flats)	-	£214,593	2,515,219	2,368,552	2,221,886	2,075,220	1,928,553	1,781,887	1,635,221	1,488,554	1,341,888	1,195,222	1,048,555
8	Twenty unit scheme (houses and flats)	-	£668,614	6,918,435	6,560,039	6,201,641	5,843,244	5,484,846	5,126,448	4,768,051	4,409,654	4,051,256	3,692,859	3,334,461
9	Twenty unit scheme (flats)	-	£399,386	4,940,288	4,652,147	4,364,007	4,075,867	3,787,727	3,499,586	3,211,446	2,923,307	2,635,166	2,347,026	2,058,886
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	7,691,472	7,249,415	6,807,358	6,365,301	5,923,244	5,481,187	5,039,130	4,597,073	4,155,016	3,712,959	3,270,902
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	11,557,658	10,878,736	10,199,813	9,520,889	8,841,966	8,163,043	7,484,120	6,805,197	6,126,275	5,447,352	4,768,429
12	Fifty unit scheme (flats - higher density)	-	£466,544	8,638,608	8,022,476	7,406,344	6,790,212	6,174,079	5,557,947	4,941,814	4,325,682	3,709,549	3,093,417	2,475,994
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	15,020,829	14,170,246	13,319,600	12,468,002	11,616,405	10,764,809	9,913,211	9,061,614	8,210,018	7,358,421	6,506,823
14	Seventy unit scheme (flats - higher density)	-	£246,590	12,571,563	11,676,013	10,780,463	9,884,912	8,989,362	8,093,811	7,198,261	6,302,711	5,407,160	4,511,610	3,614,400
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	19,173,837	17,809,175	16,444,513	15,076,409	13,706,122	12,335,834	10,965,546	9,595,258	8,224,971	6,854,683	5,484,395
16	One hundred unit scheme (flats - higher density)	-	£999,738	20,553,248	19,342,785	18,132,321	16,921,858	15,711,394	14,500,931	13,290,467	12,080,004	10,869,540	9,659,077	8,448,614
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	31,410,070	29,133,189	26,848,374	24,563,559	22,278,743	19,993,928	17,709,112	15,424,296	13,139,480	10,854,665	8,569,849
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	36,772,682	33,732,029	30,691,376	27,650,723	24,610,070	21,569,419	18,528,766	15,488,113	12,425,145	9,360,978	6,296,812
19	Five hundred unit scheme (flats)	-	£5,134,958	68,201,700	62,460,216	56,704,915	50,949,615	45,194,314	39,433,802	33,636,312	27,838,820	22,041,329	16,243,839	10,429,751
20	Two hundred unit Co-living scheme	-	£529,797	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£3,565,943	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£1,236,194	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23	Data Centre	-	£2,959,733	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24	Office development	-	£1,782,971	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940
25	Office development	-	£1,485,810	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320
26	Hotel development (160 rooms)	-	£659,699	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£416,027	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£1,782,971	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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	One unit scheme (houses)	1	£13,438	489,819	466,716	443,612	420,510	397,407	374,303	351,200	328,097	304,994	281,891	258,787
2	Two unit scheme (houses)	2	£17,917	979,638	933,432	887,226	841,019	794,813	748,607	702,400	656,194	609,987	563,782	517,575
3	Four unit scheme (houses)	4	£19,444	1,591,719	1,516,499	1,441,280	1,366,060	1,290,840	1,215,622	1,140,402	1,065,183	989,963	914,743	839,524
4	Seven unit scheme (flats)	7	£33,211	1,784,908	1,680,840	1,576,773	1,472,704	1,368,636	1,264,568	1,160,501	1,056,433	952,365	848,297	744,230
5	Nine unit scheme (flats)	9	£28,125	2,009,586	1,892,079	1,774,572	1,657,064	1,539,558	1,422,050	1,304,543	1,187,036	1,069,529	952,022	834,515
6	Ten unit scheme (houses)	10	£50,450	4,425,422	4,217,059	4,008,696	3,800,333	3,591,971	3,383,607	3,175,245	2,966,882	2,758,520	2,550,156	2,341,794
7	Ten unit scheme (flats)	10	£30,089	2,515,219	2,368,552	2,221,886	2,075,220	1,928,553	1,781,887	1,635,221	1,488,554	1,341,888	1,195,222	1,048,555
8	Twenty unit scheme (houses and flats)	20	£93,750	6,918,435	6,560,039	6,201,641	5,843,244	5,484,846	5,126,448	4,768,051	4,409,654	4,051,256	3,692,859	3,334,461
9	Twenty unit scheme (flats)	20	£56,000	4,940,288	4,652,147	4,364,007	4,075,867	3,787,727	3,499,586	3,211,446	2,923,307	2,635,166	2,347,026	2,058,886
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	7,691,472	7,249,415	6,807,358	6,365,301	5,923,244	5,481,187	5,039,130	4,597,073	4,155,016	3,712,959	3,270,902
11	Fifty unit scheme (flats - lower density)	50	£180,208	11,557,658	10,878,736	10,199,813	9,520,889	8,841,966	8,163,043	7,484,120	6,805,197	6,126,275	5,447,352	4,768,429
12	Fifty unit scheme (flats - higher density)	50	£65,417	8,638,608	8,022,476	7,406,344	6,790,212	6,174,079	5,557,947	4,941,814	4,325,682	3,709,549	3,093,417	2,475,994
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	15,020,829	14,170,246	13,319,600	12,468,002	11,616,405	10,764,809	9,913,211	9,061,614	8,210,018	7,358,421	6,506,823
14	Seventy unit scheme (flats - higher density)	70	£34,576	12,571,563	11,676,013	10,780,463	9,884,912	8,989,362	8,093,811	7,198,261	6,302,711	5,407,160	4,511,610	3,614,400
15	One hundred unit scheme (flats - lower density)	100	£147,500	19,173,837	17,809,175	16,444,513	15,076,409	13,706,122	12,335,834	10,965,546	9,595,258	8,224,971	6,854,683	5,484,395
16	One hundred unit scheme (flats - higher density)	100	£140,179	20,553,248	19,342,785	18,132,321	16,921,858	15,711,394	14,500,931	13,290,467	12,080,004	10,869,540	9,659,077	8,448,614
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	31,410,070	29,133,189	26,848,374	24,563,559	22,278,743	19,993,928	17,709,112	15,424,296	13,139,480	10,854,665	8,569,849
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	36,772,682	33,732,029	30,691,376	27,650,723	24,610,070	21,569,419	18,528,766	15,488,113	12,425,145	9,360,978	6,296,812
19	Five hundred unit scheme (flats)	500	£720,000	68,201,700	62,460,216	56,704,915	50,949,615	45,194,314	39,433,802	33,636,312	27,838,820	22,041,329	16,243,839	10,429,751
20	Two hundred unit Co-living scheme	-	£74,286	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£500,000	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£173,333	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23	Data Centre	-	£415,000	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24	Office development	-	£250,000	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940
25	Office development	-	£208,333	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320
26	Hotel development (160 rooms)	-	£92,500	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£58,333	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£250,000	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

EALING LOCAL PLAN VIABILITY TESTING Sales value £9,450 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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	One unit scheme (houses)	1	£273,460	526,902	501,944	476,987	452,029	427,072	402,115	377,158	352,201	327,244	302,286	277,329
2	Two unit scheme (houses)	2	£364,613	1,053,803	1,003,889	953,974	904,060	854,145	804,230	754,316	704,402	654,487	604,573	554,657
3	Four unit scheme (houses)	4	£395,705	1,712,453	1,631,197	1,549,940	1,468,685	1,387,428	1,306,172	1,224,915	1,143,660	1,062,404	981,147	899,891
4	Seven unit scheme (flats)	7	£675,863	1,955,047	1,842,473	1,729,897	1,617,323	1,504,748	1,392,173	1,279,599	1,167,023	1,054,449	941,874	829,299
5	Nine unit scheme (flats)	9	£572,358	2,201,697	2,074,584	1,947,472	1,820,359	1,693,246	1,566,134	1,439,021	1,311,908	1,184,796	1,057,683	930,570
6	Ten unit scheme (houses)	10	£1,026,684	4,763,269	4,538,014	4,312,759	4,087,504	3,862,249	3,636,993	3,411,738	3,186,483	2,961,228	2,735,973	2,510,718
7	Ten unit scheme (flats)	10	£612,333	2,755,002	2,596,346	2,437,691	2,279,035	2,120,380	1,961,725	1,803,069	1,644,413	1,485,758	1,327,103	1,168,447
8	Twenty unit scheme (houses and flats)	20	£1,907,861	7,502,333	7,114,742	6,727,149	6,339,556	5,951,965	5,564,372	5,176,779	4,789,187	4,401,595	4,014,002	3,626,410
9	Twenty unit scheme (flats)	20	£1,139,629	5,411,364	5,099,670	4,787,977	4,476,282	4,164,588	3,852,895	3,541,200	3,229,506	2,917,812	2,606,118	2,294,425
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	8,418,739	7,940,319	7,461,899	6,983,479	6,505,058	6,026,638	5,548,217	5,069,798	4,591,377	4,112,957	3,634,536
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	12,691,565	11,956,969	11,222,373	10,487,723	9,751,927	9,016,132	8,280,336	7,544,541	6,808,746	6,072,949	5,337,154
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	9,670,863	9,003,117	8,335,372	7,667,627	6,999,882	6,332,137	5,664,391	4,996,647	4,328,901	3,661,156	2,993,412
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	16,437,759	15,516,329	14,594,900	13,673,471	12,752,042	11,830,612	10,909,184	9,987,755	9,066,064	8,143,130	7,220,197
14	Seventy unit scheme (flats - higher density)	70	£703,635	14,071,947	13,101,378	12,130,808	11,160,239	10,189,669	9,219,099	8,248,530	7,277,960	6,307,390	5,336,820	4,366,251
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	21,463,007	19,983,887	18,504,766	17,025,645	15,546,523	14,067,402	12,581,867	11,096,128	9,610,389	8,124,649	6,638,910
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	22,583,755	21,271,767	19,959,777	18,647,789	17,335,800	16,023,811	14,711,822	13,399,834	12,087,844	10,775,856	9,463,867
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	35,301,922	32,831,551	30,361,181	27,890,809	25,419,310	22,938,209	20,457,108	17,976,007	15,494,905	13,013,805	10,532,703
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	42,004,637	38,702,386	35,400,135	32,097,885	28,795,635	25,493,385	22,191,133	18,888,883	15,586,633	12,269,796	8,941,191
19	Five hundred unit scheme (flats)	500	£14,652,373	77,587,712	71,392,970	65,198,229	58,997,319	52,768,624	46,539,929	40,311,234	34,057,265	27,781,433	21,505,600	15,229,767
20	Two hundred unit Co-living scheme	-	£1,511,753	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£10,175,259	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£3,527,423	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23	Data Centre	-	£8,445,465	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24	Office development	-	£5,087,629	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940
25	Office development	-	£4,239,691	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320
26	Hotel development (160 rooms)	-	£1,882,423	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£1,187,114	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£5,087,629	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

				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	One unit scheme (houses)	1	£178,889	526,902	501,944	476,987	452,029	427,072	402,115	377,158	352,201	327,244	302,286	277,329
2	Two unit scheme (houses)	2	£238,519	1,053,803	1,003,889	953,974	904,060	854,145	804,230	754,316	704,402	654,487	604,573	554,657
3	Four unit scheme (houses)	4	£258,858	1,712,453	1,631,197	1,549,940	1,468,685	1,387,428	1,306,172	1,224,915	1,143,660	1,062,404	981,147	899,891
4	Seven unit scheme (flats)	7	£442,129	1,955,047	1,842,473	1,729,897	1,617,323	1,504,748	1,392,173	1,279,599	1,167,023	1,054,449	941,874	829,299
5	Nine unit scheme (flats)	9	£374,419	2,201,697	2,074,584	1,947,472	1,820,359	1,693,246	1,566,134	1,439,021	1,311,908	1,184,796	1,057,683	930,570
6	Ten unit scheme (houses)	10	£671,625	4,763,269	4,538,014	4,312,759	4,087,504	3,862,249	3,636,993	3,411,738	3,186,483	2,961,228	2,735,973	2,510,718
7	Ten unit scheme (flats)	10	£400,569	2,755,002	2,596,346	2,437,691	2,279,035	2,120,380	1,961,725	1,803,069	1,644,413	1,485,758	1,327,103	1,168,447
8	Twenty unit scheme (houses and flats)	20	£1,248,065	7,502,333	7,114,742	6,727,149	6,339,556	5,951,965	5,564,372	5,176,779	4,789,187	4,401,595	4,014,002	3,626,410
9	Twenty unit scheme (flats)	20	£745,511	5,411,364	5,099,670	4,787,977	4,476,282	4,164,588	3,852,895	3,541,200	3,229,506	2,917,812	2,606,118	2,294,425
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	8,418,739	7,940,319	7,461,899	6,983,479	6,505,058	6,026,638	5,548,217	5,069,798	4,591,377	4,112,957	3,634,536
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	12,691,565	11,956,969	11,222,373	10,487,723	9,751,927	9,016,132	8,280,336	7,544,541	6,808,746	6,072,949	5,337,154
12	Fifty unit scheme (flats - higher density)	50	£870,872	9,670,863	9,003,117	8,335,372	7,667,627	6,999,882	6,332,137	5,664,391	4,996,647	4,328,901	3,661,156	2,993,412
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	16,437,759	15,516,329	14,594,900	13,673,471	12,752,042	11,830,612	10,909,184	9,987,755	9,066,064	8,143,130	7,220,197
14	Seventy unit scheme (flats - higher density)	70	£460,296	14,071,947	13,101,378	12,130,808	11,160,239	10,189,669	9,219,099	8,248,530	7,277,960	6,307,390	5,336,820	4,366,251
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	21,463,007	19,983,887	18,504,766	17,025,645	15,546,523	14,067,402	12,581,867	11,096,128	9,610,389	8,124,649	6,638,910
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	22,583,755	21,271,767	19,959,777	18,647,789	17,335,800	16,023,811	14,711,822	13,399,834	12,087,844	10,775,856	9,463,867
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	35,301,922	32,831,551	30,361,181	27,890,809	25,419,310	22,938,209	20,457,108	17,976,007	15,494,905	13,013,805	10,532,703
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	42,004,637	38,702,386	35,400,135	32,097,885	28,795,635	25,493,385	22,191,133	18,888,883	15,586,633	12,269,796	8,941,191
19	Five hundred unit scheme (flats)	500	£9,585,136	77,587,712	71,392,970	65,198,229	58,997,319	52,768,624	46,539,929	40,311,234	34,057,265	27,781,433	21,505,600	15,229,767
20	Two hundred unit Co-living scheme	-	£988,943	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£6,656,344	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£2,307,533	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23	Data Centre	-	£5,524,766	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24	Office development	-	£3,328,172	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940
25	Office development	-	£2,773,477	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320
26	Hotel development (160 rooms)	-	£1,231,424	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£776,574	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£3,328,172	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

				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	One unit scheme (houses)	1	£95,835	526,902	501,944	476,987	452,029	427,072	402,115	377,158	352,201	327,244	302,286	277,329
2	Two unit scheme (houses)	-	£127,780	1,053,803	1,003,889	953,974	904,060	854,145	804,230	754,316	704,402	654,487	604,573	554,657
3	Four unit scheme (houses)	-	£138,676	1,712,453	1,631,197	1,549,940	1,468,685	1,387,428	1,306,172	1,224,915	1,143,660	1,062,404	981,147	899,891
4	Seven unit scheme (flats)	-	£236,858	1,955,047	1,842,473	1,729,897	1,617,323	1,504,748	1,392,173	1,279,599	1,167,023	1,054,449	941,874	829,299
5	Nine unit scheme (flats)	-	£200,584	2,201,697	2,074,584	1,947,472	1,820,359	1,693,246	1,566,134	1,439,021	1,311,908	1,184,796	1,057,683	930,570
6	Ten unit scheme (houses)	-	£359,804	4,763,269	4,538,014	4,312,759	4,087,504	3,862,249	3,636,993	3,411,738	3,186,483	2,961,228	2,735,973	2,510,718
7	Ten unit scheme (flats)	-	£214,593	2,755,002	2,596,346	2,437,691	2,279,035	2,120,380	1,961,725	1,803,069	1,644,413	1,485,758	1,327,103	1,168,447
8	Twenty unit scheme (houses and flats)	-	£668,614	7,502,333	7,114,742	6,727,149	6,339,556	5,951,965	5,564,372	5,176,779	4,789,187	4,401,595	4,014,002	3,626,410
9	Twenty unit scheme (flats)	-	£399,386	5,411,364	5,099,670	4,787,977	4,476,282	4,164,588	3,852,895	3,541,200	3,229,506	2,917,812	2,606,118	2,294,425
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	8,418,739	7,940,319	7,461,899	6,983,479	6,505,058	6,026,638	5,548,217	5,069,798	4,591,377	4,112,957	3,634,536
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	12,691,565	11,956,969	11,222,373	10,487,723	9,751,927	9,016,132	8,280,336	7,544,541	6,808,746	6,072,949	5,337,154
12	Fifty unit scheme (flats - higher density)	-	£466,544	9,670,863	9,003,117	8,335,372	7,667,627	6,999,882	6,332,137	5,664,391	4,996,647	4,328,901	3,661,156	2,993,412
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	16,437,759	15,516,329	14,594,900	13,673,471	12,752,042	11,830,612	10,909,184	9,987,755	9,066,064	8,143,130	7,220,197
14	Seventy unit scheme (flats - higher density)	-	£246,590	14,071,947	13,101,378	12,130,808	11,160,239	10,189,669	9,219,099	8,248,530	7,277,960	6,307,390	5,336,820	4,366,251
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	21,463,007	19,983,887	18,504,766	17,025,645	15,546,523	14,067,402	12,581,867	11,096,128	9,610,389	8,124,649	6,638,910
16	One hundred unit scheme (flats - higher density)	-	£999,738	22,583,755	21,271,767	19,959,777	18,647,789	17,335,800	16,023,811	14,711,822	13,399,834	12,087,844	10,775,856	9,463,867
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	35,301,922	32,831,551	30,361,181	27,890,809	25,419,310	22,938,209	20,457,108	17,976,007	15,494,905	13,013,805	10,532,703
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	42,004,637	38,702,386	35,400,135	32,097,885	28,795,635	25,493,385	22,191,133	18,888,883	15,586,633	12,269,796	8,941,191
19	Five hundred unit scheme (flats)	-	£5,134,958	77,587,712	71,392,970	65,198,229	58,997,319	52,768,624	46,539,929	40,311,234	34,057,265	27,781,433	21,505,600	15,229,767
20	Two hundred unit Co-living scheme	-	£529,797	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£3,565,943	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£1,236,194	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23	Data Centre	-	£2,959,733	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24	Office development	-	£1,782,971	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940
25	Office development	-	£1,485,810	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320
26	Hotel development (160 rooms)	-	£659,699	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£416,027	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£1,782,971	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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	One unit scheme (houses)	1	£13,438	526,902	501,944	476,987	452,029	427,072	402,115	377,158	352,201	327,244	302,286	277,329
2	Two unit scheme (houses)	2	£17,917	1,053,803	1,003,889	953,974	904,060	854,145	804,230	754,316	704,402	654,487	604,573	554,657
3	Four unit scheme (houses)	4	£19,444	1,712,453	1,631,197	1,549,940	1,468,685	1,387,428	1,306,172	1,224,915	1,143,660	1,062,404	981,147	899,891
4	Seven unit scheme (flats)	7	£33,211	1,955,047	1,842,473	1,729,897	1,617,323	1,504,748	1,392,173	1,279,599	1,167,023	1,054,449	941,874	829,299
5	Nine unit scheme (flats)	9	£28,125	2,201,697	2,074,584	1,947,472	1,820,359	1,693,246	1,566,134	1,439,021	1,311,908	1,184,796	1,057,683	930,570
6	Ten unit scheme (houses)	10	£50,450	4,763,269	4,538,014	4,312,759	4,087,504	3,862,249	3,636,993	3,411,738	3,186,483	2,961,228	2,735,973	2,510,718
7	Ten unit scheme (flats)	10	£30,089	2,755,002	2,596,346	2,437,691	2,279,035	2,120,380	1,961,725	1,803,069	1,644,413	1,485,758	1,327,103	1,168,447
8	Twenty unit scheme (houses and flats)	20	£93,750	7,502,333	7,114,742	6,727,149	6,339,556	5,951,965	5,564,372	5,176,779	4,789,187	4,401,595	4,014,002	3,626,410
9	Twenty unit scheme (flats)	20	£56,000	5,411,364	5,099,670	4,787,977	4,476,282	4,164,588	3,852,895	3,541,200	3,229,506	2,917,812	2,606,118	2,294,425
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	8,418,739	7,940,319	7,461,899	6,983,479	6,505,058	6,026,638	5,548,217	5,069,798	4,591,377	4,112,957	3,634,536
11	Fifty unit scheme (flats - lower density)	50	£180,208	12,691,565	11,956,969	11,222,373	10,487,723	9,751,927	9,016,132	8,280,336	7,544,541	6,808,746	6,072,949	5,337,154
12	Fifty unit scheme (flats - higher density)	50	£65,417	9,670,863	9,003,117	8,335,372	7,667,627	6,999,882	6,332,137	5,664,391	4,996,647	4,328,901	3,661,156	2,993,412
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	16,437,759	15,516,329	14,594,900	13,673,471	12,752,042	11,830,612	10,909,184	9,987,755	9,066,064	8,143,130	7,220,197
14	Seventy unit scheme (flats - higher density)	70	£34,576	14,071,947	13,101,378	12,130,808	11,160,239	10,189,669	9,219,099	8,248,530	7,277,960	6,307,390	5,336,820	4,366,251
15	One hundred unit scheme (flats - lower density)	100	£147,500	21,463,007	19,983,887	18,504,766	17,025,645	15,546,523	14,067,402	12,581,867	11,096,128	9,610,389	8,124,649	6,638,910
16	One hundred unit scheme (flats - higher density)	100	£140,179	22,583,755	21,271,767	19,959,777	18,647,789	17,335,800	16,023,811	14,711,822	13,399,834	12,087,844	10,775,856	9,463,867
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	35,301,922	32,831,551	30,361,181	27,890,809	25,419,310	22,938,209	20,457,108	17,976,007	15,494,905	13,013,805	10,532,703
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	42,004,637	38,702,386	35,400,135	32,097,885	28,795,635	25,493,385	22,191,133	18,888,883	15,586,633	12,269,796	8,941,191
19	Five hundred unit scheme (flats)	500	£720,000	77,587,712	71,392,970	65,198,229	58,997,319	52,768,624	46,539,929	40,311,234	34,057,265	27,781,433	21,505,600	15,229,767
20	Two hundred unit Co-living scheme	-	£74,286	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£500,000	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£173,333	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488	8,620,488
23	Data Centre	-	£415,000	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825	7,101,825
24	Office development	-	£250,000	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940	-24,378,940
25	Office development	-	£208,333	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320	-12,193,320
26	Hotel development (160 rooms)	-	£92,500	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£58,333	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£250,000	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

EALING LOCAL PLAN VIABILITY TESTING Sales value £9,888 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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	One unit scheme (houses)	1	£273,460	563,984	537,173	510,361	483,550	456,739	429,927	403,116	376,304	349,494	322,682	295,870
2	Two unit scheme (houses)	2	£364,613	1,127,968	1,074,345	1,020,723	967,100	913,477	859,855	806,231	752,609	698,986	645,363	591,741
3	Four unit scheme (houses)	4	£395,705	1,833,187	1,745,894	1,658,601	1,571,308	1,484,015	1,396,722	1,309,429	1,222,136	1,134,844	1,047,551	960,258
4	Seven unit scheme (flats)	7	£675,863	2,125,186	2,004,105	1,883,023	1,761,941	1,640,860	1,519,778	1,398,696	1,277,614	1,156,532	1,035,450	914,368
5	Nine unit scheme (flats)	9	£572,358	2,393,808	2,257,090	2,120,372	1,983,654	1,846,935	1,710,217	1,573,498	1,436,781	1,300,062	1,163,344	1,026,626
6	Ten unit scheme (houses)	10	£1,026,684	5,101,117	4,858,969	4,616,821	4,374,674	4,132,526	3,890,379	3,648,231	3,406,083	3,163,936	2,921,788	2,679,641
7	Ten unit scheme (flats)	10	£612,333	2,994,785	2,824,140	2,653,495	2,482,851	2,312,206	2,141,562	1,970,917	1,800,273	1,629,628	1,458,984	1,288,338
8	Twenty unit scheme (houses and flats)	20	£1,907,861	8,086,231	7,669,444	7,252,657	6,835,870	6,419,083	6,002,295	5,585,508	5,168,721	4,751,933	4,335,146	3,918,359
9	Twenty unit scheme (flats)	20	£1,139,629	5,882,441	5,547,193	5,211,945	4,876,697	4,541,450	4,206,202	3,870,954	3,535,706	3,200,458	2,865,210	2,529,962
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	9,146,007	8,631,223	8,116,439	7,601,656	7,086,872	6,572,088	6,057,305	5,542,521	5,027,737	4,512,954	3,998,170
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	13,821,191	13,030,114	12,239,037	11,447,960	10,656,883	9,865,806	9,074,729	8,283,652	7,491,216	6,698,548	5,905,880
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	10,703,116	9,983,758	9,264,401	8,545,042	7,825,684	7,106,327	6,386,969	5,667,611	4,948,254	4,228,896	3,509,538
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	17,854,688	16,862,412	15,870,137	14,877,861	13,885,586	12,893,310	11,901,034	10,908,759	9,916,483	8,924,208	7,931,932
14	Seventy unit scheme (flats - higher density)	70	£703,635	15,572,331	14,526,742	13,481,154	12,435,564	11,389,976	10,344,387	9,298,798	8,253,210	7,207,621	6,162,032	5,116,443
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	23,752,178	22,158,598	20,565,019	18,971,440	17,377,859	15,784,280	14,190,700	12,596,998	10,995,807	9,394,616	7,793,425
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	24,614,262	23,200,748	21,787,234	20,373,719	18,960,205	17,546,691	16,133,177	14,719,663	13,306,149	11,892,635	10,479,121
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	39,193,774	36,528,811	33,863,847	31,198,884	28,533,920	25,868,956	23,203,993	20,527,718	17,850,331	15,172,944	12,495,558
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	47,206,926	43,659,573	40,108,895	36,545,046	32,981,198	29,417,351	25,853,502	22,289,654	18,725,806	15,161,958	11,585,571
19	Five hundred unit scheme (flats)	500	£14,652,373	86,973,724	80,309,681	73,645,639	66,981,597	60,317,554	53,640,844	46,938,755	40,236,666	33,521,536	26,767,362	20,013,186
20	Two hundred unit Co-living scheme	-	£1,511,753	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£10,175,259	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£3,527,423	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094
23	Data Centre	-	£8,445,465	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267
24	Office development	-	£5,087,629	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446
25	Office development	-	£4,239,691	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427
26	Hotel development (160 rooms)	-	£1,882,423	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£1,187,114	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£5,087,629	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

				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	One unit scheme (houses)	1	£178,889	563,984	537,173	510,361	483,550	456,739	429,927	403,116	376,304	349,494	322,682	295,870
2	Two unit scheme (houses)	2	£238,519	1,127,968	1,074,345	1,020,723	967,100	913,477	859,855	806,231	752,609	698,986	645,363	591,741
3	Four unit scheme (houses)	4	£258,858	1,833,187	1,745,894	1,658,601	1,571,308	1,484,015	1,396,722	1,309,429	1,222,136	1,134,844	1,047,551	960,258
4	Seven unit scheme (flats)	7	£442,129	2,125,186	2,004,105	1,883,023	1,761,941	1,640,860	1,519,778	1,398,696	1,277,614	1,156,532	1,035,450	914,368
5	Nine unit scheme (flats)	9	£374,419	2,393,808	2,257,090	2,120,372	1,983,654	1,846,935	1,710,217	1,573,498	1,436,781	1,300,062	1,163,344	1,026,626
6	Ten unit scheme (houses)	10	£671,625	5,101,117	4,858,969	4,616,821	4,374,674	4,132,526	3,890,379	3,648,231	3,406,083	3,163,936	2,921,788	2,679,641
7	Ten unit scheme (flats)	10	£400,569	2,994,785	2,824,140	2,653,495	2,482,851	2,312,206	2,141,562	1,970,917	1,800,273	1,629,628	1,458,984	1,288,338
8	Twenty unit scheme (houses and flats)	20	£1,248,065	8,086,231	7,669,444	7,252,657	6,835,870	6,419,083	6,002,295	5,585,508	5,168,721	4,751,933	4,335,146	3,918,359
9	Twenty unit scheme (flats)	20	£745,511	5,882,441	5,547,193	5,211,945	4,876,697	4,541,450	4,206,202	3,870,954	3,535,706	3,200,458	2,865,210	2,529,962
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	9,146,007	8,631,223	8,116,439	7,601,656	7,086,872	6,572,088	6,057,305	5,542,521	5,027,737	4,512,954	3,998,170
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	13,821,191	13,030,114	12,239,037	11,447,960	10,656,883	9,865,806	9,074,729	8,283,652	7,491,216	6,698,548	5,905,880
12	Fifty unit scheme (flats - higher density)	50	£870,872	10,703,116	9,983,758	9,264,401	8,545,042	7,825,684	7,106,327	6,386,969	5,667,611	4,948,254	4,228,896	3,509,538
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	17,854,688	16,862,412	15,870,137	14,877,861	13,885,586	12,893,310	11,901,034	10,908,759	9,916,483	8,924,208	7,931,932
14	Seventy unit scheme (flats - higher density)	70	£460,296	15,572,331	14,526,742	13,481,154	12,435,564	11,389,976	10,344,387	9,298,798	8,253,210	7,207,621	6,162,032	5,116,443
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	23,752,178	22,158,598	20,565,019	18,971,440	17,377,859	15,784,280	14,190,700	12,596,998	10,995,807	9,394,616	7,793,425
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	24,614,262	23,200,748	21,787,234	20,373,719	18,960,205	17,546,691	16,133,177	14,719,663	13,306,149	11,892,635	10,479,121
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	39,193,774	36,528,811	33,863,847	31,198,884	28,533,920	25,868,956	23,203,993	20,527,718	17,850,331	15,172,944	12,495,558
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	47,206,926	43,659,573	40,108,895	36,545,046	32,981,198	29,417,351	25,853,502	22,289,654	18,725,806	15,161,958	11,585,571
19	Five hundred unit scheme (flats)	500	£9,585,136	86,973,724	80,309,681	73,645,639	66,981,597	60,317,554	53,640,844	46,938,755	40,236,666	33,521,536	26,767,362	20,013,186
20	Two hundred unit Co-living scheme	-	£988,943	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£6,656,344	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£2,307,533	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094
23	Data Centre	-	£5,524,766	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267
24	Office development	-	£3,328,172	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446
25	Office development	-	£2,773,477	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427
26	Hotel development (160 rooms)	-	£1,231,424	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£776,574	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£3,328,172	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

				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	One unit scheme (houses)	1	£95,835	563,984	537,173	510,361	483,550	456,739	429,927	403,116	376,304	349,494	322,682	295,870
2	Two unit scheme (houses)	-	£127,780	1,127,968	1,074,345	1,020,723	967,100	913,477	859,855	806,231	752,609	698,986	645,363	591,741
3	Four unit scheme (houses)	-	£138,676	1,833,187	1,745,894	1,658,601	1,571,308	1,484,015	1,396,722	1,309,429	1,222,136	1,134,844	1,047,551	960,258
4	Seven unit scheme (flats)	-	£236,858	2,125,186	2,004,105	1,883,023	1,761,941	1,640,860	1,519,778	1,398,696	1,277,614	1,156,532	1,035,450	914,368
5	Nine unit scheme (flats)	-	£200,584	2,393,808	2,257,090	2,120,372	1,983,654	1,846,935	1,710,217	1,573,498	1,436,781	1,300,062	1,163,344	1,026,626
6	Ten unit scheme (houses)	-	£359,804	5,101,117	4,858,969	4,616,821	4,374,674	4,132,526	3,890,379	3,648,231	3,406,083	3,163,936	2,921,788	2,679,641
7	Ten unit scheme (flats)	-	£214,593	2,994,785	2,824,140	2,653,495	2,482,851	2,312,206	2,141,562	1,970,917	1,800,273	1,629,628	1,458,984	1,288,338
8	Twenty unit scheme (houses and flats)	-	£668,614	8,086,231	7,669,444	7,252,657	6,835,870	6,419,083	6,002,295	5,585,508	5,168,721	4,751,933	4,335,146	3,918,359
9	Twenty unit scheme (flats)	-	£399,386	5,882,441	5,547,193	5,211,945	4,876,697	4,541,450	4,206,202	3,870,954	3,535,706	3,200,458	2,865,210	2,529,962
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	9,146,007	8,631,223	8,116,439	7,601,656	7,086,872	6,572,088	6,057,305	5,542,521	5,027,737	4,512,954	3,998,170
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	13,821,191	13,030,114	12,239,037	11,447,960	10,656,883	9,865,806	9,074,729	8,283,652	7,491,216	6,698,548	5,905,880
12	Fifty unit scheme (flats - higher density)	-	£466,544	10,703,116	9,983,758	9,264,401	8,545,042	7,825,684	7,106,327	6,386,969	5,667,611	4,948,254	4,228,896	3,509,538
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	17,854,688	16,862,412	15,870,137	14,877,861	13,885,586	12,893,310	11,901,034	10,908,759	9,916,483	8,924,208	7,931,932
14	Seventy unit scheme (flats - higher density)	-	£246,590	15,572,331	14,526,742	13,481,154	12,435,564	11,389,976	10,344,387	9,298,798	8,253,210	7,207,621	6,162,032	5,116,443
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	23,752,178	22,158,598	20,565,019	18,971,440	17,377,859	15,784,280	14,190,700	12,596,998	10,995,807	9,394,616	7,793,425
16	One hundred unit scheme (flats - higher density)	-	£999,738	24,614,262	23,200,748	21,787,234	20,373,719	18,960,205	17,546,691	16,133,177	14,719,663	13,306,149	11,892,635	10,479,121
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	39,193,774	36,528,811	33,863,847	31,198,884	28,533,920	25,868,956	23,203,993	20,527,718	17,850,331	15,172,944	12,495,558
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	47,206,926	43,659,573	40,108,895	36,545,046	32,981,198	29,417,351	25,853,502	22,289,654	18,725,806	15,161,958	11,585,571
19	Five hundred unit scheme (flats)	-	£5,134,958	86,973,724	80,309,681	73,645,639	66,981,597	60,317,554	53,640,844	46,938,755	40,236,666	33,521,536	26,767,362	20,013,186
20	Two hundred unit Co-living scheme	-	£529,797	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£3,565,943	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£1,236,194	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094
23	Data Centre	-	£2,959,733	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267
24	Office development	-	£1,782,971	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446
25	Office development	-	£1,485,810	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427
26	Hotel development (160 rooms)	-	£659,699	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£416,027	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£1,782,971	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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	One unit scheme (houses)	1	£13,438	563,984	537,173	510,361	483,550	456,739	429,927	403,116	376,304	349,494	322,682	295,870
2	Two unit scheme (houses)	2	£17,917	1,127,968	1,074,345	1,020,723	967,100	913,477	859,855	806,231	752,609	698,986	645,363	591,741
3	Four unit scheme (houses)	4	£19,444	1,833,187	1,745,894	1,658,601	1,571,308	1,484,015	1,396,722	1,309,429	1,222,136	1,134,844	1,047,551	960,258
4	Seven unit scheme (flats)	7	£33,211	2,125,186	2,004,105	1,883,023	1,761,941	1,640,860	1,519,778	1,398,696	1,277,614	1,156,532	1,035,450	914,368
5	Nine unit scheme (flats)	9	£28,125	2,393,808	2,257,090	2,120,372	1,983,654	1,846,935	1,710,217	1,573,498	1,436,781	1,300,062	1,163,344	1,026,626
6	Ten unit scheme (houses)	10	£50,450	5,101,117	4,858,969	4,616,821	4,374,674	4,132,526	3,890,379	3,648,231	3,406,083	3,163,936	2,921,788	2,679,641
7	Ten unit scheme (flats)	10	£30,089	2,994,785	2,824,140	2,653,495	2,482,851	2,312,206	2,141,562	1,970,917	1,800,273	1,629,628	1,458,984	1,288,338
8	Twenty unit scheme (houses and flats)	20	£93,750	8,086,231	7,669,444	7,252,657	6,835,870	6,419,083	6,002,295	5,585,508	5,168,721	4,751,933	4,335,146	3,918,359
9	Twenty unit scheme (flats)	20	£56,000	5,882,441	5,547,193	5,211,945	4,876,697	4,541,450	4,206,202	3,870,954	3,535,706	3,200,458	2,865,210	2,529,962
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	9,146,007	8,631,223	8,116,439	7,601,656	7,086,872	6,572,088	6,057,305	5,542,521	5,027,737	4,512,954	3,998,170
11	Fifty unit scheme (flats - lower density)	50	£180,208	13,821,191	13,030,114	12,239,037	11,447,960	10,656,883	9,865,806	9,074,729	8,283,652	7,491,216	6,698,548	5,905,880
12	Fifty unit scheme (flats - higher density)	50	£65,417	10,703,116	9,983,758	9,264,401	8,545,042	7,825,684	7,106,327	6,386,969	5,667,611	4,948,254	4,228,896	3,509,538
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	17,854,688	16,862,412	15,870,137	14,877,861	13,885,586	12,893,310	11,901,034	10,908,759	9,916,483	8,924,208	7,931,932
14	Seventy unit scheme (flats - higher density)	70	£34,576	15,572,331	14,526,742	13,481,154	12,435,564	11,389,976	10,344,387	9,298,798	8,253,210	7,207,621	6,162,032	5,116,443
15	One hundred unit scheme (flats - lower density)	100	£147,500	23,752,178	22,158,598	20,565,019	18,971,440	17,377,859	15,784,280	14,190,700	12,596,998	10,995,807	9,394,616	7,793,425
16	One hundred unit scheme (flats - higher density)	100	£140,179	24,614,262	23,200,748	21,787,234	20,373,719	18,960,205	17,546,691	16,133,177	14,719,663	13,306,149	11,892,635	10,479,121
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	39,193,774	36,528,811	33,863,847	31,198,884	28,533,920	25,868,956	23,203,993	20,527,718	17,850,331	15,172,944	12,495,558
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	47,206,926	43,659,573	40,108,895	36,545,046	32,981,198	29,417,351	25,853,502	22,289,654	18,725,806	15,161,958	11,585,571
19	Five hundred unit scheme (flats)	500	£720,000	86,973,724	80,309,681	73,645,639	66,981,597	60,317,554	53,640,844	46,938,755	40,236,666	33,521,536	26,767,362	20,013,186
20	Two hundred unit Co-living scheme	-	£74,286	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£500,000	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£173,333	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094
23	Data Centre	-	£415,000	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267
24	Office development	-	£250,000	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446
25	Office development	-	£208,333	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427
26	Hotel development (160 rooms)	-	£92,500	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£58,333	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£250,000	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

EALING LOCAL PLAN VIABILITY TESTING Sales value £10,326 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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	One unit scheme (houses)	1	£273,460	601,066	572,401	543,735	515,070	486,404	457,739	429,073	400,408	371,742	343,077	314,411
2	Two unit scheme (houses)	2	£364,613	1,202,134	1,144,803	1,087,472	1,030,141	972,809	915,478	858,147	800,816	743,485	686,154	628,823
3	Four unit scheme (houses)	4	£395,705	1,953,921	1,860,592	1,767,262	1,673,933	1,580,603	1,487,274	1,393,943	1,300,613	1,207,284	1,113,954	1,020,625
4	Seven unit scheme (flats)	7	£675,863	2,295,326	2,165,737	2,036,148	1,906,560	1,776,971	1,647,382	1,517,793	1,388,205	1,258,616	1,129,027	999,439
5	Nine unit scheme (flats)	9	£572,358	2,585,919	2,439,596	2,293,272	2,146,948	2,000,624	1,854,300	1,707,977	1,561,653	1,415,329	1,269,005	1,122,681
6	Ten unit scheme (houses)	10	£1,026,684	5,438,965	5,179,925	4,920,885	4,661,844	4,402,804	4,143,764	3,884,725	3,625,685	3,366,645	3,107,605	2,848,565
7	Ten unit scheme (flats)	10	£612,333	3,234,568	3,051,935	2,869,300	2,686,666	2,504,032	2,321,399	2,138,765	1,956,131	1,773,497	1,590,863	1,408,230
8	Twenty unit scheme (houses and flats)	20	£1,907,861	8,670,129	8,224,147	7,778,165	7,332,183	6,886,200	6,440,219	5,994,236	5,548,254	5,102,272	4,656,290	4,210,308
9	Twenty unit scheme (flats)	20	£1,139,629	6,353,519	5,994,716	5,635,915	5,277,113	4,918,311	4,559,510	4,200,708	3,841,906	3,483,105	3,124,303	2,765,501
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	9,873,274	9,322,127	8,770,980	8,219,833	7,668,686	7,117,539	6,566,392	6,015,244	5,464,098	4,912,950	4,361,804
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	14,950,817	14,103,259	13,255,700	12,408,142	11,560,584	10,713,026	9,865,468	9,017,909	8,170,351	7,322,793	6,474,606
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	11,735,369	10,964,398	10,193,428	9,422,458	8,651,488	7,880,517	7,109,547	6,338,576	5,567,606	4,796,635	4,025,665
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	19,271,618	18,208,496	17,145,374	16,082,252	15,019,130	13,956,008	12,892,885	11,829,763	10,766,641	9,703,519	8,640,397
14	Seventy unit scheme (flats - higher density)	70	£703,635	17,072,714	15,952,106	14,831,498	13,710,891	12,590,283	11,469,675	10,349,067	9,228,459	8,107,851	6,987,243	5,866,635
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	26,041,348	24,333,310	22,625,272	20,917,234	19,209,196	17,501,157	15,793,119	14,085,081	12,377,043	10,664,582	8,947,940
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	26,644,769	25,129,729	23,614,690	22,099,650	20,584,612	19,069,572	17,554,532	16,039,493	14,524,453	13,009,413	11,494,374
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	43,085,627	40,226,071	37,366,515	34,506,958	31,647,402	28,787,846	25,928,289	23,068,734	20,205,756	17,332,084	14,458,412
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	52,393,758	48,587,063	44,780,369	40,973,674	37,166,762	33,341,316	29,515,871	25,690,424	21,864,978	18,039,533	14,214,087
19	Five hundred unit scheme (flats)	500	£14,652,373	96,340,055	89,226,393	82,093,050	74,959,707	67,826,363	60,693,021	53,559,677	46,390,792	39,215,308	32,029,122	24,796,607
20	Two hundred unit Co-living scheme	-	£1,511,753	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£10,175,259	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£3,527,423	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094
23	Data Centre	-	£8,445,465	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267
24	Office development	-	£5,087,629	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446
25	Office development	-	£4,239,691	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427
26	Hotel development (160 rooms)	-	£1,882,423	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£1,187,114	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£5,087,629	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

				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	One unit scheme (houses)	1	£178,889	601,066	572,401	543,735	515,070	486,404	457,739	429,073	400,408	371,742	343,077	314,411
2	Two unit scheme (houses)	2	£238,519	1,202,134	1,144,803	1,087,472	1,030,141	972,809	915,478	858,147	800,816	743,485	686,154	628,823
3	Four unit scheme (houses)	4	£258,858	1,953,921	1,860,592	1,767,262	1,673,933	1,580,603	1,487,274	1,393,943	1,300,613	1,207,284	1,113,954	1,020,625
4	Seven unit scheme (flats)	7	£442,129	2,295,326	2,165,737	2,036,148	1,906,560	1,776,971	1,647,382	1,517,793	1,388,205	1,258,616	1,129,027	999,439
5	Nine unit scheme (flats)	9	£374,419	2,585,919	2,439,596	2,293,272	2,146,948	2,000,624	1,854,300	1,707,977	1,561,653	1,415,329	1,269,005	1,122,681
6	Ten unit scheme (houses)	10	£671,625	5,438,965	5,179,925	4,920,885	4,661,844	4,402,804	4,143,764	3,884,725	3,625,685	3,366,645	3,107,605	2,848,565
7	Ten unit scheme (flats)	10	£400,569	3,234,568	3,051,935	2,869,300	2,686,666	2,504,032	2,321,399	2,138,765	1,956,131	1,773,497	1,590,863	1,408,230
8	Twenty unit scheme (houses and flats)	20	£1,248,065	8,670,129	8,224,147	7,778,165	7,332,183	6,886,200	6,440,219	5,994,236	5,548,254	5,102,272	4,656,290	4,210,308
9	Twenty unit scheme (flats)	20	£745,511	6,353,519	5,994,716	5,635,915	5,277,113	4,918,311	4,559,510	4,200,708	3,841,906	3,483,105	3,124,303	2,765,501
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	9,873,274	9,322,127	8,770,980	8,219,833	7,668,686	7,117,539	6,566,392	6,015,244	5,464,098	4,912,950	4,361,804
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	14,950,817	14,103,259	13,255,700	12,408,142	11,560,584	10,713,026	9,865,468	9,017,909	8,170,351	7,322,793	6,474,606
12	Fifty unit scheme (flats - higher density)	50	£870,872	11,735,369	10,964,398	10,193,428	9,422,458	8,651,488	7,880,517	7,109,547	6,338,576	5,567,606	4,796,635	4,025,665
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	19,271,618	18,208,496	17,145,374	16,082,252	15,019,130	13,956,008	12,892,885	11,829,763	10,766,641	9,703,519	8,640,397
14	Seventy unit scheme (flats - higher density)	70	£460,296	17,072,714	15,952,106	14,831,498	13,710,891	12,590,283	11,469,675	10,349,067	9,228,459	8,107,851	6,987,243	5,866,635
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	26,041,348	24,333,310	22,625,272	20,917,234	19,209,196	17,501,157	15,793,119	14,085,081	12,377,043	10,664,582	8,947,940
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	26,644,769	25,129,729	23,614,690	22,099,650	20,584,612	19,069,572	17,554,532	16,039,493	14,524,453	13,009,413	11,494,374
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	43,085,627	40,226,071	37,366,515	34,506,958	31,647,402	28,787,846	25,928,289	23,068,734	20,205,756	17,332,084	14,458,412
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	52,393,758	48,587,063	44,780,369	40,973,674	37,166,762	33,341,316	29,515,871	25,690,424	21,864,978	18,039,533	14,214,087
19	Five hundred unit scheme (flats)	500	£9,585,136	96,340,055	89,226,393	82,093,050	74,959,707	67,826,363	60,693,021	53,559,677	46,390,792	39,215,308	32,029,122	24,796,607
20	Two hundred unit Co-living scheme	-	£988,943	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£6,656,344	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£2,307,533	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094
23	Data Centre	-	£5,524,766	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267
24	Office development	-	£3,328,172	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446
25	Office development	-	£2,773,477	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427
26	Hotel development (160 rooms)	-	£1,231,424	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£776,574	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£3,328,172	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

				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	One unit scheme (houses)	1	£95,835	601,066	572,401	543,735	515,070	486,404	457,739	429,073	400,408	371,742	343,077	314,411
2	Two unit scheme (houses)	-	£127,780	1,202,134	1,144,803	1,087,472	1,030,141	972,809	915,478	858,147	800,816	743,485	686,154	628,823
3	Four unit scheme (houses)	-	£138,676	1,953,921	1,860,592	1,767,262	1,673,933	1,580,603	1,487,274	1,393,943	1,300,613	1,207,284	1,113,954	1,020,625
4	Seven unit scheme (flats)	-	£236,858	2,295,326	2,165,737	2,036,148	1,906,560	1,776,971	1,647,382	1,517,793	1,388,205	1,258,616	1,129,027	999,439
5	Nine unit scheme (flats)	-	£200,584	2,585,919	2,439,596	2,293,272	2,146,948	2,000,624	1,854,300	1,707,977	1,561,653	1,415,329	1,269,005	1,122,681
6	Ten unit scheme (houses)	-	£359,804	5,438,965	5,179,925	4,920,885	4,661,844	4,402,804	4,143,764	3,884,725	3,625,685	3,366,645	3,107,605	2,848,565
7	Ten unit scheme (flats)	-	£214,593	3,234,568	3,051,935	2,869,300	2,686,666	2,504,032	2,321,399	2,138,765	1,956,131	1,773,497	1,590,863	1,408,230
8	Twenty unit scheme (houses and flats)	-	£668,614	8,670,129	8,224,147	7,778,165	7,332,183	6,886,200	6,440,219	5,994,236	5,548,254	5,102,272	4,656,290	4,210,308
9	Twenty unit scheme (flats)	-	£399,386	6,353,519	5,994,716	5,635,915	5,277,113	4,918,311	4,559,510	4,200,708	3,841,906	3,483,105	3,124,303	2,765,501
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	9,873,274	9,322,127	8,770,980	8,219,833	7,668,686	7,117,539	6,566,392	6,015,244	5,464,098	4,912,950	4,361,804
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	14,950,817	14,103,259	13,255,700	12,408,142	11,560,584	10,713,026	9,865,468	9,017,909	8,170,351	7,322,793	6,474,606
12	Fifty unit scheme (flats - higher density)	-	£466,544	11,735,369	10,964,398	10,193,428	9,422,458	8,651,488	7,880,517	7,109,547	6,338,576	5,567,606	4,796,635	4,025,665
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	19,271,618	18,208,496	17,145,374	16,082,252	15,019,130	13,956,008	12,892,885	11,829,763	10,766,641	9,703,519	8,640,397
14	Seventy unit scheme (flats - higher density)	-	£246,590	17,072,714	15,952,106	14,831,498	13,710,891	12,590,283	11,469,675	10,349,067	9,228,459	8,107,851	6,987,243	5,866,635
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	26,041,348	24,333,310	22,625,272	20,917,234	19,209,196	17,501,157	15,793,119	14,085,081	12,377,043	10,664,582	8,947,940
16	One hundred unit scheme (flats - higher density)	-	£999,738	26,644,769	25,129,729	23,614,690	22,099,650	20,584,612	19,069,572	17,554,532	16,039,493	14,524,453	13,009,413	11,494,374
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	43,085,627	40,226,071	37,366,515	34,506,958	31,647,402	28,787,846	25,928,289	23,068,734	20,205,756	17,332,084	14,458,412
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	52,393,758	48,587,063	44,780,369	40,973,674	37,166,762	33,341,316	29,515,871	25,690,424	21,864,978	18,039,533	14,214,087
19	Five hundred unit scheme (flats)	-	£5,134,958	96,340,055	89,226,393	82,093,050	74,959,707	67,826,363	60,693,021	53,559,677	46,390,792	39,215,308	32,029,122	24,796,607
20	Two hundred unit Co-living scheme	-	£529,797	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£3,565,943	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£1,236,194	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094
23	Data Centre	-	£2,959,733	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267
24	Office development	-	£1,782,971	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446
25	Office development	-	£1,485,810	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427
26	Hotel development (160 rooms)	-	£659,699	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£416,027	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£1,782,971	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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	One unit scheme (houses)	1	£13,438	601,066	572,401	543,735	515,070	486,404	457,739	429,073	400,408	371,742	343,077	314,411
2	Two unit scheme (houses)	2	£17,917	1,202,134	1,144,803	1,087,472	1,030,141	972,809	915,478	858,147	800,816	743,485	686,154	628,823
3	Four unit scheme (houses)	4	£19,444	1,953,921	1,860,592	1,767,262	1,673,933	1,580,603	1,487,274	1,393,943	1,300,613	1,207,284	1,113,954	1,020,625
4	Seven unit scheme (flats)	7	£33,211	2,295,326	2,165,737	2,036,148	1,906,560	1,776,971	1,647,382	1,517,793	1,388,205	1,258,616	1,129,027	999,439
5	Nine unit scheme (flats)	9	£28,125	2,585,919	2,439,596	2,293,272	2,146,948	2,000,624	1,854,300	1,707,977	1,561,653	1,415,329	1,269,005	1,122,681
6	Ten unit scheme (houses)	10	£50,450	5,438,965	5,179,925	4,920,885	4,661,844	4,402,804	4,143,764	3,884,725	3,625,685	3,366,645	3,107,605	2,848,565
7	Ten unit scheme (flats)	10	£30,089	3,234,568	3,051,935	2,869,300	2,686,666	2,504,032	2,321,399	2,138,765	1,956,131	1,773,497	1,590,863	1,408,230
8	Twenty unit scheme (houses and flats)	20	£93,750	8,670,129	8,224,147	7,778,165	7,332,183	6,886,200	6,440,219	5,994,236	5,548,254	5,102,272	4,656,290	4,210,308
9	Twenty unit scheme (flats)	20	£56,000	6,353,519	5,994,716	5,635,915	5,277,113	4,918,311	4,559,510	4,200,708	3,841,906	3,483,105	3,124,303	2,765,501
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	9,873,274	9,322,127	8,770,980	8,219,833	7,668,686	7,117,539	6,566,392	6,015,244	5,464,098	4,912,950	4,361,804
11	Fifty unit scheme (flats - lower density)	50	£180,208	14,950,817	14,103,259	13,255,700	12,408,142	11,560,584	10,713,026	9,865,468	9,017,909	8,170,351	7,322,793	6,474,606
12	Fifty unit scheme (flats - higher density)	50	£65,417	11,735,369	10,964,398	10,193,428	9,422,458	8,651,488	7,880,517	7,109,547	6,338,576	5,567,606	4,796,635	4,025,665
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	19,271,618	18,208,496	17,145,374	16,082,252	15,019,130	13,956,008	12,892,885	11,829,763	10,766,641	9,703,519	8,640,397
14	Seventy unit scheme (flats - higher density)	70	£34,576	17,072,714	15,952,106	14,831,498	13,710,891	12,590,283	11,469,675	10,349,067	9,228,459	8,107,851	6,987,243	5,866,635
15	One hundred unit scheme (flats - lower density)	100	£147,500	26,041,348	24,333,310	22,625,272	20,917,234	19,209,196	17,501,157	15,793,119	14,085,081	12,377,043	10,664,582	8,947,940
16	One hundred unit scheme (flats - higher density)	100	£140,179	26,644,769	25,129,729	23,614,690	22,099,650	20,584,612	19,069,572	17,554,532	16,039,493	14,524,453	13,009,413	11,494,374
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	43,085,627	40,226,071	37,366,515	34,506,958	31,647,402	28,787,846	25,928,289	23,068,734	20,205,756	17,332,084	14,458,412
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	52,393,758	48,587,063	44,780,369	40,973,674	37,166,762	33,341,316	29,515,871	25,690,424	21,864,978	18,039,533	14,214,087
19	Five hundred unit scheme (flats)	500	£720,000	96,340,055	89,226,393	82,093,050	74,959,707	67,826,363	60,693,021	53,559,677	46,390,792	39,215,308	32,029,122	24,796,607
20	Two hundred unit Co-living scheme	-	£74,286	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£500,000	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£173,333	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094
23	Data Centre	-	£415,000	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267
24	Office development	-	£250,000	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446
25	Office development	-	£208,333	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427
26	Hotel development (160 rooms)	-	£92,500	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£58,333	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£250,000	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

EALING LOCAL PLAN VIABILITY TESTING Sales value £10,764 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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	One unit scheme (houses)	1	£273,460	638,150	607,630	577,110	546,590	516,071	485,552	455,031	424,512	393,992	363,473	332,953
2	Two unit scheme (houses)	2	£364,613	1,276,298	1,215,259	1,154,221	1,093,181	1,032,142	971,102	910,063	849,024	787,985	726,945	665,906
3	Four unit scheme (houses)	4	£395,705	2,074,655	1,975,289	1,875,922	1,776,556	1,677,190	1,577,824	1,478,458	1,379,091	1,279,725	1,180,358	1,080,992
4	Seven unit scheme (flats)	7	£675,863	2,465,464	2,327,369	2,189,274	2,051,177	1,913,082	1,774,987	1,636,890	1,498,795	1,360,700	1,222,604	1,084,508
5	Nine unit scheme (flats)	9	£572,358	2,778,030	2,622,101	2,466,172	2,310,243	2,154,312	1,998,383	1,842,454	1,686,525	1,530,596	1,374,665	1,218,736
6	Ten unit scheme (houses)	10	£1,026,684	5,776,812	5,500,879	5,224,948	4,949,015	4,673,082	4,397,150	4,121,218	3,845,286	3,569,353	3,293,421	3,017,489
7	Ten unit scheme (flats)	10	£612,333	3,474,351	3,279,729	3,085,105	2,890,482	2,695,859	2,501,236	2,306,613	2,111,990	1,917,367	1,722,744	1,528,121
8	Twenty unit scheme (houses and flats)	20	£1,907,861	9,254,027	8,778,850	8,303,673	7,828,496	7,353,319	6,878,142	6,402,965	5,927,787	5,452,611	4,977,434	4,502,257
9	Twenty unit scheme (flats)	20	£1,139,629	6,824,595	6,442,239	6,059,884	5,677,529	5,295,173	4,912,817	4,530,461	4,148,106	3,765,751	3,383,395	3,001,040
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	10,599,797	10,012,878	9,425,520	8,838,010	8,250,499	7,662,990	7,075,479	6,487,969	5,900,458	5,312,948	4,725,438
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	16,080,443	15,176,403	14,272,364	13,368,325	12,464,285	11,560,246	10,656,206	9,752,167	8,848,127	7,944,087	7,040,047
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	12,767,623	11,945,039	11,122,456	10,299,873	9,477,290	8,654,708	7,832,124	7,009,541	6,186,958	5,364,375	4,541,792
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	20,688,547	19,554,579	18,420,610	17,286,642	16,152,673	15,018,705	13,884,736	12,750,767	11,616,798	10,482,830	9,348,861
14	Seventy unit scheme (flats - higher density)	70	£703,635	18,573,098	17,377,472	16,181,844	14,986,217	13,790,590	12,594,962	11,399,336	10,203,708	9,008,081	7,812,454	6,616,827
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	28,330,518	26,508,022	24,685,525	22,863,029	21,040,532	19,218,036	17,395,539	15,573,042	13,750,545	11,928,049	10,102,455
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	28,675,275	27,058,711	25,442,146	23,825,582	22,209,017	20,592,451	18,975,887	17,359,322	15,742,757	14,126,193	12,509,627
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	46,977,480	43,923,330	40,869,181	37,815,033	34,760,884	31,706,735	28,652,586	25,598,438	22,544,289	19,490,140	16,421,267
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	57,580,591	53,514,555	49,448,518	45,382,482	41,316,444	37,250,408	33,178,238	29,091,194	25,004,151	20,917,107	16,830,063
19	Five hundred unit scheme (flats)	500	£14,652,373	105,661,030	98,089,094	90,517,159	82,937,817	75,335,173	67,732,530	60,129,886	52,527,242	44,896,040	37,247,162	29,580,026
20	Two hundred unit Co-living scheme	-	£1,511,753	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£10,175,259	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£3,527,423	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094
23	Data Centre	-	£8,445,465	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267
24	Office development	-	£5,087,629	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446
25	Office development	-	£4,239,691	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427
26	Hotel development (160 rooms)	-	£1,882,423	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£1,187,114	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£5,087,629	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

				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	One unit scheme (houses)	1	£178,889	638,150	607,630	577,110	546,590	516,071	485,552	455,031	424,512	393,992	363,473	332,953
2	Two unit scheme (houses)	2	£238,519	1,276,298	1,215,259	1,154,221	1,093,181	1,032,142	971,102	910,063	849,024	787,985	726,945	665,906
3	Four unit scheme (houses)	4	£258,858	2,074,655	1,975,289	1,875,922	1,776,556	1,677,190	1,577,824	1,478,458	1,379,091	1,279,725	1,180,358	1,080,992
4	Seven unit scheme (flats)	7	£442,129	2,465,464	2,327,369	2,189,274	2,051,177	1,913,082	1,774,987	1,636,890	1,498,795	1,360,700	1,222,604	1,084,508
5	Nine unit scheme (flats)	9	£374,419	2,778,030	2,622,101	2,466,172	2,310,243	2,154,312	1,998,383	1,842,454	1,686,525	1,530,596	1,374,665	1,218,736
6	Ten unit scheme (houses)	10	£671,625	5,776,812	5,500,879	5,224,948	4,949,015	4,673,082	4,397,150	4,121,218	3,845,286	3,569,353	3,293,421	3,017,489
7	Ten unit scheme (flats)	10	£400,569	3,474,351	3,279,729	3,085,105	2,890,482	2,695,859	2,501,236	2,306,613	2,111,990	1,917,367	1,722,744	1,528,121
8	Twenty unit scheme (houses and flats)	20	£1,248,065	9,254,027	8,778,850	8,303,673	7,828,496	7,353,319	6,878,142	6,402,965	5,927,787	5,452,611	4,977,434	4,502,257
9	Twenty unit scheme (flats)	20	£745,511	6,824,595	6,442,239	6,059,884	5,677,529	5,295,173	4,912,817	4,530,461	4,148,106	3,765,751	3,383,395	3,001,040
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	10,599,797	10,012,878	9,425,520	8,838,010	8,250,499	7,662,990	7,075,479	6,487,969	5,900,458	5,312,948	4,725,438
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	16,080,443	15,176,403	14,272,364	13,368,325	12,464,285	11,560,246	10,656,206	9,752,167	8,848,127	7,944,087	7,040,047
12	Fifty unit scheme (flats - higher density)	50	£870,872	12,767,623	11,945,039	11,122,456	10,299,873	9,477,290	8,654,708	7,832,124	7,009,541	6,186,958	5,364,375	4,541,792
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	20,688,547	19,554,579	18,420,610	17,286,642	16,152,673	15,018,705	13,884,736	12,750,767	11,616,798	10,482,830	9,348,861
14	Seventy unit scheme (flats - higher density)	70	£460,296	18,573,098	17,377,472	16,181,844	14,986,217	13,790,590	12,594,962	11,399,336	10,203,708	9,008,081	7,812,454	6,616,827
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	28,330,518	26,508,022	24,685,525	22,863,029	21,040,532	19,218,036	17,395,539	15,573,042	13,750,545	11,928,049	10,102,455
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	28,675,275	27,058,711	25,442,146	23,825,582	22,209,017	20,592,451	18,975,887	17,359,322	15,742,757	14,126,193	12,509,627
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	46,977,480	43,923,330	40,869,181	37,815,033	34,760,884	31,706,735	28,652,586	25,598,438	22,544,289	19,490,140	16,421,267
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	57,580,591	53,514,555	49,448,518	45,382,482	41,316,444	37,250,408	33,178,238	29,091,194	25,004,151	20,917,107	16,830,063
19	Five hundred unit scheme (flats)	500	£9,585,136	105,661,030	98,089,094	90,517,159	82,937,817	75,335,173	67,732,530	60,129,886	52,527,242	44,896,040	37,247,162	29,580,026
20	Two hundred unit Co-living scheme	-	£988,943	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£6,656,344	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£2,307,533	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094
23	Data Centre	-	£5,524,766	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267
24	Office development	-	£3,328,172	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446
25	Office development	-	£2,773,477	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427
26	Hotel development (160 rooms)	-	£1,231,424	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£776,574	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£3,328,172	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

				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	One unit scheme (houses)	1	£95,835	638,150	607,630	577,110	546,590	516,071	485,552	455,031	424,512	393,992	363,473	332,953
2	Two unit scheme (houses)	-	£127,780	1,276,298	1,215,259	1,154,221	1,093,181	1,032,142	971,102	910,063	849,024	787,985	726,945	665,906
3	Four unit scheme (houses)	-	£138,676	2,074,655	1,975,289	1,875,922	1,776,556	1,677,190	1,577,824	1,478,458	1,379,091	1,279,725	1,180,358	1,080,992
4	Seven unit scheme (flats)	-	£236,858	2,465,464	2,327,369	2,189,274	2,051,177	1,913,082	1,774,987	1,636,890	1,498,795	1,360,700	1,222,604	1,084,508
5	Nine unit scheme (flats)	-	£200,584	2,778,030	2,622,101	2,466,172	2,310,243	2,154,312	1,998,383	1,842,454	1,686,525	1,530,596	1,374,665	1,218,736
6	Ten unit scheme (houses)	-	£359,804	5,776,812	5,500,879	5,224,948	4,949,015	4,673,082	4,397,150	4,121,218	3,845,286	3,569,353	3,293,421	3,017,489
7	Ten unit scheme (flats)	-	£214,593	3,474,351	3,279,729	3,085,105	2,890,482	2,695,859	2,501,236	2,306,613	2,111,990	1,917,367	1,722,744	1,528,121
8	Twenty unit scheme (houses and flats)	-	£668,614	9,254,027	8,778,850	8,303,673	7,828,496	7,353,319	6,878,142	6,402,965	5,927,787	5,452,611	4,977,434	4,502,257
9	Twenty unit scheme (flats)	-	£399,386	6,824,595	6,442,239	6,059,884	5,677,529	5,295,173	4,912,817	4,530,461	4,148,106	3,765,751	3,383,395	3,001,040
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	10,599,797	10,012,878	9,425,520	8,838,010	8,250,499	7,662,990	7,075,479	6,487,969	5,900,458	5,312,948	4,725,438
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	16,080,443	15,176,403	14,272,364	13,368,325	12,464,285	11,560,246	10,656,206	9,752,167	8,848,127	7,944,087	7,040,047
12	Fifty unit scheme (flats - higher density)	-	£466,544	12,767,623	11,945,039	11,122,456	10,299,873	9,477,290	8,654,708	7,832,124	7,009,541	6,186,958	5,364,375	4,541,792
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	20,688,547	19,554,579	18,420,610	17,286,642	16,152,673	15,018,705	13,884,736	12,750,767	11,616,798	10,482,830	9,348,861
14	Seventy unit scheme (flats - higher density)	-	£246,590	18,573,098	17,377,472	16,181,844	14,986,217	13,790,590	12,594,962	11,399,336	10,203,708	9,008,081	7,812,454	6,616,827
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	28,330,518	26,508,022	24,685,525	22,863,029	21,040,532	19,218,036	17,395,539	15,573,042	13,750,545	11,928,049	10,102,455
16	One hundred unit scheme (flats - higher density)	-	£999,738	28,675,275	27,058,711	25,442,146	23,825,582	22,209,017	20,592,451	18,975,887	17,359,322	15,742,757	14,126,193	12,509,627
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	46,977,480	43,923,330	40,869,181	37,815,033	34,760,884	31,706,735	28,652,586	25,598,438	22,544,289	19,490,140	16,421,267
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	57,580,591	53,514,555	49,448,518	45,382,482	41,316,444	37,250,408	33,178,238	29,091,194	25,004,151	20,917,107	16,830,063
19	Five hundred unit scheme (flats)	-	£5,134,958	105,661,030	98,089,094	90,517,159	82,937,817	75,335,173	67,732,530	60,129,886	52,527,242	44,896,040	37,247,162	29,580,026
20	Two hundred unit Co-living scheme	-	£529,797	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£3,565,943	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£1,236,194	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094
23	Data Centre	-	£2,959,733	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267
24	Office development	-	£1,782,971	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446
25	Office development	-	£1,485,810	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427
26	Hotel development (160 rooms)	-	£659,699	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£416,027	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£1,782,971	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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	One unit scheme (houses)	1	£13,438	638,150	607,630	577,110	546,590	516,071	485,552	455,031	424,512	393,992	363,473	332,953
2	Two unit scheme (houses)	2	£17,917	1,276,298	1,215,259	1,154,221	1,093,181	1,032,142	971,102	910,063	849,024	787,985	726,945	665,906
3	Four unit scheme (houses)	4	£19,444	2,074,655	1,975,289	1,875,922	1,776,556	1,677,190	1,577,824	1,478,458	1,379,091	1,279,725	1,180,358	1,080,992
4	Seven unit scheme (flats)	7	£33,211	2,465,464	2,327,369	2,189,274	2,051,177	1,913,082	1,774,987	1,636,890	1,498,795	1,360,700	1,222,604	1,084,508
5	Nine unit scheme (flats)	9	£28,125	2,778,030	2,622,101	2,466,172	2,310,243	2,154,312	1,998,383	1,842,454	1,686,525	1,530,596	1,374,665	1,218,736
6	Ten unit scheme (houses)	10	£50,450	5,776,812	5,500,879	5,224,948	4,949,015	4,673,082	4,397,150	4,121,218	3,845,286	3,569,353	3,293,421	3,017,489
7	Ten unit scheme (flats)	10	£30,089	3,474,351	3,279,729	3,085,105	2,890,482	2,695,859	2,501,236	2,306,613	2,111,990	1,917,367	1,722,744	1,528,121
8	Twenty unit scheme (houses and flats)	20	£93,750	9,254,027	8,778,850	8,303,673	7,828,496	7,353,319	6,878,142	6,402,965	5,927,787	5,452,611	4,977,434	4,502,257
9	Twenty unit scheme (flats)	20	£56,000	6,824,595	6,442,239	6,059,884	5,677,529	5,295,173	4,912,817	4,530,461	4,148,106	3,765,751	3,383,395	3,001,040
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	10,599,797	10,012,878	9,425,520	8,838,010	8,250,499	7,662,990	7,075,479	6,487,969	5,900,458	5,312,948	4,725,438
11	Fifty unit scheme (flats - lower density)	50	£180,208	16,080,443	15,176,403	14,272,364	13,368,325	12,464,285	11,560,246	10,656,206	9,752,167	8,848,127	7,944,087	7,040,047
12	Fifty unit scheme (flats - higher density)	50	£65,417	12,767,623	11,945,039	11,122,456	10,299,873	9,477,290	8,654,708	7,832,124	7,009,541	6,186,958	5,364,375	4,541,792
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	20,688,547	19,554,579	18,420,610	17,286,642	16,152,673	15,018,705	13,884,736	12,750,767	11,616,798	10,482,830	9,348,861
14	Seventy unit scheme (flats - higher density)	70	£34,576	18,573,098	17,377,472	16,181,844	14,986,217	13,790,590	12,594,962	11,399,336	10,203,708	9,008,081	7,812,454	6,616,827
15	One hundred unit scheme (flats - lower density)	100	£147,500	28,330,518	26,508,022	24,685,525	22,863,029	21,040,532	19,218,036	17,395,539	15,573,042	13,750,545	11,928,049	10,102,455
16	One hundred unit scheme (flats - higher density)	100	£140,179	28,675,275	27,058,711	25,442,146	23,825,582	22,209,017	20,592,451	18,975,887	17,359,322	15,742,757	14,126,193	12,509,627
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	46,977,480	43,923,330	40,869,181	37,815,033	34,760,884	31,706,735	28,652,586	25,598,438	22,544,289	19,490,140	16,421,267
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	57,580,591	53,514,555	49,448,518	45,382,482	41,316,444	37,250,408	33,178,238	29,091,194	25,004,151	20,917,107	16,830,063
19	Five hundred unit scheme (flats)	500	£720,000	105,661,030	98,089,094	90,517,159	82,937,817	75,335,173	67,732,530	60,129,886	52,527,242	44,896,040	37,247,162	29,580,026
20	Two hundred unit Co-living scheme	-	£74,286	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988	14,896,988
21	Large retail supermarket	-	£500,000	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665	1,746,665
22	Comparison retail	-	£173,333	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094	12,079,094
23	Data Centre	-	£415,000	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267	8,485,267
24	Office development	-	£250,000	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446	49,246,446
25	Office development	-	£208,333	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427	24,619,427
26	Hotel development (160 rooms)	-	£92,500	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137	3,743,137
27	Hotel development (100 rooms)	-	£58,333	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647	1,769,647
28	Light industrial scheme	-	£250,000	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659	3,710,659
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590	4,571,590
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908	5,485,908

Appendix 9 - Appraisal results – downside

EALING LOCAL PLAN VIABILITY TESTING Sales value £7,260 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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
1	One unit scheme (houses)	1	£273,460	306,649	291,862	277,075	262,288	247,501	232,713	217,926	203,139	188,352	173,565	158,777
2	Two unit scheme (houses)	2	£364,613	613,299	583,725	554,150	524,575	495,001	465,427	435,853	406,277	376,703	347,129	317,555
3	Four unit scheme (houses)	4	£395,705	995,353	947,208	899,064	850,920	802,775	754,631	706,487	658,341	610,197	562,053	513,909
4	Seven unit scheme (flats)	7	£675,863	944,505	878,533	812,560	746,588	680,616	614,644	548,671	482,700	416,727	350,754	284,783
5	Nine unit scheme (flats)	9	£572,358	1,060,653	986,161	911,669	837,178	762,686	688,194	613,702	539,210	464,719	390,227	315,735
6	Ten unit scheme (houses)	10	£1,026,684	2,756,624	2,623,907	2,491,191	2,358,475	2,225,760	2,093,044	1,960,328	1,827,612	1,694,896	1,562,180	1,429,464
7	Ten unit scheme (flats)	10	£612,333	1,330,810	1,237,834	1,144,857	1,051,879	958,903	865,926	772,949	679,972	586,995	494,018	401,041
8	Twenty unit scheme (houses and flats)	20	£1,907,861	4,034,272	3,806,614	3,578,956	3,351,299	3,123,641	2,895,983	2,668,325	2,440,668	2,213,010	1,985,351	1,757,693
9	Twenty unit scheme (flats)	20	£1,139,629	2,609,705	2,426,647	2,243,590	2,060,532	1,877,473	1,694,415	1,511,357	1,328,299	1,145,242	962,184	779,126
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	4,059,364	3,779,993	3,500,624	3,221,254	2,941,883	2,662,513	2,383,144	2,103,774	1,824,403	1,545,033	1,265,663
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	5,939,217	5,514,056	5,088,895	4,663,735	4,238,575	3,813,415	3,388,254	2,963,095	2,536,707	2,109,244	1,681,779
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	3,529,226	3,141,296	2,753,366	2,365,436	1,977,506	1,589,575	1,201,645	813,714	425,784	37,854	- 359,447
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	7,845,970	7,312,676	6,779,383	6,246,089	5,712,796	5,179,502	4,646,208	4,112,915	3,579,622	3,046,328	2,511,322
14	Seventy unit scheme (flats - higher density)	70	£703,635	5,145,276	4,581,418	4,017,560	3,453,703	2,889,845	2,325,987	1,762,130	1,198,271	634,414	70,556	- 506,480
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	7,781,816	6,926,228	6,070,640	5,211,254	4,349,002	3,486,749	2,624,496	1,762,244	899,991	37,739	- 836,317
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	10,498,639	9,739,727	8,980,816	8,221,905	7,462,993	6,704,082	5,945,170	5,186,259	4,427,348	3,668,436	2,909,525
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	11,958,184	10,537,374	9,116,564	7,695,754	6,274,944	4,854,135	3,433,325	2,002,644	566,622	- 881,702	- 2,338,044
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	10,777,854	8,888,760	6,999,666	5,105,689	3,196,385	1,287,082	- 631,026	- 2,567,349	- 4,507,546	- 6,473,410	- 8,439,273
19	Five hundred unit scheme (flats)	500	£14,652,373	21,008,699	17,317,492	13,626,285	9,935,078	6,243,872	2,552,665	- 1,187,955	- 4,978,761	- 8,769,566	- 12,599,421	- 16,450,882
20	Two hundred unit Co-living scheme	-	£1,511,753	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£10,175,259	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£3,527,423	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23	Data Centre	-	£8,445,465	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24	Office development	-	£5,087,629	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761
25	Office development	-	£4,239,691	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230
26	Hotel development (160 rooms)	-	£1,882,423	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£1,187,114	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£5,087,629	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

	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	One unit scheme (houses)	1	£178,889	306,649	291,862	277,075	262,288	247,501	232,713	217,926	203,139	188,352	173,565	158,777
2	Two unit scheme (houses)	2	£238,519	613,299	583,725	554,150	524,575	495,001	465,427	435,853	406,277	376,703	347,129	317,555
3	Four unit scheme (houses)	4	£258,858	995,353	947,208	899,064	850,920	802,775	754,631	706,487	658,341	610,197	562,053	513,909
4	Seven unit scheme (flats)	7	£442,129	944,505	878,533	812,560	746,588	680,616	614,644	548,671	482,700	416,727	350,754	284,783
5	Nine unit scheme (flats)	9	£374,419	1,060,653	986,161	911,669	837,178	762,686	688,194	613,702	539,210	464,719	390,227	315,735
6	Ten unit scheme (houses)	10	£671,625	2,756,624	2,623,907	2,491,191	2,358,475	2,225,760	2,093,044	1,960,328	1,827,612	1,694,896	1,562,180	1,429,464
7	Ten unit scheme (flats)	10	£400,569	1,330,810	1,237,834	1,144,857	1,051,879	958,903	865,926	772,949	679,972	586,995	494,018	401,041
8	Twenty unit scheme (houses and flats)	20	£1,248,065	4,034,272	3,806,614	3,578,956	3,351,299	3,123,641	2,895,983	2,668,325	2,440,668	2,213,010	1,985,351	1,757,693
9	Twenty unit scheme (flats)	20	£745,511	2,609,705	2,426,647	2,243,590	2,060,532	1,877,473	1,694,415	1,511,357	1,328,299	1,145,242	962,184	779,126
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	4,059,364	3,779,993	3,500,624	3,221,254	2,941,883	2,662,513	2,383,144	2,103,774	1,824,403	1,545,033	1,265,663
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	5,939,217	5,514,056	5,088,895	4,663,735	4,238,575	3,813,415	3,388,254	2,963,095	2,536,707	2,109,244	1,681,779
12	Fifty unit scheme (flats - higher density)	50	£870,872	3,529,226	3,141,296	2,753,366	2,365,436	1,977,506	1,589,575	1,201,645	813,714	425,784	37,854	- 359,447
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	7,845,970	7,312,676	6,779,383	6,246,089	5,712,796	5,179,502	4,646,208	4,112,915	3,579,622	3,046,328	2,511,322
14	Seventy unit scheme (flats - higher density)	70	£460,296	5,145,276	4,581,418	4,017,560	3,453,703	2,889,845	2,325,987	1,762,130	1,198,271	634,414	70,556	- 506,480
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	7,781,816	6,926,228	6,070,640	5,211,254	4,349,002	3,486,749	2,624,496	1,762,244	899,991	37,739	- 836,317
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	10,498,639	9,739,727	8,980,816	8,221,905	7,462,993	6,704,082	5,945,170	5,186,259	4,427,348	3,668,436	2,909,525
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	11,958,184	10,537,374	9,116,564	7,695,754	6,274,944	4,854,135	3,433,325	2,002,644	566,622	- 881,702	- 2,338,044
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	10,777,854	8,888,760	6,999,666	5,105,689	3,196,385	1,287,082	- 631,026	- 2,567,349	- 4,507,546	- 6,473,410	- 8,439,273
19	Five hundred unit scheme (flats)	500	£9,585,136	21,008,699	17,317,492	13,626,285	9,935,078	6,243,872	2,552,665	- 1,187,955	- 4,978,761	- 8,769,566	- 12,599,421	- 16,450,882
20	Two hundred unit Co-living scheme	-	£988,943	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£6,656,344	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£2,307,533	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23	Data Centre	-	£5,524,766	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24	Office development	-	£3,328,172	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761
25	Office development	-	£2,773,477	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230
26	Hotel development (160 rooms)	-	£1,231,424	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£776,574	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£3,328,172	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

	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	One unit scheme (houses)	1	£95,835	306,649	291,862	277,075	262,288	247,501	232,713	217,926	203,139	188,352	173,565	158,777
2	Two unit scheme (houses)	-	£127,780	613,299	583,725	554,150	524,575	495,001	465,427	435,853	406,277	376,703	347,129	317,555
3	Four unit scheme (houses)	-	£138,676	995,353	947,208	899,064	850,920	802,775	754,631	706,487	658,341	610,197	562,053	513,909
4	Seven unit scheme (flats)	-	£236,858	944,505	878,533	812,560	746,588	680,616	614,644	548,671	482,700	416,727	350,754	284,783
5	Nine unit scheme (flats)	-	£200,584	1,060,653	986,161	911,669	837,178	762,686	688,194	613,702	539,210	464,719	390,227	315,735
6	Ten unit scheme (houses)	-	£359,804	2,756,624	2,623,907	2,491,191	2,358,475	2,225,760	2,093,044	1,960,328	1,827,612	1,694,896	1,562,180	1,429,464
7	Ten unit scheme (flats)	-	£214,593	1,330,810	1,237,834	1,144,857	1,051,879	958,903	865,926	772,949	679,972	586,995	494,018	401,041
8	Twenty unit scheme (houses and flats)	-	£668,614	4,034,272	3,806,614	3,578,956	3,351,299	3,123,641	2,895,983	2,668,325	2,440,668	2,213,010	1,985,351	1,757,693
9	Twenty unit scheme (flats)	-	£399,386	2,609,705	2,426,647	2,243,590	2,060,532	1,877,473	1,694,415	1,511,357	1,328,299	1,145,242	962,184	779,126
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	4,059,364	3,779,993	3,500,624	3,221,254	2,941,883	2,662,513	2,383,144	2,103,774	1,824,403	1,545,033	1,265,663
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	5,939,217	5,514,056	5,088,895	4,663,735	4,238,575	3,813,415	3,388,254	2,963,095	2,536,707	2,109,244	1,681,779
12	Fifty unit scheme (flats - higher density)	-	£466,544	3,529,226	3,141,296	2,753,366	2,365,436	1,977,506	1,589,575	1,201,645	813,714	425,784	37,854	- 359,447
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	7,845,970	7,312,676	6,779,383	6,246,089	5,712,796	5,179,502	4,646,208	4,112,915	3,579,622	3,046,328	2,511,322
14	Seventy unit scheme (flats - higher density)	-	£246,590	5,145,276	4,581,418	4,017,560	3,453,703	2,889,845	2,325,987	1,762,130	1,198,271	634,414	70,556	- 506,480
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	7,781,816	6,926,228	6,070,640	5,211,254	4,349,002	3,486,749	2,624,496	1,762,244	899,991	37,739	- 836,317
16	One hundred unit scheme (flats - higher density)	-	£999,738	10,498,639	9,739,727	8,980,816	8,221,905	7,462,993	6,704,082	5,945,170	5,186,259	4,427,348	3,668,436	2,909,525
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	11,958,184	10,537,374	9,116,564	7,695,754	6,274,944	4,854,135	3,433,325	2,002,644	566,622	- 881,702	- 2,338,044
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	10,777,854	8,888,760	6,999,666	5,105,689	3,196,385	1,287,082	- 631,026	- 2,567,349	- 4,507,546	- 6,473,410	- 8,439,273
19	Five hundred unit scheme (flats)	-	£5,134,958	21,008,699	17,317,492	13,626,285	9,935,078	6,243,872	2,552,665	- 1,187,955	- 4,978,761	- 8,769,566	- 12,599,421	- 16,450,882
20	Two hundred unit Co-living scheme	-	£529,797	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£3,565,943	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£1,236,194	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23	Data Centre	-	£2,959,733	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24	Office development	-	£1,782,971	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761
25	Office development	-	£1,485,810	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230
26	Hotel development (160 rooms)	-	£659,699	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£416,027	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£1,782,971	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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
1	One unit scheme (houses)	1	£13,438	306,649	291,862	277,075	262,288	247,501	232,713	217,926	203,139	188,352	173,565	158,777
2	Two unit scheme (houses)	2	£17,917	613,299	583,725	554,150	524,575	495,001	465,427	435,853	406,277	376,703	347,129	317,555
3	Four unit scheme (houses)	4	£19,444	995,353	947,208	899,064	850,920	802,775	754,631	706,487	658,341	610,197	562,053	513,909
4	Seven unit scheme (flats)	7	£33,211	944,505	878,533	812,560	746,588	680,616	614,644	548,671	482,700	416,727	350,754	284,783
5	Nine unit scheme (flats)	9	£28,125	1,060,653	986,161	911,669	837,178	762,686	688,194	613,702	539,210	464,719	390,227	315,735
6	Ten unit scheme (houses)	10	£50,450	2,756,624	2,623,907	2,491,191	2,358,475	2,225,760	2,093,044	1,960,328	1,827,612	1,694,896	1,562,180	1,429,464
7	Ten unit scheme (flats)	10	£30,089	1,330,810	1,237,834	1,144,857	1,051,879	958,903	865,926	772,949	679,972	586,995	494,018	401,041
8	Twenty unit scheme (houses and flats)	20	£93,750	4,034,272	3,806,614	3,578,956	3,351,299	3,123,641	2,895,983	2,668,325	2,440,668	2,213,010	1,985,351	1,757,693
9	Twenty unit scheme (flats)	20	£56,000	2,609,705	2,426,647	2,243,590	2,060,532	1,877,473	1,694,415	1,511,357	1,328,299	1,145,242	962,184	779,126
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	4,059,364	3,779,993	3,500,624	3,221,254	2,941,883	2,662,513	2,383,144	2,103,774	1,824,403	1,545,033	1,265,663
11	Fifty unit scheme (flats - lower density)	50	£180,208	5,939,217	5,514,056	5,088,895	4,663,735	4,238,575	3,813,415	3,388,254	2,963,095	2,536,707	2,109,244	1,681,779
12	Fifty unit scheme (flats - higher density)	50	£65,417	3,529,226	3,141,296	2,753,366	2,365,436	1,977,506	1,589,575	1,201,645	813,714	425,784	37,854	- 359,447
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	7,845,970	7,312,676	6,779,383	6,246,089	5,712,796	5,179,502	4,646,208	4,112,915	3,579,622	3,046,328	2,511,322
14	Seventy unit scheme (flats - higher density)	70	£34,576	5,145,276	4,581,418	4,017,560	3,453,703	2,889,845	2,325,987	1,762,130	1,198,271	634,414	70,556	- 506,480
15	One hundred unit scheme (flats - lower density)	100	£147,500	7,781,816	6,926,228	6,070,640	5,211,254	4,349,002	3,486,749	2,624,496	1,762,244	899,991	37,739	- 836,317
16	One hundred unit scheme (flats - higher density)	100	£140,179	10,498,639	9,739,727	8,980,816	8,221,905	7,462,993	6,704,082	5,945,170	5,186,259	4,427,348	3,668,436	2,909,525
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	11,958,184	10,537,374	9,116,564	7,695,754	6,274,944	4,854,135	3,433,325	2,002,644	566,622	- 881,702	- 2,338,044
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	10,777,854	8,888,760	6,999,666	5,105,689	3,196,385	1,287,082	- 631,026	- 2,567,349	- 4,507,546	- 6,473,410	- 8,439,273
19	Five hundred unit scheme (flats)	500	£720,000	21,008,699	17,317,492	13,626,285	9,935,078	6,243,872	2,552,665	- 1,187,955	- 4,978,761	- 8,769,566	- 12,599,421	- 16,450,882
20	Two hundred unit Co-living scheme	-	£74,286	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£500,000	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£173,333	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23	Data Centre	-	£415,000	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24	Office development	-	£250,000	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761
25	Office development	-	£208,333	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230
26	Hotel development (160 rooms)	-	£92,500	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£58,333	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£250,000	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

EALING LOCAL PLAN VIABILITY TESTING Sales value £7,698 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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
1	One unit scheme (houses)	1	£273,460	341,630	325,094	308,557	292,022	275,485	258,949	242,412	225,877	209,340	192,804	176,267
2	Two unit scheme (houses)	2	£364,613	683,260	650,187	617,115	584,042	550,970	517,897	484,825	451,753	418,681	385,608	352,536
3	Four unit scheme (houses)	4	£395,705	1,109,244	1,055,405	1,001,565	947,727	893,888	840,049	786,210	732,371	678,532	624,693	570,854
4	Seven unit scheme (flats)	7	£675,863	1,105,001	1,031,004	957,006	883,009	809,012	735,015	661,018	587,021	513,025	439,028	365,031
5	Nine unit scheme (flats)	9	£572,358	1,241,876	1,158,322	1,074,769	991,216	907,664	824,111	740,558	657,005	573,451	489,898	406,345
6	Ten unit scheme (houses)	10	£1,026,684	3,075,321	2,926,671	2,778,020	2,629,370	2,480,718	2,332,067	2,183,417	2,034,766	1,886,115	1,737,464	1,588,813
7	Ten unit scheme (flats)	10	£612,333	1,557,002	1,452,716	1,348,430	1,244,143	1,139,857	1,035,569	931,283	826,997	722,710	618,424	514,137
8	Twenty unit scheme (houses and flats)	20	£1,907,861	4,585,075	4,329,876	4,074,679	3,819,480	3,564,282	3,309,085	3,053,886	2,798,689	2,543,490	2,288,293	2,033,095
9	Twenty unit scheme (flats)	20	£1,139,629	3,057,779	2,852,447	2,646,979	2,441,510	2,236,041	2,030,573	1,825,105	1,619,636	1,414,167	1,208,699	1,003,231
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	4,745,409	4,431,736	4,118,064	3,804,392	3,490,720	3,177,047	2,863,375	2,549,703	2,236,031	1,922,358	1,608,686
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	7,012,197	6,533,387	6,054,578	5,575,768	5,096,959	4,618,149	4,139,340	3,660,531	3,181,722	2,702,913	2,223,844
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	4,513,091	4,075,967	3,638,844	3,201,720	2,764,597	2,327,473	1,890,350	1,453,227	1,016,104	578,980	141,857
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	9,191,846	8,591,259	7,990,672	7,390,084	6,789,497	6,188,910	5,588,322	4,987,735	4,387,148	3,786,560	3,185,973
14	Seventy unit scheme (flats - higher density)	70	£703,635	6,575,326	5,939,966	5,304,606	4,669,245	4,033,885	3,398,525	2,763,165	2,127,804	1,492,444	857,084	221,724
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	9,959,969	8,995,473	8,030,977	7,066,482	6,101,986	5,137,491	4,166,813	3,194,395	2,221,978	1,249,559	277,141
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	12,430,673	11,575,159	10,719,647	9,864,133	9,008,621	8,153,107	7,297,595	6,442,081	5,586,568	4,731,055	3,875,542
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	15,693,880	14,093,607	12,485,627	10,877,647	9,269,667	7,661,687	6,053,707	4,445,727	2,837,747	1,216,199	-415,215
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	15,766,843	13,628,299	11,489,756	9,351,212	7,212,669	5,074,125	2,915,403	753,412	-1,428,512	-3,621,097	-5,838,055
19	Five hundred unit scheme (flats)	500	£14,652,373	30,034,767	25,926,112	21,817,457	17,699,202	13,551,283	9,403,363	5,255,443	1,107,523	-3,134,632	-7,395,016	-11,682,567
20	Two hundred unit Co-living scheme	-	£1,511,753	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£10,175,259	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£3,527,423	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23	Data Centre	-	£8,445,465	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24	Office development	-	£5,087,629	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761
25	Office development	-	£4,239,691	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230
26	Hotel development (160 rooms)	-	£1,882,423	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£1,187,114	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£5,087,629	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

	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	One unit scheme (houses)	1	£178,889	341,630	325,094	308,557	292,022	275,485	258,949	242,412	225,877	209,340	192,804	176,267
2	Two unit scheme (houses)	2	£238,519	683,260	650,187	617,115	584,042	550,970	517,897	484,825	451,753	418,681	385,608	352,536
3	Four unit scheme (houses)	4	£258,858	1,109,244	1,055,405	1,001,565	947,727	893,888	840,049	786,210	732,371	678,532	624,693	570,854
4	Seven unit scheme (flats)	7	£442,129	1,105,001	1,031,004	957,006	883,009	809,012	735,015	661,018	587,021	513,025	439,028	365,031
5	Nine unit scheme (flats)	9	£374,419	1,241,876	1,158,322	1,074,769	991,216	907,664	824,111	740,558	657,005	573,451	489,898	406,345
6	Ten unit scheme (houses)	10	£671,625	3,075,321	2,926,671	2,778,020	2,629,370	2,480,718	2,332,067	2,183,417	2,034,766	1,886,115	1,737,464	1,588,813
7	Ten unit scheme (flats)	10	£400,569	1,557,002	1,452,716	1,348,430	1,244,143	1,139,857	1,035,569	931,283	826,997	722,710	618,424	514,137
8	Twenty unit scheme (houses and flats)	20	£1,248,065	4,585,075	4,329,876	4,074,679	3,819,480	3,564,282	3,309,085	3,053,886	2,798,689	2,543,490	2,288,293	2,033,095
9	Twenty unit scheme (flats)	20	£745,511	3,057,779	2,852,447	2,646,979	2,441,510	2,236,041	2,030,573	1,825,105	1,619,636	1,414,167	1,208,699	1,003,231
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	4,745,409	4,431,736	4,118,064	3,804,392	3,490,720	3,177,047	2,863,375	2,549,703	2,236,031	1,922,358	1,608,686
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	7,012,197	6,533,387	6,054,578	5,575,768	5,096,959	4,618,149	4,139,340	3,660,531	3,181,722	2,702,913	2,223,844
12	Fifty unit scheme (flats - higher density)	50	£870,872	4,513,091	4,075,967	3,638,844	3,201,720	2,764,597	2,327,473	1,890,350	1,453,227	1,016,104	578,980	141,857
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	9,191,846	8,591,259	7,990,672	7,390,084	6,789,497	6,188,910	5,588,322	4,987,735	4,387,148	3,786,560	3,185,973
14	Seventy unit scheme (flats - higher density)	70	£460,296	6,575,326	5,939,966	5,304,606	4,669,245	4,033,885	3,398,525	2,763,165	2,127,804	1,492,444	857,084	221,724
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	9,959,969	8,995,473	8,030,977	7,066,482	6,101,986	5,137,491	4,166,813	3,194,395	2,221,978	1,249,559	277,141
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	12,430,673	11,575,159	10,719,647	9,864,133	9,008,621	8,153,107	7,297,595	6,442,081	5,586,568	4,731,055	3,875,542
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	15,693,880	14,093,607	12,485,627	10,877,647	9,269,667	7,661,687	6,053,707	4,445,727	2,837,747	1,216,199	-415,215
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	15,766,843	13,628,299	11,489,756	9,351,212	7,212,669	5,074,125	2,915,403	753,412	-1,428,512	-3,621,097	-5,838,055
19	Five hundred unit scheme (flats)	500	£9,585,136	30,034,767	25,926,112	21,817,457	17,699,202	13,551,283	9,403,363	5,255,443	1,107,523	-3,134,632	-7,395,016	-11,682,567
20	Two hundred unit Co-living scheme	-	£988,943	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£6,656,344	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£2,307,533	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23	Data Centre	-	£5,524,766	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24	Office development	-	£3,328,172	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761
25	Office development	-	£2,773,477	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230
26	Hotel development (160 rooms)	-	£1,231,424	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£776,574	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£3,328,172	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

	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	One unit scheme (houses)	1	£95,835	341,630	325,094	308,557	292,022	275,485	258,949	242,412	225,877	209,340	192,804	176,267
2	Two unit scheme (houses)	-	£127,780	683,260	650,187	617,115	584,042	550,970	517,897	484,825	451,753	418,681	385,608	352,536
3	Four unit scheme (houses)	-	£138,676	1,109,244	1,055,405	1,001,565	947,727	893,888	840,049	786,210	732,371	678,532	624,693	570,854
4	Seven unit scheme (flats)	-	£236,858	1,105,001	1,031,004	957,006	883,009	809,012	735,015	661,018	587,021	513,025	439,028	365,031
5	Nine unit scheme (flats)	-	£200,584	1,241,876	1,158,322	1,074,769	991,216	907,664	824,111	740,558	657,005	573,451	489,898	406,345
6	Ten unit scheme (houses)	-	£359,804	3,075,321	2,926,671	2,778,020	2,629,370	2,480,718	2,332,067	2,183,417	2,034,766	1,886,115	1,737,464	1,588,813
7	Ten unit scheme (flats)	-	£214,593	1,557,002	1,452,716	1,348,430	1,244,143	1,139,857	1,035,569	931,283	826,997	722,710	618,424	514,137
8	Twenty unit scheme (houses and flats)	-	£668,614	4,585,075	4,329,876	4,074,679	3,819,480	3,564,282	3,309,085	3,053,886	2,798,689	2,543,490	2,288,293	2,033,095
9	Twenty unit scheme (flats)	-	£399,386	3,057,779	2,852,447	2,646,979	2,441,510	2,236,041	2,030,573	1,825,105	1,619,636	1,414,167	1,208,699	1,003,231
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	4,745,409	4,431,736	4,118,064	3,804,392	3,490,720	3,177,047	2,863,375	2,549,703	2,236,031	1,922,358	1,608,686
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	7,012,197	6,533,387	6,054,578	5,575,768	5,096,959	4,618,149	4,139,340	3,660,531	3,181,722	2,702,913	2,223,844
12	Fifty unit scheme (flats - higher density)	-	£466,544	4,513,091	4,075,967	3,638,844	3,201,720	2,764,597	2,327,473	1,890,350	1,453,227	1,016,104	578,980	141,857
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	9,191,846	8,591,259	7,990,672	7,390,084	6,789,497	6,188,910	5,588,322	4,987,735	4,387,148	3,786,560	3,185,973
14	Seventy unit scheme (flats - higher density)	-	£246,590	6,575,326	5,939,966	5,304,606	4,669,245	4,033,885	3,398,525	2,763,165	2,127,804	1,492,444	857,084	221,724
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	9,959,969	8,995,473	8,030,977	7,066,482	6,101,986	5,137,491	4,166,813	3,194,395	2,221,978	1,249,559	277,141
16	One hundred unit scheme (flats - higher density)	-	£999,738	12,430,673	11,575,159	10,719,647	9,864,133	9,008,621	8,153,107	7,297,595	6,442,081	5,586,568	4,731,055	3,875,542
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	15,693,880	14,093,607	12,485,627	10,877,647	9,269,667	7,661,687	6,053,707	4,445,727	2,837,747	1,216,199	-415,215
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	15,766,843	13,628,299	11,489,756	9,351,212	7,212,669	5,074,125	2,915,403	753,412	-1,428,512	-3,621,097	-5,838,055
19	Five hundred unit scheme (flats)	-	£5,134,958	30,034,767	25,926,112	21,817,457	17,699,202	13,551,283	9,403,363	5,255,443	1,107,523	-3,134,632	-7,395,016	-11,682,567
20	Two hundred unit Co-living scheme	-	£529,797	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£3,565,943	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£1,236,194	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23	Data Centre	-	£2,959,733	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24	Office development	-	£1,782,971	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761
25	Office development	-	£1,485,810	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230
26	Hotel development (160 rooms)	-	£659,699	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£416,027	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£1,782,971	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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
1	One unit scheme (houses)	1	£13,438	341,630	325,094	308,557	292,022	275,485	258,949	242,412	225,877	209,340	192,804	176,267
2	Two unit scheme (houses)	2	£17,917	683,260	650,187	617,115	584,042	550,970	517,897	484,825	451,753	418,681	385,608	352,536
3	Four unit scheme (houses)	4	£19,444	1,109,244	1,055,405	1,001,565	947,727	893,888	840,049	786,210	732,371	678,532	624,693	570,854
4	Seven unit scheme (flats)	7	£33,211	1,105,001	1,031,004	957,006	883,009	809,012	735,015	661,018	587,021	513,025	439,028	365,031
5	Nine unit scheme (flats)	9	£28,125	1,241,876	1,158,322	1,074,769	991,216	907,664	824,111	740,558	657,005	573,451	489,898	406,345
6	Ten unit scheme (houses)	10	£50,450	3,075,321	2,926,671	2,778,020	2,629,370	2,480,718	2,332,067	2,183,417	2,034,766	1,886,115	1,737,464	1,588,813
7	Ten unit scheme (flats)	10	£30,089	1,557,002	1,452,716	1,348,430	1,244,143	1,139,857	1,035,569	931,283	826,997	722,710	618,424	514,137
8	Twenty unit scheme (houses and flats)	20	£93,750	4,585,075	4,329,876	4,074,679	3,819,480	3,564,282	3,309,085	3,053,886	2,798,689	2,543,490	2,288,293	2,033,095
9	Twenty unit scheme (flats)	20	£56,000	3,057,779	2,852,447	2,646,979	2,441,510	2,236,041	2,030,573	1,825,105	1,619,636	1,414,167	1,208,699	1,003,231
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	4,745,409	4,431,736	4,118,064	3,804,392	3,490,720	3,177,047	2,863,375	2,549,703	2,236,031	1,922,358	1,608,686
11	Fifty unit scheme (flats - lower density)	50	£180,208	7,012,197	6,533,387	6,054,578	5,575,768	5,096,959	4,618,149	4,139,340	3,660,531	3,181,722	2,702,913	2,223,844
12	Fifty unit scheme (flats - higher density)	50	£65,417	4,513,091	4,075,967	3,638,844	3,201,720	2,764,597	2,327,473	1,890,350	1,453,227	1,016,104	578,980	141,857
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	9,191,846	8,591,259	7,990,672	7,390,084	6,789,497	6,188,910	5,588,322	4,987,735	4,387,148	3,786,560	3,185,973
14	Seventy unit scheme (flats - higher density)	70	£34,576	6,575,326	5,939,966	5,304,606	4,669,245	4,033,885	3,398,525	2,763,165	2,127,804	1,492,444	857,084	221,724
15	One hundred unit scheme (flats - lower density)	100	£147,500	9,959,969	8,995,473	8,030,977	7,066,482	6,101,986	5,137,491	4,166,813	3,194,395	2,221,978	1,249,559	277,141
16	One hundred unit scheme (flats - higher density)	100	£140,179	12,430,673	11,575,159	10,719,647	9,864,133	9,008,621	8,153,107	7,297,595	6,442,081	5,586,568	4,731,055	3,875,542
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	15,693,880	14,093,607	12,485,627	10,877,647	9,269,667	7,661,687	6,053,707	4,445,727	2,837,747	1,216,199	-415,215
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	15,766,843	13,628,299	11,489,756	9,351,212	7,212,669	5,074,125	2,915,403	753,412	-1,428,512	-3,621,097	-5,838,055
19	Five hundred unit scheme (flats)	500	£720,000	30,034,767	25,926,112	21,817,457	17,699,202	13,551,283	9,403,363	5,255,443	1,107,523	-3,134,632	-7,395,016	-11,682,567
20	Two hundred unit Co-living scheme	-	£74,286	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£500,000	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£173,333	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23	Data Centre	-	£415,000	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24	Office development	-	£250,000	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761
25	Office development	-	£208,333	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230
26	Hotel development (160 rooms)	-	£92,500	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£58,333	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£250,000	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

EALING LOCAL PLAN VIABILITY TESTING Sales value £8,136 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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	One unit scheme (houses)	1	£273,460	376,611	358,326	340,040	321,755	303,469	285,185	266,899	248,614	230,329	212,043	193,758
2	Two unit scheme (houses)	2	£364,613	753,222	716,651	680,080	643,510	606,940	570,369	533,798	497,228	460,657	424,086	387,516
3	Four unit scheme (houses)	4	£395,705	1,223,134	1,163,601	1,104,068	1,044,534	985,000	925,467	865,933	806,400	746,867	687,333	627,799
4	Seven unit scheme (flats)	7	£675,863	1,265,497	1,183,474	1,101,453	1,019,431	937,409	855,387	773,365	691,344	609,322	527,300	445,278
5	Nine unit scheme (flats)	9	£572,358	1,423,098	1,330,483	1,237,869	1,145,256	1,052,641	960,027	867,413	774,799	682,185	589,571	496,956
6	Ten unit scheme (houses)	10	£1,026,684	3,394,020	3,229,434	3,064,848	2,900,263	2,735,677	2,571,091	2,406,505	2,241,919	2,077,334	1,912,748	1,748,163
7	Ten unit scheme (flats)	10	£612,333	1,783,195	1,667,598	1,552,002	1,436,406	1,320,810	1,205,214	1,089,618	974,022	858,425	742,829	627,233
8	Twenty unit scheme (houses and flats)	20	£1,907,861	5,135,876	4,853,138	4,570,400	4,287,662	4,004,924	3,722,186	3,439,448	3,156,710	2,873,972	2,591,234	2,308,496
9	Twenty unit scheme (flats)	20	£1,139,629	3,502,155	3,275,055	3,047,955	2,820,855	2,593,756	2,366,657	2,138,851	1,910,973	1,683,093	1,455,215	1,227,336
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	5,431,455	5,083,480	4,735,505	4,387,531	4,039,556	3,691,581	3,343,607	2,995,633	2,647,658	2,299,683	1,951,709
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	8,085,176	7,552,717	7,020,259	6,487,801	5,955,343	5,422,885	4,890,427	4,357,968	3,825,510	3,293,051	2,760,593
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	5,487,280	5,004,067	4,520,853	4,037,640	3,551,689	3,065,372	2,579,056	2,092,739	1,606,422	1,120,106	633,789
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	10,537,723	9,869,842	9,201,960	8,534,079	7,866,198	7,198,317	6,530,435	5,862,554	5,194,674	4,526,792	3,858,911
14	Seventy unit scheme (flats - higher density)	70	£703,635	7,991,098	7,288,746	6,586,394	5,884,041	5,177,925	4,471,063	3,764,200	3,057,337	2,350,475	1,643,612	936,749
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	12,138,121	11,064,718	9,991,315	8,917,912	7,844,508	6,771,105	5,697,702	4,624,298	3,543,963	2,461,379	1,378,795
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	14,354,390	13,405,303	12,456,215	11,506,362	10,554,248	9,602,132	8,650,018	7,697,903	6,745,788	5,793,674	4,841,558
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	19,397,077	17,614,559	15,832,040	14,049,522	12,264,390	10,469,240	8,674,090	6,878,939	5,083,789	3,288,638	1,486,575
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	20,755,831	18,367,838	15,979,846	13,591,853	11,203,859	8,815,866	6,427,874	4,038,349	1,623,671	- 802,201	- 3,251,050
19	Five hundred unit scheme (flats)	500	£14,652,373	39,059,351	34,499,467	29,939,584	25,379,699	20,819,816	16,254,060	11,649,427	7,044,794	2,440,161	- 2,229,660	- 6,959,621
20	Two hundred unit Co-living scheme	-	£1,511,753	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£10,175,259	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£3,527,423	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23	Data Centre	-	£8,445,465	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24	Office development	-	£5,087,629	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761
25	Office development	-	£4,239,691	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230
26	Hotel development (160 rooms)	-	£1,882,423	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£1,187,114	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£5,087,629	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

				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	One unit scheme (houses)	1	£178,889	376,611	358,326	340,040	321,755	303,469	285,185	266,899	248,614	230,329	212,043	193,758
2	Two unit scheme (houses)	2	£238,519	753,222	716,651	680,080	643,510	606,940	570,369	533,798	497,228	460,657	424,086	387,516
3	Four unit scheme (houses)	4	£258,858	1,223,134	1,163,601	1,104,068	1,044,534	985,000	925,467	865,933	806,400	746,867	687,333	627,799
4	Seven unit scheme (flats)	7	£442,129	1,265,497	1,183,474	1,101,453	1,019,431	937,409	855,387	773,365	691,344	609,322	527,300	445,278
5	Nine unit scheme (flats)	9	£374,419	1,423,098	1,330,483	1,237,869	1,145,256	1,052,641	960,027	867,413	774,799	682,185	589,571	496,956
6	Ten unit scheme (houses)	10	£671,625	3,394,020	3,229,434	3,064,848	2,900,263	2,735,677	2,571,091	2,406,505	2,241,919	2,077,334	1,912,748	1,748,163
7	Ten unit scheme (flats)	10	£400,569	1,783,195	1,667,598	1,552,002	1,436,406	1,320,810	1,205,214	1,089,618	974,022	858,425	742,829	627,233
8	Twenty unit scheme (houses and flats)	20	£1,248,065	5,135,876	4,853,138	4,570,400	4,287,662	4,004,924	3,722,186	3,439,448	3,156,710	2,873,972	2,591,234	2,308,496
9	Twenty unit scheme (flats)	20	£745,511	3,502,155	3,275,055	3,047,955	2,820,855	2,593,756	2,366,657	2,138,851	1,910,973	1,683,093	1,455,215	1,227,336
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	5,431,455	5,083,480	4,735,505	4,387,531	4,039,556	3,691,581	3,343,607	2,995,633	2,647,658	2,299,683	1,951,709
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	8,085,176	7,552,717	7,020,259	6,487,801	5,955,343	5,422,885	4,890,427	4,357,968	3,825,510	3,293,051	2,760,593
12	Fifty unit scheme (flats - higher density)	50	£870,872	5,487,280	5,004,067	4,520,853	4,037,640	3,551,689	3,065,372	2,579,056	2,092,739	1,606,422	1,120,106	633,789
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	10,537,723	9,869,842	9,201,960	8,534,079	7,866,198	7,198,317	6,530,435	5,862,554	5,194,674	4,526,792	3,858,911
14	Seventy unit scheme (flats - higher density)	70	£460,296	7,991,098	7,288,746	6,586,394	5,884,041	5,177,925	4,471,063	3,764,200	3,057,337	2,350,475	1,643,612	936,749
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	12,138,121	11,064,718	9,991,315	8,917,912	7,844,508	6,771,105	5,697,702	4,624,298	3,543,963	2,461,379	1,378,795
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	14,354,390	13,405,303	12,456,215	11,506,362	10,554,248	9,602,132	8,650,018	7,697,903	6,745,788	5,793,674	4,841,558
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	19,397,077	17,614,559	15,832,040	14,049,522	12,264,390	10,469,240	8,674,090	6,878,939	5,083,789	3,288,638	1,486,575
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	20,755,831	18,367,838	15,979,846	13,591,853	11,203,859	8,815,866	6,427,874	4,038,349	1,623,671	- 802,201	- 3,251,050
19	Five hundred unit scheme (flats)	500	£9,585,136	39,059,351	34,499,467	29,939,584	25,379,699	20,819,816	16,254,060	11,649,427	7,044,794	2,440,161	- 2,229,660	- 6,959,621
20	Two hundred unit Co-living scheme	-	£988,943	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£6,656,344	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£2,307,533	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23	Data Centre	-	£5,524,766	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24	Office development	-	£3,328,172	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761
25	Office development	-	£2,773,477	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230
26	Hotel development (160 rooms)	-	£1,231,424	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£776,574	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£3,328,172	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

				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	One unit scheme (houses)	1	£95,835	376,611	358,326	340,040	321,755	303,469	285,185	266,899	248,614	230,329	212,043	193,758
2	Two unit scheme (houses)	-	£127,780	753,222	716,651	680,080	643,510	606,940	570,369	533,798	497,228	460,657	424,086	387,516
3	Four unit scheme (houses)	-	£138,676	1,223,134	1,163,601	1,104,068	1,044,534	985,000	925,467	865,933	806,400	746,867	687,333	627,799
4	Seven unit scheme (flats)	-	£236,858	1,265,497	1,183,474	1,101,453	1,019,431	937,409	855,387	773,365	691,344	609,322	527,300	445,278
5	Nine unit scheme (flats)	-	£200,584	1,423,098	1,330,483	1,237,869	1,145,256	1,052,641	960,027	867,413	774,799	682,185	589,571	496,956
6	Ten unit scheme (houses)	-	£359,804	3,394,020	3,229,434	3,064,848	2,900,263	2,735,677	2,571,091	2,406,505	2,241,919	2,077,334	1,912,748	1,748,163
7	Ten unit scheme (flats)	-	£214,593	1,783,195	1,667,598	1,552,002	1,436,406	1,320,810	1,205,214	1,089,618	974,022	858,425	742,829	627,233
8	Twenty unit scheme (houses and flats)	-	£668,614	5,135,876	4,853,138	4,570,400	4,287,662	4,004,924	3,722,186	3,439,448	3,156,710	2,873,972	2,591,234	2,308,496
9	Twenty unit scheme (flats)	-	£399,386	3,502,155	3,275,055	3,047,955	2,820,855	2,593,756	2,366,657	2,138,851	1,910,973	1,683,093	1,455,215	1,227,336
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	5,431,455	5,083,480	4,735,505	4,387,531	4,039,556	3,691,581	3,343,607	2,995,633	2,647,658	2,299,683	1,951,709
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	8,085,176	7,552,717	7,020,259	6,487,801	5,955,343	5,422,885	4,890,427	4,357,968	3,825,510	3,293,051	2,760,593
12	Fifty unit scheme (flats - higher density)	-	£466,544	5,487,280	5,004,067	4,520,853	4,037,640	3,551,689	3,065,372	2,579,056	2,092,739	1,606,422	1,120,106	633,789
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	10,537,723	9,869,842	9,201,960	8,534,079	7,866,198	7,198,317	6,530,435	5,862,554	5,194,674	4,526,792	3,858,911
14	Seventy unit scheme (flats - higher density)	-	£246,590	7,991,098	7,288,746	6,586,394	5,884,041	5,177,925	4,471,063	3,764,200	3,057,337	2,350,475	1,643,612	936,749
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	12,138,121	11,064,718	9,991,315	8,917,912	7,844,508	6,771,105	5,697,702	4,624,298	3,543,963	2,461,379	1,378,795
16	One hundred unit scheme (flats - higher density)	-	£999,738	14,354,390	13,405,303	12,456,215	11,506,362	10,554,248	9,602,132	8,650,018	7,697,903	6,745,788	5,793,674	4,841,558
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	19,397,077	17,614,559	15,832,040	14,049,522	12,264,390	10,469,240	8,674,090	6,878,939	5,083,789	3,288,638	1,486,575
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	20,755,831	18,367,838	15,979,846	13,591,853	11,203,859	8,815,866	6,427,874	4,038,349	1,623,671	- 802,201	- 3,251,050
19	Five hundred unit scheme (flats)	-	£5,134,958	39,059,351	34,499,467	29,939,584	25,379,699	20,819,816	16,254,060	11,649,427	7,044,794	2,440,161	- 2,229,660	- 6,959,621
20	Two hundred unit Co-living scheme	-	£529,797	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£3,565,943	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£1,236,194	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23	Data Centre	-	£2,959,733	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24	Office development	-	£1,782,971	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761
25	Office development	-	£1,485,810	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230
26	Hotel development (160 rooms)	-	£659,699	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£416,027	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£1,782,971	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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	One unit scheme (houses)	1	£13,438	376,611	358,326	340,040	321,755	303,469	285,185	266,899	248,614	230,329	212,043	193,758
2	Two unit scheme (houses)	2	£17,917	753,222	716,651	680,080	643,510	606,940	570,369	533,798	497,228	460,657	424,086	387,516
3	Four unit scheme (houses)	4	£19,444	1,223,134	1,163,601	1,104,068	1,044,534	985,000	925,467	865,933	806,400	746,867	687,333	627,799
4	Seven unit scheme (flats)	7	£33,211	1,265,497	1,183,474	1,101,453	1,019,431	937,409	855,387	773,365	691,344	609,322	527,300	445,278
5	Nine unit scheme (flats)	9	£28,125	1,423,098	1,330,483	1,237,869	1,145,256	1,052,641	960,027	867,413	774,799	682,185	589,571	496,956
6	Ten unit scheme (houses)	10	£50,450	3,394,020	3,229,434	3,064,848	2,900,263	2,735,677	2,571,091	2,406,505	2,241,919	2,077,334	1,912,748	1,748,163
7	Ten unit scheme (flats)	10	£30,089	1,783,195	1,667,598	1,552,002	1,436,406	1,320,810	1,205,214	1,089,618	974,022	858,425	742,829	627,233
8	Twenty unit scheme (houses and flats)	20	£93,750	5,135,876	4,853,138	4,570,400	4,287,662	4,004,924	3,722,186	3,439,448	3,156,710	2,873,972	2,591,234	2,308,496
9	Twenty unit scheme (flats)	20	£56,000	3,502,155	3,275,055	3,047,955	2,820,855	2,593,756	2,366,657	2,138,851	1,910,973	1,683,093	1,455,215	1,227,336
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	5,431,455	5,083,480	4,735,505	4,387,531	4,039,556	3,691,581	3,343,607	2,995,633	2,647,658	2,299,683	1,951,709
11	Fifty unit scheme (flats - lower density)	50	£180,208	8,085,176	7,552,717	7,020,259	6,487,801	5,955,343	5,422,885	4,890,427	4,357,968	3,825,510	3,293,051	2,760,593
12	Fifty unit scheme (flats - higher density)	50	£65,417	5,487,280	5,004,067	4,520,853	4,037,640	3,551,689	3,065,372	2,579,056	2,092,739	1,606,422	1,120,106	633,789
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	10,537,723	9,869,842	9,201,960	8,534,079	7,866,198	7,198,317	6,530,435	5,862,554	5,194,674	4,526,792	3,858,911
14	Seventy unit scheme (flats - higher density)	70	£34,576	7,991,098	7,288,746	6,586,394	5,884,041	5,177,925	4,471,063	3,764,200	3,057,337	2,350,475	1,643,612	936,749
15	One hundred unit scheme (flats - lower density)	100	£147,500	12,138,121	11,064,718	9,991,315	8,917,912	7,844,508	6,771,105	5,697,702	4,624,298	3,543,963	2,461,379	1,378,795
16	One hundred unit scheme (flats - higher density)	100	£140,179	14,354,390	13,405,303	12,456,215	11,506,362	10,554,248	9,602,132	8,650,018	7,697,903	6,745,788	5,793,674	4,841,558
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	19,397,077	17,614,559	15,832,040	14,049,522	12,264,390	10,469,240	8,674,090	6,878,939	5,083,789	3,288,638	1,486,575
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	20,755,831	18,367,838	15,979,846	13,591,853	11,203,859	8,815,866	6,427,874	4,038,349	1,623,671	- 802,201	- 3,251,050
19	Five hundred unit scheme (flats)	500	£720,000	39,059,351	34,499,467	29,939,584	25,379,699	20,819,816	16,254,060	11,649,427	7,044,794	2,440,161	- 2,229,660	- 6,959,621
20	Two hundred unit Co-living scheme	-	£74,286	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£500,000	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£173,333	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23	Data Centre	-	£415,000	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24	Office development	-	£250,000	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761
25	Office development	-	£208,333	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230
26	Hotel development (160 rooms)	-	£92,500	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£58,333	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£250,000	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

EALING LOCAL PLAN VIABILITY TESTING Sales value £8,574 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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
1	One unit scheme (houses)	1	£273,460	411,592	391,557	371,523	351,489	331,455	311,420	291,386	271,351	251,317	231,282	211,248
2	Two unit scheme (houses)	2	£364,613	823,183	783,115	743,046	702,977	662,908	622,840	582,771	542,703	502,634	462,566	422,497
3	Four unit scheme (houses)	4	£395,705	1,337,026	1,271,797	1,206,569	1,141,341	1,076,113	1,010,885	945,657	880,429	815,201	749,973	684,745
4	Seven unit scheme (flats)	7	£675,863	1,425,992	1,335,946	1,245,899	1,155,852	1,065,805	975,759	885,712	795,666	705,619	615,573	525,526
5	Nine unit scheme (flats)	9	£572,358	1,604,320	1,502,645	1,400,969	1,299,294	1,197,619	1,095,943	994,269	892,593	790,919	689,243	587,568
6	Ten unit scheme (houses)	10	£1,026,684	3,712,718	3,532,197	3,351,677	3,171,156	2,990,635	2,810,115	2,629,594	2,449,073	2,268,553	2,088,032	1,907,511
7	Ten unit scheme (flats)	10	£612,333	2,009,386	1,882,481	1,755,575	1,628,669	1,501,763	1,374,857	1,247,952	1,121,046	994,141	867,235	740,330
8	Twenty unit scheme (houses and flats)	20	£1,907,861	5,686,678	5,376,400	5,066,122	4,755,844	4,445,565	4,135,288	3,825,009	3,514,731	3,204,453	2,894,175	2,583,896
9	Twenty unit scheme (flats)	20	£1,139,629	3,946,531	3,697,212	3,447,894	3,198,576	2,949,257	2,699,938	2,450,619	2,201,301	1,951,983	1,701,730	1,451,441
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	6,117,500	5,735,223	5,352,946	4,970,669	4,588,393	4,206,116	3,823,838	3,441,562	3,059,285	2,677,008	2,294,731
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	9,158,156	8,572,049	7,985,942	7,399,834	6,813,727	6,227,619	5,641,513	5,055,405	4,469,298	3,883,190	3,297,083
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	6,461,026	5,929,125	5,397,224	4,865,323	4,333,423	3,801,522	3,267,761	2,732,251	2,196,741	1,661,231	1,125,722
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	11,883,599	11,148,425	10,413,249	9,678,074	8,942,900	8,207,724	7,472,550	6,737,374	6,002,199	5,267,024	4,531,849
14	Seventy unit scheme (flats - higher density)	70	£703,635	9,406,439	8,633,320	7,860,200	7,087,081	6,313,962	5,540,842	4,765,236	3,986,870	3,208,505	2,430,140	1,651,774
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	14,316,274	13,133,963	11,951,652	10,769,341	9,587,030	8,404,719	7,222,408	6,040,097	4,857,786	3,673,199	2,480,450
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	16,269,807	15,224,949	14,180,091	13,135,232	12,090,375	11,045,517	10,000,658	8,953,725	7,905,009	6,856,292	5,807,575
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	23,100,274	21,132,596	19,164,917	17,197,239	15,229,560	13,261,883	11,294,204	9,312,152	7,329,830	5,347,510	3,365,190
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	25,699,369	23,081,378	20,463,387	17,832,493	15,195,050	12,557,608	9,920,166	7,282,723	4,645,281	1,988,554	- 688,417
19	Five hundred unit scheme (flats)	500	£14,652,373	48,083,935	43,072,823	38,061,709	33,050,596	28,039,483	23,028,370	18,017,256	12,982,066	7,920,719	2,859,373	- 2,263,843
20	Two hundred unit Co-living scheme	-	£1,511,753	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£10,175,259	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£3,527,423	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23	Data Centre	-	£8,445,465	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24	Office development	-	£5,087,629	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761
25	Office development	-	£4,239,691	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230
26	Hotel development (160 rooms)	-	£1,882,423	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£1,187,114	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£5,087,629	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

	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	One unit scheme (houses)	1	£178,889	411,592	391,557	371,523	351,489	331,455	311,420	291,386	271,351	251,317	231,282	211,248
2	Two unit scheme (houses)	2	£238,519	823,183	783,115	743,046	702,977	662,908	622,840	582,771	542,703	502,634	462,566	422,497
3	Four unit scheme (houses)	4	£258,858	1,337,026	1,271,797	1,206,569	1,141,341	1,076,113	1,010,885	945,657	880,429	815,201	749,973	684,745
4	Seven unit scheme (flats)	7	£442,129	1,425,992	1,335,946	1,245,899	1,155,852	1,065,805	975,759	885,712	795,666	705,619	615,573	525,526
5	Nine unit scheme (flats)	9	£374,419	1,604,320	1,502,645	1,400,969	1,299,294	1,197,619	1,095,943	994,269	892,593	790,919	689,243	587,568
6	Ten unit scheme (houses)	10	£671,625	3,712,718	3,532,197	3,351,677	3,171,156	2,990,635	2,810,115	2,629,594	2,449,073	2,268,553	2,088,032	1,907,511
7	Ten unit scheme (flats)	10	£400,569	2,009,386	1,882,481	1,755,575	1,628,669	1,501,763	1,374,857	1,247,952	1,121,046	994,141	867,235	740,330
8	Twenty unit scheme (houses and flats)	20	£1,248,065	5,686,678	5,376,400	5,066,122	4,755,844	4,445,565	4,135,288	3,825,009	3,514,731	3,204,453	2,894,175	2,583,896
9	Twenty unit scheme (flats)	20	£745,511	3,946,531	3,697,212	3,447,894	3,198,576	2,949,257	2,699,938	2,450,619	2,201,301	1,951,983	1,701,730	1,451,441
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,117,500	5,735,223	5,352,946	4,970,669	4,588,393	4,206,116	3,823,838	3,441,562	3,059,285	2,677,008	2,294,731
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	9,158,156	8,572,049	7,985,942	7,399,834	6,813,727	6,227,619	5,641,513	5,055,405	4,469,298	3,883,190	3,297,083
12	Fifty unit scheme (flats - higher density)	50	£870,872	6,461,026	5,929,125	5,397,224	4,865,323	4,333,423	3,801,522	3,267,761	2,732,251	2,196,741	1,661,231	1,125,722
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	11,883,599	11,148,425	10,413,249	9,678,074	8,942,900	8,207,724	7,472,550	6,737,374	6,002,199	5,267,024	4,531,849
14	Seventy unit scheme (flats - higher density)	70	£460,296	9,406,439	8,633,320	7,860,200	7,087,081	6,313,962	5,540,842	4,765,236	3,986,870	3,208,505	2,430,140	1,651,774
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	14,316,274	13,133,963	11,951,652	10,769,341	9,587,030	8,404,719	7,222,408	6,040,097	4,857,786	3,673,199	2,480,450
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	16,269,807	15,224,949	14,180,091	13,135,232	12,090,375	11,045,517	10,000,658	8,953,725	7,905,009	6,856,292	5,807,575
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	23,100,274	21,132,596	19,164,917	17,197,239	15,229,560	13,261,883	11,294,204	9,312,152	7,329,830	5,347,510	3,365,190
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	25,699,369	23,081,378	20,463,387	17,832,493	15,195,050	12,557,608	9,920,166	7,282,723	4,645,281	1,988,554	- 688,417
19	Five hundred unit scheme (flats)	500	£9,585,136	48,083,935	43,072,823	38,061,709	33,050,596	28,039,483	23,028,370	18,017,256	12,982,066	7,920,719	2,859,373	- 2,263,843
20	Two hundred unit Co-living scheme	-	£988,943	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£6,656,344	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£2,307,533	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23	Data Centre	-	£5,524,766	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24	Office development	-	£3,328,172	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761
25	Office development	-	£2,773,477	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230
26	Hotel development (160 rooms)	-	£1,231,424	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£776,574	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£3,328,172	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

	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	One unit scheme (houses)	1	£95,835	411,592	391,557	371,523	351,489	331,455	311,420	291,386	271,351	251,317	231,282	211,248
2	Two unit scheme (houses)	-	£127,780	823,183	783,115	743,046	702,977	662,908	622,840	582,771	542,703	502,634	462,566	422,497
3	Four unit scheme (houses)	-	£138,676	1,337,026	1,271,797	1,206,569	1,141,341	1,076,113	1,010,885	945,657	880,429	815,201	749,973	684,745
4	Seven unit scheme (flats)	-	£236,858	1,425,992	1,335,946	1,245,899	1,155,852	1,065,805	975,759	885,712	795,666	705,619	615,573	525,526
5	Nine unit scheme (flats)	-	£200,584	1,604,320	1,502,645	1,400,969	1,299,294	1,197,619	1,095,943	994,269	892,593	790,919	689,243	587,568
6	Ten unit scheme (houses)	-	£359,804	3,712,718	3,532,197	3,351,677	3,171,156	2,990,635	2,810,115	2,629,594	2,449,073	2,268,553	2,088,032	1,907,511
7	Ten unit scheme (flats)	-	£214,593	2,009,386	1,882,481	1,755,575	1,628,669	1,501,763	1,374,857	1,247,952	1,121,046	994,141	867,235	740,330
8	Twenty unit scheme (houses and flats)	-	£668,614	5,686,678	5,376,400	5,066,122	4,755,844	4,445,565	4,135,288	3,825,009	3,514,731	3,204,453	2,894,175	2,583,896
9	Twenty unit scheme (flats)	-	£399,386	3,946,531	3,697,212	3,447,894	3,198,576	2,949,257	2,699,938	2,450,619	2,201,301	1,951,983	1,701,730	1,451,441
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	6,117,500	5,735,223	5,352,946	4,970,669	4,588,393	4,206,116	3,823,838	3,441,562	3,059,285	2,677,008	2,294,731
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	9,158,156	8,572,049	7,985,942	7,399,834	6,813,727	6,227,619	5,641,513	5,055,405	4,469,298	3,883,190	3,297,083
12	Fifty unit scheme (flats - higher density)	-	£466,544	6,461,026	5,929,125	5,397,224	4,865,323	4,333,423	3,801,522	3,267,761	2,732,251	2,196,741	1,661,231	1,125,722
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	11,883,599	11,148,425	10,413,249	9,678,074	8,942,900	8,207,724	7,472,550	6,737,374	6,002,199	5,267,024	4,531,849
14	Seventy unit scheme (flats - higher density)	-	£246,590	9,406,439	8,633,320	7,860,200	7,087,081	6,313,962	5,540,842	4,765,236	3,986,870	3,208,505	2,430,140	1,651,774
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	14,316,274	13,133,963	11,951,652	10,769,341	9,587,030	8,404,719	7,222,408	6,040,097	4,857,786	3,673,199	2,480,450
16	One hundred unit scheme (flats - higher density)	-	£999,738	16,269,807	15,224,949	14,180,091	13,135,232	12,090,375	11,045,517	10,000,658	8,953,725	7,905,009	6,856,292	5,807,575
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	23,100,274	21,132,596	19,164,917	17,197,239	15,229,560	13,261,883	11,294,204	9,312,152	7,329,830	5,347,510	3,365,190
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	25,699,369	23,081,378	20,463,387	17,832,493	15,195,050	12,557,608	9,920,166	7,282,723	4,645,281	1,988,554	- 688,417
19	Five hundred unit scheme (flats)	-	£5,134,958	48,083,935	43,072,823	38,061,709	33,050,596	28,039,483	23,028,370	18,017,256	12,982,066	7,920,719	2,859,373	- 2,263,843
20	Two hundred unit Co-living scheme	-	£529,797	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£3,565,943	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£1,236,194	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23	Data Centre	-	£2,959,733	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24	Office development	-	£1,782,971	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761
25	Office development	-	£1,485,810	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230
26	Hotel development (160 rooms)	-	£659,699	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£416,027	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£1,782,971	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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
1	One unit scheme (houses)	1	£13,438	411,592	391,557	371,523	351,489	331,455	311,420	291,386	271,351	251,317	231,282	211,248
2	Two unit scheme (houses)	2	£17,917	823,183	783,115	743,046	702,977	662,908	622,840	582,771	542,703	502,634	462,566	422,497
3	Four unit scheme (houses)	4	£19,444	1,337,026	1,271,797	1,206,569	1,141,341	1,076,113	1,010,885	945,657	880,429	815,201	749,973	684,745
4	Seven unit scheme (flats)	7	£33,211	1,425,992	1,335,946	1,245,899	1,155,852	1,065,805	975,759	885,712	795,666	705,619	615,573	525,526
5	Nine unit scheme (flats)	9	£28,125	1,604,320	1,502,645	1,400,969	1,299,294	1,197,619	1,095,943	994,269	892,593	790,919	689,243	587,568
6	Ten unit scheme (houses)	10	£50,450	3,712,718	3,532,197	3,351,677	3,171,156	2,990,635	2,810,115	2,629,594	2,449,073	2,268,553	2,088,032	1,907,511
7	Ten unit scheme (flats)	10	£30,089	2,009,386	1,882,481	1,755,575	1,628,669	1,501,763	1,374,857	1,247,952	1,121,046	994,141	867,235	740,330
8	Twenty unit scheme (houses and flats)	20	£93,750	5,686,678	5,376,400	5,066,122	4,755,844	4,445,565	4,135,288	3,825,009	3,514,731	3,204,453	2,894,175	2,583,896
9	Twenty unit scheme (flats)	20	£56,000	3,946,531	3,697,212	3,447,894	3,198,576	2,949,257	2,699,938	2,450,619	2,201,301	1,951,983	1,701,730	1,451,441
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	6,117,500	5,735,223	5,352,946	4,970,669	4,588,393	4,206,116	3,823,838	3,441,562	3,059,285	2,677,008	2,294,731
11	Fifty unit scheme (flats - lower density)	50	£180,208	9,158,156	8,572,049	7,985,942	7,399,834	6,813,727	6,227,619	5,641,513	5,055,405	4,469,298	3,883,190	3,297,083
12	Fifty unit scheme (flats - higher density)	50	£65,417	6,461,026	5,929,125	5,397,224	4,865,323	4,333,423	3,801,522	3,267,761	2,732,251	2,196,741	1,661,231	1,125,722
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	11,883,599	11,148,425	10,413,249	9,678,074	8,942,900	8,207,724	7,472,550	6,737,374	6,002,199	5,267,024	4,531,849
14	Seventy unit scheme (flats - higher density)	70	£34,576	9,406,439	8,633,320	7,860,200	7,087,081	6,313,962	5,540,842	4,765,236	3,986,870	3,208,505	2,430,140	1,651,774
15	One hundred unit scheme (flats - lower density)	100	£147,500	14,316,274	13,133,963	11,951,652	10,769,341	9,587,030	8,404,719	7,222,408	6,040,097	4,857,786	3,673,199	2,480,450
16	One hundred unit scheme (flats - higher density)	100	£140,179	16,269,807	15,224,949	14,180,091	13,135,232	12,090,375	11,045,517	10,000,658	8,953,725	7,905,009	6,856,292	5,807,575
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	23,100,274	21,132,596	19,164,917	17,197,239	15,229,560	13,261,883	11,294,204	9,312,152	7,329,830	5,347,510	3,365,190
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	25,699,369	23,081,378	20,463,387	17,832,493	15,195,050	12,557,608	9,920,166	7,282,723	4,645,281	1,988,554	- 688,417
19	Five hundred unit scheme (flats)	500	£720,000	48,083,935	43,072,823	38,061,709	33,050,596	28,039,483	23,028,370	18,017,256	12,982,066	7,920,719	2,859,373	- 2,263,843
20	Two hundred unit Co-living scheme	-	£74,286	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£500,000	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£173,333	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23	Data Centre	-	£415,000	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24	Office development	-	£250,000	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761	- 29,400,761
25	Office development	-	£208,333	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230	- 14,704,230
26	Hotel development (160 rooms)	-	£92,500	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£58,333	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£250,000	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

EALING LOCAL PLAN VIABILITY TESTING Sales value £9,012 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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
1	One unit scheme (houses)	1	£273,460	446,572	424,789	403,005	381,223	359,439	337,655	315,873	294,089	272,305	250,522	228,739
2	Two unit scheme (houses)	2	£364,613	893,145	849,578	806,011	762,445	718,878	675,311	631,744	588,178	544,610	501,044	457,478
3	Four unit scheme (houses)	4	£395,705	1,450,916	1,379,994	1,309,071	1,238,148	1,167,226	1,096,303	1,025,381	954,457	883,535	812,613	741,690
4	Seven unit scheme (flats)	7	£675,863	1,586,488	1,488,416	1,390,345	1,292,273	1,194,202	1,096,131	998,059	899,988	801,917	703,845	605,774
5	Nine unit scheme (flats)	9	£572,358	1,785,541	1,674,806	1,564,069	1,453,333	1,342,596	1,231,860	1,121,124	1,010,388	899,651	788,915	678,179
6	Ten unit scheme (houses)	10	£1,026,684	4,031,416	3,834,961	3,638,505	3,442,049	3,245,594	3,049,139	2,852,682	2,656,227	2,459,772	2,263,316	2,066,861
7	Ten unit scheme (flats)	10	£612,333	2,235,578	2,097,363	1,959,148	1,820,932	1,682,717	1,544,502	1,406,286	1,268,071	1,129,856	991,641	853,425
8	Twenty unit scheme (houses and flats)	20	£1,907,861	6,237,481	5,899,663	5,561,844	5,224,026	4,886,208	4,548,389	4,210,571	3,872,753	3,534,934	3,197,116	2,859,298
9	Twenty unit scheme (flats)	20	£1,139,629	4,390,906	4,119,369	3,847,832	3,576,295	3,304,757	3,033,220	2,761,683	2,490,146	2,218,608	1,947,071	1,675,534
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	6,803,545	6,386,966	5,970,387	5,553,808	5,137,229	4,720,650	4,304,070	3,887,491	3,470,912	3,054,334	2,637,754
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	10,231,136	9,591,380	8,951,623	8,311,867	7,672,110	7,032,355	6,392,598	5,752,842	5,113,085	4,473,330	3,833,573
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	7,434,770	6,854,182	6,273,594	5,693,006	5,112,418	4,531,830	3,951,242	3,370,653	2,787,060	2,202,357	1,617,654
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	13,229,476	12,427,007	11,624,539	10,822,069	10,019,600	9,217,131	8,414,663	7,612,194	6,809,725	6,007,256	5,204,788
14	Seventy unit scheme (flats - higher density)	70	£703,635	10,821,781	9,977,894	9,134,007	8,290,120	7,446,235	6,602,348	5,758,461	4,914,575	4,066,535	3,216,668	2,366,800
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	16,494,427	15,203,208	13,911,990	12,620,771	11,329,552	10,038,334	8,747,115	7,455,897	6,164,679	4,873,460	3,582,105
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	18,185,223	17,044,595	15,903,966	14,763,337	13,622,708	12,482,079	11,341,450	10,200,821	9,060,193	7,918,910	6,773,592
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	26,803,471	24,650,633	22,497,795	20,344,957	18,192,118	16,039,280	13,886,442	11,733,604	9,575,873	7,406,382	5,236,892
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	30,634,773	27,770,013	24,905,252	22,040,491	19,175,729	16,299,350	13,412,458	10,525,566	7,638,674	4,751,782	1,848,063
19	Five hundred unit scheme (flats)	500	£14,652,373	57,018,180	51,595,545	46,172,910	40,721,492	35,259,150	29,796,808	24,334,465	18,872,123	13,401,277	7,883,218	2,365,159
20	Two hundred unit Co-living scheme	-	£1,511,753	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£10,175,259	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£3,527,423	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23	Data Centre	-	£8,445,465	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24	Office development	-	£5,087,629	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761
25	Office development	-	£4,239,691	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230
26	Hotel development (160 rooms)	-	£1,882,423	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£1,187,114	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£5,087,629	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

	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	One unit scheme (houses)	1	£178,889	446,572	424,789	403,005	381,223	359,439	337,655	315,873	294,089	272,305	250,522	228,739
2	Two unit scheme (houses)	2	£238,519	893,145	849,578	806,011	762,445	718,878	675,311	631,744	588,178	544,610	501,044	457,478
3	Four unit scheme (houses)	4	£258,858	1,450,916	1,379,994	1,309,071	1,238,148	1,167,226	1,096,303	1,025,381	954,457	883,535	812,613	741,690
4	Seven unit scheme (flats)	7	£442,129	1,586,488	1,488,416	1,390,345	1,292,273	1,194,202	1,096,131	998,059	899,988	801,917	703,845	605,774
5	Nine unit scheme (flats)	9	£374,419	1,785,541	1,674,806	1,564,069	1,453,333	1,342,596	1,231,860	1,121,124	1,010,388	899,651	788,915	678,179
6	Ten unit scheme (houses)	10	£671,625	4,031,416	3,834,961	3,638,505	3,442,049	3,245,594	3,049,139	2,852,682	2,656,227	2,459,772	2,263,316	2,066,861
7	Ten unit scheme (flats)	10	£400,569	2,235,578	2,097,363	1,959,148	1,820,932	1,682,717	1,544,502	1,406,286	1,268,071	1,129,856	991,641	853,425
8	Twenty unit scheme (houses and flats)	20	£1,248,065	6,237,481	5,899,663	5,561,844	5,224,026	4,886,208	4,548,389	4,210,571	3,872,753	3,534,934	3,197,116	2,859,298
9	Twenty unit scheme (flats)	20	£745,511	4,390,906	4,119,369	3,847,832	3,576,295	3,304,757	3,033,220	2,761,683	2,490,146	2,218,608	1,947,071	1,675,534
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,803,545	6,386,966	5,970,387	5,553,808	5,137,229	4,720,650	4,304,070	3,887,491	3,470,912	3,054,334	2,637,754
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	10,231,136	9,591,380	8,951,623	8,311,867	7,672,110	7,032,355	6,392,598	5,752,842	5,113,085	4,473,330	3,833,573
12	Fifty unit scheme (flats - higher density)	50	£870,872	7,434,770	6,854,182	6,273,594	5,693,006	5,112,418	4,531,830	3,951,242	3,370,653	2,787,060	2,202,357	1,617,654
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	13,229,476	12,427,007	11,624,539	10,822,069	10,019,600	9,217,131	8,414,663	7,612,194	6,809,725	6,007,256	5,204,788
14	Seventy unit scheme (flats - higher density)	70	£460,296	10,821,781	9,977,894	9,134,007	8,290,120	7,446,235	6,602,348	5,758,461	4,914,575	4,066,535	3,216,668	2,366,800
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	16,494,427	15,203,208	13,911,990	12,620,771	11,329,552	10,038,334	8,747,115	7,455,897	6,164,679	4,873,460	3,582,105
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	18,185,223	17,044,595	15,903,966	14,763,337	13,622,708	12,482,079	11,341,450	10,200,821	9,060,193	7,918,910	6,773,592
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	26,803,471	24,650,633	22,497,795	20,344,957	18,192,118	16,039,280	13,886,442	11,733,604	9,575,873	7,406,382	5,236,892
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	30,634,773	27,770,013	24,905,252	22,040,491	19,175,729	16,299,350	13,412,458	10,525,566	7,638,674	4,751,782	1,848,063
19	Five hundred unit scheme (flats)	500	£9,585,136	57,018,180	51,595,545	46,172,910	40,721,492	35,259,150	29,796,808	24,334,465	18,872,123	13,401,277	7,883,218	2,365,159
20	Two hundred unit Co-living scheme	-	£988,943	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£6,656,344	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£2,307,533	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23	Data Centre	-	£5,524,766	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24	Office development	-	£3,328,172	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761
25	Office development	-	£2,773,477	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230
26	Hotel development (160 rooms)	-	£1,231,424	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£776,574	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£3,328,172	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

	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	One unit scheme (houses)	1	£95,835	446,572	424,789	403,005	381,223	359,439	337,655	315,873	294,089	272,305	250,522	228,739
2	Two unit scheme (houses)	-	£127,780	893,145	849,578	806,011	762,445	718,878	675,311	631,744	588,178	544,610	501,044	457,478
3	Four unit scheme (houses)	-	£138,676	1,450,916	1,379,994	1,309,071	1,238,148	1,167,226	1,096,303	1,025,381	954,457	883,535	812,613	741,690
4	Seven unit scheme (flats)	-	£236,858	1,586,488	1,488,416	1,390,345	1,292,273	1,194,202	1,096,131	998,059	899,988	801,917	703,845	605,774
5	Nine unit scheme (flats)	-	£200,584	1,785,541	1,674,806	1,564,069	1,453,333	1,342,596	1,231,860	1,121,124	1,010,388	899,651	788,915	678,179
6	Ten unit scheme (houses)	-	£359,804	4,031,416	3,834,961	3,638,505	3,442,049	3,245,594	3,049,139	2,852,682	2,656,227	2,459,772	2,263,316	2,066,861
7	Ten unit scheme (flats)	-	£214,593	2,235,578	2,097,363	1,959,148	1,820,932	1,682,717	1,544,502	1,406,286	1,268,071	1,129,856	991,641	853,425
8	Twenty unit scheme (houses and flats)	-	£668,614	6,237,481	5,899,663	5,561,844	5,224,026	4,886,208	4,548,389	4,210,571	3,872,753	3,534,934	3,197,116	2,859,298
9	Twenty unit scheme (flats)	-	£399,386	4,390,906	4,119,369	3,847,832	3,576,295	3,304,757	3,033,220	2,761,683	2,490,146	2,218,608	1,947,071	1,675,534
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	6,803,545	6,386,966	5,970,387	5,553,808	5,137,229	4,720,650	4,304,070	3,887,491	3,470,912	3,054,334	2,637,754
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	10,231,136	9,591,380	8,951,623	8,311,867	7,672,110	7,032,355	6,392,598	5,752,842	5,113,085	4,473,330	3,833,573
12	Fifty unit scheme (flats - higher density)	-	£466,544	7,434,770	6,854,182	6,273,594	5,693,006	5,112,418	4,531,830	3,951,242	3,370,653	2,787,060	2,202,357	1,617,654
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	13,229,476	12,427,007	11,624,539	10,822,069	10,019,600	9,217,131	8,414,663	7,612,194	6,809,725	6,007,256	5,204,788
14	Seventy unit scheme (flats - higher density)	-	£246,590	10,821,781	9,977,894	9,134,007	8,290,120	7,446,235	6,602,348	5,758,461	4,914,575	4,066,535	3,216,668	2,366,800
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	16,494,427	15,203,208	13,911,990	12,620,771	11,329,552	10,038,334	8,747,115	7,455,897	6,164,679	4,873,460	3,582,105
16	One hundred unit scheme (flats - higher density)	-	£999,738	18,185,223	17,044,595	15,903,966	14,763,337	13,622,708	12,482,079	11,341,450	10,200,821	9,060,193	7,918,910	6,773,592
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	26,803,471	24,650,633	22,497,795	20,344,957	18,192,118	16,039,280	13,886,442	11,733,604	9,575,873	7,406,382	5,236,892
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	30,634,773	27,770,013	24,905,252	22,040,491	19,175,729	16,299,350	13,412,458	10,525,566	7,638,674	4,751,782	1,848,063
19	Five hundred unit scheme (flats)	-	£5,134,958	57,018,180	51,595,545	46,172,910	40,721,492	35,259,150	29,796,808	24,334,465	18,872,123	13,401,277	7,883,218	2,365,159
20	Two hundred unit Co-living scheme	-	£529,797	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£3,565,943	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£1,236,194	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23	Data Centre	-	£2,959,733	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24	Office development	-	£1,782,971	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761
25	Office development	-	£1,485,810	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230
26	Hotel development (160 rooms)	-	£659,699	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£416,027	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£1,782,971	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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
1	One unit scheme (houses)	1	£13,438	446,572	424,789	403,005	381,223	359,439	337,655	315,873	294,089	272,305	250,522	228,739
2	Two unit scheme (houses)	2	£17,917	893,145	849,578	806,011	762,445	718,878	675,311	631,744	588,178	544,610	501,044	457,478
3	Four unit scheme (houses)	4	£19,444	1,450,916	1,379,994	1,309,071	1,238,148	1,167,226	1,096,303	1,025,381	954,457	883,535	812,613	741,690
4	Seven unit scheme (flats)	7	£33,211	1,586,488	1,488,416	1,390,345	1,292,273	1,194,202	1,096,131	998,059	899,988	801,917	703,845	605,774
5	Nine unit scheme (flats)	9	£28,125	1,785,541	1,674,806	1,564,069	1,453,333	1,342,596	1,231,860	1,121,124	1,010,388	899,651	788,915	678,179
6	Ten unit scheme (houses)	10	£50,450	4,031,416	3,834,961	3,638,505	3,442,049	3,245,594	3,049,139	2,852,682	2,656,227	2,459,772	2,263,316	2,066,861
7	Ten unit scheme (flats)	10	£30,089	2,235,578	2,097,363	1,959,148	1,820,932	1,682,717	1,544,502	1,406,286	1,268,071	1,129,856	991,641	853,425
8	Twenty unit scheme (houses and flats)	20	£93,750	6,237,481	5,899,663	5,561,844	5,224,026	4,886,208	4,548,389	4,210,571	3,872,753	3,534,934	3,197,116	2,859,298
9	Twenty unit scheme (flats)	20	£56,000	4,390,906	4,119,369	3,847,832	3,576,295	3,304,757	3,033,220	2,761,683	2,490,146	2,218,608	1,947,071	1,675,534
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	6,803,545	6,386,966	5,970,387	5,553,808	5,137,229	4,720,650	4,304,070	3,887,491	3,470,912	3,054,334	2,637,754
11	Fifty unit scheme (flats - lower density)	50	£180,208	10,231,136	9,591,380	8,951,623	8,311,867	7,672,110	7,032,355	6,392,598	5,752,842	5,113,085	4,473,330	3,833,573
12	Fifty unit scheme (flats - higher density)	50	£65,417	7,434,770	6,854,182	6,273,594	5,693,006	5,112,418	4,531,830	3,951,242	3,370,653	2,787,060	2,202,357	1,617,654
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	13,229,476	12,427,007	11,624,539	10,822,069	10,019,600	9,217,131	8,414,663	7,612,194	6,809,725	6,007,256	5,204,788
14	Seventy unit scheme (flats - higher density)	70	£34,576	10,821,781	9,977,894	9,134,007	8,290,120	7,446,235	6,602,348	5,758,461	4,914,575	4,066,535	3,216,668	2,366,800
15	One hundred unit scheme (flats - lower density)	100	£147,500	16,494,427	15,203,208	13,911,990	12,620,771	11,329,552	10,038,334	8,747,115	7,455,897	6,164,679	4,873,460	3,582,105
16	One hundred unit scheme (flats - higher density)	100	£140,179	18,185,223	17,044,595	15,903,966	14,763,337	13,622,708	12,482,079	11,341,450	10,200,821	9,060,193	7,918,910	6,773,592
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	26,803,471	24,650,633	22,497,795	20,344,957	18,192,118	16,039,280	13,886,442	11,733,604	9,575,873	7,406,382	5,236,892
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	30,634,773	27,770,013	24,905,252	22,040,491	19,175,729	16,299,350	13,412,458	10,525,566	7,638,674	4,751,782	1,848,063
19	Five hundred unit scheme (flats)	500	£720,000	57,018,180	51,595,545	46,172,910	40,721,492	35,259,150	29,796,808	24,334,465	18,872,123	13,401,277	7,883,218	2,365,159
20	Two hundred unit Co-living scheme	-	£74,286	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£500,000	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£173,333	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23	Data Centre	-	£415,000	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24	Office development	-	£250,000	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761
25	Office development	-	£208,333	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230
26	Hotel development (160 rooms)	-	£92,500	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£58,333	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£250,000	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

EALING LOCAL PLAN VIABILITY TESTING Sales value £9,450 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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
1	One unit scheme (houses)	1	£273,460	481,553	458,021	434,488	410,956	387,423	363,891	340,359	316,826	293,294	269,762	246,229
2	Two unit scheme (houses)	2	£364,613	963,106	916,041	868,976	821,912	774,847	727,782	680,717	633,653	586,588	539,523	492,459
3	Four unit scheme (houses)	4	£395,705	1,564,807	1,488,190	1,411,573	1,334,956	1,258,338	1,181,721	1,105,104	1,028,487	951,869	875,252	798,635
4	Seven unit scheme (flats)	7	£675,863	1,746,983	1,640,887	1,534,791	1,428,694	1,322,598	1,216,502	1,110,406	1,004,310	898,214	792,118	686,022
5	Nine unit scheme (flats)	9	£572,358	1,966,764	1,846,967	1,727,169	1,607,372	1,487,575	1,367,777	1,247,980	1,128,182	1,008,385	888,587	768,790
6	Ten unit scheme (houses)	10	£1,026,684	4,350,115	4,137,724	3,925,333	3,712,943	3,500,553	3,288,162	3,075,771	2,863,381	2,650,991	2,438,600	2,226,210
7	Ten unit scheme (flats)	10	£612,333	2,461,770	2,312,245	2,162,721	2,013,195	1,863,671	1,714,146	1,564,621	1,415,096	1,265,571	1,116,046	966,521
8	Twenty unit scheme (houses and flats)	20	£1,907,861	6,788,283	6,422,925	6,057,566	5,692,208	5,326,849	4,961,491	4,596,133	4,230,774	3,865,416	3,500,057	3,134,699
9	Twenty unit scheme (flats)	20	£1,139,629	4,835,282	4,541,526	4,247,771	3,954,015	3,660,259	3,366,502	3,072,746	2,778,990	2,485,234	2,191,478	1,897,722
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	7,489,590	7,038,709	6,587,828	6,136,946	5,686,065	5,235,184	4,784,303	4,333,421	3,882,540	3,431,659	2,980,776
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	11,304,116	10,610,710	9,917,305	9,223,900	8,530,494	7,837,089	7,143,684	6,450,279	5,756,874	5,063,468	4,370,063
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	8,408,515	7,779,240	7,149,965	6,520,690	5,891,414	5,262,139	4,632,863	4,003,588	3,374,313	2,743,483	2,109,586
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	14,575,352	13,705,589	12,835,827	11,966,065	11,096,302	10,226,539	9,356,777	8,487,014	7,617,251	6,747,488	5,877,726
14	Seventy unit scheme (flats - higher density)	70	£703,635	12,237,122	11,322,468	10,407,815	9,493,161	8,578,507	7,663,854	6,749,200	5,834,547	4,919,893	4,003,195	3,081,825
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	18,663,572	17,269,669	15,872,327	14,472,201	13,072,075	11,671,949	10,271,823	8,871,696	7,471,570	6,071,444	4,671,317
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	20,100,640	18,864,240	17,627,841	16,391,441	15,155,041	13,918,642	12,682,242	11,445,842	10,209,442	8,973,042	7,736,643
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	30,506,669	28,168,670	25,830,673	23,492,674	21,154,677	18,816,678	16,478,680	14,140,682	11,802,684	9,464,686	7,108,593
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	35,570,178	32,458,647	29,347,115	26,235,584	23,124,052	20,012,522	16,900,991	13,768,409	10,632,068	7,495,727	4,359,385
19	Five hundred unit scheme (flats)	500	£14,652,373	65,949,422	60,080,224	54,211,027	48,341,831	42,472,633	36,565,245	30,651,674	24,738,102	18,824,531	12,907,063	6,932,291
20	Two hundred unit Co-living scheme	-	£1,511,753	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£10,175,259	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£3,527,423	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23	Data Centre	-	£8,445,465	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24	Office development	-	£5,087,629	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761
25	Office development	-	£4,239,691	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230
26	Hotel development (160 rooms)	-	£1,882,423	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£1,187,114	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£5,087,629	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

	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	One unit scheme (houses)	1	£178,889	481,553	458,021	434,488	410,956	387,423	363,891	340,359	316,826	293,294	269,762	246,229
2	Two unit scheme (houses)	2	£238,519	963,106	916,041	868,976	821,912	774,847	727,782	680,717	633,653	586,588	539,523	492,459
3	Four unit scheme (houses)	4	£258,858	1,564,807	1,488,190	1,411,573	1,334,956	1,258,338	1,181,721	1,105,104	1,028,487	951,869	875,252	798,635
4	Seven unit scheme (flats)	7	£442,129	1,746,983	1,640,887	1,534,791	1,428,694	1,322,598	1,216,502	1,110,406	1,004,310	898,214	792,118	686,022
5	Nine unit scheme (flats)	9	£374,419	1,966,764	1,846,967	1,727,169	1,607,372	1,487,575	1,367,777	1,247,980	1,128,182	1,008,385	888,587	768,790
6	Ten unit scheme (houses)	10	£671,625	4,350,115	4,137,724	3,925,333	3,712,943	3,500,553	3,288,162	3,075,771	2,863,381	2,650,991	2,438,600	2,226,210
7	Ten unit scheme (flats)	10	£400,569	2,461,770	2,312,245	2,162,721	2,013,195	1,863,671	1,714,146	1,564,621	1,415,096	1,265,571	1,116,046	966,521
8	Twenty unit scheme (houses and flats)	20	£1,248,065	6,788,283	6,422,925	6,057,566	5,692,208	5,326,849	4,961,491	4,596,133	4,230,774	3,865,416	3,500,057	3,134,699
9	Twenty unit scheme (flats)	20	£745,511	4,835,282	4,541,526	4,247,771	3,954,015	3,660,259	3,366,502	3,072,746	2,778,990	2,485,234	2,191,478	1,897,722
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	7,489,590	7,038,709	6,587,828	6,136,946	5,686,065	5,235,184	4,784,303	4,333,421	3,882,540	3,431,659	2,980,776
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	11,304,116	10,610,710	9,917,305	9,223,900	8,530,494	7,837,089	7,143,684	6,450,279	5,756,874	5,063,468	4,370,063
12	Fifty unit scheme (flats - higher density)	50	£870,872	8,408,515	7,779,240	7,149,965	6,520,690	5,891,414	5,262,139	4,632,863	4,003,588	3,374,313	2,743,483	2,109,586
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	14,575,352	13,705,589	12,835,827	11,966,065	11,096,302	10,226,539	9,356,777	8,487,014	7,617,251	6,747,488	5,877,726
14	Seventy unit scheme (flats - higher density)	70	£460,296	12,237,122	11,322,468	10,407,815	9,493,161	8,578,507	7,663,854	6,749,200	5,834,547	4,919,893	4,003,195	3,081,825
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	18,663,572	17,269,669	15,872,327	14,472,201	13,072,075	11,671,949	10,271,823	8,871,696	7,471,570	6,071,444	4,671,317
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	20,100,640	18,864,240	17,627,841	16,391,441	15,155,041	13,918,642	12,682,242	11,445,842	10,209,442	8,973,042	7,736,643
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	30,506,669	28,168,670	25,830,673	23,492,674	21,154,677	18,816,678	16,478,680	14,140,682	11,802,684	9,464,686	7,108,593
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	35,570,178	32,458,647	29,347,115	26,235,584	23,124,052	20,012,522	16,900,991	13,768,409	10,632,068	7,495,727	4,359,385
19	Five hundred unit scheme (flats)	500	£9,585,136	65,949,422	60,080,224	54,211,027	48,341,831	42,472,633	36,565,245	30,651,674	24,738,102	18,824,531	12,907,063	6,932,291
20	Two hundred unit Co-living scheme	-	£988,943	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£6,656,344	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£2,307,533	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23	Data Centre	-	£5,524,766	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24	Office development	-	£3,328,172	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761
25	Office development	-	£2,773,477	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230
26	Hotel development (160 rooms)	-	£1,231,424	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£776,574	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£3,328,172	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

	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	One unit scheme (houses)	1	£95,835	481,553	458,021	434,488	410,956	387,423	363,891	340,359	316,826	293,294	269,762	246,229
2	Two unit scheme (houses)	-	£127,780	963,106	916,041	868,976	821,912	774,847	727,782	680,717	633,653	586,588	539,523	492,459
3	Four unit scheme (houses)	-	£138,676	1,564,807	1,488,190	1,411,573	1,334,956	1,258,338	1,181,721	1,105,104	1,028,487	951,869	875,252	798,635
4	Seven unit scheme (flats)	-	£236,858	1,746,983	1,640,887	1,534,791	1,428,694	1,322,598	1,216,502	1,110,406	1,004,310	898,214	792,118	686,022
5	Nine unit scheme (flats)	-	£200,584	1,966,764	1,846,967	1,727,169	1,607,372	1,487,575	1,367,777	1,247,980	1,128,182	1,008,385	888,587	768,790
6	Ten unit scheme (houses)	-	£359,804	4,350,115	4,137,724	3,925,333	3,712,943	3,500,553	3,288,162	3,075,771	2,863,381	2,650,991	2,438,600	2,226,210
7	Ten unit scheme (flats)	-	£214,593	2,461,770	2,312,245	2,162,721	2,013,195	1,863,671	1,714,146	1,564,621	1,415,096	1,265,571	1,116,046	966,521
8	Twenty unit scheme (houses and flats)	-	£668,614	6,788,283	6,422,925	6,057,566	5,692,208	5,326,849	4,961,491	4,596,133	4,230,774	3,865,416	3,500,057	3,134,699
9	Twenty unit scheme (flats)	-	£399,386	4,835,282	4,541,526	4,247,771	3,954,015	3,660,259	3,366,502	3,072,746	2,778,990	2,485,234	2,191,478	1,897,722
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	7,489,590	7,038,709	6,587,828	6,136,946	5,686,065	5,235,184	4,784,303	4,333,421	3,882,540	3,431,659	2,980,776
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	11,304,116	10,610,710	9,917,305	9,223,900	8,530,494	7,837,089	7,143,684	6,450,279	5,756,874	5,063,468	4,370,063
12	Fifty unit scheme (flats - higher density)	-	£466,544	8,408,515	7,779,240	7,149,965	6,520,690	5,891,414	5,262,139	4,632,863	4,003,588	3,374,313	2,743,483	2,109,586
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	14,575,352	13,705,589	12,835,827	11,966,065	11,096,302	10,226,539	9,356,777	8,487,014	7,617,251	6,747,488	5,877,726
14	Seventy unit scheme (flats - higher density)	-	£246,590	12,237,122	11,322,468	10,407,815	9,493,161	8,578,507	7,663,854	6,749,200	5,834,547	4,919,893	4,003,195	3,081,825
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	18,663,572	17,269,669	15,872,327	14,472,201	13,072,075	11,671,949	10,271,823	8,871,696	7,471,570	6,071,444	4,671,317
16	One hundred unit scheme (flats - higher density)	-	£999,738	20,100,640	18,864,240	17,627,841	16,391,441	15,155,041	13,918,642	12,682,242	11,445,842	10,209,442	8,973,042	7,736,643
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	30,506,669	28,168,670	25,830,673	23,492,674	21,154,677	18,816,678	16,478,680	14,140,682	11,802,684	9,464,686	7,108,593
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	35,570,178	32,458,647	29,347,115	26,235,584	23,124,052	20,012,522	16,900,991	13,768,409	10,632,068	7,495,727	4,359,385
19	Five hundred unit scheme (flats)	-	£5,134,958	65,949,422	60,080,224	54,211,027	48,341,831	42,472,633	36,565,245	30,651,674	24,738,102	18,824,531	12,907,063	6,932,291
20	Two hundred unit Co-living scheme	-	£529,797	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£3,565,943	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£1,236,194	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23	Data Centre	-	£2,959,733	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24	Office development	-	£1,782,971	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761
25	Office development	-	£1,485,810	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230
26	Hotel development (160 rooms)	-	£659,699	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£416,027	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£1,782,971	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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
1	One unit scheme (houses)	1	£13,438	481,553	458,021	434,488	410,956	387,423	363,891	340,359	316,826	293,294	269,762	246,229
2	Two unit scheme (houses)	2	£17,917	963,106	916,041	868,976	821,912	774,847	727,782	680,717	633,653	586,588	539,523	492,459
3	Four unit scheme (houses)	4	£19,444	1,564,807	1,488,190	1,411,573	1,334,956	1,258,338	1,181,721	1,105,104	1,028,487	951,869	875,252	798,635
4	Seven unit scheme (flats)	7	£33,211	1,746,983	1,640,887	1,534,791	1,428,694	1,322,598	1,216,502	1,110,406	1,004,310	898,214	792,118	686,022
5	Nine unit scheme (flats)	9	£28,125	1,966,764	1,846,967	1,727,169	1,607,372	1,487,575	1,367,777	1,247,980	1,128,182	1,008,385	888,587	768,790
6	Ten unit scheme (houses)	10	£50,450	4,350,115	4,137,724	3,925,333	3,712,943	3,500,553	3,288,162	3,075,771	2,863,381	2,650,991	2,438,600	2,226,210
7	Ten unit scheme (flats)	10	£30,089	2,461,770	2,312,245	2,162,721	2,013,195	1,863,671	1,714,146	1,564,621	1,415,096	1,265,571	1,116,046	966,521
8	Twenty unit scheme (houses and flats)	20	£93,750	6,788,283	6,422,925	6,057,566	5,692,208	5,326,849	4,961,491	4,596,133	4,230,774	3,865,416	3,500,057	3,134,699
9	Twenty unit scheme (flats)	20	£56,000	4,835,282	4,541,526	4,247,771	3,954,015	3,660,259	3,366,502	3,072,746	2,778,990	2,485,234	2,191,478	1,897,722
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	7,489,590	7,038,709	6,587,828	6,136,946	5,686,065	5,235,184	4,784,303	4,333,421	3,882,540	3,431,659	2,980,776
11	Fifty unit scheme (flats - lower density)	50	£180,208	11,304,116	10,610,710	9,917,305	9,223,900	8,530,494	7,837,089	7,143,684	6,450,279	5,756,874	5,063,468	4,370,063
12	Fifty unit scheme (flats - higher density)	50	£65,417	8,408,515	7,779,240	7,149,965	6,520,690	5,891,414	5,262,139	4,632,863	4,003,588	3,374,313	2,743,483	2,109,586
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	14,575,352	13,705,589	12,835,827	11,966,065	11,096,302	10,226,539	9,356,777	8,487,014	7,617,251	6,747,488	5,877,726
14	Seventy unit scheme (flats - higher density)	70	£34,576	12,237,122	11,322,468	10,407,815	9,493,161	8,578,507	7,663,854	6,749,200	5,834,547	4,919,893	4,003,195	3,081,825
15	One hundred unit scheme (flats - lower density)	100	£147,500	18,663,572	17,269,669	15,872,327	14,472,201	13,072,075	11,671,949	10,271,823	8,871,696	7,471,570	6,071,444	4,671,317
16	One hundred unit scheme (flats - higher density)	100	£140,179	20,100,640	18,864,240	17,627,841	16,391,441	15,155,041	13,918,642	12,682,242	11,445,842	10,209,442	8,973,042	7,736,643
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	30,506,669	28,168,670	25,830,673	23,492,674	21,154,677	18,816,678	16,478,680	14,140,682	11,802,684	9,464,686	7,108,593
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	35,570,178	32,458,647	29,347,115	26,235,584	23,124,052	20,012,522	16,900,991	13,768,409	10,632,068	7,495,727	4,359,385
19	Five hundred unit scheme (flats)	500	£720,000	65,949,422	60,080,224	54,211,027	48,341,831	42,472,633	36,565,245	30,651,674	24,738,102	18,824,531	12,907,063	6,932,291
20	Two hundred unit Co-living scheme	-	£74,286	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£500,000	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£173,333	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867	7,375,867
23	Data Centre	-	£415,000	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939	5,100,939
24	Office development	-	£250,000	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761	-29,400,761
25	Office development	-	£208,333	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230	-14,704,230
26	Hotel development (160 rooms)	-	£92,500	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£58,333	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£250,000	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

EALING LOCAL PLAN VIABILITY TESTING Sales value £9,888 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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	One unit scheme (houses)	1	£273,460	516,534	491,253	465,971	440,690	415,408	390,127	364,845	339,564	314,283	289,001	263,720
2	Two unit scheme (houses)	2	£364,613	1,033,068	982,505	931,942	881,379	830,817	780,254	729,691	679,128	628,565	578,002	527,438
3	Four unit scheme (houses)	4	£395,705	1,678,698	1,596,385	1,514,074	1,431,763	1,349,451	1,267,139	1,184,827	1,102,516	1,020,204	937,892	855,581
4	Seven unit scheme (flats)	7	£675,863	1,907,479	1,793,358	1,679,237	1,565,116	1,450,995	1,336,874	1,222,753	1,108,633	994,511	880,390	766,270
5	Nine unit scheme (flats)	9	£572,358	2,147,986	2,019,128	1,890,269	1,761,410	1,632,552	1,503,693	1,374,835	1,245,977	1,117,118	988,259	859,401
6	Ten unit scheme (houses)	10	£1,026,684	4,668,812	4,440,487	4,212,162	3,983,836	3,755,511	3,527,186	3,298,861	3,070,535	2,842,209	2,613,884	2,385,558
7	Ten unit scheme (flats)	10	£612,333	2,687,963	2,527,127	2,366,293	2,205,459	2,044,624	1,883,790	1,722,955	1,562,121	1,401,286	1,240,452	1,079,618
8	Twenty unit scheme (houses and flats)	20	£1,907,861	7,339,085	6,946,187	6,553,288	6,160,390	5,767,491	5,374,592	4,981,694	4,588,795	4,195,897	3,802,998	3,410,100
9	Twenty unit scheme (flats)	20	£1,139,629	5,279,659	4,963,684	4,647,709	4,331,734	4,015,759	3,699,784	3,383,810	3,067,835	2,751,860	2,435,885	2,119,909
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	8,175,636	7,690,452	7,205,269	6,720,085	6,234,901	5,749,718	5,264,534	4,779,350	4,294,167	3,808,983	3,323,799
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	12,375,739	11,630,041	10,882,987	10,135,932	9,388,879	8,641,825	7,894,770	7,147,716	6,400,662	5,653,607	4,906,553
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	9,382,260	8,704,298	8,026,335	7,348,373	6,670,410	5,992,447	5,314,485	4,636,522	3,958,560	3,280,597	2,601,519
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	15,913,999	14,978,813	14,043,627	13,108,441	12,173,003	11,235,947	10,298,890	9,361,834	8,424,777	7,487,721	6,550,664
14	Seventy unit scheme (flats - higher density)	70	£703,635	13,652,463	12,667,042	11,681,622	10,696,201	9,710,780	8,725,359	7,739,938	6,754,518	5,769,097	4,783,676	3,796,851
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	20,822,991	19,321,118	17,819,244	16,317,370	14,814,598	13,305,564	11,796,529	10,287,495	8,778,461	7,269,428	5,760,394
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	22,016,056	20,683,886	19,351,715	18,019,545	16,687,374	15,355,204	14,023,033	12,690,863	11,358,692	10,026,522	8,694,351
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	34,178,046	31,666,571	29,155,098	26,640,392	24,117,234	21,594,077	19,070,919	16,547,761	14,024,603	11,501,445	8,978,287
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	40,505,582	37,147,280	33,788,979	30,430,678	27,072,376	23,714,075	20,355,774	16,997,472	13,625,461	10,239,670	6,853,880
19	Five hundred unit scheme (flats)	500	£14,652,373	74,807,862	68,527,903	62,247,944	55,933,385	49,617,626	43,301,867	36,968,883	30,604,082	24,239,282	17,874,480	11,499,422
20	Two hundred unit Co-living scheme	-	£1,511,753	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£10,175,259	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£3,527,423	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436
23	Data Centre	-	£8,445,465	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967
24	Office development	-	£5,087,629	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845
25	Office development	-	£4,239,691	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626
26	Hotel development (160 rooms)	-	£1,882,423	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£1,187,114	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£5,087,629	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

				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	One unit scheme (houses)	1	£178,889	516,534	491,253	465,971	440,690	415,408	390,127	364,845	339,564	314,283	289,001	263,720
2	Two unit scheme (houses)	2	£238,519	1,033,068	982,505	931,942	881,379	830,817	780,254	729,691	679,128	628,565	578,002	527,438
3	Four unit scheme (houses)	4	£258,858	1,678,698	1,596,385	1,514,074	1,431,763	1,349,451	1,267,139	1,184,827	1,102,516	1,020,204	937,892	855,581
4	Seven unit scheme (flats)	7	£442,129	1,907,479	1,793,358	1,679,237	1,565,116	1,450,995	1,336,874	1,222,753	1,108,633	994,511	880,390	766,270
5	Nine unit scheme (flats)	9	£374,419	2,147,986	2,019,128	1,890,269	1,761,410	1,632,552	1,503,693	1,374,835	1,245,977	1,117,118	988,259	859,401
6	Ten unit scheme (houses)	10	£671,625	4,668,812	4,440,487	4,212,162	3,983,836	3,755,511	3,527,186	3,298,861	3,070,535	2,842,209	2,613,884	2,385,558
7	Ten unit scheme (flats)	10	£400,569	2,687,963	2,527,127	2,366,293	2,205,459	2,044,624	1,883,790	1,722,955	1,562,121	1,401,286	1,240,452	1,079,618
8	Twenty unit scheme (houses and flats)	20	£1,248,065	7,339,085	6,946,187	6,553,288	6,160,390	5,767,491	5,374,592	4,981,694	4,588,795	4,195,897	3,802,998	3,410,100
9	Twenty unit scheme (flats)	20	£745,511	5,279,659	4,963,684	4,647,709	4,331,734	4,015,759	3,699,784	3,383,810	3,067,835	2,751,860	2,435,885	2,119,909
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	8,175,636	7,690,452	7,205,269	6,720,085	6,234,901	5,749,718	5,264,534	4,779,350	4,294,167	3,808,983	3,323,799
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	12,375,739	11,630,041	10,882,987	10,135,932	9,388,879	8,641,825	7,894,770	7,147,716	6,400,662	5,653,607	4,906,553
12	Fifty unit scheme (flats - higher density)	50	£870,872	9,382,260	8,704,298	8,026,335	7,348,373	6,670,410	5,992,447	5,314,485	4,636,522	3,958,560	3,280,597	2,601,519
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	15,913,999	14,978,813	14,043,627	13,108,441	12,173,003	11,235,947	10,298,890	9,361,834	8,424,777	7,487,721	6,550,664
14	Seventy unit scheme (flats - higher density)	70	£460,296	13,652,463	12,667,042	11,681,622	10,696,201	9,710,780	8,725,359	7,739,938	6,754,518	5,769,097	4,783,676	3,796,851
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	20,822,991	19,321,118	17,819,244	16,317,370	14,814,598	13,305,564	11,796,529	10,287,495	8,778,461	7,269,428	5,760,394
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	22,016,056	20,683,886	19,351,715	18,019,545	16,687,374	15,355,204	14,023,033	12,690,863	11,358,692	10,026,522	8,694,351
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	34,178,046	31,666,571	29,155,098	26,640,392	24,117,234	21,594,077	19,070,919	16,547,761	14,024,603	11,501,445	8,978,287
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	40,505,582	37,147,280	33,788,979	30,430,678	27,072,376	23,714,075	20,355,774	16,997,472	13,625,461	10,239,670	6,853,880
19	Five hundred unit scheme (flats)	500	£9,585,136	74,807,862	68,527,903	62,247,944	55,933,385	49,617,626	43,301,867	36,968,883	30,604,082	24,239,282	17,874,480	11,499,422
20	Two hundred unit Co-living scheme	-	£988,943	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£6,656,344	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£2,307,533	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436
23	Data Centre	-	£5,524,766	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967
24	Office development	-	£3,328,172	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845
25	Office development	-	£2,773,477	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626
26	Hotel development (160 rooms)	-	£1,231,424	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£776,574	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£3,328,172	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

				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	One unit scheme (houses)	1	£95,835	516,534	491,253	465,971	440,690	415,408	390,127	364,845	339,564	314,283	289,001	263,720
2	Two unit scheme (houses)	-	£127,780	1,033,068	982,505	931,942	881,379	830,817	780,254	729,691	679,128	628,565	578,002	527,438
3	Four unit scheme (houses)	-	£138,676	1,678,698	1,596,385	1,514,074	1,431,763	1,349,451	1,267,139	1,184,827	1,102,516	1,020,204	937,892	855,581
4	Seven unit scheme (flats)	-	£236,858	1,907,479	1,793,358	1,679,237	1,565,116	1,450,995	1,336,874	1,222,753	1,108,633	994,511	880,390	766,270
5	Nine unit scheme (flats)	-	£200,584	2,147,986	2,019,128	1,890,269	1,761,410	1,632,552	1,503,693	1,374,835	1,245,977	1,117,118	988,259	859,401
6	Ten unit scheme (houses)	-	£359,804	4,668,812	4,440,487	4,212,162	3,983,836	3,755,511	3,527,186	3,298,861	3,070,535	2,842,209	2,613,884	2,385,558
7	Ten unit scheme (flats)	-	£214,593	2,687,963	2,527,127	2,366,293	2,205,459	2,044,624	1,883,790	1,722,955	1,562,121	1,401,286	1,240,452	1,079,618
8	Twenty unit scheme (houses and flats)	-	£668,614	7,339,085	6,946,187	6,553,288	6,160,390	5,767,491	5,374,592	4,981,694	4,588,795	4,195,897	3,802,998	3,410,100
9	Twenty unit scheme (flats)	-	£399,386	5,279,659	4,963,684	4,647,709	4,331,734	4,015,759	3,699,784	3,383,810	3,067,835	2,751,860	2,435,885	2,119,909
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	8,175,636	7,690,452	7,205,269	6,720,085	6,234,901	5,749,718	5,264,534	4,779,350	4,294,167	3,808,983	3,323,799
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	12,375,739	11,630,041	10,882,987	10,135,932	9,388,879	8,641,825	7,894,770	7,147,716	6,400,662	5,653,607	4,906,553
12	Fifty unit scheme (flats - higher density)	-	£466,544	9,382,260	8,704,298	8,026,335	7,348,373	6,670,410	5,992,447	5,314,485	4,636,522	3,958,560	3,280,597	2,601,519
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	15,913,999	14,978,813	14,043,627	13,108,441	12,173,003	11,235,947	10,298,890	9,361,834	8,424,777	7,487,721	6,550,664
14	Seventy unit scheme (flats - higher density)	-	£246,590	13,652,463	12,667,042	11,681,622	10,696,201	9,710,780	8,725,359	7,739,938	6,754,518	5,769,097	4,783,676	3,796,851
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	20,822,991	19,321,118	17,819,244	16,317,370	14,814,598	13,305,564	11,796,529	10,287,495	8,778,461	7,269,428	5,760,394
16	One hundred unit scheme (flats - higher density)	-	£999,738	22,016,056	20,683,886	19,351,715	18,019,545	16,687,374	15,355,204	14,023,033	12,690,863	11,358,692	10,026,522	8,694,351
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	34,178,046	31,666,571	29,155,098	26,640,392	24,117,234	21,594,077	19,070,919	16,547,761	14,024,603	11,501,445	8,978,287
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	40,505,582	37,147,280	33,788,979	30,430,678	27,072,376	23,714,075	20,355,774	16,997,472	13,625,461	10,239,670	6,853,880
19	Five hundred unit scheme (flats)	-	£5,134,958	74,807,862	68,527,903	62,247,944	55,933,385	49,617,626	43,301,867	36,968,883	30,604,082	24,239,282	17,874,480	11,499,422
20	Two hundred unit Co-living scheme	-	£529,797	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£3,565,943	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£1,236,194	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436
23	Data Centre	-	£2,959,733	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967
24	Office development	-	£1,782,971	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845
25	Office development	-	£1,485,810	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626
26	Hotel development (160 rooms)	-	£659,699	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£416,027	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£1,782,971	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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	One unit scheme (houses)	1	£13,438	516,534	491,253	465,971	440,690	415,408	390,127	364,845	339,564	314,283	289,001	263,720
2	Two unit scheme (houses)	2	£17,917	1,033,068	982,505	931,942	881,379	830,817	780,254	729,691	679,128	628,565	578,002	527,438
3	Four unit scheme (houses)	4	£19,444	1,678,698	1,596,385	1,514,074	1,431,763	1,349,451	1,267,139	1,184,827	1,102,516	1,020,204	937,892	855,581
4	Seven unit scheme (flats)	7	£33,211	1,907,479	1,793,358	1,679,237	1,565,116	1,450,995	1,336,874	1,222,753	1,108,633	994,511	880,390	766,270
5	Nine unit scheme (flats)	9	£28,125	2,147,986	2,019,128	1,890,269	1,761,410	1,632,552	1,503,693	1,374,835	1,245,977	1,117,118	988,259	859,401
6	Ten unit scheme (houses)	10	£50,450	4,668,812	4,440,487	4,212,162	3,983,836	3,755,511	3,527,186	3,298,861	3,070,535	2,842,209	2,613,884	2,385,558
7	Ten unit scheme (flats)	10	£30,089	2,687,963	2,527,127	2,366,293	2,205,459	2,044,624	1,883,790	1,722,955	1,562,121	1,401,286	1,240,452	1,079,618
8	Twenty unit scheme (houses and flats)	20	£93,750	7,339,085	6,946,187	6,553,288	6,160,390	5,767,491	5,374,592	4,981,694	4,588,795	4,195,897	3,802,998	3,410,100
9	Twenty unit scheme (flats)	20	£56,000	5,279,659	4,963,684	4,647,709	4,331,734	4,015,759	3,699,784	3,383,810	3,067,835	2,751,860	2,435,885	2,119,909
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	8,175,636	7,690,452	7,205,269	6,720,085	6,234,901	5,749,718	5,264,534	4,779,350	4,294,167	3,808,983	3,323,799
11	Fifty unit scheme (flats - lower density)	50	£180,208	12,375,739	11,630,041	10,882,987	10,135,932	9,388,879	8,641,825	7,894,770	7,147,716	6,400,662	5,653,607	4,906,553
12	Fifty unit scheme (flats - higher density)	50	£65,417	9,382,260	8,704,298	8,026,335	7,348,373	6,670,410	5,992,447	5,314,485	4,636,522	3,958,560	3,280,597	2,601,519
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	15,913,999	14,978,813	14,043,627	13,108,441	12,173,003	11,235,947	10,298,890	9,361,834	8,424,777	7,487,721	6,550,664
14	Seventy unit scheme (flats - higher density)	70	£34,576	13,652,463	12,667,042	11,681,622	10,696,201	9,710,780	8,725,359	7,739,938	6,754,518	5,769,097	4,783,676	3,796,851
15	One hundred unit scheme (flats - lower density)	100	£147,500	20,822,991	19,321,118	17,819,244	16,317,370	14,814,598	13,305,564	11,796,529	10,287,495	8,778,461	7,269,428	5,760,394
16	One hundred unit scheme (flats - higher density)	100	£140,179	22,016,056	20,683,886	19,351,715	18,019,545	16,687,374	15,355,204	14,023,033	12,690,863	11,358,692	10,026,522	8,694,351
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	34,178,046	31,666,571	29,155,098	26,640,392	24,117,234	21,594,077	19,070,919	16,547,761	14,024,603	11,501,445	8,978,287
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	40,505,582	37,147,280	33,788,979	30,430,678	27,072,376	23,714,075	20,355,774	16,997,472	13,625,461	10,239,670	6,853,880
19	Five hundred unit scheme (flats)	500	£720,000	74,807,862	68,527,903	62,247,944	55,933,385	49,617,626	43,301,867	36,968,883	30,604,082	24,239,282	17,874,480	11,499,422
20	Two hundred unit Co-living scheme	-	£74,286	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£500,000	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£173,333	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436
23	Data Centre	-	£415,000	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967
24	Office development	-	£250,000	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845
25	Office development	-	£208,333	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626
26	Hotel development (160 rooms)	-	£92,500	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£58,333	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£250,000	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

EALING LOCAL PLAN VIABILITY TESTING Sales value £10,326 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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
1	One unit scheme (houses)	1	£273,460	551,515	524,484	497,454	470,423	443,392	416,363	389,332	362,301	335,271	308,240	281,210
2	Two unit scheme (houses)	2	£364,613	1,103,029	1,048,968	994,907	940,847	886,785	832,724	778,664	724,602	670,541	616,481	562,419
3	Four unit scheme (houses)	4	£395,705	1,792,588	1,704,582	1,616,576	1,528,569	1,440,564	1,352,558	1,264,551	1,176,545	1,088,539	1,000,533	912,526
4	Seven unit scheme (flats)	7	£675,863	2,067,975	1,945,829	1,823,683	1,701,538	1,579,391	1,457,246	1,335,100	1,212,954	1,090,809	968,663	846,517
5	Nine unit scheme (flats)	9	£572,358	2,329,208	2,191,289	2,053,368	1,915,449	1,777,530	1,639,610	1,501,691	1,363,770	1,225,851	1,087,931	950,012
6	Ten unit scheme (houses)	10	£1,026,684	4,987,510	4,743,250	4,498,990	4,254,730	4,010,470	3,766,209	3,521,949	3,277,688	3,033,429	2,789,168	2,544,908
7	Ten unit scheme (flats)	10	£612,333	2,914,154	2,742,010	2,569,866	2,397,722	2,225,578	2,053,434	1,881,290	1,709,145	1,537,001	1,364,857	1,192,713
8	Twenty unit scheme (houses and flats)	20	£1,907,861	7,889,887	7,469,449	7,049,010	6,628,571	6,208,132	5,787,694	5,367,256	4,946,816	4,526,378	4,105,940	3,685,501
9	Twenty unit scheme (flats)	20	£1,139,629	5,724,035	5,385,841	5,047,647	4,709,454	4,371,260	4,033,066	3,694,872	3,356,679	3,018,485	2,680,291	2,342,097
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	8,861,682	8,342,195	7,822,709	7,303,224	6,783,737	6,264,252	5,744,766	5,225,279	4,705,794	4,186,308	3,666,823
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	13,441,337	12,642,494	11,843,651	11,044,809	10,245,966	9,446,559	8,645,855	7,845,153	7,044,449	6,243,746	5,443,043
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	10,356,005	9,629,355	8,902,705	8,176,056	7,449,405	6,722,756	5,996,106	5,269,456	4,542,807	3,816,157	3,089,507
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	17,250,615	16,248,599	15,246,582	14,244,566	13,242,549	12,240,533	11,238,516	10,236,500	9,232,303	8,227,952	7,223,602
14	Seventy unit scheme (flats - higher density)	70	£703,635	15,067,804	14,011,616	12,955,428	11,899,241	10,843,053	9,786,865	8,730,678	7,674,490	6,618,302	5,562,115	4,505,926
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	22,982,410	21,372,565	19,762,721	18,152,875	16,543,031	14,933,186	13,321,236	11,703,295	10,085,354	8,467,412	6,849,470
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	23,931,473	22,503,531	21,075,590	19,647,649	18,219,708	16,791,767	15,363,825	13,935,884	12,507,942	11,080,001	9,652,059
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	37,849,306	35,154,268	32,459,232	29,764,195	27,069,159	24,371,474	21,663,156	18,954,839	16,246,521	13,538,203	10,829,885
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	45,427,000	41,835,914	38,230,843	34,625,771	31,020,699	27,415,628	23,810,556	20,205,485	16,600,413	12,983,614	9,348,374
19	Five hundred unit scheme (flats)	500	£14,652,373	83,661,869	76,939,210	70,216,551	63,493,891	56,762,619	50,000,299	43,237,977	36,470,062	29,654,032	22,838,002	16,021,972
20	Two hundred unit Co-living scheme	-	£1,511,753	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£10,175,259	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£3,527,423	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436
23	Data Centre	-	£8,445,465	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967
24	Office development	-	£5,087,629	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845
25	Office development	-	£4,239,691	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626
26	Hotel development (160 rooms)	-	£1,882,423	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£1,187,114	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£5,087,629	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

	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	One unit scheme (houses)	1	£178,889	551,515	524,484	497,454	470,423	443,392	416,363	389,332	362,301	335,271	308,240	281,210
2	Two unit scheme (houses)	2	£238,519	1,103,029	1,048,968	994,907	940,847	886,785	832,724	778,664	724,602	670,541	616,481	562,419
3	Four unit scheme (houses)	4	£258,858	1,792,588	1,704,582	1,616,576	1,528,569	1,440,564	1,352,558	1,264,551	1,176,545	1,088,539	1,000,533	912,526
4	Seven unit scheme (flats)	7	£442,129	2,067,975	1,945,829	1,823,683	1,701,538	1,579,391	1,457,246	1,335,100	1,212,954	1,090,809	968,663	846,517
5	Nine unit scheme (flats)	9	£374,419	2,329,208	2,191,289	2,053,368	1,915,449	1,777,530	1,639,610	1,501,691	1,363,770	1,225,851	1,087,931	950,012
6	Ten unit scheme (houses)	10	£671,625	4,987,510	4,743,250	4,498,990	4,254,730	4,010,470	3,766,209	3,521,949	3,277,688	3,033,429	2,789,168	2,544,908
7	Ten unit scheme (flats)	10	£400,569	2,914,154	2,742,010	2,569,866	2,397,722	2,225,578	2,053,434	1,881,290	1,709,145	1,537,001	1,364,857	1,192,713
8	Twenty unit scheme (houses and flats)	20	£1,248,065	7,889,887	7,469,449	7,049,010	6,628,571	6,208,132	5,787,694	5,367,256	4,946,816	4,526,378	4,105,940	3,685,501
9	Twenty unit scheme (flats)	20	£745,511	5,724,035	5,385,841	5,047,647	4,709,454	4,371,260	4,033,066	3,694,872	3,356,679	3,018,485	2,680,291	2,342,097
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	8,861,682	8,342,195	7,822,709	7,303,224	6,783,737	6,264,252	5,744,766	5,225,279	4,705,794	4,186,308	3,666,823
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	13,441,337	12,642,494	11,843,651	11,044,809	10,245,966	9,446,559	8,645,855	7,845,153	7,044,449	6,243,746	5,443,043
12	Fifty unit scheme (flats - higher density)	50	£870,872	10,356,005	9,629,355	8,902,705	8,176,056	7,449,405	6,722,756	5,996,106	5,269,456	4,542,807	3,816,157	3,089,507
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	17,250,615	16,248,599	15,246,582	14,244,566	13,242,549	12,240,533	11,238,516	10,236,500	9,232,303	8,227,952	7,223,602
14	Seventy unit scheme (flats - higher density)	70	£460,296	15,067,804	14,011,616	12,955,428	11,899,241	10,843,053	9,786,865	8,730,678	7,674,490	6,618,302	5,562,115	4,505,926
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	22,982,410	21,372,565	19,762,721	18,152,875	16,543,031	14,933,186	13,321,236	11,703,295	10,085,354	8,467,412	6,849,470
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	23,931,473	22,503,531	21,075,590	19,647,649	18,219,708	16,791,767	15,363,825	13,935,884	12,507,942	11,080,001	9,652,059
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	37,849,306	35,154,268	32,459,232	29,764,195	27,069,159	24,371,474	21,663,156	18,954,839	16,246,521	13,538,203	10,829,885
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	45,427,000	41,835,914	38,230,843	34,625,771	31,020,699	27,415,628	23,810,556	20,205,485	16,600,413	12,983,614	9,348,374
19	Five hundred unit scheme (flats)	500	£9,585,136	83,661,869	76,939,210	70,216,551	63,493,891	56,762,619	50,000,299	43,237,977	36,470,062	29,654,032	22,838,002	16,021,972
20	Two hundred unit Co-living scheme	-	£988,943	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£6,656,344	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£2,307,533	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436
23	Data Centre	-	£5,524,766	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967
24	Office development	-	£3,328,172	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845
25	Office development	-	£2,773,477	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626
26	Hotel development (160 rooms)	-	£1,231,424	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£776,574	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£3,328,172	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

	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	One unit scheme (houses)	1	£95,835	551,515	524,484	497,454	470,423	443,392	416,363	389,332	362,301	335,271	308,240	281,210
2	Two unit scheme (houses)	-	£127,780	1,103,029	1,048,968	994,907	940,847	886,785	832,724	778,664	724,602	670,541	616,481	562,419
3	Four unit scheme (houses)	-	£138,676	1,792,588	1,704,582	1,616,576	1,528,569	1,440,564	1,352,558	1,264,551	1,176,545	1,088,539	1,000,533	912,526
4	Seven unit scheme (flats)	-	£236,858	2,067,975	1,945,829	1,823,683	1,701,538	1,579,391	1,457,246	1,335,100	1,212,954	1,090,809	968,663	846,517
5	Nine unit scheme (flats)	-	£200,584	2,329,208	2,191,289	2,053,368	1,915,449	1,777,530	1,639,610	1,501,691	1,363,770	1,225,851	1,087,931	950,012
6	Ten unit scheme (houses)	-	£359,804	4,987,510	4,743,250	4,498,990	4,254,730	4,010,470	3,766,209	3,521,949	3,277,688	3,033,429	2,789,168	2,544,908
7	Ten unit scheme (flats)	-	£214,593	2,914,154	2,742,010	2,569,866	2,397,722	2,225,578	2,053,434	1,881,290	1,709,145	1,537,001	1,364,857	1,192,713
8	Twenty unit scheme (houses and flats)	-	£668,614	7,889,887	7,469,449	7,049,010	6,628,571	6,208,132	5,787,694	5,367,256	4,946,816	4,526,378	4,105,940	3,685,501
9	Twenty unit scheme (flats)	-	£399,386	5,724,035	5,385,841	5,047,647	4,709,454	4,371,260	4,033,066	3,694,872	3,356,679	3,018,485	2,680,291	2,342,097
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	8,861,682	8,342,195	7,822,709	7,303,224	6,783,737	6,264,252	5,744,766	5,225,279	4,705,794	4,186,308	3,666,823
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	13,441,337	12,642,494	11,843,651	11,044,809	10,245,966	9,446,559	8,645,855	7,845,153	7,044,449	6,243,746	5,443,043
12	Fifty unit scheme (flats - higher density)	-	£466,544	10,356,005	9,629,355	8,902,705	8,176,056	7,449,405	6,722,756	5,996,106	5,269,456	4,542,807	3,816,157	3,089,507
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	17,250,615	16,248,599	15,246,582	14,244,566	13,242,549	12,240,533	11,238,516	10,236,500	9,232,303	8,227,952	7,223,602
14	Seventy unit scheme (flats - higher density)	-	£246,590	15,067,804	14,011,616	12,955,428	11,899,241	10,843,053	9,786,865	8,730,678	7,674,490	6,618,302	5,562,115	4,505,926
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	22,982,410	21,372,565	19,762,721	18,152,875	16,543,031	14,933,186	13,321,236	11,703,295	10,085,354	8,467,412	6,849,470
16	One hundred unit scheme (flats - higher density)	-	£999,738	23,931,473	22,503,531	21,075,590	19,647,649	18,219,708	16,791,767	15,363,825	13,935,884	12,507,942	11,080,001	9,652,059
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	37,849,306	35,154,268	32,459,232	29,764,195	27,069,159	24,371,474	21,663,156	18,954,839	16,246,521	13,538,203	10,829,885
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	45,427,000	41,835,914	38,230,843	34,625,771	31,020,699	27,415,628	23,810,556	20,205,485	16,600,413	12,983,614	9,348,374
19	Five hundred unit scheme (flats)	-	£5,134,958	83,661,869	76,939,210	70,216,551	63,493,891	56,762,619	50,000,299	43,237,977	36,470,062	29,654,032	22,838,002	16,021,972
20	Two hundred unit Co-living scheme	-	£529,797	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£3,565,943	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£1,236,194	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436
23	Data Centre	-	£2,959,733	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967
24	Office development	-	£1,782,971	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845
25	Office development	-	£1,485,810	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626
26	Hotel development (160 rooms)	-	£659,699	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£416,027	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£1,782,971	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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
1	One unit scheme (houses)	1	£13,438	551,515	524,484	497,454	470,423	443,392	416,363	389,332	362,301	335,271	308,240	281,210
2	Two unit scheme (houses)	2	£17,917	1,103,029	1,048,968	994,907	940,847	886,785	832,724	778,664	724,602	670,541	616,481	562,419
3	Four unit scheme (houses)	4	£19,444	1,792,588	1,704,582	1,616,576	1,528,569	1,440,564	1,352,558	1,264,551	1,176,545	1,088,539	1,000,533	912,526
4	Seven unit scheme (flats)	7	£33,211	2,067,975	1,945,829	1,823,683	1,701,538	1,579,391	1,457,246	1,335,100	1,212,954	1,090,809	968,663	846,517
5	Nine unit scheme (flats)	9	£28,125	2,329,208	2,191,289	2,053,368	1,915,449	1,777,530	1,639,610	1,501,691	1,363,770	1,225,851	1,087,931	950,012
6	Ten unit scheme (houses)	10	£50,450	4,987,510	4,743,250	4,498,990	4,254,730	4,010,470	3,766,209	3,521,949	3,277,688	3,033,429	2,789,168	2,544,908
7	Ten unit scheme (flats)	10	£30,089	2,914,154	2,742,010	2,569,866	2,397,722	2,225,578	2,053,434	1,881,290	1,709,145	1,537,001	1,364,857	1,192,713
8	Twenty unit scheme (houses and flats)	20	£93,750	7,889,887	7,469,449	7,049,010	6,628,571	6,208,132	5,787,694	5,367,256	4,946,816	4,526,378	4,105,940	3,685,501
9	Twenty unit scheme (flats)	20	£56,000	5,724,035	5,385,841	5,047,647	4,709,454	4,371,260	4,033,066	3,694,872	3,356,679	3,018,485	2,680,291	2,342,097
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	8,861,682	8,342,195	7,822,709	7,303,224	6,783,737	6,264,252	5,744,766	5,225,279	4,705,794	4,186,308	3,666,823
11	Fifty unit scheme (flats - lower density)	50	£180,208	13,441,337	12,642,494	11,843,651	11,044,809	10,245,966	9,446,559	8,645,855	7,845,153	7,044,449	6,243,746	5,443,043
12	Fifty unit scheme (flats - higher density)	50	£65,417	10,356,005	9,629,355	8,902,705	8,176,056	7,449,405	6,722,756	5,996,106	5,269,456	4,542,807	3,816,157	3,089,507
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	17,250,615	16,248,599	15,246,582	14,244,566	13,242,549	12,240,533	11,238,516	10,236,500	9,232,303	8,227,952	7,223,602
14	Seventy unit scheme (flats - higher density)	70	£34,576	15,067,804	14,011,616	12,955,428	11,899,241	10,843,053	9,786,865	8,730,678	7,674,490	6,618,302	5,562,115	4,505,926
15	One hundred unit scheme (flats - lower density)	100	£147,500	22,982,410	21,372,565	19,762,721	18,152,875	16,543,031	14,933,186	13,321,236	11,703,295	10,085,354	8,467,412	6,849,470
16	One hundred unit scheme (flats - higher density)	100	£140,179	23,931,473	22,503,531	21,075,590	19,647,649	18,219,708	16,791,767	15,363,825	13,935,884	12,507,942	11,080,001	9,652,059
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	37,849,306	35,154,268	32,459,232	29,764,195	27,069,159	24,371,474	21,663,156	18,954,839	16,246,521	13,538,203	10,829,885
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	45,427,000	41,835,914	38,230,843	34,625,771	31,020,699	27,415,628	23,810,556	20,205,485	16,600,413	12,983,614	9,348,374
19	Five hundred unit scheme (flats)	500	£720,000	83,661,869	76,939,210	70,216,551	63,493,891	56,762,619	50,000,299	43,237,977	36,470,062	29,654,032	22,838,002	16,021,972
20	Two hundred unit Co-living scheme	-	£74,286	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£500,000	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£173,333	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436
23	Data Centre	-	£415,000	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967
24	Office development	-	£250,000	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845
25	Office development	-	£208,333	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626
26	Hotel development (160 rooms)	-	£92,500	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£58,333	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£250,000	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

EALING LOCAL PLAN VIABILITY TESTING Sales value £10,764 psm AH tenure Rented 70% SO 30% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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
1	One unit scheme (houses)	1	£273,460	586,495	557,716	528,936	500,157	471,378	442,597	413,818	385,039	356,259	327,480	298,700
2	Two unit scheme (houses)	2	£364,613	1,172,991	1,115,432	1,057,872	1,000,314	942,754	885,196	827,637	770,077	712,519	654,959	597,400
3	Four unit scheme (houses)	4	£395,705	1,906,479	1,812,778	1,719,078	1,625,377	1,531,676	1,437,975	1,344,275	1,250,573	1,156,873	1,063,172	969,472
4	Seven unit scheme (flats)	7	£675,863	2,228,470	2,098,299	1,968,129	1,837,959	1,707,788	1,577,618	1,447,447	1,317,277	1,187,106	1,056,936	926,765
5	Nine unit scheme (flats)	9	£572,358	2,510,430	2,363,449	2,216,468	2,069,488	1,922,507	1,775,526	1,628,546	1,481,565	1,334,584	1,187,604	1,040,623
6	Ten unit scheme (houses)	10	£1,026,684	5,306,209	5,046,014	4,785,818	4,525,623	4,265,428	4,005,233	3,745,038	3,484,842	3,224,647	2,964,453	2,704,257
7	Ten unit scheme (flats)	10	£612,333	3,140,346	2,956,892	2,773,439	2,589,985	2,406,531	2,223,078	2,039,624	1,856,170	1,672,716	1,489,263	1,305,809
8	Twenty unit scheme (houses and flats)	20	£1,907,861	8,440,689	7,992,710	7,544,732	7,096,753	6,648,774	6,200,795	5,752,817	5,304,838	4,856,860	4,408,881	3,960,902
9	Twenty unit scheme (flats)	20	£1,139,629	6,168,410	5,807,997	5,447,586	5,087,173	4,726,760	4,366,348	4,005,935	3,645,523	3,285,111	2,924,698	2,564,285
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	9,547,727	8,993,939	8,440,150	7,886,362	7,332,574	6,778,785	6,224,998	5,671,210	5,117,421	4,563,633	4,009,845
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	14,506,935	13,654,812	12,802,689	11,950,567	11,098,444	10,246,321	9,394,199	8,542,076	7,688,238	6,833,885	5,979,533
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	11,329,750	10,554,413	9,779,075	9,003,739	8,228,402	7,453,064	6,677,728	5,902,390	5,127,053	4,351,716	3,576,379
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	18,587,233	17,518,386	16,449,538	15,380,691	14,311,843	13,242,996	12,174,148	11,105,301	10,036,454	8,967,606	7,896,541
14	Seventy unit scheme (flats - higher density)	70	£703,635	16,483,145	15,356,190	14,229,235	13,102,281	11,975,326	10,848,371	9,721,416	8,594,461	7,467,506	6,340,552	5,213,597
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	25,141,829	23,424,013	21,706,197	19,988,381	18,270,565	16,552,751	14,834,935	13,117,119	11,392,245	9,665,396	7,938,547
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	25,846,889	24,323,178	22,799,466	21,275,753	19,752,041	18,228,329	16,704,616	15,180,904	13,657,192	12,133,480	10,609,768
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	41,520,566	38,641,965	35,763,366	32,884,766	30,006,167	27,127,566	24,248,967	21,361,916	18,468,439	15,574,961	12,681,484
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	50,319,839	46,487,765	42,655,689	38,820,864	34,969,023	31,117,181	27,265,339	23,413,497	19,561,656	15,709,813	11,842,868
19	Five hundred unit scheme (flats)	500	£14,652,373	92,515,876	85,350,516	78,185,157	71,019,797	63,854,438	56,689,078	49,489,846	42,280,963	35,068,782	27,801,523	20,534,264
20	Two hundred unit Co-living scheme	-	£1,511,753	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£10,175,259	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£3,527,423	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436
23	Data Centre	-	£8,445,465	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967
24	Office development	-	£5,087,629	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845
25	Office development	-	£4,239,691	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626
26	Hotel development (160 rooms)	-	£1,882,423	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£1,187,114	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£5,087,629	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

	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	One unit scheme (houses)	1	£178,889	586,495	557,716	528,936	500,157	471,378	442,597	413,818	385,039	356,259	327,480	298,700
2	Two unit scheme (houses)	2	£238,519	1,172,991	1,115,432	1,057,872	1,000,314	942,754	885,196	827,637	770,077	712,519	654,959	597,400
3	Four unit scheme (houses)	4	£258,858	1,906,479	1,812,778	1,719,078	1,625,377	1,531,676	1,437,975	1,344,275	1,250,573	1,156,873	1,063,172	969,472
4	Seven unit scheme (flats)	7	£442,129	2,228,470	2,098,299	1,968,129	1,837,959	1,707,788	1,577,618	1,447,447	1,317,277	1,187,106	1,056,936	926,765
5	Nine unit scheme (flats)	9	£374,419	2,510,430	2,363,449	2,216,468	2,069,488	1,922,507	1,775,526	1,628,546	1,481,565	1,334,584	1,187,604	1,040,623
6	Ten unit scheme (houses)	10	£671,625	5,306,209	5,046,014	4,785,818	4,525,623	4,265,428	4,005,233	3,745,038	3,484,842	3,224,647	2,964,453	2,704,257
7	Ten unit scheme (flats)	10	£400,569	3,140,346	2,956,892	2,773,439	2,589,985	2,406,531	2,223,078	2,039,624	1,856,170	1,672,716	1,489,263	1,305,809
8	Twenty unit scheme (houses and flats)	20	£1,248,065	8,440,689	7,992,710	7,544,732	7,096,753	6,648,774	6,200,795	5,752,817	5,304,838	4,856,860	4,408,881	3,960,902
9	Twenty unit scheme (flats)	20	£745,511	6,168,410	5,807,997	5,447,586	5,087,173	4,726,760	4,366,348	4,005,935	3,645,523	3,285,111	2,924,698	2,564,285
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	9,547,727	8,993,939	8,440,150	7,886,362	7,332,574	6,778,785	6,224,998	5,671,210	5,117,421	4,563,633	4,009,845
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	14,506,935	13,654,812	12,802,689	11,950,567	11,098,444	10,246,321	9,394,199	8,542,076	7,688,238	6,833,885	5,979,533
12	Fifty unit scheme (flats - higher density)	50	£870,872	11,329,750	10,554,413	9,779,075	9,003,739	8,228,402	7,453,064	6,677,728	5,902,390	5,127,053	4,351,716	3,576,379
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	18,587,233	17,518,386	16,449,538	15,380,691	14,311,843	13,242,996	12,174,148	11,105,301	10,036,454	8,967,606	7,896,541
14	Seventy unit scheme (flats - higher density)	70	£460,296	16,483,145	15,356,190	14,229,235	13,102,281	11,975,326	10,848,371	9,721,416	8,594,461	7,467,506	6,340,552	5,213,597
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	25,141,829	23,424,013	21,706,197	19,988,381	18,270,565	16,552,751	14,834,935	13,117,119	11,392,245	9,665,396	7,938,547
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	25,846,889	24,323,178	22,799,466	21,275,753	19,752,041	18,228,329	16,704,616	15,180,904	13,657,192	12,133,480	10,609,768
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	41,520,566	38,641,965	35,763,366	32,884,766	30,006,167	27,127,566	24,248,967	21,361,916	18,468,439	15,574,961	12,681,484
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	50,319,839	46,487,765	42,655,689	38,820,864	34,969,023	31,117,181	27,265,339	23,413,497	19,561,656	15,709,813	11,842,868
19	Five hundred unit scheme (flats)	500	£9,585,136	92,515,876	85,350,516	78,185,157	71,019,797	63,854,438	56,689,078	49,489,846	42,280,963	35,068,782	27,801,523	20,534,264
20	Two hundred unit Co-living scheme	-	£988,943	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£6,656,344	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£2,307,533	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436
23	Data Centre	-	£5,524,766	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967
24	Office development	-	£3,328,172	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845
25	Office development	-	£2,773,477	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626
26	Hotel development (160 rooms)	-	£1,231,424	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£776,574	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£3,328,172	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

	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	One unit scheme (houses)	1	£95,835	586,495	557,716	528,936	500,157	471,378	442,597	413,818	385,039	356,259	327,480	298,700
2	Two unit scheme (houses)	-	£127,780	1,172,991	1,115,432	1,057,872	1,000,314	942,754	885,196	827,637	770,077	712,519	654,959	597,400
3	Four unit scheme (houses)	-	£138,676	1,906,479	1,812,778	1,719,078	1,625,377	1,531,676	1,437,975	1,344,275	1,250,573	1,156,873	1,063,172	969,472
4	Seven unit scheme (flats)	-	£236,858	2,228,470	2,098,299	1,968,129	1,837,959	1,707,788	1,577,618	1,447,447	1,317,277	1,187,106	1,056,936	926,765
5	Nine unit scheme (flats)	-	£200,584	2,510,430	2,363,449	2,216,468	2,069,488	1,922,507	1,775,526	1,628,546	1,481,565	1,334,584	1,187,604	1,040,623
6	Ten unit scheme (houses)	-	£359,804	5,306,209	5,046,014	4,785,818	4,525,623	4,265,428	4,005,233	3,745,038	3,484,842	3,224,647	2,964,453	2,704,257
7	Ten unit scheme (flats)	-	£214,593	3,140,346	2,956,892	2,773,439	2,589,985	2,406,531	2,223,078	2,039,624	1,856,170	1,672,716	1,489,263	1,305,809
8	Twenty unit scheme (houses and flats)	-	£668,614	8,440,689	7,992,710	7,544,732	7,096,753	6,648,774	6,200,795	5,752,817	5,304,838	4,856,860	4,408,881	3,960,902
9	Twenty unit scheme (flats)	-	£399,386	6,168,410	5,807,997	5,447,586	5,087,173	4,726,760	4,366,348	4,005,935	3,645,523	3,285,111	2,924,698	2,564,285
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	9,547,727	8,993,939	8,440,150	7,886,362	7,332,574	6,778,785	6,224,998	5,671,210	5,117,421	4,563,633	4,009,845
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	14,506,935	13,654,812	12,802,689	11,950,567	11,098,444	10,246,321	9,394,199	8,542,076	7,688,238	6,833,885	5,979,533
12	Fifty unit scheme (flats - higher density)	-	£466,544	11,329,750	10,554,413	9,779,075	9,003,739	8,228,402	7,453,064	6,677,728	5,902,390	5,127,053	4,351,716	3,576,379
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	18,587,233	17,518,386	16,449,538	15,380,691	14,311,843	13,242,996	12,174,148	11,105,301	10,036,454	8,967,606	7,896,541
14	Seventy unit scheme (flats - higher density)	-	£246,590	16,483,145	15,356,190	14,229,235	13,102,281	11,975,326	10,848,371	9,721,416	8,594,461	7,467,506	6,340,552	5,213,597
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	25,141,829	23,424,013	21,706,197	19,988,381	18,270,565	16,552,751	14,834,935	13,117,119	11,392,245	9,665,396	7,938,547
16	One hundred unit scheme (flats - higher density)	-	£999,738	25,846,889	24,323,178	22,799,466	21,275,753	19,752,041	18,228,329	16,704,616	15,180,904	13,657,192	12,133,480	10,609,768
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	41,520,566	38,641,965	35,763,366	32,884,766	30,006,167	27,127,566	24,248,967	21,361,916	18,468,439	15,574,961	12,681,484
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	50,319,839	46,487,765	42,655,689	38,820,864	34,969,023	31,117,181	27,265,339	23,413,497	19,561,656	15,709,813	11,842,868
19	Five hundred unit scheme (flats)	-	£5,134,958	92,515,876	85,350,516	78,185,157	71,019,797	63,854,438	56,689,078	49,489,846	42,280,963	35,068,782	27,801,523	20,534,264
20	Two hundred unit Co-living scheme	-	£529,797	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£3,565,943	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£1,236,194	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436
23	Data Centre	-	£2,959,733	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967
24	Office development	-	£1,782,971	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845
25	Office development	-	£1,485,810	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626
26	Hotel development (160 rooms)	-	£659,699	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£416,027	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£1,782,971	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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
1	One unit scheme (houses)	1	£13,438	586,495	557,716	528,936	500,157	471,378	442,597	413,818	385,039	356,259	327,480	298,700
2	Two unit scheme (houses)	2	£17,917	1,172,991	1,115,432	1,057,872	1,000,314	942,754	885,196	827,637	770,077	712,519	654,959	597,400
3	Four unit scheme (houses)	4	£19,444	1,906,479	1,812,778	1,719,078	1,625,377	1,531,676	1,437,975	1,344,275	1,250,573	1,156,873	1,063,172	969,472
4	Seven unit scheme (flats)	7	£33,211	2,228,470	2,098,299	1,968,129	1,837,959	1,707,788	1,577,618	1,447,447	1,317,277	1,187,106	1,056,936	926,765
5	Nine unit scheme (flats)	9	£28,125	2,510,430	2,363,449	2,216,468	2,069,488	1,922,507	1,775,526	1,628,546	1,481,565	1,334,584	1,187,604	1,040,623
6	Ten unit scheme (houses)	10	£50,450	5,306,209	5,046,014	4,785,818	4,525,623	4,265,428	4,005,233	3,745,038	3,484,842	3,224,647	2,964,453	2,704,257
7	Ten unit scheme (flats)	10	£30,089	3,140,346	2,956,892	2,773,439	2,589,985	2,406,531	2,223,078	2,039,624	1,856,170	1,672,716	1,489,263	1,305,809
8	Twenty unit scheme (houses and flats)	20	£93,750	8,440,689	7,992,710	7,544,732	7,096,753	6,648,774	6,200,795	5,752,817	5,304,838	4,856,860	4,408,881	3,960,902
9	Twenty unit scheme (flats)	20	£56,000	6,168,410	5,807,997	5,447,586	5,087,173	4,726,760	4,366,348	4,005,935	3,645,523	3,285,111	2,924,698	2,564,285
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	9,547,727	8,993,939	8,440,150	7,886,362	7,332,574	6,778,785	6,224,998	5,671,210	5,117,421	4,563,633	4,009,845
11	Fifty unit scheme (flats - lower density)	50	£180,208	14,506,935	13,654,812	12,802,689	11,950,567	11,098,444	10,246,321	9,394,199	8,542,076	7,688,238	6,833,885	5,979,533
12	Fifty unit scheme (flats - higher density)	50	£65,417	11,329,750	10,554,413	9,779,075	9,003,739	8,228,402	7,453,064	6,677,728	5,902,390	5,127,053	4,351,716	3,576,379
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	18,587,233	17,518,386	16,449,538	15,380,691	14,311,843	13,242,996	12,174,148	11,105,301	10,036,454	8,967,606	7,896,541
14	Seventy unit scheme (flats - higher density)	70	£34,576	16,483,145	15,356,190	14,229,235	13,102,281	11,975,326	10,848,371	9,721,416	8,594,461	7,467,506	6,340,552	5,213,597
15	One hundred unit scheme (flats - lower density)	100	£147,500	25,141,829	23,424,013	21,706,197	19,988,381	18,270,565	16,552,751	14,834,935	13,117,119	11,392,245	9,665,396	7,938,547
16	One hundred unit scheme (flats - higher density)	100	£140,179	25,846,889	24,323,178	22,799,466	21,275,753	19,752,041	18,228,329	16,704,616	15,180,904	13,657,192	12,133,480	10,609,768
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	41,520,566	38,641,965	35,763,366	32,884,766	30,006,167	27,127,566	24,248,967	21,361,916	18,468,439	15,574,961	12,681,484
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	50,319,839	46,487,765	42,655,689	38,820,864	34,969,023	31,117,181	27,265,339	23,413,497	19,561,656	15,709,813	11,842,868
19	Five hundred unit scheme (flats)	500	£720,000	92,515,876	85,350,516	78,185,157	71,019,797	63,854,438	56,689,078	49,489,846	42,280,963	35,068,782	27,801,523	20,534,264
20	Two hundred unit Co-living scheme	-	£74,286	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838	12,954,838
21	Large retail supermarket	-	£500,000	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651	1,140,651
22	Comparison retail	-	£173,333	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436	10,638,436
23	Data Centre	-	£415,000	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967	6,405,967
24	Office development	-	£250,000	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845	40,140,845
25	Office development	-	£208,333	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626	20,066,626
26	Hotel development (160 rooms)	-	£92,500	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277	2,089,277
27	Hotel development (100 rooms)	-	£58,333	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416	987,416
28	Light industrial scheme	-	£250,000	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148	2,885,148
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871	3,862,871
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445	4,635,445

Appendix 10 - BTR appraisal results

EALING LOCAL PLAN VIABILITY TESTING Sales value £7,260 psm AH tenure Rented 0% SO 100% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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
1	One unit scheme (houses)	1	£273,460	255,383	244,526	233,668	222,811	211,955	201,098	190,240	179,383	168,526	157,668	146,811
2	Two unit scheme (houses)	2	£364,613	510,766	489,051	467,337	445,623	423,909	402,194	380,481	358,766	337,051	315,338	293,623
3	Four unit scheme (houses)	4	£395,705	828,439	793,090	757,741	722,392	687,043	651,694	616,346	580,998	545,649	510,300	474,951
4	Seven unit scheme (flats)	7	£675,863	751,445	703,457	655,469	607,481	559,494	511,506	463,518	415,530	367,543	319,555	271,567
5	Nine unit scheme (flats)	9	£572,358	842,661	788,476	734,291	680,107	625,922	571,736	517,552	463,367	409,182	354,997	300,812
6	Ten unit scheme (houses)	10	£1,026,684	2,292,755	2,195,865	2,098,973	2,002,082	1,905,191	1,808,300	1,711,409	1,614,518	1,517,627	1,420,736	1,323,844
7	Ten unit scheme (flats)	10	£612,333	1,058,723	991,093	923,462	855,831	788,200	720,569	652,939	585,308	517,678	450,047	382,415
8	Twenty unit scheme (houses and flats)	20	£1,907,861	3,299,907	3,134,032	2,968,156	2,802,281	2,636,405	2,470,530	2,304,654	2,138,779	1,972,904	1,807,029	1,641,153
9	Twenty unit scheme (flats)	20	£1,139,629	2,072,920	1,940,097	1,807,274	1,674,451	1,541,628	1,408,806	1,275,983	1,143,160	1,010,336	877,513	744,690
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	3,235,830	3,033,359	2,830,888	2,628,416	2,425,945	2,223,473	2,021,002	1,818,531	1,616,059	1,413,588	1,211,116
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	4,682,230	4,377,442	4,072,654	3,767,865	3,463,077	3,158,289	2,853,501	2,548,712	2,243,809	1,937,986	1,632,163
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	2,555,258	2,277,719	2,000,180	1,722,642	1,445,103	1,167,565	890,026	612,488	334,949	57,410	- 225,399
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	6,323,534	5,941,228	5,558,920	5,176,614	4,794,308	4,412,001	4,029,694	3,647,388	3,265,081	2,882,775	2,500,467
14	Seventy unit scheme (flats - higher density)	70	£703,635	3,729,610	3,326,206	2,922,803	2,519,400	2,115,997	1,712,594	1,309,191	905,787	502,384	98,981	- 311,640
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	5,632,449	5,017,469	4,402,489	3,787,510	3,172,530	2,557,551	1,942,570	1,327,591	712,611	97,632	- 524,669
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	8,249,055	7,706,947	7,164,839	6,622,731	6,080,621	5,538,513	4,996,405	4,454,297	3,912,189	3,370,081	2,827,973
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	8,387,771	7,387,458	6,387,145	5,386,832	4,386,519	3,386,207	2,383,129	1,373,091	363,054	- 656,139	- 1,680,469
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	6,480,336	5,146,348	3,804,774	2,463,201	1,121,626	- 223,061	- 1,583,620	- 2,944,179	- 4,311,716	- 5,693,150	- 7,074,585
19	Five hundred unit scheme (flats)	500	£14,652,373	13,127,991	10,460,743	7,793,494	5,126,245	2,458,997	- 231,655	- 2,969,620	- 5,707,586	- 8,445,552	- 11,217,350	- 13,999,725
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£5,087,629	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£4,239,691	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

	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	One unit scheme (houses)	1	£178,889	255,383	244,526	233,668	222,811	211,955	201,098	190,240	179,383	168,526	157,668	146,811
2	Two unit scheme (houses)	2	£238,519	510,766	489,051	467,337	445,623	423,909	402,194	380,481	358,766	337,051	315,338	293,623
3	Four unit scheme (houses)	4	£258,858	828,439	793,090	757,741	722,392	687,043	651,694	616,346	580,998	545,649	510,300	474,951
4	Seven unit scheme (flats)	7	£442,129	751,445	703,457	655,469	607,481	559,494	511,506	463,518	415,530	367,543	319,555	271,567
5	Nine unit scheme (flats)	9	£374,419	842,661	788,476	734,291	680,107	625,922	571,736	517,552	463,367	409,182	354,997	300,812
6	Ten unit scheme (houses)	10	£671,625	2,292,755	2,195,865	2,098,973	2,002,082	1,905,191	1,808,300	1,711,409	1,614,518	1,517,627	1,420,736	1,323,844
7	Ten unit scheme (flats)	10	£400,569	1,058,723	991,093	923,462	855,831	788,200	720,569	652,939	585,308	517,678	450,047	382,415
8	Twenty unit scheme (houses and flats)	20	£1,248,065	3,299,907	3,134,032	2,968,156	2,802,281	2,636,405	2,470,530	2,304,654	2,138,779	1,972,904	1,807,029	1,641,153
9	Twenty unit scheme (flats)	20	£745,511	2,072,920	1,940,097	1,807,274	1,674,451	1,541,628	1,408,806	1,275,983	1,143,160	1,010,336	877,513	744,690
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	3,235,830	3,033,359	2,830,888	2,628,416	2,425,945	2,223,473	2,021,002	1,818,531	1,616,059	1,413,588	1,211,116
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	4,682,230	4,377,442	4,072,654	3,767,865	3,463,077	3,158,289	2,853,501	2,548,712	2,243,809	1,937,986	1,632,163
12	Fifty unit scheme (flats - higher density)	50	£870,872	2,555,258	2,277,719	2,000,180	1,722,642	1,445,103	1,167,565	890,026	612,488	334,949	57,410	- 225,399
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	6,323,534	5,941,228	5,558,920	5,176,614	4,794,308	4,412,001	4,029,694	3,647,388	3,265,081	2,882,775	2,500,467
14	Seventy unit scheme (flats - higher density)	70	£460,296	3,729,610	3,326,206	2,922,803	2,519,400	2,115,997	1,712,594	1,309,191	905,787	502,384	98,981	- 311,640
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	5,632,449	5,017,469	4,402,489	3,787,510	3,172,530	2,557,551	1,942,570	1,327,591	712,611	97,632	- 524,669
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	8,249,055	7,706,947	7,164,839	6,622,731	6,080,621	5,538,513	4,996,405	4,454,297	3,912,189	3,370,081	2,827,973
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	8,387,771	7,387,458	6,387,145	5,386,832	4,386,519	3,386,207	2,383,129	1,373,091	363,054	- 656,139	- 1,680,469
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	6,480,336	5,146,348	3,804,774	2,463,201	1,121,626	- 223,061	- 1,583,620	- 2,944,179	- 4,311,716	- 5,693,150	- 7,074,585
19	Five hundred unit scheme (flats)	500	£9,585,136	13,127,991	10,460,743	7,793,494	5,126,245	2,458,997	- 231,655	- 2,969,620	- 5,707,586	- 8,445,552	- 11,217,350	- 13,999,725
20	Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£3,328,172	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£2,773,477	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

	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	One unit scheme (houses)	1	£95,835	255,383	244,526	233,668	222,811	211,955	201,098	190,240	179,383	168,526	157,668	146,811
2	Two unit scheme (houses)	-	£127,780	510,766	489,051	467,337	445,623	423,909	402,194	380,481	358,766	337,051	315,338	293,623
3	Four unit scheme (houses)	-	£138,676	828,439	793,090	757,741	722,392	687,043	651,694	616,346	580,998	545,649	510,300	474,951
4	Seven unit scheme (flats)	-	£236,858	751,445	703,457	655,469	607,481	559,494	511,506	463,518	415,530	367,543	319,555	271,567
5	Nine unit scheme (flats)	-	£200,584	842,661	788,476	734,291	680,107	625,922	571,736	517,552	463,367	409,182	354,997	300,812
6	Ten unit scheme (houses)	-	£359,804	2,292,755	2,195,865	2,098,973	2,002,082	1,905,191	1,808,300	1,711,409	1,614,518	1,517,627	1,420,736	1,323,844
7	Ten unit scheme (flats)	-	£214,593	1,058,723	991,093	923,462	855,831	788,200	720,569	652,939	585,308	517,678	450,047	382,415
8	Twenty unit scheme (houses and flats)	-	£668,614	3,299,907	3,134,032	2,968,156	2,802,281	2,636,405	2,470,530	2,304,654	2,138,779	1,972,904	1,807,029	1,641,153
9	Twenty unit scheme (flats)	-	£399,386	2,072,920	1,940,097	1,807,274	1,674,451	1,541,628	1,408,806	1,275,983	1,143,160	1,010,336	877,513	744,690
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	3,235,830	3,033,359	2,830,888	2,628,416	2,425,945	2,223,473	2,021,002	1,818,531	1,616,059	1,413,588	1,211,116
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	4,682,230	4,377,442	4,072,654	3,767,865	3,463,077	3,158,289	2,853,501	2,548,712	2,243,809	1,937,986	1,632,163
12	Fifty unit scheme (flats - higher density)	-	£466,544	2,555,258	2,277,719	2,000,180	1,722,642	1,445,103	1,167,565	890,026	612,488	334,949	57,410	- 225,399
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	6,323,534	5,941,228	5,558,920	5,176,614	4,794,308	4,412,001	4,029,694	3,647,388	3,265,081	2,882,775	2,500,467
14	Seventy unit scheme (flats - higher density)	-	£246,590	3,729,610	3,326,206	2,922,803	2,519,400	2,115,997	1,712,594	1,309,191	905,787	502,384	98,981	- 311,640
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	5,632,449	5,017,469	4,402,489	3,787,510	3,172,530	2,557,551	1,942,570	1,327,591	712,611	97,632	- 524,669
16	One hundred unit scheme (flats - higher density)	-	£999,738	8,249,055	7,706,947	7,164,839	6,622,731	6,080,621	5,538,513	4,996,405	4,454,297	3,912,189	3,370,081	2,827,973
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	8,387,771	7,387,458	6,387,145	5,386,832	4,386,519	3,386,207	2,383,129	1,373,091	363,054	- 656,139	- 1,680,469
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	6,480,336	5,146,348	3,804,774	2,463,201	1,121,626	- 223,061	- 1,583,620	- 2,944,179	- 4,311,716	- 5,693,150	- 7,074,585
19	Five hundred unit scheme (flats)	-	£5,134,958	13,127,991	10,460,743	7,793,494	5,126,245	2,458,997	- 231,655	- 2,969,620	- 5,707,586	- 8,445,552	- 11,217,350	- 13,999,725
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£1,782,971	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£1,485,810	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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
1	One unit scheme (houses)	1	£13,438	255,383	244,526	233,668	222,811	211,955	201,098	190,240	179,383	168,526	157,668	146,811
2	Two unit scheme (houses)	2	£17,917	510,766	489,051	467,337	445,623	423,909	402,194	380,481	358,766	337,051	315,338	293,623
3	Four unit scheme (houses)	4	£19,444	828,439	793,090	757,741	722,392	687,043	651,694	616,346	580,998	545,649	510,300	474,951
4	Seven unit scheme (flats)	7	£33,211	751,445	703,457	655,469	607,481	559,494	511,506	463,518	415,530	367,543	319,555	271,567
5	Nine unit scheme (flats)	9	£28,125	842,661	788,476	734,291	680,107	625,922	571,736	517,552	463,367	409,182	354,997	300,812
6	Ten unit scheme (houses)	10	£50,450	2,292,755	2,195,865	2,098,973	2,002,082	1,905,191	1,808,300	1,711,409	1,614,518	1,517,627	1,420,736	1,323,844
7	Ten unit scheme (flats)	10	£30,089	1,058,723	991,093	923,462	855,831	788,200	720,569	652,939	585,308	517,678	450,047	382,415
8	Twenty unit scheme (houses and flats)	20	£93,750	3,299,907	3,134,032	2,968,156	2,802,281	2,636,405	2,470,530	2,304,654	2,138,779	1,972,904	1,807,029	1,641,153
9	Twenty unit scheme (flats)	20	£56,000	2,072,920	1,940,097	1,807,274	1,674,451	1,541,628	1,408,806	1,275,983	1,143,160	1,010,336	877,513	744,690
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	3,235,830	3,033,359	2,830,888	2,628,416	2,425,945	2,223,473	2,021,002	1,818,531	1,616,059	1,413,588	1,211,116
11	Fifty unit scheme (flats - lower density)	50	£180,208	4,682,230	4,377,442	4,072,654	3,767,865	3,463,077	3,158,289	2,853,501	2,548,712	2,243,809	1,937,986	1,632,163
12	Fifty unit scheme (flats - higher density)	50	£65,417	2,555,258	2,277,719	2,000,180	1,722,642	1,445,103	1,167,565	890,026	612,488	334,949	57,410	- 225,399
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	6,323,534	5,941,228	5,558,920	5,176,614	4,794,308	4,412,001	4,029,694	3,647,388	3,265,081	2,882,775	2,500,467
14	Seventy unit scheme (flats - higher density)	70	£34,576	3,729,610	3,326,206	2,922,803	2,519,400	2,115,997	1,712,594	1,309,191	905,787	502,384	98,981	- 311,640
15	One hundred unit scheme (flats - lower density)	100	£147,500	5,632,449	5,017,469	4,402,489	3,787,510	3,172,530	2,557,551	1,942,570	1,327,591	712,611	97,632	- 524,669
16	One hundred unit scheme (flats - higher density)	100	£140,179	8,249,055	7,706,947	7,164,839	6,622,731	6,080,621	5,538,513	4,996,405	4,454,297	3,912,189	3,370,081	2,827,973
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	8,387,771	7,387,458	6,387,145	5,386,832	4,386,519	3,386,207	2,383,129	1,373,091	363,054	- 656,139	- 1,680,469
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	6,480,336	5,146,348	3,804,774	2,463,201	1,121,626	- 223,061	- 1,583,620	- 2,944,179	- 4,311,716	- 5,693,150	- 7,074,585
19	Five hundred unit scheme (flats)	500	£720,000	13,127,991	10,460,743	7,793,494	5,126,245	2,458,997	- 231,655	- 2,969,620	- 5,707,586	- 8,445,552	- 11,217,350	- 13,999,725
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£250,000	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£208,333	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

EALING LOCAL PLAN VIABILITY TESTING Sales value £7,698 psm AH tenure Rented 0% SO 100% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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	One unit scheme (houses)	1	£273,460	285,788	273,412	261,034	248,657	236,279	223,902	211,524	199,147	186,769	174,392	162,014
2	Two unit scheme (houses)	2	£364,613	571,578	546,823	522,068	497,313	472,559	447,804	423,049	398,294	373,539	348,784	324,029
3	Four unit scheme (houses)	4	£395,705	927,434	887,136	846,838	806,539	766,240	725,941	685,643	645,345	605,046	564,747	524,449
4	Seven unit scheme (flats)	7	£675,863	890,949	835,986	781,023	726,061	671,098	616,135	561,171	506,208	451,246	396,283	341,320
5	Nine unit scheme (flats)	9	£572,358	1,000,182	938,121	876,060	813,999	751,939	689,878	627,817	565,756	503,695	441,634	379,573
6	Ten unit scheme (houses)	10	£1,026,684	2,569,773	2,459,031	2,348,289	2,237,547	2,126,805	2,016,063	1,905,321	1,794,579	1,683,837	1,573,096	1,462,354
7	Ten unit scheme (flats)	10	£612,333	1,255,333	1,177,872	1,100,411	1,022,949	945,488	868,027	790,565	713,104	635,643	558,182	480,721
8	Twenty unit scheme (houses and flats)	20	£1,907,861	3,778,673	3,588,859	3,399,046	3,209,232	3,019,418	2,829,604	2,639,790	2,449,977	2,260,163	2,070,349	1,880,536
9	Twenty unit scheme (flats)	20	£1,139,629	2,462,512	2,310,209	2,157,906	2,005,603	1,853,302	1,700,999	1,548,696	1,396,393	1,244,091	1,091,789	939,486
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	3,832,152	3,599,865	3,367,577	3,135,290	2,903,002	2,670,715	2,438,427	2,206,139	1,973,852	1,741,564	1,509,277
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	5,614,882	5,263,461	4,912,040	4,560,619	4,209,198	3,857,777	3,506,356	3,154,936	2,803,515	2,452,094	2,100,673
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	3,410,448	3,090,150	2,769,852	2,449,554	2,129,256	1,808,958	1,488,659	1,168,362	848,063	527,766	207,467
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	7,493,392	7,052,592	6,611,793	6,170,993	5,730,193	5,289,394	4,848,594	4,407,795	3,966,996	3,526,196	3,085,396
14	Seventy unit scheme (flats - higher density)	70	£703,635	4,972,632	4,507,077	4,041,524	3,575,969	3,110,415	2,644,860	2,179,307	1,713,752	1,248,198	782,643	317,090
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	7,527,642	6,821,811	6,115,981	5,410,150	4,704,319	3,993,914	3,283,177	2,572,439	1,861,702	1,150,965	440,227
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	9,928,409	9,302,333	8,676,257	8,050,182	7,424,105	6,798,029	6,171,954	5,545,878	4,919,802	4,293,726	3,667,650
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	11,641,596	10,478,593	9,315,588	8,152,584	6,989,580	5,826,576	4,663,571	3,500,568	2,337,564	1,165,851	- 9,117
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	10,816,843	9,271,340	7,725,837	6,180,334	4,634,831	3,074,650	1,513,437	- 48,454	- 1,631,761	- 3,215,068	- 4,813,565
19	Five hundred unit scheme (flats)	500	£14,652,373	21,045,217	18,003,407	14,939,175	11,874,945	8,810,714	5,746,483	2,682,252	- 401,448	- 3,547,578	- 6,693,708	- 9,855,030
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£5,087,629	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£4,239,691	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

				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	One unit scheme (houses)	1	£178,889	285,788	273,412	261,034	248,657	236,279	223,902	211,524	199,147	186,769	174,392	162,014
2	Two unit scheme (houses)	2	£238,519	571,578	546,823	522,068	497,313	472,559	447,804	423,049	398,294	373,539	348,784	324,029
3	Four unit scheme (houses)	4	£258,858	927,434	887,136	846,838	806,539	766,240	725,941	685,643	645,345	605,046	564,747	524,449
4	Seven unit scheme (flats)	7	£442,129	890,949	835,986	781,023	726,061	671,098	616,135	561,171	506,208	451,246	396,283	341,320
5	Nine unit scheme (flats)	9	£374,419	1,000,182	938,121	876,060	813,999	751,939	689,878	627,817	565,756	503,695	441,634	379,573
6	Ten unit scheme (houses)	10	£671,625	2,569,773	2,459,031	2,348,289	2,237,547	2,126,805	2,016,063	1,905,321	1,794,579	1,683,837	1,573,096	1,462,354
7	Ten unit scheme (flats)	10	£400,569	1,255,333	1,177,872	1,100,411	1,022,949	945,488	868,027	790,565	713,104	635,643	558,182	480,721
8	Twenty unit scheme (houses and flats)	20	£1,248,065	3,778,673	3,588,859	3,399,046	3,209,232	3,019,418	2,829,604	2,639,790	2,449,977	2,260,163	2,070,349	1,880,536
9	Twenty unit scheme (flats)	20	£745,511	2,462,512	2,310,209	2,157,906	2,005,603	1,853,302	1,700,999	1,548,696	1,396,393	1,244,091	1,091,789	939,486
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	3,832,152	3,599,865	3,367,577	3,135,290	2,903,002	2,670,715	2,438,427	2,206,139	1,973,852	1,741,564	1,509,277
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	5,614,882	5,263,461	4,912,040	4,560,619	4,209,198	3,857,777	3,506,356	3,154,936	2,803,515	2,452,094	2,100,673
12	Fifty unit scheme (flats - higher density)	50	£870,872	3,410,448	3,090,150	2,769,852	2,449,554	2,129,256	1,808,958	1,488,659	1,168,362	848,063	527,766	207,467
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	7,493,392	7,052,592	6,611,793	6,170,993	5,730,193	5,289,394	4,848,594	4,407,795	3,966,996	3,526,196	3,085,396
14	Seventy unit scheme (flats - higher density)	70	£460,296	4,972,632	4,507,077	4,041,524	3,575,969	3,110,415	2,644,860	2,179,307	1,713,752	1,248,198	782,643	317,090
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	7,527,642	6,821,811	6,115,981	5,410,150	4,704,319	3,993,914	3,283,177	2,572,439	1,861,702	1,150,965	440,227
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	9,928,409	9,302,333	8,676,257	8,050,182	7,424,105	6,798,029	6,171,954	5,545,878	4,919,802	4,293,726	3,667,650
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	11,641,596	10,478,593	9,315,588	8,152,584	6,989,580	5,826,576	4,663,571	3,500,568	2,337,564	1,165,851	- 9,117
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	10,816,843	9,271,340	7,725,837	6,180,334	4,634,831	3,074,650	1,513,437	- 48,454	- 1,631,761	- 3,215,068	- 4,813,565
19	Five hundred unit scheme (flats)	500	£9,585,136	21,045,217	18,003,407	14,939,175	11,874,945	8,810,714	5,746,483	2,682,252	- 401,448	- 3,547,578	- 6,693,708	- 9,855,030
20	Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£3,328,172	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£2,773,477	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

				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	One unit scheme (houses)	1	£95,835	285,788	273,412	261,034	248,657	236,279	223,902	211,524	199,147	186,769	174,392	162,014
2	Two unit scheme (houses)	-	£127,780	571,578	546,823	522,068	497,313	472,559	447,804	423,049	398,294	373,539	348,784	324,029
3	Four unit scheme (houses)	-	£138,676	927,434	887,136	846,838	806,539	766,240	725,941	685,643	645,345	605,046	564,747	524,449
4	Seven unit scheme (flats)	-	£236,858	890,949	835,986	781,023	726,061	671,098	616,135	561,171	506,208	451,246	396,283	341,320
5	Nine unit scheme (flats)	-	£200,584	1,000,182	938,121	876,060	813,999	751,939	689,878	627,817	565,756	503,695	441,634	379,573
6	Ten unit scheme (houses)	-	£359,804	2,569,773	2,459,031	2,348,289	2,237,547	2,126,805	2,016,063	1,905,321	1,794,579	1,683,837	1,573,096	1,462,354
7	Ten unit scheme (flats)	-	£214,593	1,255,333	1,177,872	1,100,411	1,022,949	945,488	868,027	790,565	713,104	635,643	558,182	480,721
8	Twenty unit scheme (houses and flats)	-	£668,614	3,778,673	3,588,859	3,399,046	3,209,232	3,019,418	2,829,604	2,639,790	2,449,977	2,260,163	2,070,349	1,880,536
9	Twenty unit scheme (flats)	-	£399,386	2,462,512	2,310,209	2,157,906	2,005,603	1,853,302	1,700,999	1,548,696	1,396,393	1,244,091	1,091,789	939,486
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	3,832,152	3,599,865	3,367,577	3,135,290	2,903,002	2,670,715	2,438,427	2,206,139	1,973,852	1,741,564	1,509,277
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	5,614,882	5,263,461	4,912,040	4,560,619	4,209,198	3,857,777	3,506,356	3,154,936	2,803,515	2,452,094	2,100,673
12	Fifty unit scheme (flats - higher density)	-	£466,544	3,410,448	3,090,150	2,769,852	2,449,554	2,129,256	1,808,958	1,488,659	1,168,362	848,063	527,766	207,467
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	7,493,392	7,052,592	6,611,793	6,170,993	5,730,193	5,289,394	4,848,594	4,407,795	3,966,996	3,526,196	3,085,396
14	Seventy unit scheme (flats - higher density)	-	£246,590	4,972,632	4,507,077	4,041,524	3,575,969	3,110,415	2,644,860	2,179,307	1,713,752	1,248,198	782,643	317,090
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	7,527,642	6,821,811	6,115,981	5,410,150	4,704,319	3,993,914	3,283,177	2,572,439	1,861,702	1,150,965	440,227
16	One hundred unit scheme (flats - higher density)	-	£999,738	9,928,409	9,302,333	8,676,257	8,050,182	7,424,105	6,798,029	6,171,954	5,545,878	4,919,802	4,293,726	3,667,650
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	11,641,596	10,478,593	9,315,588	8,152,584	6,989,580	5,826,576	4,663,571	3,500,568	2,337,564	1,165,851	- 9,117
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	10,816,843	9,271,340	7,725,837	6,180,334	4,634,831	3,074,650	1,513,437	- 48,454	- 1,631,761	- 3,215,068	- 4,813,565
19	Five hundred unit scheme (flats)	-	£5,134,958	21,045,217	18,003,407	14,939,175	11,874,945	8,810,714	5,746,483	2,682,252	- 401,448	- 3,547,578	- 6,693,708	- 9,855,030
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£1,782,971	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£1,485,810	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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	One unit scheme (houses)	1	£13,438	285,788	273,412	261,034	248,657	236,279	223,902	211,524	199,147	186,769	174,392	162,014
2	Two unit scheme (houses)	2	£17,917	571,578	546,823	522,068	497,313	472,559	447,804	423,049	398,294	373,539	348,784	324,029
3	Four unit scheme (houses)	4	£19,444	927,434	887,136	846,838	806,539	766,240	725,941	685,643	645,345	605,046	564,747	524,449
4	Seven unit scheme (flats)	7	£33,211	890,949	835,986	781,023	726,061	671,098	616,135	561,171	506,208	451,246	396,283	341,320
5	Nine unit scheme (flats)	9	£28,125	1,000,182	938,121	876,060	813,999	751,939	689,878	627,817	565,756	503,695	441,634	379,573
6	Ten unit scheme (houses)	10	£50,450	2,569,773	2,459,031	2,348,289	2,237,547	2,126,805	2,016,063	1,905,321	1,794,579	1,683,837	1,573,096	1,462,354
7	Ten unit scheme (flats)	10	£30,089	1,255,333	1,177,872	1,100,411	1,022,949	945,488	868,027	790,565	713,104	635,643	558,182	480,721
8	Twenty unit scheme (houses and flats)	20	£93,750	3,778,673	3,588,859	3,399,046	3,209,232	3,019,418	2,829,604	2,639,790	2,449,977	2,260,163	2,070,349	1,880,536
9	Twenty unit scheme (flats)	20	£56,000	2,462,512	2,310,209	2,157,906	2,005,603	1,853,302	1,700,999	1,548,696	1,396,393	1,244,091	1,091,789	939,486
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	3,832,152	3,599,865	3,367,577	3,135,290	2,903,002	2,670,715	2,438,427	2,206,139	1,973,852	1,741,564	1,509,277
11	Fifty unit scheme (flats - lower density)	50	£180,208	5,614,882	5,263,461	4,912,040	4,560,619	4,209,198	3,857,777	3,506,356	3,154,936	2,803,515	2,452,094	2,100,673
12	Fifty unit scheme (flats - higher density)	50	£65,417	3,410,448	3,090,150	2,769,852	2,449,554	2,129,256	1,808,958	1,488,659	1,168,362	848,063	527,766	207,467
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	7,493,392	7,052,592	6,611,793	6,170,993	5,730,193	5,289,394	4,848,594	4,407,795	3,966,996	3,526,196	3,085,396
14	Seventy unit scheme (flats - higher density)	70	£34,576	4,972,632	4,507,077	4,041,524	3,575,969	3,110,415	2,644,860	2,179,307	1,713,752	1,248,198	782,643	317,090
15	One hundred unit scheme (flats - lower density)	100	£147,500	7,527,642	6,821,811	6,115,981	5,410,150	4,704,319	3,993,914	3,283,177	2,572,439	1,861,702	1,150,965	440,227
16	One hundred unit scheme (flats - higher density)	100	£140,179	9,928,409	9,302,333	8,676,257	8,050,182	7,424,105	6,798,029	6,171,954	5,545,878	4,919,802	4,293,726	3,667,650
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	11,641,596	10,478,593	9,315,588	8,152,584	6,989,580	5,826,576	4,663,571	3,500,568	2,337,564	1,165,851	- 9,117
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	10,816,843	9,271,340	7,725,837	6,180,334	4,634,831	3,074,650	1,513,437	- 48,454	- 1,631,761	- 3,215,068	- 4,813,565
19	Five hundred unit scheme (flats)	500	£720,000	21,045,217	18,003,407	14,939,175	11,874,945	8,810,714	5,746,483	2,682,252	- 401,448	- 3,547,578	- 6,693,708	- 9,855,030
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£250,000	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£208,333	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

EALING LOCAL PLAN VIABILITY TESTING Sales value £8,136 psm AH tenure Rented 0% SO 100% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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
1	One unit scheme (houses)	1	£273,460	316,195	302,297	288,399	274,501	260,604	246,706	232,808	218,911	205,013	191,115	177,217
2	Two unit scheme (houses)	2	£364,613	632,389	604,594	576,798	549,003	521,207	493,412	465,617	437,821	410,026	382,230	354,435
3	Four unit scheme (houses)	4	£395,705	1,026,430	981,182	935,933	890,685	845,437	800,188	754,940	709,692	664,443	619,195	573,946
4	Seven unit scheme (flats)	7	£675,863	1,030,455	968,517	906,579	844,640	782,702	720,763	658,825	596,887	534,948	473,011	411,073
5	Nine unit scheme (flats)	9	£572,358	1,157,703	1,087,766	1,017,829	947,892	877,955	808,018	738,082	668,144	598,207	528,271	458,333
6	Ten unit scheme (houses)	10	£1,026,684	2,846,790	2,722,198	2,597,604	2,473,012	2,348,419	2,223,827	2,099,233	1,974,641	1,850,048	1,725,455	1,600,862
7	Ten unit scheme (flats)	10	£612,333	1,451,942	1,364,651	1,277,359	1,190,067	1,102,776	1,015,484	928,192	840,901	753,609	666,318	579,026
8	Twenty unit scheme (houses and flats)	20	£1,907,861	4,257,438	4,043,687	3,829,935	3,616,183	3,402,431	3,188,679	2,974,927	2,761,175	2,547,423	2,333,671	2,119,919
9	Twenty unit scheme (flats)	20	£1,139,629	2,851,378	2,679,886	2,508,393	2,336,756	2,164,975	1,993,192	1,821,410	1,649,628	1,477,845	1,306,064	1,134,281
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	4,428,473	4,166,370	3,904,266	3,642,163	3,380,059	3,117,956	2,855,852	2,593,749	2,331,645	2,069,541	1,807,438
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	6,547,532	6,149,479	5,751,426	5,353,373	4,955,319	4,557,266	4,159,212	3,761,159	3,363,105	2,965,052	2,566,998
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	4,264,380	3,902,581	3,539,523	3,176,466	2,813,409	2,450,351	2,087,293	1,724,235	1,361,178	998,121	635,063
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	8,663,248	8,163,957	7,664,664	7,165,372	6,666,079	6,166,787	5,667,495	5,168,202	4,668,910	4,169,617	3,670,325
14	Seventy unit scheme (flats - higher density)	70	£703,635	6,213,608	5,687,949	5,160,244	4,632,539	4,104,833	3,577,128	3,049,422	2,521,717	1,994,011	1,466,306	938,600
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	9,420,927	8,620,432	7,819,938	7,019,442	6,218,947	5,418,452	4,617,957	3,817,287	3,010,792	2,204,298	1,397,803
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	11,607,763	10,897,719	10,187,676	9,477,633	8,767,589	8,057,545	7,347,502	6,637,458	5,927,415	5,217,371	4,507,327
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	14,881,772	13,563,608	12,244,031	10,918,335	9,592,641	8,266,945	6,941,250	5,615,554	4,289,859	2,964,164	1,638,468
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	15,153,352	13,391,023	11,628,694	9,866,365	8,104,037	6,341,709	4,579,380	2,807,541	1,026,687	- 764,839	- 2,570,894
19	Five hundred unit scheme (flats)	500	£14,652,373	28,889,528	25,459,242	22,028,955	18,598,669	15,162,431	11,701,218	8,240,005	4,778,792	1,317,579	- 2,203,899	- 5,758,194
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£5,087,629	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£4,239,691	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

	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	One unit scheme (houses)	1	£178,889	316,195	302,297	288,399	274,501	260,604	246,706	232,808	218,911	205,013	191,115	177,217
2	Two unit scheme (houses)	2	£238,519	632,389	604,594	576,798	549,003	521,207	493,412	465,617	437,821	410,026	382,230	354,435
3	Four unit scheme (houses)	4	£258,858	1,026,430	981,182	935,933	890,685	845,437	800,188	754,940	709,692	664,443	619,195	573,946
4	Seven unit scheme (flats)	7	£442,129	1,030,455	968,517	906,579	844,640	782,702	720,763	658,825	596,887	534,948	473,011	411,073
5	Nine unit scheme (flats)	9	£374,419	1,157,703	1,087,766	1,017,829	947,892	877,955	808,018	738,082	668,144	598,207	528,271	458,333
6	Ten unit scheme (houses)	10	£671,625	2,846,790	2,722,198	2,597,604	2,473,012	2,348,419	2,223,827	2,099,233	1,974,641	1,850,048	1,725,455	1,600,862
7	Ten unit scheme (flats)	10	£400,569	1,451,942	1,364,651	1,277,359	1,190,067	1,102,776	1,015,484	928,192	840,901	753,609	666,318	579,026
8	Twenty unit scheme (houses and flats)	20	£1,248,065	4,257,438	4,043,687	3,829,935	3,616,183	3,402,431	3,188,679	2,974,927	2,761,175	2,547,423	2,333,671	2,119,919
9	Twenty unit scheme (flats)	20	£745,511	2,851,378	2,679,886	2,508,393	2,336,756	2,164,975	1,993,192	1,821,410	1,649,628	1,477,845	1,306,064	1,134,281
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	4,428,473	4,166,370	3,904,266	3,642,163	3,380,059	3,117,956	2,855,852	2,593,749	2,331,645	2,069,541	1,807,438
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	6,547,532	6,149,479	5,751,426	5,353,373	4,955,319	4,557,266	4,159,212	3,761,159	3,363,105	2,965,052	2,566,998
12	Fifty unit scheme (flats - higher density)	50	£870,872	4,264,380	3,902,581	3,539,523	3,176,466	2,813,409	2,450,351	2,087,293	1,724,235	1,361,178	998,121	635,063
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	8,663,248	8,163,957	7,664,664	7,165,372	6,666,079	6,166,787	5,667,495	5,168,202	4,668,910	4,169,617	3,670,325
14	Seventy unit scheme (flats - higher density)	70	£460,296	6,213,608	5,687,949	5,160,244	4,632,539	4,104,833	3,577,128	3,049,422	2,521,717	1,994,011	1,466,306	938,600
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	9,420,927	8,620,432	7,819,938	7,019,442	6,218,947	5,418,452	4,617,957	3,817,287	3,010,792	2,204,298	1,397,803
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	11,607,763	10,897,719	10,187,676	9,477,633	8,767,589	8,057,545	7,347,502	6,637,458	5,927,415	5,217,371	4,507,327
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	14,881,772	13,563,608	12,244,031	10,918,335	9,592,641	8,266,945	6,941,250	5,615,554	4,289,859	2,964,164	1,638,468
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	15,153,352	13,391,023	11,628,694	9,866,365	8,104,037	6,341,709	4,579,380	2,807,541	1,026,687	- 764,839	- 2,570,894
19	Five hundred unit scheme (flats)	500	£9,585,136	28,889,528	25,459,242	22,028,955	18,598,669	15,162,431	11,701,218	8,240,005	4,778,792	1,317,579	- 2,203,899	- 5,758,194
20	Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£3,328,172	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£2,773,477	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

	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	One unit scheme (houses)	1	£95,835	316,195	302,297	288,399	274,501	260,604	246,706	232,808	218,911	205,013	191,115	177,217
2	Two unit scheme (houses)	-	£127,780	632,389	604,594	576,798	549,003	521,207	493,412	465,617	437,821	410,026	382,230	354,435
3	Four unit scheme (houses)	-	£138,676	1,026,430	981,182	935,933	890,685	845,437	800,188	754,940	709,692	664,443	619,195	573,946
4	Seven unit scheme (flats)	-	£236,858	1,030,455	968,517	906,579	844,640	782,702	720,763	658,825	596,887	534,948	473,011	411,073
5	Nine unit scheme (flats)	-	£200,584	1,157,703	1,087,766	1,017,829	947,892	877,955	808,018	738,082	668,144	598,207	528,271	458,333
6	Ten unit scheme (houses)	-	£359,804	2,846,790	2,722,198	2,597,604	2,473,012	2,348,419	2,223,827	2,099,233	1,974,641	1,850,048	1,725,455	1,600,862
7	Ten unit scheme (flats)	-	£214,593	1,451,942	1,364,651	1,277,359	1,190,067	1,102,776	1,015,484	928,192	840,901	753,609	666,318	579,026
8	Twenty unit scheme (houses and flats)	-	£668,614	4,257,438	4,043,687	3,829,935	3,616,183	3,402,431	3,188,679	2,974,927	2,761,175	2,547,423	2,333,671	2,119,919
9	Twenty unit scheme (flats)	-	£399,386	2,851,378	2,679,886	2,508,393	2,336,756	2,164,975	1,993,192	1,821,410	1,649,628	1,477,845	1,306,064	1,134,281
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	4,428,473	4,166,370	3,904,266	3,642,163	3,380,059	3,117,956	2,855,852	2,593,749	2,331,645	2,069,541	1,807,438
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	6,547,532	6,149,479	5,751,426	5,353,373	4,955,319	4,557,266	4,159,212	3,761,159	3,363,105	2,965,052	2,566,998
12	Fifty unit scheme (flats - higher density)	-	£466,544	4,264,380	3,902,581	3,539,523	3,176,466	2,813,409	2,450,351	2,087,293	1,724,235	1,361,178	998,121	635,063
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	8,663,248	8,163,957	7,664,664	7,165,372	6,666,079	6,166,787	5,667,495	5,168,202	4,668,910	4,169,617	3,670,325
14	Seventy unit scheme (flats - higher density)	-	£246,590	6,213,608	5,687,949	5,160,244	4,632,539	4,104,833	3,577,128	3,049,422	2,521,717	1,994,011	1,466,306	938,600
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	9,420,927	8,620,432	7,819,938	7,019,442	6,218,947	5,418,452	4,617,957	3,817,287	3,010,792	2,204,298	1,397,803
16	One hundred unit scheme (flats - higher density)	-	£999,738	11,607,763	10,897,719	10,187,676	9,477,633	8,767,589	8,057,545	7,347,502	6,637,458	5,927,415	5,217,371	4,507,327
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	14,881,772	13,563,608	12,244,031	10,918,335	9,592,641	8,266,945	6,941,250	5,615,554	4,289,859	2,964,164	1,638,468
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	15,153,352	13,391,023	11,628,694	9,866,365	8,104,037	6,341,709	4,579,380	2,807,541	1,026,687	- 764,839	- 2,570,894
19	Five hundred unit scheme (flats)	-	£5,134,958	28,889,528	25,459,242	22,028,955	18,598,669	15,162,431	11,701,218	8,240,005	4,778,792	1,317,579	- 2,203,899	- 5,758,194
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£1,782,971	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£1,485,810	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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
1	One unit scheme (houses)	1	£13,438	316,195	302,297	288,399	274,501	260,604	246,706	232,808	218,911	205,013	191,115	177,217
2	Two unit scheme (houses)	2	£17,917	632,389	604,594	576,798	549,003	521,207	493,412	465,617	437,821	410,026	382,230	354,435
3	Four unit scheme (houses)	4	£19,444	1,026,430	981,182	935,933	890,685	845,437	800,188	754,940	709,692	664,443	619,195	573,946
4	Seven unit scheme (flats)	7	£33,211	1,030,455	968,517	906,579	844,640	782,702	720,763	658,825	596,887	534,948	473,011	411,073
5	Nine unit scheme (flats)	9	£28,125	1,157,703	1,087,766	1,017,829	947,892	877,955	808,018	738,082	668,144	598,207	528,271	458,333
6	Ten unit scheme (houses)	10	£50,450	2,846,790	2,722,198	2,597,604	2,473,012	2,348,419	2,223,827	2,099,233	1,974,641	1,850,048	1,725,455	1,600,862
7	Ten unit scheme (flats)	10	£30,089	1,451,942	1,364,651	1,277,359	1,190,067	1,102,776	1,015,484	928,192	840,901	753,609	666,318	579,026
8	Twenty unit scheme (houses and flats)	20	£93,750	4,257,438	4,043,687	3,829,935	3,616,183	3,402,431	3,188,679	2,974,927	2,761,175	2,547,423	2,333,671	2,119,919
9	Twenty unit scheme (flats)	20	£56,000	2,851,378	2,679,886	2,508,393	2,336,756	2,164,975	1,993,192	1,821,410	1,649,628	1,477,845	1,306,064	1,134,281
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	4,428,473	4,166,370	3,904,266	3,642,163	3,380,059	3,117,956	2,855,852	2,593,749	2,331,645	2,069,541	1,807,438
11	Fifty unit scheme (flats - lower density)	50	£180,208	6,547,532	6,149,479	5,751,426	5,353,373	4,955,319	4,557,266	4,159,212	3,761,159	3,363,105	2,965,052	2,566,998
12	Fifty unit scheme (flats - higher density)	50	£65,417	4,264,380	3,902,581	3,539,523	3,176,466	2,813,409	2,450,351	2,087,293	1,724,235	1,361,178	998,121	635,063
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	8,663,248	8,163,957	7,664,664	7,165,372	6,666,079	6,166,787	5,667,495	5,168,202	4,668,910	4,169,617	3,670,325
14	Seventy unit scheme (flats - higher density)	70	£34,576	6,213,608	5,687,949	5,160,244	4,632,539	4,104,833	3,577,128	3,049,422	2,521,717	1,994,011	1,466,306	938,600
15	One hundred unit scheme (flats - lower density)	100	£147,500	9,420,927	8,620,432	7,819,938	7,019,442	6,218,947	5,418,452	4,617,957	3,817,287	3,010,792	2,204,298	1,397,803
16	One hundred unit scheme (flats - higher density)	100	£140,179	11,607,763	10,897,719	10,187,676	9,477,633	8,767,589	8,057,545	7,347,502	6,637,458	5,927,415	5,217,371	4,507,327
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	14,881,772	13,563,608	12,244,031	10,918,335	9,592,641	8,266,945	6,941,250	5,615,554	4,289,859	2,964,164	1,638,468
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	15,153,352	13,391,023	11,628,694	9,866,365	8,104,037	6,341,709	4,579,380	2,807,541	1,026,687	- 764,839	- 2,570,894
19	Five hundred unit scheme (flats)	500	£720,000	28,889,528	25,459,242	22,028,955	18,598,669	15,162,431	11,701,218	8,240,005	4,778,792	1,317,579	- 2,203,899	- 5,758,194
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£250,000	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£208,333	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

EALING LOCAL PLAN VIABILITY TESTING Sales value £8,574 psm AH tenure Rented 0% SO 100% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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	One unit scheme (houses)	1	£273,460	346,601	331,182	315,764	300,346	284,928	269,510	254,092	238,674	223,256	207,838	192,421
2	Two unit scheme (houses)	2	£364,613	693,201	662,365	631,529	600,693	569,856	539,020	508,185	477,349	446,513	415,677	384,841
3	Four unit scheme (houses)	4	£395,705	1,125,425	1,075,228	1,025,029	974,831	924,633	874,435	824,237	774,039	723,841	673,642	623,445
4	Seven unit scheme (flats)	7	£675,863	1,169,960	1,101,047	1,032,133	963,219	894,306	825,392	756,479	687,565	618,652	549,738	480,825
5	Nine unit scheme (flats)	9	£572,358	1,315,224	1,237,411	1,159,598	1,081,785	1,003,972	926,159	848,346	770,533	692,720	614,907	537,094
6	Ten unit scheme (houses)	10	£1,026,684	3,123,808	2,985,364	2,846,921	2,708,477	2,570,033	2,431,589	2,293,146	2,154,702	2,016,258	1,877,814	1,739,371
7	Ten unit scheme (flats)	10	£612,333	1,648,552	1,551,431	1,454,308	1,357,186	1,260,063	1,162,941	1,065,819	968,697	871,575	774,453	677,330
8	Twenty unit scheme (houses and flats)	20	£1,907,861	4,736,205	4,498,514	4,260,824	4,023,134	3,785,444	3,547,753	3,310,063	3,072,372	2,834,683	2,596,992	2,359,302
9	Twenty unit scheme (flats)	20	£1,139,629	3,237,638	3,046,831	2,856,025	2,665,220	2,474,413	2,283,608	2,092,802	1,901,996	1,711,190	1,520,339	1,329,078
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	5,024,795	4,732,875	4,440,956	4,149,036	3,857,116	3,565,196	3,273,277	2,981,357	2,689,438	2,397,518	2,105,599
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	7,480,184	7,035,497	6,590,811	6,146,125	5,701,440	5,256,754	4,812,068	4,367,382	3,922,696	3,478,011	3,033,324
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	5,110,774	4,707,215	4,303,656	3,900,098	3,496,539	3,091,744	2,685,927	2,280,109	1,874,292	1,468,475	1,062,658
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	9,833,106	9,275,321	8,717,536	8,159,750	7,601,965	7,044,180	6,486,395	5,928,610	5,370,824	4,813,039	4,255,254
14	Seventy unit scheme (flats - higher density)	70	£703,635	7,443,845	6,857,270	6,270,696	5,684,123	5,097,548	4,509,394	3,919,538	3,329,681	2,739,825	2,149,968	1,560,112
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	11,314,212	10,419,053	9,523,894	8,628,735	7,733,575	6,838,416	5,943,257	5,048,098	4,152,938	3,257,631	2,355,378
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	13,277,676	12,485,286	11,692,897	10,900,509	10,108,120	9,315,730	8,523,050	7,729,039	6,935,027	6,141,016	5,347,004
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	18,100,649	16,621,541	15,142,432	13,663,324	12,184,216	10,705,108	9,218,927	7,730,541	6,242,154	4,753,768	3,265,381
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	19,489,859	17,510,705	15,531,552	13,552,397	11,573,243	9,594,090	7,614,936	5,635,783	3,656,628	1,661,873	- 343,414
19	Five hundred unit scheme (flats)	500	£14,652,373	36,733,840	32,911,338	29,088,836	25,266,334	21,443,832	17,621,329	13,797,757	9,939,562	6,081,366	2,223,170	- 1,676,550
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£5,087,629	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£4,239,691	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

				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	One unit scheme (houses)	1	£178,889	346,601	331,182	315,764	300,346	284,928	269,510	254,092	238,674	223,256	207,838	192,421
2	Two unit scheme (houses)	2	£238,519	693,201	662,365	631,529	600,693	569,856	539,020	508,185	477,349	446,513	415,677	384,841
3	Four unit scheme (houses)	4	£258,858	1,125,425	1,075,228	1,025,029	974,831	924,633	874,435	824,237	774,039	723,841	673,642	623,445
4	Seven unit scheme (flats)	7	£442,129	1,169,960	1,101,047	1,032,133	963,219	894,306	825,392	756,479	687,565	618,652	549,738	480,825
5	Nine unit scheme (flats)	9	£374,419	1,315,224	1,237,411	1,159,598	1,081,785	1,003,972	926,159	848,346	770,533	692,720	614,907	537,094
6	Ten unit scheme (houses)	10	£671,625	3,123,808	2,985,364	2,846,921	2,708,477	2,570,033	2,431,589	2,293,146	2,154,702	2,016,258	1,877,814	1,739,371
7	Ten unit scheme (flats)	10	£400,569	1,648,552	1,551,431	1,454,308	1,357,186	1,260,063	1,162,941	1,065,819	968,697	871,575	774,453	677,330
8	Twenty unit scheme (houses and flats)	20	£1,248,065	4,736,205	4,498,514	4,260,824	4,023,134	3,785,444	3,547,753	3,310,063	3,072,372	2,834,683	2,596,992	2,359,302
9	Twenty unit scheme (flats)	20	£745,511	3,237,638	3,046,831	2,856,025	2,665,220	2,474,413	2,283,608	2,092,802	1,901,996	1,711,190	1,520,339	1,329,078
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	5,024,795	4,732,875	4,440,956	4,149,036	3,857,116	3,565,196	3,273,277	2,981,357	2,689,438	2,397,518	2,105,599
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	7,480,184	7,035,497	6,590,811	6,146,125	5,701,440	5,256,754	4,812,068	4,367,382	3,922,696	3,478,011	3,033,324
12	Fifty unit scheme (flats - higher density)	50	£870,872	5,110,774	4,707,215	4,303,656	3,900,098	3,496,539	3,091,744	2,685,927	2,280,109	1,874,292	1,468,475	1,062,658
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	9,833,106	9,275,321	8,717,536	8,159,750	7,601,965	7,044,180	6,486,395	5,928,610	5,370,824	4,813,039	4,255,254
14	Seventy unit scheme (flats - higher density)	70	£460,296	7,443,845	6,857,270	6,270,696	5,684,123	5,097,548	4,509,394	3,919,538	3,329,681	2,739,825	2,149,968	1,560,112
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	11,314,212	10,419,053	9,523,894	8,628,735	7,733,575	6,838,416	5,943,257	5,048,098	4,152,938	3,257,631	2,355,378
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	13,277,676	12,485,286	11,692,897	10,900,509	10,108,120	9,315,730	8,523,050	7,729,039	6,935,027	6,141,016	5,347,004
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	18,100,649	16,621,541	15,142,432	13,663,324	12,184,216	10,705,108	9,218,927	7,730,541	6,242,154	4,753,768	3,265,381
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	19,489,859	17,510,705	15,531,552	13,552,397	11,573,243	9,594,090	7,614,936	5,635,783	3,656,628	1,661,873	- 343,414
19	Five hundred unit scheme (flats)	500	£9,585,136	36,733,840	32,911,338	29,088,836	25,266,334	21,443,832	17,621,329	13,797,757	9,939,562	6,081,366	2,223,170	- 1,676,550
20	Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£3,328,172	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£2,773,477	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

				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	One unit scheme (houses)	1	£95,835	346,601	331,182	315,764	300,346	284,928	269,510	254,092	238,674	223,256	207,838	192,421
2	Two unit scheme (houses)	-	£127,780	693,201	662,365	631,529	600,693	569,856	539,020	508,185	477,349	446,513	415,677	384,841
3	Four unit scheme (houses)	-	£138,676	1,125,425	1,075,228	1,025,029	974,831	924,633	874,435	824,237	774,039	723,841	673,642	623,445
4	Seven unit scheme (flats)	-	£236,858	1,169,960	1,101,047	1,032,133	963,219	894,306	825,392	756,479	687,565	618,652	549,738	480,825
5	Nine unit scheme (flats)	-	£200,584	1,315,224	1,237,411	1,159,598	1,081,785	1,003,972	926,159	848,346	770,533	692,720	614,907	537,094
6	Ten unit scheme (houses)	-	£359,804	3,123,808	2,985,364	2,846,921	2,708,477	2,570,033	2,431,589	2,293,146	2,154,702	2,016,258	1,877,814	1,739,371
7	Ten unit scheme (flats)	-	£214,593	1,648,552	1,551,431	1,454,308	1,357,186	1,260,063	1,162,941	1,065,819	968,697	871,575	774,453	677,330
8	Twenty unit scheme (houses and flats)	-	£668,614	4,736,205	4,498,514	4,260,824	4,023,134	3,785,444	3,547,753	3,310,063	3,072,372	2,834,683	2,596,992	2,359,302
9	Twenty unit scheme (flats)	-	£399,386	3,237,638	3,046,831	2,856,025	2,665,220	2,474,413	2,283,608	2,092,802	1,901,996	1,711,190	1,520,339	1,329,078
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	5,024,795	4,732,875	4,440,956	4,149,036	3,857,116	3,565,196	3,273,277	2,981,357	2,689,438	2,397,518	2,105,599
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	7,480,184	7,035,497	6,590,811	6,146,125	5,701,440	5,256,754	4,812,068	4,367,382	3,922,696	3,478,011	3,033,324
12	Fifty unit scheme (flats - higher density)	-	£466,544	5,110,774	4,707,215	4,303,656	3,900,098	3,496,539	3,091,744	2,685,927	2,280,109	1,874,292	1,468,475	1,062,658
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	9,833,106	9,275,321	8,717,536	8,159,750	7,601,965	7,044,180	6,486,395	5,928,610	5,370,824	4,813,039	4,255,254
14	Seventy unit scheme (flats - higher density)	-	£246,590	7,443,845	6,857,270	6,270,696	5,684,123	5,097,548	4,509,394	3,919,538	3,329,681	2,739,825	2,149,968	1,560,112
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	11,314,212	10,419,053	9,523,894	8,628,735	7,733,575	6,838,416	5,943,257	5,048,098	4,152,938	3,257,631	2,355,378
16	One hundred unit scheme (flats - higher density)	-	£999,738	13,277,676	12,485,286	11,692,897	10,900,509	10,108,120	9,315,730	8,523,050	7,729,039	6,935,027	6,141,016	5,347,004
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	18,100,649	16,621,541	15,142,432	13,663,324	12,184,216	10,705,108	9,218,927	7,730,541	6,242,154	4,753,768	3,265,381
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	19,489,859	17,510,705	15,531,552	13,552,397	11,573,243	9,594,090	7,614,936	5,635,783	3,656,628	1,661,873	- 343,414
19	Five hundred unit scheme (flats)	-	£5,134,958	36,733,840	32,911,338	29,088,836	25,266,334	21,443,832	17,621,329	13,797,757	9,939,562	6,081,366	2,223,170	- 1,676,550
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£1,782,971	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£1,485,810	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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	One unit scheme (houses)	1	£13,438	346,601	331,182	315,764	300,346	284,928	269,510	254,092	238,674	223,256	207,838	192,421
2	Two unit scheme (houses)	2	£17,917	693,201	662,365	631,529	600,693	569,856	539,020	508,185	477,349	446,513	415,677	384,841
3	Four unit scheme (houses)	4	£19,444	1,125,425	1,075,228	1,025,029	974,831	924,633	874,435	824,237	774,039	723,841	673,642	623,445
4	Seven unit scheme (flats)	7	£33,211	1,169,960	1,101,047	1,032,133	963,219	894,306	825,392	756,479	687,565	618,652	549,738	480,825
5	Nine unit scheme (flats)	9	£28,125	1,315,224	1,237,411	1,159,598	1,081,785	1,003,972	926,159	848,346	770,533	692,720	614,907	537,094
6	Ten unit scheme (houses)	10	£50,450	3,123,808	2,985,364	2,846,921	2,708,477	2,570,033	2,431,589	2,293,146	2,154,702	2,016,258	1,877,814	1,739,371
7	Ten unit scheme (flats)	10	£30,089	1,648,552	1,551,431	1,454,308	1,357,186	1,260,063	1,162,941	1,065,819	968,697	871,575	774,453	677,330
8	Twenty unit scheme (houses and flats)	20	£93,750	4,736,205	4,498,514	4,260,824	4,023,134	3,785,444	3,547,753	3,310,063	3,072,372	2,834,683	2,596,992	2,359,302
9	Twenty unit scheme (flats)	20	£56,000	3,237,638	3,046,831	2,856,025	2,665,220	2,474,413	2,283,608	2,092,802	1,901,996	1,711,190	1,520,339	1,329,078
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	5,024,795	4,732,875	4,440,956	4,149,036	3,857,116	3,565,196	3,273,277	2,981,357	2,689,438	2,397,518	2,105,599
11	Fifty unit scheme (flats - lower density)	50	£180,208	7,480,184	7,035,497	6,590,811	6,146,125	5,701,440	5,256,754	4,812,068	4,367,382	3,922,696	3,478,011	3,033,324
12	Fifty unit scheme (flats - higher density)	50	£65,417	5,110,774	4,707,215	4,303,656	3,900,098	3,496,539	3,091,744	2,685,927	2,280,109	1,874,292	1,468,475	1,062,658
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	9,833,106	9,275,321	8,717,536	8,159,750	7,601,965	7,044,180	6,486,395	5,928,610	5,370,824	4,813,039	4,255,254
14	Seventy unit scheme (flats - higher density)	70	£34,576	7,443,845	6,857,270	6,270,696	5,684,123	5,097,548	4,509,394	3,919,538	3,329,681	2,739,825	2,149,968	1,560,112
15	One hundred unit scheme (flats - lower density)	100	£147,500	11,314,212	10,419,053	9,523,894	8,628,735	7,733,575	6,838,416	5,943,257	5,048,098	4,152,938	3,257,631	2,355,378
16	One hundred unit scheme (flats - higher density)	100	£140,179	13,277,676	12,485,286	11,692,897	10,900,509	10,108,120	9,315,730	8,523,050	7,729,039	6,935,027	6,141,016	5,347,004
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	18,100,649	16,621,541	15,142,432	13,663,324	12,184,216	10,705,108	9,218,927	7,730,541	6,242,154	4,753,768	3,265,381
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	19,489,859	17,510,705	15,531,552	13,552,397	11,573,243	9,594,090	7,614,936	5,635,783	3,656,628	1,661,873	- 343,414
19	Five hundred unit scheme (flats)	500	£720,000	36,733,840	32,911,338	29,088,836	25,266,334	21,443,832	17,621,329	13,797,757	9,939,562	6,081,366	2,223,170	- 1,676,550
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£250,000	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£208,333	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

EALING LOCAL PLAN VIABILITY TESTING Sales value £9,012 psm AH tenure Rented 0% SO 100% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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	One unit scheme (houses)	1	£273,460	377,006	360,068	343,130	326,192	309,253	292,314	275,376	258,438	241,500	224,562	207,624
2	Two unit scheme (houses)	2	£364,613	754,012	720,136	686,260	652,382	618,506	584,630	550,752	516,876	483,000	449,123	415,246
3	Four unit scheme (houses)	4	£395,705	1,224,422	1,169,273	1,114,126	1,058,978	1,003,830	948,682	893,534	838,386	783,238	728,090	672,942
4	Seven unit scheme (flats)	7	£675,863	1,309,466	1,233,577	1,157,687	1,081,799	1,005,910	930,021	854,132	778,244	702,355	626,466	550,577
5	Nine unit scheme (flats)	9	£572,358	1,472,745	1,387,056	1,301,367	1,215,677	1,129,988	1,044,299	958,610	872,921	787,232	701,543	615,854
6	Ten unit scheme (houses)	10	£1,026,684	3,400,825	3,248,531	3,096,236	2,943,942	2,791,647	2,639,352	2,487,058	2,334,763	2,182,469	2,030,174	1,877,879
7	Ten unit scheme (flats)	10	£612,333	1,845,161	1,738,209	1,631,256	1,524,304	1,417,351	1,310,399	1,203,446	1,096,493	989,541	882,588	775,635
8	Twenty unit scheme (houses and flats)	20	£1,907,861	5,214,971	4,953,342	4,691,713	4,430,085	4,168,457	3,906,827	3,645,199	3,383,570	3,121,942	2,860,314	2,598,684
9	Twenty unit scheme (flats)	20	£1,139,629	3,623,896	3,413,777	3,203,659	2,993,539	2,783,421	2,573,301	2,363,183	2,153,064	1,942,945	1,732,827	1,522,707
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	5,621,117	5,299,381	4,977,645	4,655,909	4,334,174	4,012,438	3,690,702	3,368,967	3,047,231	2,725,495	2,403,759
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	8,412,834	7,921,516	7,430,198	6,938,879	6,447,560	5,956,242	5,464,924	4,973,605	4,482,287	3,990,968	3,499,650
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	5,957,169	5,511,290	5,065,412	4,619,533	4,173,653	3,727,775	3,281,896	2,835,984	2,387,407	1,938,830	1,490,253
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	11,002,963	10,386,684	9,770,407	9,154,128	8,537,851	7,921,572	7,305,295	6,689,016	6,072,738	5,456,460	4,840,182
14	Seventy unit scheme (flats - higher density)	70	£703,635	8,674,081	8,025,995	7,377,910	6,729,824	6,081,737	5,433,651	4,785,566	4,137,480	3,485,638	2,833,630	2,181,623
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	13,207,497	12,217,674	11,227,850	10,238,027	9,248,203	8,258,379	7,268,556	6,278,733	5,288,909	4,299,086	3,309,263
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	14,942,585	14,066,951	13,191,316	12,315,682	11,440,047	10,564,414	9,688,779	8,813,145	7,937,510	7,061,876	6,186,241
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	21,319,526	19,679,475	18,039,422	16,399,370	14,759,318	13,119,265	11,479,214	9,839,161	8,194,450	6,543,372	4,892,294
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	23,780,580	21,599,233	19,417,886	17,236,538	15,042,450	12,846,471	10,650,492	8,454,512	6,258,533	4,062,554	1,857,777
19	Five hundred unit scheme (flats)	500	£14,652,373	44,573,016	40,363,433	36,148,715	31,933,998	27,719,280	23,504,563	19,289,844	15,075,127	10,845,154	6,589,976	2,334,798
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£5,087,629	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£4,239,691	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

				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	One unit scheme (houses)	1	£178,889	377,006	360,068	343,130	326,192	309,253	292,314	275,376	258,438	241,500	224,562	207,624
2	Two unit scheme (houses)	2	£238,519	754,012	720,136	686,260	652,382	618,506	584,630	550,752	516,876	483,000	449,123	415,246
3	Four unit scheme (houses)	4	£258,858	1,224,422	1,169,273	1,114,126	1,058,978	1,003,830	948,682	893,534	838,386	783,238	728,090	672,942
4	Seven unit scheme (flats)	7	£442,129	1,309,466	1,233,577	1,157,687	1,081,799	1,005,910	930,021	854,132	778,244	702,355	626,466	550,577
5	Nine unit scheme (flats)	9	£374,419	1,472,745	1,387,056	1,301,367	1,215,677	1,129,988	1,044,299	958,610	872,921	787,232	701,543	615,854
6	Ten unit scheme (houses)	10	£671,625	3,400,825	3,248,531	3,096,236	2,943,942	2,791,647	2,639,352	2,487,058	2,334,763	2,182,469	2,030,174	1,877,879
7	Ten unit scheme (flats)	10	£400,569	1,845,161	1,738,209	1,631,256	1,524,304	1,417,351	1,310,399	1,203,446	1,096,493	989,541	882,588	775,635
8	Twenty unit scheme (houses and flats)	20	£1,248,065	5,214,971	4,953,342	4,691,713	4,430,085	4,168,457	3,906,827	3,645,199	3,383,570	3,121,942	2,860,314	2,598,684
9	Twenty unit scheme (flats)	20	£745,511	3,623,896	3,413,777	3,203,659	2,993,539	2,783,421	2,573,301	2,363,183	2,153,064	1,942,945	1,732,827	1,522,707
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	5,621,117	5,299,381	4,977,645	4,655,909	4,334,174	4,012,438	3,690,702	3,368,967	3,047,231	2,725,495	2,403,759
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	8,412,834	7,921,516	7,430,198	6,938,879	6,447,560	5,956,242	5,464,924	4,973,605	4,482,287	3,990,968	3,499,650
12	Fifty unit scheme (flats - higher density)	50	£870,872	5,957,169	5,511,290	5,065,412	4,619,533	4,173,653	3,727,775	3,281,896	2,835,984	2,387,407	1,938,830	1,490,253
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	11,002,963	10,386,684	9,770,407	9,154,128	8,537,851	7,921,572	7,305,295	6,689,016	6,072,738	5,456,460	4,840,182
14	Seventy unit scheme (flats - higher density)	70	£460,296	8,674,081	8,025,995	7,377,910	6,729,824	6,081,737	5,433,651	4,785,566	4,137,480	3,485,638	2,833,630	2,181,623
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	13,207,497	12,217,674	11,227,850	10,238,027	9,248,203	8,258,379	7,268,556	6,278,733	5,288,909	4,299,086	3,309,263
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	14,942,585	14,066,951	13,191,316	12,315,682	11,440,047	10,564,414	9,688,779	8,813,145	7,937,510	7,061,876	6,186,241
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	21,319,526	19,679,475	18,039,422	16,399,370	14,759,318	13,119,265	11,479,214	9,839,161	8,194,450	6,543,372	4,892,294
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	23,780,580	21,599,233	19,417,886	17,236,538	15,042,450	12,846,471	10,650,492	8,454,512	6,258,533	4,062,554	1,857,777
19	Five hundred unit scheme (flats)	500	£9,585,136	44,573,016	40,363,433	36,148,715	31,933,998	27,719,280	23,504,563	19,289,844	15,075,127	10,845,154	6,589,976	2,334,798
20	Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£3,328,172	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£2,773,477	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

				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	One unit scheme (houses)	1	£95,835	377,006	360,068	343,130	326,192	309,253	292,314	275,376	258,438	241,500	224,562	207,624
2	Two unit scheme (houses)	-	£127,780	754,012	720,136	686,260	652,382	618,506	584,630	550,752	516,876	483,000	449,123	415,246
3	Four unit scheme (houses)	-	£138,676	1,224,422	1,169,273	1,114,126	1,058,978	1,003,830	948,682	893,534	838,386	783,238	728,090	672,942
4	Seven unit scheme (flats)	-	£236,858	1,309,466	1,233,577	1,157,687	1,081,799	1,005,910	930,021	854,132	778,244	702,355	626,466	550,577
5	Nine unit scheme (flats)	-	£200,584	1,472,745	1,387,056	1,301,367	1,215,677	1,129,988	1,044,299	958,610	872,921	787,232	701,543	615,854
6	Ten unit scheme (houses)	-	£359,804	3,400,825	3,248,531	3,096,236	2,943,942	2,791,647	2,639,352	2,487,058	2,334,763	2,182,469	2,030,174	1,877,879
7	Ten unit scheme (flats)	-	£214,593	1,845,161	1,738,209	1,631,256	1,524,304	1,417,351	1,310,399	1,203,446	1,096,493	989,541	882,588	775,635
8	Twenty unit scheme (houses and flats)	-	£668,614	5,214,971	4,953,342	4,691,713	4,430,085	4,168,457	3,906,827	3,645,199	3,383,570	3,121,942	2,860,314	2,598,684
9	Twenty unit scheme (flats)	-	£399,386	3,623,896	3,413,777	3,203,659	2,993,539	2,783,421	2,573,301	2,363,183	2,153,064	1,942,945	1,732,827	1,522,707
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	5,621,117	5,299,381	4,977,645	4,655,909	4,334,174	4,012,438	3,690,702	3,368,967	3,047,231	2,725,495	2,403,759
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	8,412,834	7,921,516	7,430,198	6,938,879	6,447,560	5,956,242	5,464,924	4,973,605	4,482,287	3,990,968	3,499,650
12	Fifty unit scheme (flats - higher density)	-	£466,544	5,957,169	5,511,290	5,065,412	4,619,533	4,173,653	3,727,775	3,281,896	2,835,984	2,387,407	1,938,830	1,490,253
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	11,002,963	10,386,684	9,770,407	9,154,128	8,537,851	7,921,572	7,305,295	6,689,016	6,072,738	5,456,460	4,840,182
14	Seventy unit scheme (flats - higher density)	-	£246,590	8,674,081	8,025,995	7,377,910	6,729,824	6,081,737	5,433,651	4,785,566	4,137,480	3,485,638	2,833,630	2,181,623
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	13,207,497	12,217,674	11,227,850	10,238,027	9,248,203	8,258,379	7,268,556	6,278,733	5,288,909	4,299,086	3,309,263
16	One hundred unit scheme (flats - higher density)	-	£999,738	14,942,585	14,066,951	13,191,316	12,315,682	11,440,047	10,564,414	9,688,779	8,813,145	7,937,510	7,061,876	6,186,241
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	21,319,526	19,679,475	18,039,422	16,399,370	14,759,318	13,119,265	11,479,214	9,839,161	8,194,450	6,543,372	4,892,294
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	23,780,580	21,599,233	19,417,886	17,236,538	15,042,450	12,846,471	10,650,492	8,454,512	6,258,533	4,062,554	1,857,777
19	Five hundred unit scheme (flats)	-	£5,134,958	44,573,016	40,363,433	36,148,715	31,933,998	27,719,280	23,504,563	19,289,844	15,075,127	10,845,154	6,589,976	2,334,798
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£1,782,971	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£1,485,810	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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	One unit scheme (houses)	1	£13,438	377,006	360,068	343,130	326,192	309,253	292,314	275,376	258,438	241,500	224,562	207,624
2	Two unit scheme (houses)	2	£17,917	754,012	720,136	686,260	652,382	618,506	584,630	550,752	516,876	483,000	449,123	415,246
3	Four unit scheme (houses)	4	£19,444	1,224,422	1,169,273	1,114,126	1,058,978	1,003,830	948,682	893,534	838,386	783,238	728,090	672,942
4	Seven unit scheme (flats)	7	£33,211	1,309,466	1,233,577	1,157,687	1,081,799	1,005,910	930,021	854,132	778,244	702,355	626,466	550,577
5	Nine unit scheme (flats)	9	£28,125	1,472,745	1,387,056	1,301,367	1,215,677	1,129,988	1,044,299	958,610	872,921	787,232	701,543	615,854
6	Ten unit scheme (houses)	10	£50,450	3,400,825	3,248,531	3,096,236	2,943,942	2,791,647	2,639,352	2,487,058	2,334,763	2,182,469	2,030,174	1,877,879
7	Ten unit scheme (flats)	10	£30,089	1,845,161	1,738,209	1,631,256	1,524,304	1,417,351	1,310,399	1,203,446	1,096,493	989,541	882,588	775,635
8	Twenty unit scheme (houses and flats)	20	£93,750	5,214,971	4,953,342	4,691,713	4,430,085	4,168,457	3,906,827	3,645,199	3,383,570	3,121,942	2,860,314	2,598,684
9	Twenty unit scheme (flats)	20	£56,000	3,623,896	3,413,777	3,203,659	2,993,539	2,783,421	2,573,301	2,363,183	2,153,064	1,942,945	1,732,827	1,522,707
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	5,621,117	5,299,381	4,977,645	4,655,909	4,334,174	4,012,438	3,690,702	3,368,967	3,047,231	2,725,495	2,403,759
11	Fifty unit scheme (flats - lower density)	50	£180,208	8,412,834	7,921,516	7,430,198	6,938,879	6,447,560	5,956,242	5,464,924	4,973,605	4,482,287	3,990,968	3,499,650
12	Fifty unit scheme (flats - higher density)	50	£65,417	5,957,169	5,511,290	5,065,412	4,619,533	4,173,653	3,727,775	3,281,896	2,835,984	2,387,407	1,938,830	1,490,253
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	11,002,963	10,386,684	9,770,407	9,154,128	8,537,851	7,921,572	7,305,295	6,689,016	6,072,738	5,456,460	4,840,182
14	Seventy unit scheme (flats - higher density)	70	£34,576	8,674,081	8,025,995	7,377,910	6,729,824	6,081,737	5,433,651	4,785,566	4,137,480	3,485,638	2,833,630	2,181,623
15	One hundred unit scheme (flats - lower density)	100	£147,500	13,207,497	12,217,674	11,227,850	10,238,027	9,248,203	8,258,379	7,268,556	6,278,733	5,288,909	4,299,086	3,309,263
16	One hundred unit scheme (flats - higher density)	100	£140,179	14,942,585	14,066,951	13,191,316	12,315,682	11,440,047	10,564,414	9,688,779	8,813,145	7,937,510	7,061,876	6,186,241
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	21,319,526	19,679,475	18,039,422	16,399,370	14,759,318	13,119,265	11,479,214	9,839,161	8,194,450	6,543,372	4,892,294
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	23,780,580	21,599,233	19,417,886	17,236,538	15,042,450	12,846,471	10,650,492	8,454,512	6,258,533	4,062,554	1,857,777
19	Five hundred unit scheme (flats)	500	£720,000	44,573,016	40,363,433	36,148,715	31,933,998	27,719,280	23,504,563	19,289,844	15,075,127	10,845,154	6,589,976	2,334,798
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£250,000	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£208,333	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

EALING LOCAL PLAN VIABILITY TESTING Sales value £9,450 psm AH tenure Rented 0% SO 100% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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	One unit scheme (houses)	1	£273,460	407,412	388,953	370,495	352,036	333,578	315,119	296,660	278,202	259,744	241,285	222,826
2	Two unit scheme (houses)	2	£364,613	814,824	777,907	740,989	704,073	667,155	630,238	593,320	556,404	519,487	482,569	445,653
3	Four unit scheme (houses)	4	£395,705	1,323,417	1,263,319	1,203,221	1,143,124	1,083,026	1,022,929	962,831	902,733	842,635	782,538	722,440
4	Seven unit scheme (flats)	7	£675,863	1,448,971	1,366,107	1,283,243	1,200,379	1,117,515	1,034,650	951,786	868,922	786,058	703,194	620,330
5	Nine unit scheme (flats)	9	£572,358	1,630,267	1,536,701	1,443,136	1,349,570	1,256,006	1,162,441	1,068,875	975,310	881,745	788,180	694,615
6	Ten unit scheme (houses)	10	£1,026,684	3,677,843	3,511,698	3,345,552	3,179,406	3,013,261	2,847,116	2,680,970	2,514,825	2,348,679	2,182,533	2,016,389
7	Ten unit scheme (flats)	10	£612,333	2,041,772	1,924,988	1,808,205	1,691,423	1,574,639	1,457,856	1,341,073	1,224,289	1,107,506	990,723	873,940
8	Twenty unit scheme (houses and flats)	20	£1,907,861	5,693,736	5,408,170	5,122,603	4,837,036	4,551,469	4,265,902	3,980,335	3,694,769	3,409,201	3,123,634	2,838,068
9	Twenty unit scheme (flats)	20	£1,139,629	4,010,155	3,780,722	3,551,291	3,321,860	3,092,427	2,862,996	2,633,564	2,404,132	2,174,700	1,945,269	1,715,837
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	6,217,438	5,865,886	5,514,335	5,162,782	4,811,231	4,459,679	4,108,127	3,756,575	3,405,024	3,053,472	2,701,920
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	9,345,486	8,807,534	8,269,584	7,731,632	7,193,681	6,655,731	6,117,779	5,579,828	5,041,878	4,503,926	3,965,975
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	6,803,563	6,315,364	5,827,166	5,338,968	4,850,769	4,362,571	3,874,372	3,386,174	2,897,976	2,409,185	1,917,849
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	12,172,820	11,498,049	10,823,278	10,148,507	9,473,736	8,798,965	8,124,195	7,449,424	6,774,652	6,099,881	5,425,110
14	Seventy unit scheme (flats - higher density)	70	£703,635	9,904,318	9,194,721	8,485,123	7,775,525	7,065,927	6,356,329	5,646,732	4,937,134	4,227,535	3,517,293	2,803,134
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	15,100,781	14,016,294	12,931,807	11,847,318	10,762,831	9,678,343	8,593,855	7,509,368	6,424,880	5,340,393	4,255,904
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	16,607,496	15,648,616	14,689,736	13,730,856	12,771,976	11,813,096	10,854,216	9,895,336	8,936,456	7,977,576	7,018,696
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	24,538,404	22,737,408	20,936,412	19,135,416	17,334,420	15,533,424	13,732,428	11,931,431	10,130,435	8,329,440	6,519,207
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	28,070,512	25,674,668	23,278,824	20,882,980	18,487,136	16,091,292	13,686,047	11,273,242	8,860,437	6,447,633	4,034,828
19	Five hundred unit scheme (flats)	500	£14,652,373	52,336,193	47,759,972	43,183,751	38,601,662	33,994,729	29,387,796	24,780,862	20,173,929	15,566,997	10,956,781	6,304,621
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£8,445,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£5,087,629	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£4,239,691	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

				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	One unit scheme (houses)	1	£178,889	407,412	388,953	370,495	352,036	333,578	315,119	296,660	278,202	259,744	241,285	222,826
2	Two unit scheme (houses)	2	£238,519	814,824	777,907	740,989	704,073	667,155	630,238	593,320	556,404	519,487	482,569	445,653
3	Four unit scheme (houses)	4	£258,858	1,323,417	1,263,319	1,203,221	1,143,124	1,083,026	1,022,929	962,831	902,733	842,635	782,538	722,440
4	Seven unit scheme (flats)	7	£442,129	1,448,971	1,366,107	1,283,243	1,200,379	1,117,515	1,034,650	951,786	868,922	786,058	703,194	620,330
5	Nine unit scheme (flats)	9	£374,419	1,630,267	1,536,701	1,443,136	1,349,570	1,256,006	1,162,441	1,068,875	975,310	881,745	788,180	694,615
6	Ten unit scheme (houses)	10	£671,625	3,677,843	3,511,698	3,345,552	3,179,406	3,013,261	2,847,116	2,680,970	2,514,825	2,348,679	2,182,533	2,016,389
7	Ten unit scheme (flats)	10	£400,569	2,041,772	1,924,988	1,808,205	1,691,423	1,574,639	1,457,856	1,341,073	1,224,289	1,107,506	990,723	873,940
8	Twenty unit scheme (houses and flats)	20	£1,248,065	5,693,736	5,408,170	5,122,603	4,837,036	4,551,469	4,265,902	3,980,335	3,694,769	3,409,201	3,123,634	2,838,068
9	Twenty unit scheme (flats)	20	£745,511	4,010,155	3,780,722	3,551,291	3,321,860	3,092,427	2,862,996	2,633,564	2,404,132	2,174,700	1,945,269	1,715,837
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,217,438	5,865,886	5,514,335	5,162,782	4,811,231	4,459,679	4,108,127	3,756,575	3,405,024	3,053,472	2,701,920
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	9,345,486	8,807,534	8,269,584	7,731,632	7,193,681	6,655,731	6,117,779	5,579,828	5,041,878	4,503,926	3,965,975
12	Fifty unit scheme (flats - higher density)	50	£870,872	6,803,563	6,315,364	5,827,166	5,338,968	4,850,769	4,362,571	3,874,372	3,386,174	2,897,976	2,409,185	1,917,849
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	12,172,820	11,498,049	10,823,278	10,148,507	9,473,736	8,798,965	8,124,195	7,449,424	6,774,652	6,099,881	5,425,110
14	Seventy unit scheme (flats - higher density)	70	£460,296	9,904,318	9,194,721	8,485,123	7,775,525	7,065,927	6,356,329	5,646,732	4,937,134	4,227,535	3,517,293	2,803,134
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	15,100,781	14,016,294	12,931,807	11,847,318	10,762,831	9,678,343	8,593,855	7,509,368	6,424,880	5,340,393	4,255,904
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	16,607,496	15,648,616	14,689,736	13,730,856	12,771,976	11,813,096	10,854,216	9,895,336	8,936,456	7,977,576	7,018,696
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	24,538,404	22,737,408	20,936,412	19,135,416	17,334,420	15,533,424	13,732,428	11,931,431	10,130,435	8,329,440	6,519,207
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	28,070,512	25,674,668	23,278,824	20,882,980	18,487,136	16,091,292	13,686,047	11,273,242	8,860,437	6,447,633	4,034,828
19	Five hundred unit scheme (flats)	500	£9,585,136	52,336,193	47,759,972	43,183,751	38,601,662	33,994,729	29,387,796	24,780,862	20,173,929	15,566,997	10,956,781	6,304,621
20	Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£2,307,533	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£5,524,766	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£3,328,172	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£2,773,477	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

				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	One unit scheme (houses)	1	£95,835	407,412	388,953	370,495	352,036	333,578	315,119	296,660	278,202	259,744	241,285	222,826
2	Two unit scheme (houses)	-	£127,780	814,824	777,907	740,989	704,073	667,155	630,238	593,320	556,404	519,487	482,569	445,653
3	Four unit scheme (houses)	-	£138,676	1,323,417	1,263,319	1,203,221	1,143,124	1,083,026	1,022,929	962,831	902,733	842,635	782,538	722,440
4	Seven unit scheme (flats)	-	£236,858	1,448,971	1,366,107	1,283,243	1,200,379	1,117,515	1,034,650	951,786	868,922	786,058	703,194	620,330
5	Nine unit scheme (flats)	-	£200,584	1,630,267	1,536,701	1,443,136	1,349,570	1,256,006	1,162,441	1,068,875	975,310	881,745	788,180	694,615
6	Ten unit scheme (houses)	-	£359,804	3,677,843	3,511,698	3,345,552	3,179,406	3,013,261	2,847,116	2,680,970	2,514,825	2,348,679	2,182,533	2,016,389
7	Ten unit scheme (flats)	-	£214,593	2,041,772	1,924,988	1,808,205	1,691,423	1,574,639	1,457,856	1,341,073	1,224,289	1,107,506	990,723	873,940
8	Twenty unit scheme (houses and flats)	-	£668,614	5,693,736	5,408,170	5,122,603	4,837,036	4,551,469	4,265,902	3,980,335	3,694,769	3,409,201	3,123,634	2,838,068
9	Twenty unit scheme (flats)	-	£399,386	4,010,155	3,780,722	3,551,291	3,321,860	3,092,427	2,862,996	2,633,564	2,404,132	2,174,700	1,945,269	1,715,837
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	6,217,438	5,865,886	5,514,335	5,162,782	4,811,231	4,459,679	4,108,127	3,756,575	3,405,024	3,053,472	2,701,920
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	9,345,486	8,807,534	8,269,584	7,731,632	7,193,681	6,655,731	6,117,779	5,579,828	5,041,878	4,503,926	3,965,975
12	Fifty unit scheme (flats - higher density)	-	£466,544	6,803,563	6,315,364	5,827,166	5,338,968	4,850,769	4,362,571	3,874,372	3,386,174	2,897,976	2,409,185	1,917,849
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	12,172,820	11,498,049	10,823,278	10,148,507	9,473,736	8,798,965	8,124,195	7,449,424	6,774,652	6,099,881	5,425,110
14	Seventy unit scheme (flats - higher density)	-	£246,590	9,904,318	9,194,721	8,485,123	7,775,525	7,065,927	6,356,329	5,646,732	4,937,134	4,227,535	3,517,293	2,803,134
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	15,100,781	14,016,294	12,931,807	11,847,318	10,762,831	9,678,343	8,593,855	7,509,368	6,424,880	5,340,393	4,255,904
16	One hundred unit scheme (flats - higher density)	-	£999,738	16,607,496	15,648,616	14,689,736	13,730,856	12,771,976	11,813,096	10,854,216	9,895,336	8,936,456	7,977,576	7,018,696
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	24,538,404	22,737,408	20,936,412	19,135,416	17,334,420	15,533,424	13,732,428	11,931,431	10,130,435	8,329,440	6,519,207
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	28,070,512	25,674,668	23,278,824	20,882,980	18,487,136	16,091,292	13,686,047	11,273,242	8,860,437	6,447,633	4,034,828
19	Five hundred unit scheme (flats)	-	£5,134,958	52,336,193	47,759,972	43,183,751	38,601,662	33,994,729	29,387,796	24,780,862	20,173,929	15,566,997	10,956,781	6,304,621
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£1,236,194	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£2,959,733	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£1,782,971	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£1,485,810	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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	One unit scheme (houses)	1	£13,438	407,412	388,953	370,495	352,036	333,578	315,119	296,660	278,202	259,744	241,285	222,826
2	Two unit scheme (houses)	2	£17,917	814,824	777,907	740,989	704,073	667,155	630,238	593,320	556,404	519,487	482,569	445,653
3	Four unit scheme (houses)	4	£19,444	1,323,417	1,263,319	1,203,221	1,143,124	1,083,026	1,022,929	962,831	902,733	842,635	782,538	722,440
4	Seven unit scheme (flats)	7	£33,211	1,448,971	1,366,107	1,283,243	1,200,379	1,117,515	1,034,650	951,786	868,922	786,058	703,194	620,330
5	Nine unit scheme (flats)	9	£28,125	1,630,267	1,536,701	1,443,136	1,349,570	1,256,006	1,162,441	1,068,875	975,310	881,745	788,180	694,615
6	Ten unit scheme (houses)	10	£50,450	3,677,843	3,511,698	3,345,552	3,179,406	3,013,261	2,847,116	2,680,970	2,514,825	2,348,679	2,182,533	2,016,389
7	Ten unit scheme (flats)	10	£30,089	2,041,772	1,924,988	1,808,205	1,691,423	1,574,639	1,457,856	1,341,073	1,224,289	1,107,506	990,723	873,940
8	Twenty unit scheme (houses and flats)	20	£93,750	5,693,736	5,408,170	5,122,603	4,837,036	4,551,469	4,265,902	3,980,335	3,694,769	3,409,201	3,123,634	2,838,068
9	Twenty unit scheme (flats)	20	£56,000	4,010,155	3,780,722	3,551,291	3,321,860	3,092,427	2,862,996	2,633,564	2,404,132	2,174,700	1,945,269	1,715,837
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	6,217,438	5,865,886	5,514,335	5,162,782	4,811,231	4,459,679	4,108,127	3,756,575	3,405,024	3,053,472	2,701,920
11	Fifty unit scheme (flats - lower density)	50	£180,208	9,345,486	8,807,534	8,269,584	7,731,632	7,193,681	6,655,731	6,117,779	5,579,828	5,041,878	4,503,926	3,965,975
12	Fifty unit scheme (flats - higher density)	50	£65,417	6,803,563	6,315,364	5,827,166	5,338,968	4,850,769	4,362,571	3,874,372	3,386,174	2,897,976	2,409,185	1,917,849
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	12,172,820	11,498,049	10,823,278	10,148,507	9,473,736	8,798,965	8,124,195	7,449,424	6,774,652	6,099,881	5,425,110
14	Seventy unit scheme (flats - higher density)	70	£34,576	9,904,318	9,194,721	8,485,123	7,775,525	7,065,927	6,356,329	5,646,732	4,937,134	4,227,535	3,517,293	2,803,134
15	One hundred unit scheme (flats - lower density)	100	£147,500	15,100,781	14,016,294	12,931,807	11,847,318	10,762,831	9,678,343	8,593,855	7,509,368	6,424,880	5,340,393	4,255,904
16	One hundred unit scheme (flats - higher density)	100	£140,179	16,607,496	15,648,616	14,689,736	13,730,856	12,771,976	11,813,096	10,854,216	9,895,336	8,936,456	7,977,576	7,018,696
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	24,538,404	22,737,408	20,936,412	19,135,416	17,334,420	15,533,424	13,732,428	11,931,431	10,130,435	8,329,440	6,519,207
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	28,070,512	25,674,668	23,278,824	20,882,980	18,487,136	16,091,292	13,686,047	11,273,242	8,860,437	6,447,633	4,034,828
19	Five hundred unit scheme (flats)	500	£720,000	52,336,193	47,759,972	43,183,751	38,601,662	33,994,729	29,387,796	24,780,862	20,173,929	15,566,997	10,956,781	6,304,621
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987	6,804,987
23	Data Centre	-	£415,000	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465	4,847,465
24	Office development	-	£250,000	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636	- 22,971,636
25	Office development	-	£208,333	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668	- 11,489,668
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

EALING LOCAL PLAN VIABILITY TESTING Sales value £9,888 psm AH tenure Rented 0% SO 100% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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	One unit scheme (houses)	1	£273,460	437,818	417,839	397,860	377,881	357,902	337,924	317,944	297,966	277,987	258,008	238,029
2	Two unit scheme (houses)	2	£364,613	875,635	835,678	795,720	755,763	715,805	675,847	635,889	595,931	555,973	516,016	476,058
3	Four unit scheme (houses)	4	£395,705	1,422,413	1,357,366	1,292,318	1,227,271	1,162,223	1,097,176	1,032,128	967,080	902,032	836,985	771,937
4	Seven unit scheme (flats)	7	£675,863	1,588,477	1,498,637	1,408,797	1,318,958	1,229,119	1,139,280	1,049,440	959,601	869,762	779,922	690,083
5	Nine unit scheme (flats)	9	£572,358	1,787,788	1,686,346	1,584,905	1,483,463	1,382,023	1,280,581	1,179,140	1,077,699	976,258	874,816	773,375
6	Ten unit scheme (houses)	10	£1,026,684	3,954,860	3,774,864	3,594,868	3,414,871	3,234,875	3,054,879	2,874,883	2,694,886	2,514,889	2,334,893	2,154,897
7	Ten unit scheme (flats)	10	£612,333	2,238,382	2,111,768	1,985,153	1,858,540	1,731,926	1,605,313	1,478,699	1,352,086	1,225,472	1,098,859	972,245
8	Twenty unit scheme (houses and flats)	20	£1,907,861	6,172,503	5,862,998	5,553,492	5,243,987	4,934,481	4,624,976	4,315,471	4,005,966	3,696,461	3,386,956	3,077,451
9	Twenty unit scheme (flats)	20	£1,139,629	4,396,413	4,147,668	3,898,924	3,650,179	3,401,435	3,152,689	2,903,945	2,655,200	2,406,456	2,157,710	1,908,966
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	6,813,760	6,432,392	6,051,024	5,669,656	5,288,288	4,906,920	4,525,553	4,144,185	3,762,817	3,381,449	3,000,081
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	10,278,137	9,693,553	9,108,969	8,524,386	7,939,802	7,355,219	6,770,635	6,186,051	5,601,468	5,016,884	4,432,301
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	7,649,957	7,119,439	6,588,921	6,058,403	5,527,885	4,997,367	4,466,849	3,936,331	3,405,812	2,875,295	2,344,777
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	13,342,677	12,609,413	11,876,150	11,142,886	10,409,622	9,676,358	8,943,095	8,209,830	7,476,566	6,743,303	6,010,039
14	Seventy unit scheme (flats - higher density)	70	£703,635	11,134,556	10,363,446	9,592,336	8,821,226	8,050,116	7,279,007	6,507,897	5,736,787	4,965,677	4,194,569	3,423,459
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	16,985,717	15,810,837	14,635,763	13,456,610	12,277,459	11,098,307	9,919,155	8,740,003	7,560,851	6,381,699	5,202,547
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	18,272,406	17,230,281	16,188,155	15,146,030	14,103,905	13,061,779	12,019,654	10,977,527	9,935,402	8,893,277	7,851,151
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	27,757,229	25,795,341	23,833,401	21,871,462	19,909,522	17,947,582	15,985,643	14,023,702	12,061,762	10,099,822	8,137,883
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	32,360,444	29,750,103	27,139,763	24,529,422	21,919,082	19,308,741	16,698,401	14,088,060	11,462,343	8,832,712	6,203,083
19	Five hundred unit scheme (flats)	500	£14,652,373	60,099,369	55,134,988	50,170,609	45,206,229	40,241,849	35,271,029	30,271,880	25,272,732	20,273,583	15,274,434	10,274,444
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£8,445,465	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£5,087,629	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£4,239,691	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

				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	One unit scheme (houses)	1	£178,889	437,818	417,839	397,860	377,881	357,902	337,924	317,944	297,966	277,987	258,008	238,029
2	Two unit scheme (houses)	2	£238,519	875,635	835,678	795,720	755,763	715,805	675,847	635,889	595,931	555,973	516,016	476,058
3	Four unit scheme (houses)	4	£258,858	1,422,413	1,357,366	1,292,318	1,227,271	1,162,223	1,097,176	1,032,128	967,080	902,032	836,985	771,937
4	Seven unit scheme (flats)	7	£442,129	1,588,477	1,498,637	1,408,797	1,318,958	1,229,119	1,139,280	1,049,440	959,601	869,762	779,922	690,083
5	Nine unit scheme (flats)	9	£374,419	1,787,788	1,686,346	1,584,905	1,483,463	1,382,023	1,280,581	1,179,140	1,077,699	976,258	874,816	773,375
6	Ten unit scheme (houses)	10	£671,625	3,954,860	3,774,864	3,594,868	3,414,871	3,234,875	3,054,879	2,874,883	2,694,886	2,514,889	2,334,893	2,154,897
7	Ten unit scheme (flats)	10	£400,569	2,238,382	2,111,768	1,985,153	1,858,540	1,731,926	1,605,313	1,478,699	1,352,086	1,225,472	1,098,859	972,245
8	Twenty unit scheme (houses and flats)	20	£1,248,065	6,172,503	5,862,998	5,553,492	5,243,987	4,934,481	4,624,976	4,315,471	4,005,966	3,696,461	3,386,956	3,077,451
9	Twenty unit scheme (flats)	20	£745,511	4,396,413	4,147,668	3,898,924	3,650,179	3,401,435	3,152,689	2,903,945	2,655,200	2,406,456	2,157,710	1,908,966
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	6,813,760	6,432,392	6,051,024	5,669,656	5,288,288	4,906,920	4,525,553	4,144,185	3,762,817	3,381,449	3,000,081
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	10,278,137	9,693,553	9,108,969	8,524,386	7,939,802	7,355,219	6,770,635	6,186,051	5,601,468	5,016,884	4,432,301
12	Fifty unit scheme (flats - higher density)	50	£870,872	7,649,957	7,119,439	6,588,921	6,058,403	5,527,885	4,997,367	4,466,849	3,936,331	3,405,812	2,875,295	2,344,777
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	13,342,677	12,609,413	11,876,150	11,142,886	10,409,622	9,676,358	8,943,095	8,209,830	7,476,566	6,743,303	6,010,039
14	Seventy unit scheme (flats - higher density)	70	£460,296	11,134,556	10,363,446	9,592,336	8,821,226	8,050,116	7,279,007	6,507,897	5,736,787	4,965,677	4,194,569	3,423,459
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	16,985,717	15,810,837	14,635,763	13,456,610	12,277,459	11,098,307	9,919,155	8,740,003	7,560,851	6,381,699	5,202,547
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	18,272,406	17,230,281	16,188,155	15,146,030	14,103,905	13,061,779	12,019,654	10,977,527	9,935,402	8,893,277	7,851,151
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	27,757,229	25,795,341	23,833,401	21,871,462	19,909,522	17,947,582	15,985,643	14,023,702	12,061,762	10,099,822	8,137,883
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	32,360,444	29,750,103	27,139,763	24,529,422	21,919,082	19,308,741	16,698,401	14,088,060	11,462,343	8,832,712	6,203,083
19	Five hundred unit scheme (flats)	500	£9,585,136	60,099,369	55,134,988	50,170,609	45,206,229	40,241,849	35,271,029	30,271,880	25,272,732	20,273,583	15,274,434	10,274,444
20	Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£2,307,533	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£5,524,766	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£3,328,172	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£2,773,477	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

				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	One unit scheme (houses)	1	£95,835	437,818	417,839	397,860	377,881	357,902	337,924	317,944	297,966	277,987	258,008	238,029
2	Two unit scheme (houses)	-	£127,780	875,635	835,678	795,720	755,763	715,805	675,847	635,889	595,931	555,973	516,016	476,058
3	Four unit scheme (houses)	-	£138,676	1,422,413	1,357,366	1,292,318	1,227,271	1,162,223	1,097,176	1,032,128	967,080	902,032	836,985	771,937
4	Seven unit scheme (flats)	-	£236,858	1,588,477	1,498,637	1,408,797	1,318,958	1,229,119	1,139,280	1,049,440	959,601	869,762	779,922	690,083
5	Nine unit scheme (flats)	-	£200,584	1,787,788	1,686,346	1,584,905	1,483,463	1,382,023	1,280,581	1,179,140	1,077,699	976,258	874,816	773,375
6	Ten unit scheme (houses)	-	£359,804	3,954,860	3,774,864	3,594,868	3,414,871	3,234,875	3,054,879	2,874,883	2,694,886	2,514,889	2,334,893	2,154,897
7	Ten unit scheme (flats)	-	£214,593	2,238,382	2,111,768	1,985,153	1,858,540	1,731,926	1,605,313	1,478,699	1,352,086	1,225,472	1,098,859	972,245
8	Twenty unit scheme (houses and flats)	-	£668,614	6,172,503	5,862,998	5,553,492	5,243,987	4,934,481	4,624,976	4,315,471	4,005,966	3,696,461	3,386,956	3,077,451
9	Twenty unit scheme (flats)	-	£399,386	4,396,413	4,147,668	3,898,924	3,650,179	3,401,435	3,152,689	2,903,945	2,655,200	2,406,456	2,157,710	1,908,966
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	6,813,760	6,432,392	6,051,024	5,669,656	5,288,288	4,906,920	4,525,553	4,144,185	3,762,817	3,381,449	3,000,081
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	10,278,137	9,693,553	9,108,969	8,524,386	7,939,802	7,355,219	6,770,635	6,186,051	5,601,468	5,016,884	4,432,301
12	Fifty unit scheme (flats - higher density)	-	£466,544	7,649,957	7,119,439	6,588,921	6,058,403	5,527,885	4,997,367	4,466,849	3,936,331	3,405,812	2,875,295	2,344,777
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	13,342,677	12,609,413	11,876,150	11,142,886	10,409,622	9,676,358	8,943,095	8,209,830	7,476,566	6,743,303	6,010,039
14	Seventy unit scheme (flats - higher density)	-	£246,590	11,134,556	10,363,446	9,592,336	8,821,226	8,050,116	7,279,007	6,507,897	5,736,787	4,965,677	4,194,569	3,423,459
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	16,985,717	15,810,837	14,635,763	13,456,610	12,277,459	11,098,307	9,919,155	8,740,003	7,560,851	6,381,699	5,202,547
16	One hundred unit scheme (flats - higher density)	-	£999,738	18,272,406	17,230,281	16,188,155	15,146,030	14,103,905	13,061,779	12,019,654	10,977,527	9,935,402	8,893,277	7,851,151
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	27,757,229	25,795,341	23,833,401	21,871,462	19,909,522	17,947,582	15,985,643	14,023,702	12,061,762	10,099,822	8,137,883
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	32,360,444	29,750,103	27,139,763	24,529,422	21,919,082	19,308,741	16,698,401	14,088,060	11,462,343	8,832,712	6,203,083
19	Five hundred unit scheme (flats)	-	£5,134,958	60,099,369	55,134,988	50,170,609	45,206,229	40,241,849	35,271,029	30,271,880	25,272,732	20,273,583	15,274,434	10,274,444
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£1,236,194	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£2,959,733	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£1,782,971	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£1,485,810	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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	One unit scheme (houses)	1	£13,438	437,818	417,839	397,860	377,881	357,902	337,924	317,944	297,966	277,987	258,008	238,029
2	Two unit scheme (houses)	2	£17,917	875,635	835,678	795,720	755,763	715,805	675,847	635,889	595,931	555,973	516,016	476,058
3	Four unit scheme (houses)	4	£19,444	1,422,413	1,357,366	1,292,318	1,227,271	1,162,223	1,097,176	1,032,128	967,080	902,032	836,985	771,937
4	Seven unit scheme (flats)	7	£33,211	1,588,477	1,498,637	1,408,797	1,318,958	1,229,119	1,139,280	1,049,440	959,601	869,762	779,922	690,083
5	Nine unit scheme (flats)	9	£28,125	1,787,788	1,686,346	1,584,905	1,483,463	1,382,023	1,280,581	1,179,140	1,077,699	976,258	874,816	773,375
6	Ten unit scheme (houses)	10	£50,450	3,954,860	3,774,864	3,594,868	3,414,871	3,234,875	3,054,879	2,874,883	2,694,886	2,514,889	2,334,893	2,154,897
7	Ten unit scheme (flats)	10	£30,089	2,238,382	2,111,768	1,985,153	1,858,540	1,731,926	1,605,313	1,478,699	1,352,086	1,225,472	1,098,859	972,245
8	Twenty unit scheme (houses and flats)	20	£93,750	6,172,503	5,862,998	5,553,492	5,243,987	4,934,481	4,624,976	4,315,471	4,005,966	3,696,461	3,386,956	3,077,451
9	Twenty unit scheme (flats)	20	£56,000	4,396,413	4,147,668	3,898,924	3,650,179	3,401,435	3,152,689	2,903,945	2,655,200	2,406,456	2,157,710	1,908,966
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	6,813,760	6,432,392	6,051,024	5,669,656	5,288,288	4,906,920	4,525,553	4,144,185	3,762,817	3,381,449	3,000,081
11	Fifty unit scheme (flats - lower density)	50	£180,208	10,278,137	9,693,553	9,108,969	8,524,386	7,939,802	7,355,219	6,770,635	6,186,051	5,601,468	5,016,884	4,432,301
12	Fifty unit scheme (flats - higher density)	50	£65,417	7,649,957	7,119,439	6,588,921	6,058,403	5,527,885	4,997,367	4,466,849	3,936,331	3,405,812	2,875,295	2,344,777
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	13,342,677	12,609,413	11,876,150	11,142,886	10,409,622	9,676,358	8,943,095	8,209,830	7,476,566	6,743,303	6,010,039
14	Seventy unit scheme (flats - higher density)	70	£34,576	11,134,556	10,363,446	9,592,336	8,821,226	8,050,116	7,279,007	6,507,897	5,736,787	4,965,677	4,194,569	3,423,459
15	One hundred unit scheme (flats - lower density)	100	£147,500	16,985,717	15,810,837	14,635,763	13,456,610	12,277,459	11,098,307	9,919,155	8,740,003	7,560,851	6,381,699	5,202,547
16	One hundred unit scheme (flats - higher density)	100	£140,179	18,272,406	17,230,281	16,188,155	15,146,030	14,103,905	13,061,779	12,019,654	10,977,527	9,935,402	8,893,277	7,851,151
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	27,757,229	25,795,341	23,833,401	21,871,462	19,909,522	17,947,582	15,985,643	14,023,702	12,061,762	10,099,822	8,137,883
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	32,360,444	29,750,103	27,139,763	24,529,422	21,919,082	19,308,741	16,698,401	14,088,060	11,462,343	8,832,712	6,203,083
19	Five hundred unit scheme (flats)	500	£720,000	60,099,369	55,134,988	50,170,609	45,206,229	40,241,849	35,271,029	30,271,880	25,272,732	20,273,583	15,274,434	10,274,444
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£415,000	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£250,000	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£208,333	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

EALING LOCAL PLAN VIABILITY TESTING Sales value £10,326 psm AH tenure Rented 0% SO 100% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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	One unit scheme (houses)	1	£273,460	468,224	446,724	425,225	403,726	382,227	360,728	339,228	317,729	296,231	274,731	253,232
2	Two unit scheme (houses)	2	£364,613	936,448	893,449	850,451	807,452	764,453	721,456	678,457	635,459	592,460	549,462	506,464
3	Four unit scheme (houses)	4	£395,705	1,521,408	1,451,411	1,381,414	1,311,416	1,241,419	1,171,422	1,101,425	1,031,428	961,430	891,433	821,436
4	Seven unit scheme (flats)	7	£675,863	1,727,981	1,631,167	1,534,353	1,437,538	1,340,723	1,243,909	1,147,094	1,050,279	953,465	856,651	759,835
5	Nine unit scheme (flats)	9	£572,358	1,945,309	1,835,992	1,726,673	1,617,356	1,508,039	1,398,722	1,289,405	1,180,088	1,070,770	961,453	852,136
6	Ten unit scheme (houses)	10	£1,026,684	4,231,877	4,038,031	3,844,183	3,650,336	3,456,489	3,262,642	3,068,795	2,874,947	2,681,100	2,487,253	2,293,406
7	Ten unit scheme (flats)	10	£612,333	2,434,991	2,298,547	2,162,103	2,025,658	1,889,214	1,752,770	1,616,326	1,479,882	1,343,438	1,206,994	1,070,549
8	Twenty unit scheme (houses and flats)	20	£1,907,861	6,651,268	6,317,825	5,984,381	5,650,938	5,317,494	4,984,051	4,650,607	4,317,164	3,983,720	3,650,277	3,316,833
9	Twenty unit scheme (flats)	20	£1,139,629	4,782,672	4,514,615	4,246,556	3,978,499	3,710,441	3,442,384	3,174,326	2,906,269	2,638,211	2,370,153	2,102,095
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	7,410,080	6,998,897	6,587,713	6,176,529	5,765,346	5,354,161	4,942,978	4,531,793	4,120,610	3,709,425	3,298,242
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	11,209,893	10,579,339	9,948,355	9,317,140	8,685,923	8,054,708	7,423,491	6,792,274	6,161,059	5,529,842	4,898,626
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	8,496,352	7,923,514	7,350,676	6,777,838	6,205,001	5,632,163	5,059,325	4,486,487	3,913,650	3,340,812	2,767,974
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	14,505,126	13,714,200	12,923,275	12,132,349	11,341,423	10,550,497	9,759,572	8,968,646	8,177,720	7,386,724	6,594,968
14	Seventy unit scheme (flats - higher density)	70	£703,635	12,364,792	11,532,170	10,699,549	9,866,927	9,034,306	8,201,685	7,369,063	6,536,441	5,703,819	4,871,199	4,038,577
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	18,862,717	17,593,988	16,325,257	15,056,526	13,787,795	12,518,271	11,244,454	9,970,639	8,696,822	7,423,005	6,149,190
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	19,937,317	18,811,946	17,686,575	16,561,204	15,435,832	14,310,462	13,185,091	12,059,719	10,934,349	9,808,978	8,683,606
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	30,948,346	28,833,606	26,718,866	24,604,126	22,484,624	20,361,740	18,238,856	16,115,973	13,993,089	11,870,205	9,747,321
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	36,650,374	33,825,537	31,000,700	28,175,863	25,351,026	22,526,189	19,701,352	16,876,515	14,051,678	11,217,792	8,371,336
19	Five hundred unit scheme (flats)	500	£14,652,373	67,799,596	62,474,364	57,149,132	51,804,929	46,452,391	41,099,852	35,747,314	30,371,533	24,980,170	19,588,805	14,197,441
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£8,445,465	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£5,087,629	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£4,239,691	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

				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	One unit scheme (houses)	1	£178,889	468,224	446,724	425,225	403,726	382,227	360,728	339,228	317,729	296,231	274,731	253,232
2	Two unit scheme (houses)	2	£238,519	936,448	893,449	850,451	807,452	764,453	721,456	678,457	635,459	592,460	549,462	506,464
3	Four unit scheme (houses)	4	£258,858	1,521,408	1,451,411	1,381,414	1,311,416	1,241,419	1,171,422	1,101,425	1,031,428	961,430	891,433	821,436
4	Seven unit scheme (flats)	7	£442,129	1,727,981	1,631,167	1,534,353	1,437,538	1,340,723	1,243,909	1,147,094	1,050,279	953,465	856,651	759,835
5	Nine unit scheme (flats)	9	£374,419	1,945,309	1,835,992	1,726,673	1,617,356	1,508,039	1,398,722	1,289,405	1,180,088	1,070,770	961,453	852,136
6	Ten unit scheme (houses)	10	£671,625	4,231,877	4,038,031	3,844,183	3,650,336	3,456,489	3,262,642	3,068,795	2,874,947	2,681,100	2,487,253	2,293,406
7	Ten unit scheme (flats)	10	£400,569	2,434,991	2,298,547	2,162,103	2,025,658	1,889,214	1,752,770	1,616,326	1,479,882	1,343,438	1,206,994	1,070,549
8	Twenty unit scheme (houses and flats)	20	£1,248,065	6,651,268	6,317,825	5,984,381	5,650,938	5,317,494	4,984,051	4,650,607	4,317,164	3,983,720	3,650,277	3,316,833
9	Twenty unit scheme (flats)	20	£745,511	4,782,672	4,514,615	4,246,556	3,978,499	3,710,441	3,442,384	3,174,326	2,906,269	2,638,211	2,370,153	2,102,095
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	7,410,080	6,998,897	6,587,713	6,176,529	5,765,346	5,354,161	4,942,978	4,531,793	4,120,610	3,709,425	3,298,242
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	11,209,893	10,579,339	9,948,355	9,317,140	8,685,923	8,054,708	7,423,491	6,792,274	6,161,059	5,529,842	4,898,626
12	Fifty unit scheme (flats - higher density)	50	£870,872	8,496,352	7,923,514	7,350,676	6,777,838	6,205,001	5,632,163	5,059,325	4,486,487	3,913,650	3,340,812	2,767,974
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	14,505,126	13,714,200	12,923,275	12,132,349	11,341,423	10,550,497	9,759,572	8,968,646	8,177,720	7,386,724	6,594,968
14	Seventy unit scheme (flats - higher density)	70	£460,296	12,364,792	11,532,170	10,699,549	9,866,927	9,034,306	8,201,685	7,369,063	6,536,441	5,703,819	4,871,199	4,038,577
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	18,862,717	17,593,988	16,325,257	15,056,526	13,787,795	12,518,271	11,244,454	9,970,639	8,696,822	7,423,005	6,149,190
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	19,937,317	18,811,946	17,686,575	16,561,204	15,435,832	14,310,462	13,185,091	12,059,719	10,934,349	9,808,978	8,683,606
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	30,948,346	28,833,606	26,718,866	24,604,126	22,484,624	20,361,740	18,238,856	16,115,973	13,993,089	11,870,205	9,747,321
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	36,650,374	33,825,537	31,000,700	28,175,863	25,351,026	22,526,189	19,701,352	16,876,515	14,051,678	11,217,792	8,371,336
19	Five hundred unit scheme (flats)	500	£9,585,136	67,799,596	62,474,364	57,149,132	51,804,929	46,452,391	41,099,852	35,747,314	30,371,533	24,980,170	19,588,805	14,197,441
20	Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£2,307,533	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£5,524,766	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£3,328,172	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£2,773,477	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

				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	One unit scheme (houses)	1	£95,835	468,224	446,724	425,225	403,726	382,227	360,728	339,228	317,729	296,231	274,731	253,232
2	Two unit scheme (houses)	-	£127,780	936,448	893,449	850,451	807,452	764,453	721,456	678,457	635,459	592,460	549,462	506,464
3	Four unit scheme (houses)	-	£138,676	1,521,408	1,451,411	1,381,414	1,311,416	1,241,419	1,171,422	1,101,425	1,031,428	961,430	891,433	821,436
4	Seven unit scheme (flats)	-	£236,858	1,727,981	1,631,167	1,534,353	1,437,538	1,340,723	1,243,909	1,147,094	1,050,279	953,465	856,651	759,835
5	Nine unit scheme (flats)	-	£200,584	1,945,309	1,835,992	1,726,673	1,617,356	1,508,039	1,398,722	1,289,405	1,180,088	1,070,770	961,453	852,136
6	Ten unit scheme (houses)	-	£359,804	4,231,877	4,038,031	3,844,183	3,650,336	3,456,489	3,262,642	3,068,795	2,874,947	2,681,100	2,487,253	2,293,406
7	Ten unit scheme (flats)	-	£214,593	2,434,991	2,298,547	2,162,103	2,025,658	1,889,214	1,752,770	1,616,326	1,479,882	1,343,438	1,206,994	1,070,549
8	Twenty unit scheme (houses and flats)	-	£668,614	6,651,268	6,317,825	5,984,381	5,650,938	5,317,494	4,984,051	4,650,607	4,317,164	3,983,720	3,650,277	3,316,833
9	Twenty unit scheme (flats)	-	£399,386	4,782,672	4,514,615	4,246,556	3,978,499	3,710,441	3,442,384	3,174,326	2,906,269	2,638,211	2,370,153	2,102,095
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	7,410,080	6,998,897	6,587,713	6,176,529	5,765,346	5,354,161	4,942,978	4,531,793	4,120,610	3,709,425	3,298,242
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	11,209,893	10,579,339	9,948,355	9,317,140	8,685,923	8,054,708	7,423,491	6,792,274	6,161,059	5,529,842	4,898,626
12	Fifty unit scheme (flats - higher density)	-	£466,544	8,496,352	7,923,514	7,350,676	6,777,838	6,205,001	5,632,163	5,059,325	4,486,487	3,913,650	3,340,812	2,767,974
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	14,505,126	13,714,200	12,923,275	12,132,349	11,341,423	10,550,497	9,759,572	8,968,646	8,177,720	7,386,724	6,594,968
14	Seventy unit scheme (flats - higher density)	-	£246,590	12,364,792	11,532,170	10,699,549	9,866,927	9,034,306	8,201,685	7,369,063	6,536,441	5,703,819	4,871,199	4,038,577
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	18,862,717	17,593,988	16,325,257	15,056,526	13,787,795	12,518,271	11,244,454	9,970,639	8,696,822	7,423,005	6,149,190
16	One hundred unit scheme (flats - higher density)	-	£999,738	19,937,317	18,811,946	17,686,575	16,561,204	15,435,832	14,310,462	13,185,091	12,059,719	10,934,349	9,808,978	8,683,606
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	30,948,346	28,833,606	26,718,866	24,604,126	22,484,624	20,361,740	18,238,856	16,115,973	13,993,089	11,870,205	9,747,321
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	36,650,374	33,825,537	31,000,700	28,175,863	25,351,026	22,526,189	19,701,352	16,876,515	14,051,678	11,217,792	8,371,336
19	Five hundred unit scheme (flats)	-	£5,134,958	67,799,596	62,474,364	57,149,132	51,804,929	46,452,391	41,099,852	35,747,314	30,371,533	24,980,170	19,588,805	14,197,441
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£1,236,194	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£2,959,733	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£1,782,971	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£1,485,810	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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	One unit scheme (houses)	1	£13,438	468,224	446,724	425,225	403,726	382,227	360,728	339,228	317,729	296,231	274,731	253,232
2	Two unit scheme (houses)	2	£17,917	936,448	893,449	850,451	807,452	764,453	721,456	678,457	635,459	592,460	549,462	506,464
3	Four unit scheme (houses)	4	£19,444	1,521,408	1,451,411	1,381,414	1,311,416	1,241,419	1,171,422	1,101,425	1,031,428	961,430	891,433	821,436
4	Seven unit scheme (flats)	7	£33,211	1,727,981	1,631,167	1,534,353	1,437,538	1,340,723	1,243,909	1,147,094	1,050,279	953,465	856,651	759,835
5	Nine unit scheme (flats)	9	£28,125	1,945,309	1,835,992	1,726,673	1,617,356	1,508,039	1,398,722	1,289,405	1,180,088	1,070,770	961,453	852,136
6	Ten unit scheme (houses)	10	£50,450	4,231,877	4,038,031	3,844,183	3,650,336	3,456,489	3,262,642	3,068,795	2,874,947	2,681,100	2,487,253	2,293,406
7	Ten unit scheme (flats)	10	£30,089	2,434,991	2,298,547	2,162,103	2,025,658	1,889,214	1,752,770	1,616,326	1,479,882	1,343,438	1,206,994	1,070,549
8	Twenty unit scheme (houses and flats)	20	£93,750	6,651,268	6,317,825	5,984,381	5,650,938	5,317,494	4,984,051	4,650,607	4,317,164	3,983,720	3,650,277	3,316,833
9	Twenty unit scheme (flats)	20	£56,000	4,782,672	4,514,615	4,246,556	3,978,499	3,710,441	3,442,384	3,174,326	2,906,269	2,638,211	2,370,153	2,102,095
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	7,410,080	6,998,897	6,587,713	6,176,529	5,765,346	5,354,161	4,942,978	4,531,793	4,120,610	3,709,425	3,298,242
11	Fifty unit scheme (flats - lower density)	50	£180,208	11,209,893	10,579,339	9,948,355	9,317,140	8,685,923	8,054,708	7,423,491	6,792,274	6,161,059	5,529,842	4,898,626
12	Fifty unit scheme (flats - higher density)	50	£65,417	8,496,352	7,923,514	7,350,676	6,777,838	6,205,001	5,632,163	5,059,325	4,486,487	3,913,650	3,340,812	2,767,974
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	14,505,126	13,714,200	12,923,275	12,132,349	11,341,423	10,550,497	9,759,572	8,968,646	8,177,720	7,386,724	6,594,968
14	Seventy unit scheme (flats - higher density)	70	£34,576	12,364,792	11,532,170	10,699,549	9,866,927	9,034,306	8,201,685	7,369,063	6,536,441	5,703,819	4,871,199	4,038,577
15	One hundred unit scheme (flats - lower density)	100	£147,500	18,862,717	17,593,988	16,325,257	15,056,526	13,787,795	12,518,271	11,244,454	9,970,639	8,696,822	7,423,005	6,149,190
16	One hundred unit scheme (flats - higher density)	100	£140,179	19,937,317	18,811,946	17,686,575	16,561,204	15,435,832	14,310,462	13,185,091	12,059,719	10,934,349	9,808,978	8,683,606
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	30,948,346	28,833,606	26,718,866	24,604,126	22,484,624	20,361,740	18,238,856	16,115,973	13,993,089	11,870,205	9,747,321
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	36,650,374	33,825,537	31,000,700	28,175,863	25,351,026	22,526,189	19,701,352	16,876,515	14,051,678	11,217,792	8,371,336
19	Five hundred unit scheme (flats)	500	£720,000	67,799,596	62,474,364	57,149,132	51,804,929	46,452,391	41,099,852	35,747,314	30,371,533	24,980,170	19,588,805	14,197,441
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£415,000	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£250,000	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£208,333	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

EALING LOCAL PLAN VIABILITY TESTING Sales value £10,764 psm AH tenure Rented 0% SO 100% Frst Hms 0%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES) **£10,175,259** 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	One unit scheme (houses)	1	£273,460	498,629	475,610	452,590	429,571	406,551	383,532	360,513	337,493	314,474	291,454	268,435
2	Two unit scheme (houses)	2	£364,613	997,259	951,220	905,181	859,142	813,103	767,064	721,025	674,986	628,947	582,908	536,869
3	Four unit scheme (houses)	4	£395,705	1,620,404	1,545,457	1,470,510	1,395,563	1,320,616	1,245,668	1,170,722	1,095,775	1,020,827	945,880	870,934
4	Seven unit scheme (flats)	7	£675,863	1,867,487	1,763,697	1,659,907	1,556,118	1,452,327	1,348,538	1,244,747	1,140,958	1,037,168	933,378	829,588
5	Nine unit scheme (flats)	9	£572,358	2,102,830	1,985,636	1,868,443	1,751,249	1,634,056	1,516,863	1,399,670	1,282,477	1,165,283	1,048,090	930,897
6	Ten unit scheme (houses)	10	£1,026,684	4,508,895	4,301,197	4,093,499	3,885,801	3,678,103	3,470,404	3,262,706	3,055,008	2,847,310	2,639,612	2,431,914
7	Ten unit scheme (flats)	10	£612,333	2,631,601	2,485,326	2,339,052	2,192,777	2,046,502	1,900,228	1,753,953	1,607,679	1,461,404	1,315,129	1,168,855
8	Twenty unit scheme (houses and flats)	20	£1,907,861	7,130,034	6,772,652	6,415,271	6,057,889	5,700,507	5,343,125	4,985,743	4,628,361	4,270,980	3,913,598	3,556,217
9	Twenty unit scheme (flats)	20	£1,139,629	5,168,931	4,881,560	4,594,190	4,306,819	4,019,449	3,732,078	3,444,706	3,157,336	2,869,965	2,582,595	2,295,224
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,433,440	8,006,402	7,565,402	7,124,402	6,683,402	6,242,402	5,801,402	5,360,402	4,919,403	4,478,403	4,037,403	3,596,403
11	Fifty unit scheme (flats - lower density)	50	£3,667,333	12,136,127	11,459,262	10,782,397	10,105,532	9,428,666	8,751,801	8,074,935	7,398,070	6,720,649	6,042,801	5,364,952
12	Fifty unit scheme (flats - higher density)	50	£1,331,263	9,342,745	8,727,588	8,112,431	7,497,274	6,882,115	6,266,958	5,651,801	5,036,644	4,421,486	3,806,328	3,191,171
13	Seventy unit scheme (Industrial/employment led scheme)	70	£2,724,002	15,666,935	14,817,919	13,968,903	13,119,886	12,270,870	11,421,854	10,572,838	9,723,822	8,874,806	8,025,789	7,176,774
14	Seventy unit scheme (flats - higher density)	70	£703,635	13,595,029	12,700,895	11,806,762	10,912,629	10,018,496	9,124,362	8,230,228	7,336,095	6,441,962	5,547,829	4,653,695
15	One hundred unit scheme (flats - lower density)	100	£3,001,701	20,739,719	19,377,137	18,014,557	16,651,977	15,289,397	13,926,816	12,564,236	11,201,274	9,832,793	8,464,312	7,095,832
16	One hundred unit scheme (flats - higher density)	100	£2,852,706	21,602,227	20,393,610	19,184,994	17,976,378	16,767,761	15,559,144	14,350,528	13,141,911	11,933,294	10,724,678	9,516,062
17	Two hunded unit scheme (flats) with GF retail	200	£4,095,542	34,139,464	31,865,168	29,590,871	27,316,575	25,042,279	22,767,983	20,492,070	18,208,243	15,924,416	13,640,588	11,356,760
18	Three hundred unit scheme (flats) with GF retail	300	£3,900,516	40,930,885	37,900,972	34,861,639	31,822,305	28,782,972	25,743,638	22,704,305	19,664,971	16,625,638	13,586,304	10,539,590
19	Five hundred unit scheme (flats)	500	£14,652,373	75,495,639	69,785,604	64,075,570	58,365,536	52,655,502	46,922,234	41,181,537	35,440,840	29,686,757	23,903,176	18,119,596
20	Two hundred unit Co-living scheme	-	£1,511,753	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£10,175,259	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£3,527,423	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£8,445,465	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£5,087,629	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£4,239,691	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£1,882,423	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£1,187,114	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£5,087,629	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£10,175,259	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£10,175,259	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

				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	One unit scheme (houses)	1	£178,889	498,629	475,610	452,590	429,571	406,551	383,532	360,513	337,493	314,474	291,454	268,435
2	Two unit scheme (houses)	2	£238,519	997,259	951,220	905,181	859,142	813,103	767,064	721,025	674,986	628,947	582,908	536,869
3	Four unit scheme (houses)	4	£258,858	1,620,404	1,545,457	1,470,510	1,395,563	1,320,616	1,245,668	1,170,722	1,095,775	1,020,827	945,880	870,934
4	Seven unit scheme (flats)	7	£442,129	1,867,487	1,763,697	1,659,907	1,556,118	1,452,327	1,348,538	1,244,747	1,140,958	1,037,168	933,378	829,588
5	Nine unit scheme (flats)	9	£374,419	2,102,830	1,985,636	1,868,443	1,751,249	1,634,056	1,516,863	1,399,670	1,282,477	1,165,283	1,048,090	930,897
6	Ten unit scheme (houses)	10	£671,625	4,508,895	4,301,197	4,093,499	3,885,801	3,678,103	3,470,404	3,262,706	3,055,008	2,847,310	2,639,612	2,431,914
7	Ten unit scheme (flats)	10	£400,569	2,631,601	2,485,326	2,339,052	2,192,777	2,046,502	1,900,228	1,753,953	1,607,679	1,461,404	1,315,129	1,168,855
8	Twenty unit scheme (houses and flats)	20	£1,248,065	7,130,034	6,772,652	6,415,271	6,057,889	5,700,507	5,343,125	4,985,743	4,628,361	4,270,980	3,913,598	3,556,217
9	Twenty unit scheme (flats)	20	£745,511	5,168,931	4,881,560	4,594,190	4,306,819	4,019,449	3,732,078	3,444,706	3,157,336	2,869,965	2,582,595	2,295,224
10	Thirty unit scheme (flats with retail use on ground floor)	30	£937,713	8,006,402	7,565,402	7,124,402	6,683,402	6,242,402	5,801,402	5,360,402	4,919,403	4,478,403	4,037,403	3,596,403
11	Fifty unit scheme (flats - lower density)	50	£2,399,057	12,136,127	11,459,262	10,782,397	10,105,532	9,428,666	8,751,801	8,074,935	7,398,070	6,720,649	6,042,801	5,364,952
12	Fifty unit scheme (flats - higher density)	50	£870,872	9,342,745	8,727,588	8,112,431	7,497,274	6,882,115	6,266,958	5,651,801	5,036,644	4,421,486	3,806,328	3,191,171
13	Seventy unit scheme (Industrial/employment led scheme)	70	£1,781,959	15,666,935	14,817,919	13,968,903	13,119,886	12,270,870	11,421,854	10,572,838	9,723,822	8,874,806	8,025,789	7,176,774
14	Seventy unit scheme (flats - higher density)	70	£460,296	13,595,029	12,700,895	11,806,762	10,912,629	10,018,496	9,124,362	8,230,228	7,336,095	6,441,962	5,547,829	4,653,695
15	One hundred unit scheme (flats - lower density)	100	£1,963,622	20,739,719	19,377,137	18,014,557	16,651,977	15,289,397	13,926,816	12,564,236	11,201,274	9,832,793	8,464,312	7,095,832
16	One hundred unit scheme (flats - higher density)	100	£1,866,154	21,602,227	20,393,610	19,184,994	17,976,378	16,767,761	15,559,144	14,350,528	13,141,911	11,933,294	10,724,678	9,516,062
17	Two hunded unit scheme (flats) with GF retail	200	£2,679,179	34,139,464	31,865,168	29,590,871	27,316,575	25,042,279	22,767,983	20,492,070	18,208,243	15,924,416	13,640,588	11,356,760
18	Three hundred unit scheme (flats) with GF retail	300	£2,551,599	40,930,885	37,900,972	34,861,639	31,822,305	28,782,972	25,743,638	22,704,305	19,664,971	16,625,638	13,586,304	10,539,590
19	Five hundred unit scheme (flats)	500	£9,585,136	75,495,639	69,785,604	64,075,570	58,365,536	52,655,502	46,922,234	41,181,537	35,440,840	29,686,757	23,903,176	18,119,596
20	Two hundred unit Co-living scheme	-	£988,943	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£6,656,344	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£2,307,533	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£5,524,766	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£3,328,172	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£2,773,477	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£1,231,424	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£776,574	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£3,328,172	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£6,656,344	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£6,656,344	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

				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	One unit scheme (houses)	1	£95,835	498,629	475,610	452,590	429,571	406,551	383,532	360,513	337,493	314,474	291,454	268,435
2	Two unit scheme (houses)	-	£127,780	997,259	951,220	905,181	859,142	813,103	767,064	721,025	674,986	628,947	582,908	536,869
3	Four unit scheme (houses)	-	£138,676	1,620,404	1,545,457	1,470,510	1,395,563	1,320,616	1,245,668	1,170,722	1,095,775	1,020,827	945,880	870,934
4	Seven unit scheme (flats)	-	£236,858	1,867,487	1,763,697	1,659,907	1,556,118	1,452,327	1,348,538	1,244,747	1,140,958	1,037,168	933,378	829,588
5	Nine unit scheme (flats)	-	£200,584	2,102,830	1,985,636	1,868,443	1,751,249	1,634,056	1,516,863	1,399,670	1,282,477	1,165,283	1,048,090	930,897
6	Ten unit scheme (houses)	-	£359,804	4,508,895	4,301,197	4,093,499	3,885,801	3,678,103	3,470,404	3,262,706	3,055,008	2,847,310	2,639,612	2,431,914
7	Ten unit scheme (flats)	-	£214,593	2,631,601	2,485,326	2,339,052	2,192,777	2,046,502	1,900,228	1,753,953	1,607,679	1,461,404	1,315,129	1,168,855
8	Twenty unit scheme (houses and flats)	-	£668,614	7,130,034	6,772,652	6,415,271	6,057,889	5,700,507	5,343,125	4,985,743	4,628,361	4,270,980	3,913,598	3,556,217
9	Twenty unit scheme (flats)	-	£399,386	5,168,931	4,881,560	4,594,190	4,306,819	4,019,449	3,732,078	3,444,706	3,157,336	2,869,965	2,582,595	2,295,224
10	Thirty unit scheme (flats with retail use on ground floor)	-	£502,352	8,006,402	7,565,402	7,124,402	6,683,402	6,242,402	5,801,402	5,360,402	4,919,403	4,478,403	4,037,403	3,596,403
11	Fifty unit scheme (flats - lower density)	-	£1,285,225	12,136,127	11,459,262	10,782,397	10,105,532	9,428,666	8,751,801	8,074,935	7,398,070	6,720,649	6,042,801	5,364,952
12	Fifty unit scheme (flats - higher density)	-	£466,544	9,342,745	8,727,588	8,112,431	7,497,274	6,882,115	6,266,958	5,651,801	5,036,644	4,421,486	3,806,328	3,191,171
13	Seventy unit scheme (Industrial/employment led scheme)	-	£954,633	15,666,935	14,817,919	13,968,903	13,119,886	12,270,870	11,421,854	10,572,838	9,723,822	8,874,806	8,025,789	7,176,774
14	Seventy unit scheme (flats - higher density)	-	£246,590	13,595,029	12,700,895	11,806,762	10,912,629	10,018,496	9,124,362	8,230,228	7,336,095	6,441,962	5,547,829	4,653,695
15	One hundred unit scheme (flats - lower density)	-	£1,051,953	20,739,719	19,377,137	18,014,557	16,651,977	15,289,397	13,926,816	12,564,236	11,201,274	9,832,793	8,464,312	7,095,832
16	One hundred unit scheme (flats - higher density)	-	£999,738	21,602,227	20,393,610	19,184,994	17,976,378	16,767,761	15,559,144	14,350,528	13,141,911	11,933,294	10,724,678	9,516,062
17	Two hunded unit scheme (flats) with GF retail	-	£1,435,292	34,139,464	31,865,168	29,590,871	27,316,575	25,042,279	22,767,983	20,492,070	18,208,243	15,924,416	13,640,588	11,356,760
18	Three hundred unit scheme (flats) with GF retail	-	£1,366,945	40,930,885	37,900,972	34,861,639	31,822,305	28,782,972	25,743,638	22,704,305	19,664,971	16,625,638	13,586,304	10,539,590
19	Five hundred unit scheme (flats)	-	£5,134,958	75,495,639	69,785,604	64,075,570	58,365,536	52,655,502	46,922,234	41,181,537	35,440,840	29,686,757	23,903,176	18,119,596
20	Two hundred unit Co-living scheme	-	£529,797	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£3,565,943	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£1,236,194	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£2,959,733	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£1,782,971	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£1,485,810	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£659,699	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£416,027	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£1,782,971	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£3,565,943	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£3,565,943	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000** 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	One unit scheme (houses)	1	£13,438	498,629	475,610	452,590	429,571	406,551	383,532	360,513	337,493	314,474	291,454	268,435
2	Two unit scheme (houses)	2	£17,917	997,259	951,220	905,181	859,142	813,103	767,064	721,025	674,986	628,947	582,908	536,869
3	Four unit scheme (houses)	4	£19,444	1,620,404	1,545,457	1,470,510	1,395,563	1,320,616	1,245,668	1,170,722	1,095,775	1,020,827	945,880	870,934
4	Seven unit scheme (flats)	7	£33,211	1,867,487	1,763,697	1,659,907	1,556,118	1,452,327	1,348,538	1,244,747	1,140,958	1,037,168	933,378	829,588
5	Nine unit scheme (flats)	9	£28,125	2,102,830	1,985,636	1,868,443	1,751,249	1,634,056	1,516,863	1,399,670	1,282,477	1,165,283	1,048,090	930,897
6	Ten unit scheme (houses)	10	£50,450	4,508,895	4,301,197	4,093,499	3,885,801	3,678,103	3,470,404	3,262,706	3,055,008	2,847,310	2,639,612	2,431,914
7	Ten unit scheme (flats)	10	£30,089	2,631,601	2,485,326	2,339,052	2,192,777	2,046,502	1,900,228	1,753,953	1,607,679	1,461,404	1,315,129	1,168,855
8	Twenty unit scheme (houses and flats)	20	£93,750	7,130,034	6,772,652	6,415,271	6,057,889	5,700,507	5,343,125	4,985,743	4,628,361	4,270,980	3,913,598	3,556,217
9	Twenty unit scheme (flats)	20	£56,000	5,168,931	4,881,560	4,594,190	4,306,819	4,019,449	3,732,078	3,444,706	3,157,336	2,869,965	2,582,595	2,295,224
10	Thirty unit scheme (flats with retail use on ground floor)	30	£70,438	8,006,402	7,565,402	7,124,402	6,683,402	6,242,402	5,801,402	5,360,402	4,919,403	4,478,403	4,037,403	3,596,403
11	Fifty unit scheme (flats - lower density)	50	£180,208	12,136,127	11,459,262	10,782,397	10,105,532	9,428,666	8,751,801	8,074,935	7,398,070	6,720,649	6,042,801	5,364,952
12	Fifty unit scheme (flats - higher density)	50	£65,417	9,342,745	8,727,588	8,112,431	7,497,274	6,882,115	6,266,958	5,651,801	5,036,644	4,421,486	3,806,328	3,191,171
13	Seventy unit scheme (Industrial/employment led scheme)	70	£133,854	15,666,935	14,817,919	13,968,903	13,119,886	12,270,870	11,421,854	10,572,838	9,723,822	8,874,806	8,025,789	7,176,774
14	Seventy unit scheme (flats - higher density)	70	£34,576	13,595,029	12,700,895	11,806,762	10,912,629	10,018,496	9,124,362	8,230,228	7,336,095	6,441,962	5,547,829	4,653,695
15	One hundred unit scheme (flats - lower density)	100	£147,500	20,739,719	19,377,137	18,014,557	16,651,977	15,289,397	13,926,816	12,564,236	11,201,274	9,832,793	8,464,312	7,095,832
16	One hundred unit scheme (flats - higher density)	100	£140,179	21,602,227	20,393,610	19,184,994	17,976,378	16,767,761	15,559,144	14,350,528	13,141,911	11,933,294	10,724,678	9,516,062
17	Two hunded unit scheme (flats) with GF retail	200	£201,250	34,139,464	31,865,168	29,590,871	27,316,575	25,042,279	22,767,983	20,492,070	18,208,243	15,924,416	13,640,588	11,356,760
18	Three hundred unit scheme (flats) with GF retail	300	£191,667	40,930,885	37,900,972	34,861,639	31,822,305	28,782,972	25,743,638	22,704,305	19,664,971	16,625,638	13,586,304	10,539,590
19	Five hundred unit scheme (flats)	500	£720,000	75,495,639	69,785,604	64,075,570	58,365,536	52,655,502	46,922,234	41,181,537	35,440,840	29,686,757	23,903,176	18,119,596
20	Two hundred unit Co-living scheme	-	£74,286	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719	11,982,719
21	Large retail supermarket	-	£500,000	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520	1,082,520
22	Comparison retail	-	£173,333	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120	9,790,120
23	Data Centre	-	£415,000	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519	6,041,519
24	Office development	-	£250,000	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724	43,351,724
25	Office development	-	£208,333	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065	21,672,065
26	Hotel development (160 rooms)	-	£92,500	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471	2,068,471
27	Hotel development (100 rooms)	-	£58,333	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576	977,576
28	Light industrial scheme	-	£250,000	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453	3,217,453
29	Industrial Scheme new build (50% plot ratio)	-	£500,000	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171	4,013,171
30	Industrial scheme intensification (60% plot ratio)	-	£500,000	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804	4,815,804

Appendix 11 - Maximum CIL rates

Maximum CIL rates

Maximum CIL rates per square metre with 40% affordable housing

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£7,630,000	PER HA			Maximum CIL per square metre					
	Description	**Floor area**	**BLV**	**£7,260**	**£7,698**	**£8,136**	**£8,574**	**£9,012**	**£9,450**	**£9,888**	**£10,326**	**£10,764**
1	One unit scheme (houses)	108	£273,460	-	-	-	-	-	-	146	324	503
2	Two unit scheme (houses)	215	£364,613	-	100	279	458	636	815	994	1,172	1,351
3	Four unit scheme (houses)	350	£395,705	478	657	836	1,014	1,193	1,372	1,550	1,729	1,907
4	Seven unit scheme (flats)	598	£675,863	-	-	-	-	114	261	409	556	703
5	Nine unit scheme (flats)	675	£572,358	-	-	93	240	388	535	683	830	977
6	Ten unit scheme (houses)	1,009	£1,026,684	534	707	880	1,054	1,227	1,401	1,574	1,747	1,921
7	Ten unit scheme (flats)	843	£612,333	-	75	222	370	517	665	812	959	1,107
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	78	240	401	562	723	885	1,046	1,207	1,369
9	Twenty unit scheme (flats)	1,680	£1,139,629	-	109	255	401	547	692	837	982	1,127
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	100	234	368	501	635	769	902	1,036	1,170
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	-	-	-	114	250	386	522	659	795
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	-	-	56	193	331	467	604	740	876
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	113	228	343	458	573	688	803	918	1,032
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	-	137	274	412	549	686	822	958	1,095
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	-	-	48	184	319	454	589	724	859
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	168	303	439	574	708	842	976	1,110	1,244
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	-	-	54	182	309	436	562	688	814
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	-	-	-	35	154	273	392	510	628
19	Five hundred unit scheme (flats)	43,200	£14,652,373	-	-	-	-	-	80	195	310	424
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	1,204	1,204	1,204
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	1,275	1,275	1,275
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	1,162	1,162	1,162
26	Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			£4,210,000	PER HA			Maximum CIL per square metre					
	Description	**Floor area**	**BLV**	**£5,595**	**£5,791**	**£5,988**	**£6,184**	**£6,380**	**£6,576**	**£6,773**	**£6,969**	**£7,165**
1	One unit scheme (houses)	84	£178,889	-	132	311	489	668	847	1,025	1,204	1,383
2	Two unit scheme (houses)	167	£238,519	508	687	865	1,044	1,223	1,401	1,580	1,759	1,937
3	Four unit scheme (houses)	418	£258,858	869	1,048	1,227	1,405	1,584	1,763	1,941	2,120	2,298
4	Seven unit scheme (flats)	837	£442,129	-	63	210	357	505	652	800	947	1,094
5	Nine unit scheme (flats)	2,510	£374,419	91	239	386	534	681	828	976	1,123	1,271
6	Ten unit scheme (houses)	2,510	£671,625	885	1,059	1,232	1,406	1,579	1,752	1,926	2,099	2,273
7	Ten unit scheme (flats)	2,510	£400,569	179	326	474	621	769	916	1,063	1,211	1,358
8	Twenty unit scheme (houses and flats)	8,368	£1,248,065	430	592	753	914	1,075	1,237	1,398	1,559	1,720
9	Twenty unit scheme (flats)	8,368	£745,511	197	343	490	636	781	926	1,072	1,217	1,362
10	Thirty unit scheme (flats with retail use on ground floor)	16,735	£937,713	276	410	544	677	811	945	1,078	1,212	1,346
11	Fifty unit scheme (flats - lower density)	16,735	£2,399,057	-	135	271	407	543	679	816	952	1,088
12	Fifty unit scheme (flats - higher density)	37,654	£870,872	-	35	173	311	448	585	721	857	993
13	Seventy unit scheme (Industrial/employment led scheme)	2,000	£1,781,959	260	375	490	605	720	835	950	1,065	1,179
14	Seventy unit scheme (flats - higher density)	4,500	£460,296	42	179	317	454	592	729	865	1,001	1,137
15	One hundred unit scheme (flats - lower density)	3,000	£1,963,622	-	29	165	301	436	571	706	841	977
16	One hundred unit scheme (flats - higher density)	2,000	£1,866,154	294	429	564	699	834	968	1,102	1,236	1,370
17	Two hunded unit scheme (flats) with GF retail	4,500	£2,679,179	-	14	142	270	397	524	650	776	902
18	Three hundred unit scheme (flats) with GF retail	4,376	£2,551,599	-	-	-	93	212	331	450	569	686
19	Five hundred unit scheme (flats)	3,529	£9,585,136	-	-	-	-	83	198	312	427	541
20	Two hundred unit Co-living scheme	2,500	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21	Large retail supermarket	2,500	£6,656,344	-	-	-	-	-	-	-	-	-
22	Comparison retail	1,500	£2,307,533	865	865	865	865	865	865	1,439	1,439	1,439
23	Data Centre	2,500	£5,524,766	-	-	-	-	-	-	74	74	74
24	Office development	5,000	£3,328,172	-	-	-	-	-	-	1,334	1,334	1,334
25	Office development	20,000	£2,773,477	-	-	-	-	-	-	1,260	1,260	1,260
26	Hotel development (160 rooms)	1,000	£1,231,424	113	113	113	113	113	113	113	113	113
27	Hotel development (100 rooms)	1,250	£776,574	57	57	57	57	57	57	57	57	57
28	Light industrial scheme	1,875	£3,328,172	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£2,793,156				Maximum CIL per square metre					
	Description	**Floor area**	**BLV**	**£5,595**	**£5,791**	**£5,988**	**£6,184**	**£6,380**	**£6,576**	**£6,773**	**£6,969**	**£7,165**
1	One unit scheme (houses)	84	£95,835	726	905	1,083	1,262	1,441	1,619	1,798	1,977	2,155
2	Two unit scheme (houses)	167	£127,780	1,023	1,202	1,381	1,559	1,738	1,916	2,095	2,274	2,452
3	Four unit scheme (houses)	418	£138,676	1,213	1,391	1,570	1,749	1,927	2,106	2,285	2,463	2,642
4	Seven unit scheme (flats)	837	£236,858	259	406	553	701	848	996	1,143	1,290	1,438
5	Nine unit scheme (flats)	2,510	£200,584	349	496	644	791	939	1,086	1,233	1,381	1,528
6	Ten unit scheme (houses)	2,510	£359,804	1,195	1,368	1,541	1,715	1,888	2,061	2,235	2,408	2,582
7	Ten unit scheme (flats)	2,510	£214,593	400	547	694	842	989	1,137	1,284	1,431	1,579
8	Twenty unit scheme (houses and flats)	8,368	£668,614	739	901	1,062	1,223	1,384	1,546	1,707	1,868	2,029
9	Twenty unit scheme (flats)	8,368	£399,386	403	549	696	842	987	1,132	1,278	1,423	1,568
10	Thirty unit scheme (flats with retail use on ground floor)	16,735	£502,352	431	565	698	832	966	1,099	1,233	1,367	1,500
11	Fifty unit scheme (flats - lower density)	16,735	£1,285,225	256	392	528	665	801	937	1,073	1,209	1,345
12	Fifty unit scheme (flats - higher density)	37,654	£466,544	1	138	276	414	551	688	824	960	1,096
13	Seventy unit scheme (Industrial/employment led scheme)	2,000	£954,633	389	504	619	734	849	964	1,079	1,193	1,308
14	Seventy unit scheme (flats - higher density)	4,500	£246,590	79	217	354	492	630	766	902	1,038	1,175
15	One hundred unit scheme (flats - lower density)	3,000	£1,051,953	-	132	268	404	539	674	809	944	1,080
16	One hundred unit scheme (flats - higher density)	2,000	£999,738	404	539	675	810	944	1,078	1,212	1,346	1,480
17	Two hunded unit scheme (flats) with GF retail	4,500	£1,435,292	-	92	219	347	475	601	727	853	980
18	Three hundred unit scheme (flats) with GF retail	4,376	£1,366,945	-	-	25	145	264	383	502	620	738
19	Five hundred unit scheme (flats)	3,529	£5,134,958	-	-	-	70	186	301	415	530	645
20	Two hundred unit Co-living scheme	2,500	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21	Large retail supermarket	2,500	£3,565,943	-	-	-	-	-	-	-	-	-
22	Comparison retail	1,500	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,645	1,645	1,645
23	Data Centre	2,500	£2,959,733	270	270	270	270	270	270	440	440	440
24	Office development	5,000	£1,782,971	-	-	-	-	-	-	1,386	1,386	1,386
25	Office development	20,000	£1,485,810	-	-	-	-	-	-	1,346	1,346	1,346
26	Hotel development (160 rooms)	1,000	£659,699	190	190	190	190	190	190	190	190	190
27	Hotel development (100 rooms)	1,250	£416,027	160	160	160	160	160	160	160	160	160
28	Light industrial scheme	1,875	£1,782,971	239	239	239	239	239	239	239	239	239
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89
30	Industrial scheme intensification (60% plot ratio)	5,000	£3,565,943	208	208	208	208	208	208	208	208	208

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)			£500,000				Maximum CIL per square metre					
	Description	**Floor area**	**BLV**	**£5,595**	**£5,791**	**£5,988**	**£6,184**	**£6,380**	**£6,576**	**£6,773**	**£6,969**	**£7,165**
1	One unit scheme (houses)	84	£13,438	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH
2	Two unit scheme (houses)	167	£17,917	1,493	1,671	1,850	2,029	2,207	2,386	2,564	2,743	2,922
3	Four unit scheme (houses)	418	£19,444	1,534	1,713	1,892	2,070	2,249	2,427	2,606	2,785	2,963
4	Seven unit scheme (flats)	837	£33,211	1,553	1,732	1,911	2,089	2,268	2,447	2,625	2,804	2,982
5	Nine unit scheme (flats)	2,510	£28,125	599	747	894	1,041	1,189	1,336	1,484	1,631	1,778
6	Ten unit scheme (houses)	2,510	£50,450	604	752	899	1,047	1,194	1,341	1,489	1,636	1,784
7	Ten unit scheme (flats)	2,510	£30,089	1,501	1,675	1,848	2,021	2,195	2,368	2,541	2,715	2,888
8	Twenty unit scheme (houses and flats)	8,368	£93,750	619	766	913	1,061	1,208	1,356	1,503	1,650	1,798
9	Twenty unit scheme (flats)	8,368	£56,000	1,046	1,207	1,368	1,530	1,691	1,852	2,014	2,175	2,336
10	Thirty unit scheme (flats with retail use on ground floor)	16,735	£70,438	607	754	900	1,046	1,192	1,337	1,482	1,627	1,772
11	Fifty unit scheme (flats - lower density)	16,735	£180,208	584	718	851	985	1,119	1,253	1,386	1,520	1,654
12	Fifty unit scheme (flats - higher density)	37,654	£65,417	511	648	784	920	1,056	1,192	1,329	1,465	1,601
13	Seventy unit scheme (Industrial/employment led scheme)	2,000	£133,854	103	241	378	516	653	790	926	1,062	1,199
14	Seventy unit scheme (flats - higher density)	4,500	£34,576	516	631	746	861	976	1,091	1,206	1,321	1,435
15	One hundred unit scheme (flats - lower density)	3,000	£147,500	116	254	391	529	667	803	939	1,076	1,212
16	One hundred unit scheme (flats - higher density)	2,000	£140,179	97	234	371	506	641	776	912	1,047	1,182
17	Two hunded unit scheme (flats) with GF retail	4,500	£201,250	514	649	784	919	1,054	1,188	1,322	1,455	1,589
18	Three hundred unit scheme (flats) with GF retail	4,376	£191,667	40	168	296	424	551	678	804	930	1,056
19	Five hundred unit scheme (flats)	3,529	£720,000	-	-	76	196	315	434	553	671	789
20	Two hundred unit Co-living scheme	2,500	£74,286	-	-	56	172	288	403	518	632	747
21	Large retail supermarket	2,500	£500,000	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
22	Comparison retail	1,500	£173,333	194	194	194	194	194	194	194	194	194
23	Data Centre	2,500	£415,000	1,275	1,275	1,275	1,275	1,275	1,275	1,849	1,849	1,849
24	Office development	5,000	£250,000	633	633	633	633	633	633	804	804	804
25	Office development	20,000	£208,333	-	-	-	-	-	-	1,437	1,437	1,437
26	Hotel development (160 rooms)	1,000	£92,500	-	-	-	-	-	-	1,431	1,431	1,431
27	Hotel development (100 rooms)	1,250	£58,333	267	267	267	267	267	267	267	267	267
28	Light industrial scheme	1,875	£250,000	263	263	263	263	263	263	263	263	263
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	495	495	495	495	495	495	495	495	495
30	Industrial scheme intensification (60% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703

Maximum CIL rates

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	79	-	-	-	-	-	-	-	-	-	-
2	Two unit scheme (houses)	215	£364,613	927	801	675	550	424	299	173	47	-	-	-
3	Four unit scheme (houses)	350	£395,705	1,483	1,358	1,232	1,106	981	855	730	604	478	353	227
4	Seven unit scheme (flats)	598	£675,863	330	229	129	28	-	-	-	-	-	-	-
5	Nine unit scheme (flats)	675	£572,358	604	503	403	302	201	100	-	-	-	-	-
6	Ten unit scheme (houses)	1,009	£1,026,684	1,494	1,374	1,254	1,134	1,014	894	774	654	534	413	293
7	Ten unit scheme (flats)	843	£612,333	733	633	532	431	331	230	129	28	-	-	-
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	965	854	743	633	522	411	300	189	78	-	-
9	Twenty unit scheme (flats)	1,680	£1,139,629	758	658	559	459	360	261	161	62	-	-	-
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	824	734	643	553	462	372	281	191	100	10	-
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	423	333	243	154	64	-	-	-	-	-	-
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	502	412	322	231	141	51	-	-	-	-	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	719	643	568	492	416	340	265	189	113	37	-
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	720	630	540	450	360	270	179	89	-	-	-
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	484	396	308	219	130	42	-	-	-	-	-
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	874	786	698	609	521	433	345	257	168	80	-
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	443	362	282	201	121	40	-	-	-	-	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	277	202	127	52	-	-	-	-	-	-	-
19	Five hundred unit scheme (flats)	43,200	£14,652,373	125	47	-	-	-	-	-	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	630
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			£6,656,344	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	958	833	707	582	456	330	205	79	-	-	-
2	Two unit scheme (houses)	215	£238,519	1,513	1,387	1,262	1,136	1,011	885	759	634	508	383	257
3	Four unit scheme (houses)	350	£258,858	1,874	1,749	1,623	1,497	1,372	1,246	1,121	995	869	744	618
4	Seven unit scheme (flats)	598	£442,129	721	620	520	419	318	217	117	16	-	-	-
5	Nine unit scheme (flats)	675	£374,419	897	797	696	595	494	394	293	192	91	-	-
6	Ten unit scheme (houses)	1,009	£671,625	1,846	1,726	1,606	1,486	1,366	1,246	1,126	1,006	885	765	645
7	Ten unit scheme (flats)	843	£400,569	985	884	783	683	582	481	380	280	179	78	-
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	1,317	1,206	1,095	985	874	763	652	541	430	319	209
9	Twenty unit scheme (flats)	1,680	£745,511	992	893	794	694	595	495	396	296	197	97	-
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,000	910	819	729	638	548	457	367	276	186	95
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	716	626	537	447	357	268	178	88	-	-	-
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	619	529	439	349	258	168	78	-	-	-	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	866	790	714	638	563	487	411	336	260	184	108
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	763	673	583	493	402	312	222	132	42	-	-
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	601	513	425	337	248	159	70	-	-	-	-
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,000	912	823	735	647	559	470	382	294	206	118
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	531	450	370	289	209	128	48	-	-	-	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	335	260	185	111	35	-	-	-	-	-	-
19	Five hundred unit scheme (flats)	43,200	£9,585,136	242	164	86	9	-	-	-	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	865	865	865	865	865	865	865	865	865	865	865
23	Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27	Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	1,731	1,605	1,480	1,354	1,229	1,103	977	852	726	601	475
2	Two unit scheme (houses)	215	£127,780	2,028	1,902	1,777	1,651	1,526	1,400	1,274	1,149	1,023	898	772
3	Four unit scheme (houses)	350	£138,676	2,218	2,092	1,966	1,841	1,715	1,590	1,464	1,338	1,213	1,087	962
4	Seven unit scheme (flats)	598	£236,858	1,064	964	863	762	661	561	460	359	259	158	57
5	Nine unit scheme (flats)	675	£200,584	1,155	1,054	953	853	752	651	550	450	349	248	148
6	Ten unit scheme (houses)	1,009	£359,804	2,155	2,035	1,915	1,795	1,675	1,555	1,435	1,315	1,195	1,074	954
7	Ten unit scheme (flats)	843	£214,593	1,206	1,105	1,004	903	803	702	601	500	400	299	198
8	Twenty unit scheme (houses and flats)	1,875	£668,614	1,626	1,515	1,404	1,294	1,183	1,072	961	850	739	629	518
9	Twenty unit scheme (flats)	1,680	£399,386	1,198	1,099	1,000	900	801	701	602	502	403	303	204
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,155	1,064	974	883	793	702	612	521	431	340	250
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	974	884	794	704	615	525	435	346	256	166	76
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	722	632	542	452	361	271	181	91	1	-	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	994	919	843	767	691	616	540	464	389	313	237
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	801	710	620	530	440	350	259	169	79	-	-
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	704	616	528	440	351	262	173	84	-	-	-
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	1,110	1,022	934	845	757	669	581	493	404	316	228
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	608	528	447	367	286	206	125	44	-	-	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	387	312	237	162	86	11	-	-	-	-	-
19	Five hundred unit scheme (flats)	43,200	£5,134,958	345	267	189	112	34	-	-	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071
23	Data Centre	7,000	£2,959,733	270	270	270	270	270	270	270	270	270	270	270
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27	Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28	Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)			£500,000					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	2,497	2,372	2,246	2,121	1,995	1,869	1,744	1,618	1,493	1,367	1,241
2	Two unit scheme (houses)	215	£17,917	2,539	2,413	2,288	2,162	2,037	1,911	1,785	1,660	1,534	1,409	1,283
3	Four unit scheme (houses)	350	£19,444	2,558	2,433	2,307	2,181	2,056	1,930	1,805	1,679	1,553	1,428	1,302
4	Seven unit scheme (flats)	598	£33,211	1,405	1,304	1,204	1,103	1,002	901	801	700	599	499	398
5	Nine unit scheme (flats)	675	£28,125	1,410	1,310	1,209	1,108	1,007	907	806	705	604	504	403
6	Ten unit scheme (houses)	1,009	£50,450	2,462	2,342	2,222	2,102	1,981	1,861	1,741	1,621	1,501	1,381	1,261
7	Ten unit scheme (flats)	843	£30,089	1,425	1,324	1,223	1,122	1,022	921	820	719	619	518	417
8	Twenty unit scheme (houses and flats)	1,875	£93,750	1,933	1,822	1,711	1,600	1,489	1,378	1,268	1,157	1,046	935	824
9	Twenty unit scheme (flats)	1,680	£56,000	1,403	1,303	1,204	1,105	1,005	906	806	707	607	508	408
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,308	1,218	1,127	1,037	946	856	765	675	584	494	403
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	1,229	1,139	1,050	960	870	781	691	601	511	421	331
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	824	734	644	554	464	373	283	193	103	13	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,122	1,046	971	895	819	744	668	592	516	441	365
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	838	748	657	567	477	387	297	206	116	26	-
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	807	718	630	542	453	364	275	186	97	8	-
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	1,220	1,131	1,043	955	867	779	690	602	514	426	337
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	685	604	524	443	363	282	202	121	40	-	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	438	363	288	213	138	62	-	-	-	-	-
19	Five hundred unit scheme (flats)	43,200	£720,000	447	370	292	214	136	58	-	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
21	Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194
22	Comparison retail	5,200	£173,333	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
23	Data Centre	7,000	£415,000	633	633	633	633	633	633	633	633	633	633	633
24	Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267
27	Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	263
28	Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703

Maximum CIL rates

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	376	236	95	-	-	-	-	-	-	-	-
2	Two unit scheme (houses)	215	£364,613	1,224	1,084	943	803	662	522	381	241	100	-	-
3	Four unit scheme (houses)	350	£395,705	1,781	1,640	1,500	1,359	1,219	1,078	938	797	657	516	376
4	Seven unit scheme (flats)	598	£675,863	576	463	350	237	124	11	-	-	-	-	-
5	Nine unit scheme (flats)	675	£572,358	850	737	624	511	398	285	172	59	-	-	-
6	Ten unit scheme (houses)	1,009	£1,026,684	1,783	1,649	1,514	1,380	1,245	1,111	976	842	707	572	438
7	Ten unit scheme (flats)	843	£612,333	979	866	753	640	527	414	301	188	75	-	-
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,234	1,110	985	861	737	613	488	364	240	115	-
9	Twenty unit scheme (flats)	1,680	£1,139,629	1,002	890	779	667	555	444	332	220	109	-	-
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,047	946	844	742	641	539	437	336	234	132	31
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	650	549	448	347	246	145	43	-	-	-	-
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	731	630	528	426	325	223	121	20	-	-	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	911	825	740	655	569	484	399	313	228	143	57
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	950	848	747	645	543	442	340	238	137	35	-
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	709	610	510	411	311	212	112	12	-	-	-
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,099	1,000	900	801	701	602	502	403	303	204	104
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	655	564	473	382	291	200	109	18	-	-	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	475	390	305	221	136	51	-	-	-	-	-
19	Five hundred unit scheme (flats)	43,200	£14,652,373	316	229	142	56	-	-	-	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	630
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			£6,656,344	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	1,256	1,116	975	835	694	554	413	273	132	-	-
2	Two unit scheme (houses)	215	£238,519	1,811	1,670	1,530	1,389	1,249	1,108	968	827	687	546	406
3	Four unit scheme (houses)	350	£258,858	2,172	2,031	1,891	1,750	1,610	1,469	1,329	1,188	1,048	907	767
4	Seven unit scheme (flats)	598	£442,129	967	854	741	628	515	402	289	176	63	-	-
5	Nine unit scheme (flats)	675	£374,419	1,143	1,030	917	804	691	578	465	352	239	126	13
6	Ten unit scheme (houses)	1,009	£671,625	2,135	2,001	1,866	1,732	1,597	1,462	1,328	1,193	1,059	924	790
7	Ten unit scheme (flats)	843	£400,569	1,230	1,117	1,004	891	778	665	552	439	326	213	100
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	1,586	1,462	1,337	1,213	1,089	964	840	716	592	467	343
9	Twenty unit scheme (flats)	1,680	£745,511	1,236	1,125	1,013	902	790	678	567	455	343	232	120
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,223	1,121	1,020	918	817	715	613	512	410	308	207
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	943	842	741	640	539	438	337	236	135	34	-
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	848	747	645	544	442	340	239	137	35	-	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,057	972	887	801	716	631	545	460	375	289	204
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	992	891	789	688	586	484	383	281	179	78	-
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	827	727	628	528	429	329	229	129	29	-	-
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,225	1,125	1,026	926	827	728	628	529	429	330	230
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	743	652	561	470	379	288	197	106	14	-	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	534	449	364	279	194	110	24	-	-	-	-
19	Five hundred unit scheme (flats)	43,200	£9,585,136	433	346	260	173	85	-	-	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	865	865	865	865	865	865	865	865	865	865	865
23	Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27	Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	2,029	1,888	1,748	1,607	1,467	1,326	1,186	1,045	905	764	624
2	Two unit scheme (houses)	215	£127,780	2,326	2,185	2,045	1,904	1,764	1,623	1,483	1,342	1,202	1,061	921
3	Four unit scheme (houses)	350	£138,676	2,515	2,375	2,234	2,094	1,953	1,813	1,672	1,532	1,391	1,251	1,110
4	Seven unit scheme (flats)	598	£236,858	1,310	1,197	1,084	971	858	745	632	519	406	293	180
5	Nine unit scheme (flats)	675	£200,584	1,400	1,287	1,174	1,061	948	835	722	609	496	383	270
6	Ten unit scheme (houses)	1,009	£359,804	2,444	2,310	2,175	2,041	1,906	1,772	1,637	1,502	1,368	1,233	1,099
7	Ten unit scheme (flats)	843	£214,593	1,451	1,338	1,225	1,112	999	886	773	660	547	434	321
8	Twenty unit scheme (houses and flats)	1,875	£668,614	1,895	1,771	1,646	1,522	1,398	1,273	1,149	1,025	901	776	652
9	Twenty unit scheme (flats)	1,680	£399,386	1,442	1,331	1,219	1,108	996	884	773	661	549	438	326
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,378	1,276	1,174	1,073	971	869	768	666	565	463	361
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,201	1,099	998	897	796	695	594	493	392	291	190
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	951	850	748	647	545	443	342	240	138	37	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,186	1,101	1,015	930	845	760	674	589	504	418	333
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,030	928	827	725	623	522	420	318	217	115	13
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	930	830	731	631	532	432	332	232	132	32	-
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	1,335	1,236	1,136	1,037	937	838	738	639	539	440	341
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	820	730	639	547	456	365	274	183	92	0	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	585	500	416	331	246	161	76	-	-	-	-
19	Five hundred unit scheme (flats)	43,200	£5,134,958	536	449	363	276	188	101	13	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071
23	Data Centre	7,000	£2,959,733	270	270	270	270	270	270	270	270	270	270	270
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27	Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28	Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)			£500,000					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	2,795	2,655	2,514	2,374	2,233	2,093	1,952	1,812	1,671	1,531	1,390
2	Two unit scheme (houses)	215	£17,917	2,837	2,696	2,556	2,415	2,275	2,134	1,994	1,853	1,713	1,572	1,432
3	Four unit scheme (houses)	350	£19,444	2,856	2,715	2,575	2,434	2,294	2,153	2,013	1,872	1,732	1,592	1,451
4	Seven unit scheme (flats)	598	£33,211	1,651	1,538	1,425	1,312	1,199	1,086	973	860	747	634	521
5	Nine unit scheme (flats)	675	£28,125	1,656	1,543	1,430	1,317	1,204	1,091	978	865	752	639	526
6	Ten unit scheme (houses)	1,009	£50,450	2,751	2,616	2,482	2,347	2,213	2,078	1,944	1,809	1,675	1,540	1,405
7	Ten unit scheme (flats)	843	£30,089	1,670	1,557	1,444	1,331	1,218	1,105	992	879	766	653	540
8	Twenty unit scheme (houses and flats)	1,875	£93,750	2,201	2,077	1,953	1,829	1,704	1,580	1,456	1,331	1,207	1,083	959
9	Twenty unit scheme (flats)	1,680	£56,000	1,647	1,535	1,424	1,312	1,200	1,089	977	865	754	642	530
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,531	1,429	1,328	1,226	1,124	1,023	921	819	718	616	515
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	1,456	1,355	1,254	1,153	1,052	951	850	749	648	547	446
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	1,054	952	850	749	647	546	444	342	241	139	37
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,314	1,229	1,143	1,058	973	887	802	717	631	546	461
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	1,067	965	864	762	660	559	457	356	254	152	51
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	1,032	932	833	733	634	534	435	334	234	134	33
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	1,445	1,345	1,246	1,146	1,047	947	848	748	649	550	450
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	897	806	715	624	533	442	351	260	168	77	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	636	552	467	382	297	212	127	41	-	-	-
19	Five hundred unit scheme (flats)	43,200	£720,000	638	552	465	378	291	203	115	28	-	-	-
20	Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
21	Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194
22	Comparison retail	5,200	£173,333	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
23	Data Centre	7,000	£415,000	633	633	633	633	633	633	633	633	633	633	633
24	Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267
27	Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	263
28	Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703

Maximum CIL rates

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA				Residual land values						
	Description	**Floor areas**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	One unit scheme (houses)	108	£273,460	674	519	363	208	53	-	-	-	-	-	-
2	Two unit scheme (houses)	215	£364,613	1,522	1,367	1,211	1,056	900	745	590	434	279	124	-
3	Four unit scheme (houses)	350	£395,705	2,079	1,923	1,768	1,612	1,457	1,302	1,146	991	836	680	525
4	Seven unit scheme (flats)	598	£675,863	821	696	571	445	320	195	70	-	-	-	-
5	Nine unit scheme (flats)	675	£572,358	1,095	970	845	719	594	469	344	218	93	-	-
6	Ten unit scheme (houses)	1,009	£1,026,684	2,072	1,923	1,774	1,625	1,476	1,327	1,178	1,029	880	731	582
7	Ten unit scheme (flats)	843	£612,333	1,225	1,099	974	849	724	598	473	348	222	97	-
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,503	1,365	1,227	1,090	952	814	676	539	401	263	126
9	Twenty unit scheme (flats)	1,680	£1,139,629	1,244	1,120	997	873	750	626	503	379	255	131	7
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,270	1,157	1,044	932	819	706	593	480	368	255	142
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	877	764	652	540	427	315	202	90	-	-	-
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	958	846	733	621	508	395	282	169	56	-	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,102	1,007	913	818	723	628	533	438	343	248	153
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	1,177	1,064	952	839	727	614	500	387	274	161	48
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	934	824	713	602	492	381	270	159	48	-	-
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,323	1,213	1,103	992	882	771	660	549	439	328	217
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	865	764	663	562	461	359	258	156	54	-	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	674	579	484	389	295	200	105	10	-	-	-
19	Five hundred unit scheme (flats)	43,200	£14,652,373	507	411	314	218	122	25	-	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	630
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			£6,656,344	PER HA				Residual land values						
	Description	**Floor areas**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	One unit scheme (houses)	108	£178,889	1,554	1,398	1,243	1,088	932	777	622	466	311	155	0
2	Two unit scheme (houses)	215	£238,519	2,108	1,953	1,798	1,642	1,487	1,332	1,176	1,021	865	710	555
3	Four unit scheme (houses)	350	£258,858	2,470	2,314	2,159	2,003	1,848	1,693	1,537	1,382	1,227	1,071	916
4	Seven unit scheme (flats)	598	£442,129	1,212	1,087	962	836	711	586	461	335	210	85	-
5	Nine unit scheme (flats)	675	£374,419	1,389	1,263	1,138	1,013	887	762	637	512	386	261	136
6	Ten unit scheme (houses)	1,009	£671,625	2,424	2,275	2,126	1,977	1,828	1,679	1,530	1,381	1,232	1,083	934
7	Ten unit scheme (flats)	843	£400,569	1,476	1,351	1,225	1,100	975	850	724	599	474	348	223
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	1,855	1,717	1,579	1,441	1,304	1,166	1,028	891	753	615	477
9	Twenty unit scheme (flats)	1,680	£745,511	1,478	1,355	1,231	1,108	985	861	737	614	490	366	242
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,446	1,333	1,220	1,108	995	882	769	656	544	431	318
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,170	1,058	945	833	720	608	496	383	271	158	46
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,075	963	851	738	625	512	399	286	173	60	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,249	1,154	1,059	964	869	774	680	585	490	395	300
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	1,219	1,107	994	882	769	656	543	430	317	204	91
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,052	941	830	720	609	498	387	277	165	54	-
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,449	1,339	1,228	1,118	1,007	896	786	675	564	453	343
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	953	852	751	650	549	447	346	244	142	40	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	732	637	543	448	353	258	164	69	-	-	-
19	Five hundred unit scheme (flats)	43,200	£9,585,136	624	528	432	335	239	143	46	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	865	865	865	865	865	865	865	865	865	865	865
23	Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27	Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943					Residual land values						
	Description	**Floor areas**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	One unit scheme (houses)	108	£95,835	2,326	2,171	2,016	1,860	1,705	1,550	1,394	1,239	1,083	928	773
2	Two unit scheme (houses)	215	£127,780	2,624	2,468	2,313	2,157	2,002	1,847	1,691	1,536	1,381	1,225	1,070
3	Four unit scheme (houses)	350	£138,676	2,813	2,658	2,502	2,347	2,191	2,036	1,881	1,725	1,570	1,415	1,259
4	Seven unit scheme (flats)	598	£236,858	1,556	1,430	1,305	1,180	1,055	929	804	679	553	428	303
5	Nine unit scheme (flats)	675	£200,584	1,646	1,521	1,396	1,270	1,145	1,020	894	769	644	518	393
6	Ten unit scheme (houses)	1,009	£359,804	2,733	2,584	2,435	2,286	2,137	1,988	1,839	1,690	1,541	1,392	1,243
7	Ten unit scheme (flats)	843	£214,593	1,697	1,572	1,446	1,321	1,196	1,070	945	820	694	569	444
8	Twenty unit scheme (houses and flats)	1,875	£668,614	2,164	2,026	1,888	1,751	1,613	1,475	1,337	1,200	1,062	924	786
9	Twenty unit scheme (flats)	1,680	£399,386	1,684	1,561	1,437	1,314	1,191	1,067	944	820	696	572	448
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,600	1,488	1,375	1,262	1,149	1,037	924	811	698	585	473
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,428	1,315	1,203	1,090	978	866	753	641	528	416	304
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	1,178	1,066	954	841	728	615	502	389	276	163	50
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,378	1,283	1,188	1,093	998	903	808	713	619	524	429
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,257	1,144	1,032	920	807	694	581	467	354	241	128
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,155	1,044	933	823	712	601	490	380	268	157	45
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	1,559	1,449	1,339	1,228	1,118	1,007	896	785	675	564	453
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,031	930	829	727	626	525	423	321	219	118	16
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	784	689	594	499	405	310	215	120	25	-	-
19	Five hundred unit scheme (flats)	43,200	£5,134,958	727	631	535	438	342	246	149	51	-	-	-
20	Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071
23	Data Centre	7,000	£2,959,733	270	270	270	270	270	270	270	270	270	270	270
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27	Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28	Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)			£500,000					Residual land values						
	Description	**Floor areas**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	One unit scheme (houses)	108	£13,438	3,093	2,937	2,782	2,627	2,471	2,316	2,161	2,005	1,850	1,695	1,539
2	Two unit scheme (houses)	215	£17,917	3,135	2,979	2,824	2,668	2,513	2,358	2,202	2,047	1,892	1,736	1,581
3	Four unit scheme (houses)	350	£19,444	3,154	2,998	2,843	2,688	2,532	2,377	2,221	2,066	1,911	1,755	1,600
4	Seven unit scheme (flats)	598	£33,211	1,896	1,771	1,646	1,520	1,395	1,270	1,145	1,019	894	769	643
5	Nine unit scheme (flats)	675	£28,125	1,902	1,776	1,651	1,526	1,400	1,275	1,150	1,025	899	774	649
6	Ten unit scheme (houses)	1,009	£50,450	3,040	2,891	2,742	2,593	2,444	2,295	2,146	1,997	1,848	1,699	1,550
7	Ten unit scheme (flats)	843	£30,089	1,916	1,791	1,665	1,540	1,415	1,289	1,164	1,039	913	788	663
8	Twenty unit scheme (houses and flats)	1,875	£93,750	2,470	2,333	2,195	2,057	1,919	1,782	1,644	1,506	1,368	1,231	1,093
9	Twenty unit scheme (flats)	1,680	£56,000	1,889	1,765	1,642	1,518	1,395	1,271	1,148	1,024	900	776	652
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,754	1,641	1,528	1,415	1,303	1,190	1,077	964	851	739	626
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	1,683	1,571	1,458	1,346	1,233	1,121	1,009	896	784	671	559
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	1,281	1,168	1,056	943	831	718	604	491	378	265	152
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,506	1,411	1,316	1,221	1,126	1,031	936	841	746	651	556
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	1,294	1,182	1,069	957	844	731	618	505	391	278	165
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	1,257	1,146	1,036	925	814	703	593	482	371	259	147
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	1,669	1,558	1,448	1,338	1,227	1,116	1,006	895	784	673	563
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,107	1,006	905	804	703	601	500	398	296	194	92
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	835	740	645	551	456	361	266	172	76	-	-
19	Five hundred unit scheme (flats)	43,200	£720,000	830	733	637	541	444	348	251	153	56	-	-
20	Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
21	Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194
22	Comparison retail	5,200	£173,333	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
23	Data Centre	7,000	£415,000	633	633	633	633	633	633	633	633	633	633	633
24	Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267
27	Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	263
28	Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703

Maximum CIL rates

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA				Residual land values						
	Description	**Floor areas**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	One unit scheme (houses)	108	£273,460	972	802	631	461	291	120	-	-	-	-	-
2	Two unit scheme (houses)	215	£364,613	1,820	1,649	1,479	1,309	1,139	968	798	628	458	287	117
3	Four unit scheme (houses)	350	£395,705	2,376	2,206	2,036	1,866	1,695	1,525	1,355	1,185	1,014	844	674
4	Seven unit scheme (flats)	598	£675,863	1,067	929	792	654	517	379	242	104	-	-	-
5	Nine unit scheme (flats)	675	£572,358	1,341	1,203	1,066	928	791	653	516	378	240	103	-
6	Ten unit scheme (houses)	1,009	£1,026,684	2,361	2,198	2,034	1,871	1,708	1,544	1,381	1,217	1,054	890	727
7	Ten unit scheme (flats)	843	£612,333	1,470	1,333	1,195	1,058	920	782	645	507	370	232	95
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,772	1,620	1,469	1,318	1,167	1,016	865	713	562	411	260
9	Twenty unit scheme (flats)	1,680	£1,139,629	1,486	1,350	1,215	1,079	944	808	672	537	401	266	129
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,493	1,369	1,245	1,121	997	873	749	625	501	377	254
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,104	980	856	732	609	485	361	237	114	-	-
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,185	1,061	938	814	690	566	442	318	193	69	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,294	1,190	1,085	981	876	772	667	563	458	354	249
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	1,404	1,280	1,156	1,032	909	785	661	536	412	287	163
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,160	1,038	916	794	672	550	428	306	184	62	-
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,547	1,425	1,303	1,182	1,060	939	817	696	574	452	330
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,076	964	853	741	630	518	406	294	182	69	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	870	766	662	558	453	349	244	139	35	-	-
19	Five hundred unit scheme (flats)	43,200	£14,652,373	698	592	486	381	275	169	63	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	630
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) **£6,656,344**

				PER HA				Residual land values						
	Description	**Floor areas**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	One unit scheme (houses)	108	£178,889	1,852	1,681	1,511	1,341	1,170	1,000	830	660	489	319	149
2	Two unit scheme (houses)	215	£238,519	2,406	2,236	2,066	1,895	1,725	1,555	1,385	1,214	1,044	874	704
3	Four unit scheme (houses)	350	£258,858	2,767	2,597	2,427	2,257	2,086	1,916	1,746	1,576	1,405	1,235	1,065
4	Seven unit scheme (flats)	598	£442,129	1,458	1,320	1,183	1,045	908	770	633	495	357	220	82
5	Nine unit scheme (flats)	675	£374,419	1,634	1,497	1,359	1,221	1,084	946	809	671	534	396	258
6	Ten unit scheme (houses)	1,009	£671,625	2,713	2,550	2,386	2,223	2,059	1,896	1,733	1,569	1,406	1,242	1,079
7	Ten unit scheme (flats)	843	£400,569	1,722	1,584	1,447	1,309	1,171	1,034	896	759	621	484	346
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,123	1,972	1,821	1,670	1,519	1,368	1,216	1,065	914	763	612
9	Twenty unit scheme (flats)	1,680	£745,511	1,720	1,585	1,449	1,314	1,178	1,043	907	772	636	500	364
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,669	1,545	1,421	1,297	1,173	1,049	925	801	677	553	430
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,397	1,273	1,149	1,026	902	778	654	531	407	283	159
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,302	1,179	1,055	931	807	684	560	435	311	186	61
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,441	1,336	1,232	1,127	1,023	918	814	709	605	500	396
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	1,446	1,323	1,199	1,075	951	828	704	579	454	330	205
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,277	1,155	1,033	911	789	667	545	423	301	179	56
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,672	1,551	1,429	1,308	1,186	1,064	943	821	699	577	455
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,164	1,052	941	829	717	606	494	382	270	157	45
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	929	825	721	617	512	407	303	198	93	-	-
19	Five hundred unit scheme (flats)	43,200	£9,585,136	815	710	604	498	392	286	180	74	-	-	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	865	865	865	865	865	865	865	865	865	865	865
23	Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27	Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) **£3,565,943**

								Residual land values						
	Description	**Floor areas**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	One unit scheme (houses)	108	£95,835	2,624	2,454	2,284	2,113	1,943	1,773	1,603	1,432	1,262	1,092	922
2	Two unit scheme (houses)	215	£127,780	2,921	2,751	2,581	2,410	2,240	2,070	1,900	1,729	1,559	1,389	1,219
3	Four unit scheme (houses)	350	£138,676	3,111	2,940	2,770	2,600	2,430	2,259	2,089	1,919	1,749	1,578	1,408
4	Seven unit scheme (flats)	598	£236,858	1,801	1,664	1,526	1,389	1,251	1,113	976	838	701	563	426
5	Nine unit scheme (flats)	675	£200,584	1,892	1,754	1,617	1,479	1,341	1,204	1,066	929	791	654	516
6	Ten unit scheme (houses)	1,009	£359,804	3,022	2,859	2,695	2,532	2,368	2,205	2,042	1,878	1,715	1,551	1,388
7	Ten unit scheme (flats)	843	£214,593	1,942	1,805	1,667	1,530	1,392	1,255	1,117	979	842	704	567
8	Twenty unit scheme (houses and flats)	1,875	£668,614	2,432	2,281	2,130	1,979	1,828	1,677	1,525	1,374	1,223	1,072	921
9	Twenty unit scheme (flats)	1,680	£399,386	1,926	1,791	1,655	1,520	1,384	1,249	1,113	978	842	706	570
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,823	1,699	1,575	1,451	1,328	1,204	1,080	956	832	708	584
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,655	1,531	1,407	1,283	1,160	1,036	912	788	665	541	417
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	1,405	1,282	1,158	1,034	910	787	663	538	414	289	164
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,569	1,465	1,360	1,256	1,151	1,047	943	838	734	629	525
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,484	1,360	1,236	1,112	989	865	741	617	492	367	243
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,380	1,258	1,136	1,014	892	770	648	526	404	282	159
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	1,783	1,661	1,539	1,418	1,296	1,175	1,053	932	810	688	566
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,241	1,130	1,018	906	795	683	572	459	347	235	122
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	980	876	772	668	563	459	354	249	145	40	-
19	Five hundred unit scheme (flats)	43,200	£5,134,958	918	813	707	601	495	389	283	177	70	-	-
20	Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071
23	Data Centre	7,000	£2,959,733	270	270	270	270	270	270	270	270	270	270	270
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27	Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28	Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) **£500,000**

								Residual land values						
	Description	**Floor areas**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	One unit scheme (houses)	108	£13,438	3,391	3,220	3,050	2,880	2,710	2,539	2,369	2,199	2,029	1,858	1,688
2	Two unit scheme (houses)	215	£17,917	3,432	3,262	3,092	2,921	2,751	2,581	2,411	2,240	2,070	1,900	1,730
3	Four unit scheme (houses)	350	£19,444	3,451	3,281	3,111	2,941	2,770	2,600	2,430	2,260	2,089	1,919	1,749
4	Seven unit scheme (flats)	598	£33,211	2,142	2,004	1,867	1,729	1,592	1,454	1,317	1,179	1,041	904	766
5	Nine unit scheme (flats)	675	£28,125	2,147	2,010	1,872	1,735	1,597	1,459	1,322	1,184	1,047	909	772
6	Ten unit scheme (houses)	1,009	£50,450	3,329	3,165	3,002	2,838	2,675	2,512	2,348	2,185	2,021	1,858	1,694
7	Ten unit scheme (flats)	843	£30,089	2,161	2,024	1,886	1,749	1,611	1,474	1,336	1,198	1,061	923	786
8	Twenty unit scheme (houses and flats)	1,875	£93,750	2,739	2,588	2,437	2,286	2,134	1,983	1,832	1,681	1,530	1,379	1,227
9	Twenty unit scheme (flats)	1,680	£56,000	2,131	1,995	1,860	1,724	1,589	1,453	1,317	1,182	1,046	911	775
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,976	1,853	1,729	1,605	1,481	1,357	1,233	1,109	985	861	737
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	1,910	1,786	1,663	1,539	1,415	1,291	1,168	1,044	920	796	672
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	1,508	1,384	1,260	1,136	1,013	889	765	640	516	391	267
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,697	1,593	1,488	1,384	1,279	1,175	1,070	966	861	757	652
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	1,521	1,397	1,273	1,150	1,026	902	778	654	529	404	280
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	1,482	1,360	1,238	1,116	994	872	750	628	506	384	261
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	1,892	1,771	1,649	1,527	1,406	1,284	1,163	1,041	919	797	675
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,318	1,206	1,095	983	871	760	648	536	424	311	199
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,031	927	823	719	615	510	405	301	196	91	-
19	Five hundred unit scheme (flats)	43,200	£720,000	1,021	915	809	703	597	491	385	279	172	65	-
20	Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
21	Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194
22	Comparison retail	5,200	£173,333	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
23	Data Centre	7,000	£415,000	633	633	633	633	633	633	633	633	633	633	633
24	Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267
27	Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	263
28	Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703

Maximum CIL rates

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	1,270	1,084	899	714	529	344	159	-	-	-	-
2	Two unit scheme (houses)	215	£364,613	2,117	1,932	1,747	1,562	1,377	1,192	1,007	821	636	451	266
3	Four unit scheme (houses)	350	£395,705	2,674	2,489	2,304	2,119	1,933	1,748	1,563	1,378	1,193	1,008	823
4	Seven unit scheme (flats)	598	£675,863	1,313	1,163	1,013	863	713	563	413	264	114	-	-
5	Nine unit scheme (flats)	675	£572,358	1,587	1,437	1,287	1,137	987	837	687	538	388	238	88
6	Ten unit scheme (houses)	1,009	£1,026,684	2,650	2,472	2,294	2,117	1,939	1,761	1,583	1,405	1,227	1,049	871
7	Ten unit scheme (flats)	843	£612,333	1,716	1,566	1,416	1,266	1,117	967	817	667	517	367	217
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,040	1,876	1,711	1,546	1,382	1,217	1,053	888	723	559	394
9	Twenty unit scheme (flats)	1,680	£1,139,629	1,728	1,580	1,432	1,285	1,137	990	842	694	547	399	251
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,716	1,580	1,445	1,310	1,175	1,040	905	770	635	500	365
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,331	1,196	1,061	925	790	655	520	385	250	115	-
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,412	1,277	1,142	1,007	872	737	601	466	331	195	59
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,486	1,372	1,258	1,144	1,029	915	801	687	573	459	345
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	1,631	1,496	1,360	1,225	1,090	955	820	685	549	413	277
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,385	1,252	1,118	985	852	719	585	452	319	186	52
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,770	1,637	1,504	1,372	1,239	1,106	974	841	708	575	442
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,286	1,164	1,042	920	798	676	554	432	309	186	63
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,066	953	839	725	611	497	383	268	154	39	-
19	Five hundred unit scheme (flats)	43,200	£14,652,373	887	773	658	543	428	312	197	81	-	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	630
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) £6,656,344 PER HA

								Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	2,149	1,964	1,779	1,594	1,409	1,224	1,038	853	668	483	298
2	Two unit scheme (houses)	215	£238,519	2,704	2,519	2,334	2,149	1,963	1,778	1,593	1,408	1,223	1,038	852
3	Four unit scheme (houses)	350	£258,858	3,065	2,880	2,695	2,510	2,324	2,139	1,954	1,769	1,584	1,399	1,214
4	Seven unit scheme (flats)	598	£442,129	1,704	1,554	1,404	1,254	1,104	954	804	655	505	355	205
5	Nine unit scheme (flats)	675	£374,419	1,880	1,730	1,580	1,430	1,280	1,131	981	831	681	531	381
6	Ten unit scheme (houses)	1,009	£671,625	3,002	2,824	2,646	2,469	2,291	2,113	1,935	1,757	1,579	1,401	1,223
7	Ten unit scheme (flats)	843	£400,569	1,967	1,818	1,668	1,518	1,368	1,218	1,068	918	769	619	469
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,392	2,228	2,063	1,898	1,734	1,569	1,405	1,240	1,075	911	746
9	Twenty unit scheme (flats)	1,680	£745,511	1,962	1,815	1,667	1,519	1,372	1,224	1,076	929	781	634	486
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,891	1,756	1,621	1,486	1,351	1,216	1,081	946	811	676	541
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,624	1,489	1,354	1,219	1,084	948	813	678	543	408	273
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,529	1,394	1,259	1,124	989	854	719	584	448	312	176
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,632	1,518	1,404	1,290	1,176	1,062	948	834	720	606	492
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	1,673	1,538	1,403	1,268	1,133	998	863	728	592	456	320
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,502	1,369	1,236	1,102	969	836	703	569	436	303	170
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,895	1,763	1,630	1,497	1,365	1,232	1,099	966	834	701	568
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,374	1,252	1,130	1,008	886	764	642	519	397	274	151
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,125	1,011	898	784	670	556	442	327	212	98	-
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,005	890	775	660	545	429	314	198	83	-	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	865	865	865	865	865	865	865	865	865	865	865
23	Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27	Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) £3,565,943

								Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	2,922	2,737	2,552	2,366	2,181	1,996	1,811	1,626	1,441	1,256	1,070
2	Two unit scheme (houses)	215	£127,780	3,219	3,034	2,849	2,664	2,478	2,293	2,108	1,923	1,738	1,553	1,368
3	Four unit scheme (houses)	350	£138,676	3,408	3,223	3,038	2,853	2,668	2,483	2,298	2,112	1,927	1,742	1,557
4	Seven unit scheme (flats)	598	£236,858	2,047	1,897	1,747	1,597	1,448	1,298	1,148	998	848	698	548
5	Nine unit scheme (flats)	675	£200,584	2,137	1,988	1,838	1,688	1,538	1,388	1,238	1,088	939	789	639
6	Ten unit scheme (houses)	1,009	£359,804	3,311	3,133	2,955	2,778	2,600	2,422	2,244	2,066	1,888	1,710	1,532
7	Ten unit scheme (flats)	843	£214,593	2,188	2,038	1,888	1,739	1,589	1,439	1,289	1,139	989	839	690
8	Twenty unit scheme (houses and flats)	1,875	£668,614	2,701	2,537	2,372	2,207	2,043	1,878	1,714	1,549	1,384	1,220	1,055
9	Twenty unit scheme (flats)	1,680	£399,386	2,168	2,021	1,873	1,725	1,578	1,430	1,282	1,135	987	840	692
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,046	1,911	1,776	1,641	1,506	1,371	1,236	1,101	966	830	695
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,882	1,746	1,611	1,476	1,341	1,206	1,071	936	801	666	530
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	1,632	1,497	1,362	1,227	1,092	957	822	687	551	415	279
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,761	1,647	1,533	1,419	1,305	1,191	1,077	963	849	734	620
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,711	1,576	1,441	1,305	1,170	1,035	900	765	630	493	357
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,605	1,472	1,339	1,205	1,072	939	806	672	539	406	273
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,006	1,873	1,740	1,608	1,475	1,342	1,210	1,077	944	811	678
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,452	1,329	1,207	1,085	963	841	719	597	475	352	229
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,176	1,063	949	835	722	608	493	378	264	149	34
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,108	993	878	763	648	532	417	301	186	69	-
20	Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071
23	Data Centre	7,000	£2,959,733	270	270	270	270	270	270	270	270	270	270	270
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27	Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28	Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) £500,000

								Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	3,688	3,503	3,318	3,133	2,948	2,763	2,577	2,392	2,207	2,022	1,837
2	Two unit scheme (houses)	215	£17,917	3,730	3,545	3,360	3,175	2,989	2,804	2,619	2,434	2,249	2,064	1,879
3	Four unit scheme (houses)	350	£19,444	3,749	3,564	3,379	3,194	3,009	2,823	2,638	2,453	2,268	2,083	1,898
4	Seven unit scheme (flats)	598	£33,211	2,388	2,238	2,088	1,938	1,788	1,638	1,488	1,339	1,189	1,039	889
5	Nine unit scheme (flats)	675	£28,125	2,393	2,243	2,093	1,943	1,793	1,644	1,494	1,344	1,194	1,044	894
6	Ten unit scheme (houses)	1,009	£50,450	3,618	3,440	3,262	3,084	2,906	2,728	2,550	2,373	2,195	2,017	1,839
7	Ten unit scheme (flats)	843	£30,089	2,407	2,257	2,107	1,958	1,808	1,658	1,508	1,358	1,208	1,058	909
8	Twenty unit scheme (houses and flats)	1,875	£93,750	3,008	2,843	2,679	2,514	2,349	2,185	2,020	1,856	1,691	1,526	1,362
9	Twenty unit scheme (flats)	1,680	£56,000	2,373	2,225	2,077	1,930	1,782	1,635	1,487	1,339	1,192	1,044	896
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,199	2,064	1,929	1,794	1,659	1,524	1,389	1,254	1,119	984	849
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	2,137	2,002	1,867	1,732	1,597	1,462	1,326	1,191	1,056	921	786
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	1,735	1,600	1,464	1,329	1,194	1,059	924	789	653	517	381
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,889	1,775	1,661	1,547	1,433	1,318	1,204	1,090	976	862	748
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	1,748	1,613	1,478	1,343	1,207	1,072	937	802	667	531	395
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	1,707	1,574	1,441	1,308	1,174	1,041	908	775	641	508	375
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	2,115	1,983	1,850	1,717	1,584	1,452	1,319	1,186	1,054	921	788
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,528	1,406	1,284	1,162	1,040	918	796	673	551	428	305
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,228	1,114	1,000	886	773	659	544	430	315	200	85
19	Five hundred unit scheme (flats)	43,200	£720,000	1,210	1,095	980	865	750	635	519	404	288	172	55
20	Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
21	Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194
22	Comparison retail	5,200	£173,333	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
23	Data Centre	7,000	£415,000	633	633	633	633	633	633	633	633	633	633	633
24	Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267
27	Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	263
28	Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703

Maximum CIL rates

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	1,567	1,367	1,167	967	767	567	367	167	-	-	-
2	Two unit scheme (houses)	215	£364,613	2,415	2,215	2,015	1,815	1,615	1,415	1,215	1,015	815	615	415
3	Four unit scheme (houses)	350	£395,705	2,972	2,772	2,572	2,372	2,172	1,972	1,772	1,572	1,372	1,171	971
4	Seven unit scheme (flats)	598	£675,863	1,558	1,396	1,234	1,072	910	748	585	423	261	99	-
5	Nine unit scheme (flats)	675	£572,358	1,832	1,670	1,508	1,346	1,184	1,022	859	697	535	373	211
6	Ten unit scheme (houses)	1,009	£1,026,684	2,939	2,747	2,555	2,362	2,170	1,978	1,785	1,593	1,401	1,208	1,016
7	Ten unit scheme (flats)	843	£612,333	1,962	1,800	1,637	1,475	1,313	1,151	989	827	665	502	340
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,309	2,131	1,953	1,775	1,597	1,419	1,241	1,063	885	707	529
9	Twenty unit scheme (flats)	1,680	£1,139,629	1,970	1,810	1,650	1,490	1,331	1,171	1,011	852	692	532	372
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,938	1,792	1,646	1,500	1,354	1,207	1,061	915	769	623	476
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,558	1,411	1,265	1,118	972	825	679	533	386	240	93
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,639	1,493	1,346	1,200	1,053	907	760	614	467	321	173
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,677	1,554	1,430	1,306	1,183	1,059	935	812	688	564	441
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	1,858	1,711	1,565	1,418	1,272	1,125	979	832	686	540	392
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,609	1,465	1,321	1,177	1,032	887	743	598	454	309	165
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,993	1,849	1,705	1,561	1,418	1,274	1,130	986	842	698	554
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,497	1,364	1,231	1,099	966	834	701	568	436	303	170
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,263	1,139	1,016	892	768	645	521	397	273	148	24
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,076	952	828	704	580	455	330	205	80	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	630	630	630	630	630	630	630	630	630	630	630
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			£6,656,344	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	2,447	2,247	2,047	1,847	1,647	1,447	1,247	1,047	847	647	447
2	Two unit scheme (houses)	215	£238,519	3,002	2,802	2,602	2,402	2,202	2,002	1,801	1,601	1,401	1,201	1,001
3	Four unit scheme (houses)	350	£258,858	3,363	3,163	2,963	2,763	2,563	2,363	2,163	1,963	1,763	1,562	1,362
4	Seven unit scheme (flats)	598	£442,129	1,949	1,787	1,625	1,463	1,301	1,139	976	814	652	490	328
5	Nine unit scheme (flats)	675	£374,419	2,126	1,963	1,801	1,639	1,477	1,315	1,153	991	828	666	504
6	Ten unit scheme (houses)	1,009	£671,625	3,291	3,099	2,906	2,714	2,522	2,329	2,137	1,945	1,752	1,560	1,368
7	Ten unit scheme (flats)	843	£400,569	2,213	2,051	1,889	1,727	1,564	1,402	1,240	1,078	916	754	592
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,661	2,483	2,305	2,127	1,949	1,771	1,593	1,415	1,237	1,059	881
9	Twenty unit scheme (flats)	1,680	£745,511	2,204	2,045	1,885	1,725	1,565	1,406	1,246	1,086	926	767	607
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,114	1,968	1,822	1,676	1,529	1,383	1,237	1,091	945	798	652
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,851	1,705	1,558	1,412	1,265	1,119	972	826	679	533	386
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,756	1,610	1,463	1,317	1,171	1,024	878	731	585	438	291
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,824	1,700	1,577	1,453	1,329	1,206	1,082	958	835	711	587
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	1,900	1,754	1,607	1,461	1,314	1,168	1,022	875	729	582	435
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,726	1,582	1,438	1,294	1,149	1,005	860	716	571	427	282
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,119	1,975	1,831	1,687	1,543	1,399	1,255	1,112	968	824	680
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,585	1,452	1,319	1,187	1,054	922	789	656	524	391	258
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,321	1,198	1,074	951	827	704	580	456	331	207	82
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,194	1,070	946	821	697	573	448	323	198	73	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	865	865	865	865	865	865	865	865	865	865	865
23	Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27	Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	3,220	3,020	2,820	2,619	2,419	2,219	2,019	1,819	1,619	1,419	1,219
2	Two unit scheme (houses)	215	£127,780	3,517	3,317	3,117	2,917	2,717	2,517	2,317	2,117	1,916	1,716	1,516
3	Four unit scheme (houses)	350	£138,676	3,706	3,506	3,306	3,106	2,906	2,706	2,506	2,306	2,106	1,906	1,706
4	Seven unit scheme (flats)	598	£236,858	2,293	2,130	1,968	1,806	1,644	1,482	1,320	1,158	996	833	671
5	Nine unit scheme (flats)	675	£200,584	2,383	2,221	2,059	1,897	1,734	1,572	1,410	1,248	1,086	924	762
6	Ten unit scheme (houses)	1,009	£359,804	3,600	3,408	3,216	3,023	2,831	2,639	2,446	2,254	2,061	1,869	1,677
7	Ten unit scheme (flats)	843	£214,593	2,434	2,272	2,109	1,947	1,785	1,623	1,461	1,299	1,137	975	812
8	Twenty unit scheme (houses and flats)	1,875	£668,614	2,970	2,792	2,614	2,436	2,258	2,080	1,902	1,724	1,546	1,368	1,190
9	Twenty unit scheme (flats)	1,680	£399,386	2,410	2,251	2,091	1,931	1,771	1,612	1,452	1,292	1,132	973	813
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,269	2,123	1,976	1,830	1,684	1,538	1,392	1,245	1,099	953	807
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,109	1,962	1,816	1,669	1,523	1,376	1,230	1,083	937	790	644
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	1,859	1,713	1,566	1,420	1,274	1,127	981	834	688	541	394
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,953	1,829	1,705	1,582	1,458	1,334	1,211	1,087	964	840	716
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,938	1,791	1,645	1,498	1,352	1,205	1,059	913	766	620	472
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,829	1,685	1,541	1,397	1,252	1,108	963	819	674	530	385
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,229	2,085	1,941	1,797	1,654	1,510	1,366	1,222	1,078	934	790
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,662	1,529	1,397	1,264	1,131	999	866	734	601	468	335
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,373	1,249	1,126	1,002	879	755	632	507	383	258	134
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,297	1,173	1,049	924	800	676	551	426	301	176	50
20	Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071	1,071
23	Data Centre	7,000	£2,959,733	270	270	270	270	270	270	270	270	270	270	270
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27	Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28	Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)			£500,000					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	3,986	3,786	3,586	3,386	3,186	2,986	2,786	2,586	2,386	2,186	1,986
2	Two unit scheme (houses)	215	£17,917	4,028	3,828	3,628	3,428	3,228	3,028	2,828	2,628	2,427	2,227	2,027
3	Four unit scheme (houses)	350	£19,444	4,047	3,847	3,647	3,447	3,247	3,047	2,847	2,647	2,447	2,247	2,046
4	Seven unit scheme (flats)	598	£33,211	2,633	2,471	2,309	2,147	1,985	1,823	1,660	1,498	1,336	1,174	1,012
5	Nine unit scheme (flats)	675	£28,125	2,639	2,476	2,314	2,152	1,990	1,828	1,666	1,504	1,341	1,179	1,017
6	Ten unit scheme (houses)	1,009	£50,450	3,907	3,714	3,522	3,330	3,137	2,945	2,753	2,560	2,368	2,176	1,983
7	Ten unit scheme (flats)	843	£30,089	2,653	2,491	2,328	2,166	2,004	1,842	1,680	1,518	1,356	1,194	1,031
8	Twenty unit scheme (houses and flats)	1,875	£93,750	3,277	3,099	2,921	2,742	2,564	2,386	2,208	2,030	1,852	1,674	1,496
9	Twenty unit scheme (flats)	1,680	£56,000	2,615	2,455	2,295	2,136	1,976	1,816	1,656	1,497	1,337	1,177	1,017
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,422	2,276	2,130	1,983	1,837	1,691	1,545	1,399	1,253	1,106	960
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	2,364	2,218	2,071	1,925	1,778	1,632	1,485	1,339	1,192	1,046	899
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	1,962	1,815	1,669	1,522	1,376	1,229	1,083	936	790	643	496
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,080	1,957	1,833	1,710	1,586	1,462	1,339	1,215	1,091	968	844
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	1,975	1,828	1,682	1,536	1,389	1,243	1,096	950	803	657	509
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	1,931	1,787	1,644	1,499	1,355	1,210	1,065	921	776	632	487
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	2,339	2,195	2,051	1,907	1,763	1,619	1,475	1,331	1,188	1,044	900
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,738	1,606	1,473	1,341	1,208	1,075	943	810	678	545	412
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,424	1,300	1,177	1,053	930	806	683	559	434	309	185
19	Five hundred unit scheme (flats)	43,200	£720,000	1,399	1,275	1,151	1,027	903	778	653	528	403	278	152
20	Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
21	Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194
22	Comparison retail	5,200	£173,333	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
23	Data Centre	7,000	£415,000	633	633	633	633	633	633	633	633	633	633	633
24	Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267
27	Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	263
28	Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703

Maximum CIL rates

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA				Residual land values						
	Description	**Floor areas**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	One unit scheme (houses)	108	£273,460	1,865	1,650	1,435	1,220	1,005	790	575	361	146	-	-
2	Two unit scheme (houses)	215	£364,613	2,713	2,498	2,283	2,068	1,853	1,638	1,423	1,208	994	779	564
3	Four unit scheme (houses)	350	£395,705	3,270	3,055	2,840	2,625	2,410	2,195	1,980	1,765	1,550	1,335	1,120
4	Seven unit scheme (flats)	598	£675,863	1,804	1,629	1,455	1,281	1,106	932	757	583	409	234	60
5	Nine unit scheme (flats)	675	£572,358	2,078	1,903	1,729	1,555	1,380	1,206	1,031	857	683	508	334
6	Ten unit scheme (houses)	1,009	£1,026,684	3,228	3,021	2,815	2,608	2,401	2,194	1,988	1,781	1,574	1,367	1,160
7	Ten unit scheme (flats)	843	£612,333	2,207	2,033	1,858	1,684	1,510	1,335	1,161	986	812	638	463
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,578	2,386	2,195	2,003	1,812	1,620	1,429	1,238	1,046	855	663
9	Twenty unit scheme (flats)	1,680	£1,139,629	2,212	2,040	1,868	1,696	1,524	1,353	1,181	1,009	837	665	493
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,161	2,004	1,846	1,689	1,532	1,374	1,217	1,060	902	745	588
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,784	1,627	1,469	1,311	1,154	996	838	680	522	365	207
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,866	1,708	1,550	1,393	1,235	1,077	919	761	604	446	288
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,868	1,735	1,602	1,469	1,336	1,203	1,070	936	803	670	537
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	2,085	1,927	1,769	1,611	1,453	1,296	1,138	980	822	664	507
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,832	1,677	1,522	1,367	1,212	1,056	901	745	589	433	278
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,216	2,061	1,906	1,751	1,596	1,441	1,286	1,131	976	821	666
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,705	1,563	1,420	1,278	1,135	991	848	705	562	419	276
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,459	1,326	1,192	1,059	926	792	659	525	392	257	123
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,264	1,131	998	865	731	598	464	330	195	60	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
25	Office development	15,000	£4,239,691	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162
26	Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			£6,656,344	PER HA				Residual land values						
	Description	**Floor areas**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	One unit scheme (houses)	108	£178,889	2,745	2,530	2,315	2,100	1,885	1,670	1,455	1,240	1,025	810	596
2	Two unit scheme (houses)	215	£238,519	3,299	3,084	2,870	2,655	2,440	2,225	2,010	1,795	1,580	1,365	1,150
3	Four unit scheme (houses)	350	£258,858	3,661	3,446	3,231	3,016	2,801	2,586	2,371	2,156	1,941	1,726	1,511
4	Seven unit scheme (flats)	598	£442,129	2,195	2,020	1,846	1,672	1,497	1,323	1,148	974	800	625	451
5	Nine unit scheme (flats)	675	£374,419	2,371	2,197	2,022	1,848	1,673	1,499	1,325	1,150	976	801	627
6	Ten unit scheme (houses)	1,009	£671,625	3,580	3,373	3,167	2,960	2,753	2,546	2,339	2,133	1,926	1,719	1,512
7	Ten unit scheme (flats)	843	£400,569	2,459	2,284	2,110	1,935	1,761	1,587	1,412	1,238	1,063	889	714
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,930	2,738	2,547	2,355	2,164	1,972	1,781	1,589	1,398	1,206	1,015
9	Twenty unit scheme (flats)	1,680	£745,511	2,446	2,274	2,103	1,931	1,759	1,587	1,415	1,243	1,072	900	728
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,337	2,180	2,022	1,865	1,708	1,550	1,393	1,236	1,078	921	764
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,077	1,920	1,762	1,605	1,447	1,289	1,131	973	816	658	500
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,983	1,826	1,668	1,510	1,352	1,194	1,037	879	721	563	405
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,014	1,881	1,748	1,615	1,482	1,349	1,216	1,083	950	817	683
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	2,127	1,969	1,812	1,654	1,496	1,338	1,180	1,023	865	707	549
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,949	1,794	1,639	1,484	1,329	1,174	1,018	862	706	551	395
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,342	2,187	2,032	1,877	1,722	1,567	1,412	1,257	1,102	947	792
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,793	1,651	1,508	1,366	1,223	1,079	936	793	650	507	364
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,518	1,384	1,251	1,118	984	851	717	584	450	316	182
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,381	1,248	1,116	982	849	715	581	447	312	178	43
20	Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439
23	Data Centre	7,000	£5,524,766	74	74	74	74	74	74	74	74	74	74	74
24	Office development	30,000	£3,328,172	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334
25	Office development	15,000	£2,773,477	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260
26	Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27	Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943					Residual land values						
	Description	**Floor areas**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	One unit scheme (houses)	108	£95,835	3,517	3,302	3,087	2,873	2,658	2,443	2,228	2,013	1,798	1,583	1,368
2	Two unit scheme (houses)	215	£127,780	3,814	3,600	3,385	3,170	2,955	2,740	2,525	2,310	2,095	1,880	1,665
3	Four unit scheme (houses)	350	£138,676	4,004	3,789	3,574	3,359	3,144	2,929	2,714	2,499	2,285	2,070	1,855
4	Seven unit scheme (flats)	598	£236,858	2,538	2,364	2,189	2,015	1,841	1,666	1,492	1,317	1,143	968	794
5	Nine unit scheme (flats)	675	£200,584	2,629	2,454	2,280	2,105	1,931	1,757	1,582	1,408	1,233	1,059	884
6	Ten unit scheme (houses)	1,009	£359,804	3,889	3,682	3,476	3,269	3,062	2,855	2,648	2,442	2,235	2,028	1,821
7	Ten unit scheme (flats)	843	£214,593	2,679	2,505	2,331	2,156	1,982	1,807	1,633	1,458	1,284	1,110	935
8	Twenty unit scheme (houses and flats)	1,875	£668,614	3,239	3,047	2,856	2,664	2,473	2,281	2,090	1,898	1,707	1,515	1,324
9	Twenty unit scheme (flats)	1,680	£399,386	2,652	2,481	2,309	2,137	1,965	1,793	1,621	1,449	1,278	1,106	934
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,492	2,334	2,177	2,020	1,862	1,705	1,548	1,390	1,233	1,076	918
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,335	2,178	2,020	1,862	1,704	1,546	1,389	1,231	1,073	915	757
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	2,086	1,929	1,771	1,613	1,455	1,297	1,140	982	824	666	508
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,143	2,010	1,877	1,744	1,611	1,478	1,345	1,212	1,079	945	812
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	2,165	2,007	1,849	1,691	1,534	1,376	1,218	1,060	902	744	587
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,052	1,897	1,742	1,587	1,432	1,277	1,121	965	809	654	498
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,452	2,297	2,142	1,987	1,832	1,677	1,522	1,367	1,212	1,057	902
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,870	1,728	1,585	1,443	1,300	1,157	1,014	870	727	584	441
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,569	1,436	1,302	1,169	1,036	902	769	636	502	368	233
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,484	1,351	1,219	1,085	952	818	684	550	415	281	146
20	Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645
23	Data Centre	7,000	£2,959,733	440	440	440	440	440	440	440	440	440	440	440
24	Office development	30,000	£1,782,971	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386
25	Office development	15,000	£1,485,810	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346
26	Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27	Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28	Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)			£500,000					Residual land values						
	Description	**Floor areas**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	One unit scheme (houses)	108	£13,438	4,284	4,069	3,854	3,639	3,424	3,209	2,994	2,779	2,564	2,350	2,135
2	Two unit scheme (houses)	215	£17,917	4,325	4,111	3,896	3,681	3,466	3,251	3,036	2,821	2,606	2,391	2,176
3	Four unit scheme (houses)	350	£19,444	4,345	4,130	3,915	3,700	3,485	3,270	3,055	2,840	2,625	2,410	2,195
4	Seven unit scheme (flats)	598	£33,211	2,879	2,705	2,530	2,356	2,181	2,007	1,832	1,658	1,484	1,309	1,135
5	Nine unit scheme (flats)	675	£28,125	2,884	2,710	2,535	2,361	2,187	2,012	1,838	1,663	1,489	1,314	1,140
6	Ten unit scheme (houses)	1,009	£50,450	4,196	3,989	3,782	3,575	3,369	3,162	2,955	2,748	2,541	2,335	2,128
7	Ten unit scheme (flats)	843	£30,089	2,898	2,724	2,550	2,375	2,201	2,026	1,852	1,677	1,503	1,329	1,154
8	Twenty unit scheme (houses and flats)	1,875	£93,750	3,545	3,354	3,162	2,971	2,779	2,588	2,397	2,205	2,014	1,822	1,631
9	Twenty unit scheme (flats)	1,680	£56,000	2,857	2,685	2,513	2,341	2,169	1,998	1,826	1,654	1,482	1,310	1,138
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,645	2,488	2,330	2,173	2,016	1,858	1,701	1,544	1,386	1,229	1,072
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	2,591	2,433	2,275	2,118	1,960	1,802	1,644	1,486	1,329	1,171	1,013
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	2,189	2,031	1,873	1,715	1,557	1,400	1,242	1,084	926	768	611
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,271	2,138	2,005	1,872	1,739	1,606	1,473	1,340	1,206	1,073	940
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	2,202	2,044	1,886	1,728	1,571	1,413	1,255	1,097	939	782	624
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	2,155	2,000	1,845	1,690	1,534	1,379	1,223	1,067	912	756	600
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	2,562	2,407	2,252	2,097	1,942	1,787	1,632	1,477	1,322	1,167	1,011
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,947	1,805	1,662	1,520	1,376	1,233	1,090	947	804	661	518
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,620	1,487	1,354	1,220	1,087	953	820	687	553	419	284
19	Five hundred unit scheme (flats)	43,200	£720,000	1,586	1,454	1,321	1,187	1,054	920	787	652	518	383	248
20	Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
21	Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194
22	Comparison retail	5,200	£173,333	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849
23	Data Centre	7,000	£415,000	804	804	804	804	804	804	804	804	804	804	804
24	Office development	30,000	£250,000	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437
25	Office development	15,000	£208,333	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431
26	Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267
27	Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	263
28	Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703

Maximum CIL rates

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA				Residual land values						
	Description	**Floor areas**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	One unit scheme (houses)	108	£273,460	2,163	1,933	1,703	1,473	1,243	1,014	784	554	324	94	-
2	Two unit scheme (houses)	215	£364,613	3,011	2,781	2,551	2,321	2,091	1,862	1,632	1,402	1,172	942	713
3	Four unit scheme (houses)	350	£395,705	3,567	3,337	3,108	2,878	2,648	2,418	2,188	1,959	1,729	1,499	1,269
4	Seven unit scheme (flats)	598	£675,863	2,050	1,863	1,676	1,489	1,303	1,116	929	743	556	369	183
5	Nine unit scheme (flats)	675	£572,358	2,324	2,137	1,950	1,763	1,577	1,390	1,203	1,017	830	643	457
6	Ten unit scheme (houses)	1,009	£1,026,684	3,517	3,296	3,075	2,854	2,632	2,411	2,190	1,969	1,747	1,526	1,305
7	Ten unit scheme (flats)	843	£612,333	2,453	2,266	2,080	1,893	1,706	1,519	1,333	1,146	959	773	586
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,847	2,642	2,437	2,232	2,027	1,822	1,617	1,412	1,207	1,002	797
9	Twenty unit scheme (flats)	1,680	£1,139,629	2,454	2,270	2,086	1,902	1,718	1,534	1,350	1,166	982	798	614
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,384	2,215	2,047	1,878	1,710	1,542	1,373	1,205	1,036	868	699
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,010	1,841	1,672	1,503	1,335	1,166	997	828	659	489	320
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,093	1,924	1,755	1,586	1,416	1,247	1,078	909	740	571	402
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,058	1,916	1,773	1,631	1,488	1,346	1,203	1,061	918	775	632
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	2,312	2,142	1,973	1,804	1,635	1,466	1,297	1,128	958	789	620
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,055	1,889	1,723	1,557	1,391	1,224	1,058	891	724	557	390
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,440	2,273	2,107	1,941	1,775	1,609	1,442	1,276	1,110	944	778
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,914	1,761	1,608	1,455	1,302	1,149	996	842	688	535	381
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,655	1,512	1,369	1,226	1,083	939	796	653	510	367	222
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,451	1,309	1,167	1,025	883	740	597	454	310	166	21
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
25	Office development	15,000	£4,239,691	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162
26	Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

			£6,656,344	PER HA				Residual land values						
	Description	**Floor areas**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	One unit scheme (houses)	108	£178,889	3,042	2,813	2,583	2,353	2,123	1,893	1,664	1,434	1,204	974	744
2	Two unit scheme (houses)	215	£238,519	3,597	3,367	3,138	2,908	2,678	2,448	2,218	1,988	1,759	1,529	1,299
3	Four unit scheme (houses)	350	£258,858	3,958	3,728	3,499	3,269	3,039	2,809	2,579	2,350	2,120	1,890	1,660
4	Seven unit scheme (flats)	598	£442,129	2,441	2,254	2,067	1,880	1,694	1,507	1,320	1,134	947	760	574
5	Nine unit scheme (flats)	675	£374,419	2,617	2,430	2,243	2,057	1,870	1,683	1,497	1,310	1,123	936	750
6	Ten unit scheme (houses)	1,009	£671,625	3,869	3,648	3,427	3,205	2,984	2,763	2,542	2,320	2,099	1,878	1,657
7	Ten unit scheme (flats)	843	£400,569	2,704	2,518	2,331	2,144	1,957	1,771	1,584	1,397	1,211	1,024	837
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,199	2,994	2,789	2,584	2,379	2,174	1,969	1,764	1,559	1,354	1,149
9	Twenty unit scheme (flats)	1,680	£745,511	2,688	2,504	2,320	2,137	1,953	1,769	1,585	1,401	1,217	1,033	849
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,560	2,391	2,223	2,054	1,886	1,717	1,549	1,381	1,212	1,044	875
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,303	2,134	1,965	1,797	1,628	1,459	1,290	1,121	952	783	613
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	2,210	2,041	1,872	1,703	1,534	1,365	1,195	1,026	857	688	519
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,205	2,062	1,920	1,777	1,635	1,492	1,350	1,207	1,065	922	779
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	2,354	2,185	2,016	1,847	1,678	1,508	1,339	1,170	1,001	832	663
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,173	2,006	1,840	1,674	1,508	1,342	1,175	1,009	841	674	507
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,565	2,399	2,233	2,067	1,900	1,734	1,568	1,402	1,236	1,069	903
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	2,002	1,849	1,696	1,543	1,390	1,237	1,084	930	776	623	469
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,713	1,571	1,428	1,284	1,141	998	855	712	569	425	281
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,569	1,426	1,284	1,142	1,000	857	714	571	427	283	139
20	Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439
23	Data Centre	7,000	£5,524,766	74	74	74	74	74	74	74	74	74	74	74
24	Office development	30,000	£3,328,172	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334
25	Office development	15,000	£2,773,477	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260
26	Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27	Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

			£3,565,943					Residual land values						
	Description	**Floor areas**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	One unit scheme (houses)	108	£95,835	3,815	3,585	3,355	3,126	2,896	2,666	2,436	2,206	1,977	1,747	1,517
2	Two unit scheme (houses)	215	£127,780	4,112	3,882	3,653	3,423	3,193	2,963	2,733	2,504	2,274	2,044	1,814
3	Four unit scheme (houses)	350	£138,676	4,302	4,072	3,842	3,612	3,382	3,153	2,923	2,693	2,463	2,233	2,004
4	Seven unit scheme (flats)	598	£236,858	2,784	2,597	2,411	2,224	2,037	1,850	1,664	1,477	1,290	1,104	917
5	Nine unit scheme (flats)	675	£200,584	2,874	2,688	2,501	2,314	2,128	1,941	1,754	1,567	1,381	1,194	1,007
6	Ten unit scheme (houses)	1,009	£359,804	4,178	3,957	3,736	3,514	3,293	3,072	2,851	2,630	2,408	2,187	1,966
7	Ten unit scheme (flats)	843	£214,593	2,925	2,738	2,552	2,365	2,178	1,992	1,805	1,618	1,431	1,245	1,058
8	Twenty unit scheme (houses and flats)	1,875	£668,614	3,508	3,303	3,098	2,893	2,688	2,483	2,278	2,073	1,868	1,663	1,458
9	Twenty unit scheme (flats)	1,680	£399,386	2,894	2,710	2,526	2,343	2,159	1,975	1,791	1,607	1,423	1,239	1,055
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,714	2,546	2,377	2,209	2,040	1,872	1,703	1,535	1,367	1,198	1,030
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,560	2,392	2,223	2,054	1,885	1,717	1,548	1,378	1,209	1,040	871
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	2,313	2,144	1,975	1,806	1,637	1,468	1,298	1,129	960	791	622
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,333	2,191	2,048	1,906	1,763	1,621	1,478	1,336	1,193	1,051	908
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	2,392	2,223	2,053	1,884	1,715	1,546	1,377	1,208	1,038	869	700
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,276	2,109	1,943	1,777	1,611	1,445	1,278	1,112	944	777	610
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,676	2,509	2,343	2,177	2,011	1,845	1,678	1,512	1,346	1,180	1,014
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	2,079	1,926	1,773	1,620	1,467	1,314	1,161	1,007	853	700	546
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,765	1,622	1,479	1,336	1,193	1,050	906	763	620	477	332
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,672	1,529	1,387	1,245	1,103	960	817	674	530	386	242
20	Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645
23	Data Centre	7,000	£2,959,733	440	440	440	440	440	440	440	440	440	440	440
24	Office development	30,000	£1,782,971	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386
25	Office development	15,000	£1,485,810	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346
26	Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27	Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28	Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)

			£500,000					Residual land values						
	Description	**Floor areas**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	One unit scheme (houses)	108	£13,438	4,582	4,352	4,122	3,892	3,662	3,432	3,203	2,973	2,743	2,513	2,283
2	Two unit scheme (houses)	215	£17,917	4,623	4,393	4,164	3,934	3,704	3,474	3,244	3,015	2,785	2,555	2,325
3	Four unit scheme (houses)	350	£19,444	4,642	4,412	4,183	3,953	3,723	3,493	3,263	3,034	2,804	2,574	2,344
4	Seven unit scheme (flats)	598	£33,211	3,125	2,938	2,751	2,564	2,378	2,191	2,004	1,818	1,631	1,444	1,258
5	Nine unit scheme (flats)	675	£28,125	3,130	2,943	2,756	2,570	2,383	2,196	2,010	1,823	1,636	1,450	1,263
6	Ten unit scheme (houses)	1,009	£50,450	4,485	4,264	4,042	3,821	3,600	3,379	3,157	2,936	2,715	2,494	2,272
7	Ten unit scheme (flats)	843	£30,089	3,144	2,957	2,771	2,584	2,397	2,211	2,024	1,837	1,650	1,464	1,277
8	Twenty unit scheme (houses and flats)	1,875	£93,750	3,814	3,609	3,404	3,199	2,994	2,790	2,585	2,380	2,175	1,970	1,765
9	Twenty unit scheme (flats)	1,680	£56,000	3,099	2,915	2,731	2,547	2,363	2,179	1,995	1,811	1,627	1,443	1,259
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,868	2,699	2,531	2,362	2,194	2,025	1,857	1,688	1,520	1,351	1,183
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	2,816	2,647	2,478	2,310	2,141	1,972	1,803	1,634	1,465	1,296	1,126
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	2,416	2,246	2,077	1,908	1,739	1,570	1,401	1,232	1,062	893	724
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,461	2,319	2,176	2,034	1,891	1,749	1,606	1,464	1,321	1,178	1,036
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	2,429	2,260	2,091	1,921	1,752	1,583	1,414	1,245	1,076	907	737
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	2,378	2,212	2,045	1,879	1,713	1,547	1,381	1,214	1,047	880	713
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	2,785	2,619	2,453	2,286	2,120	1,954	1,788	1,622	1,455	1,289	1,123
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	2,156	2,003	1,850	1,697	1,544	1,391	1,237	1,084	930	776	623
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,816	1,673	1,530	1,387	1,244	1,101	958	814	671	528	383
19	Five hundred unit scheme (flats)	43,200	£720,000	1,774	1,632	1,489	1,347	1,205	1,062	919	776	632	488	344
20	Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
21	Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194
22	Comparison retail	5,200	£173,333	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849
23	Data Centre	7,000	£415,000	804	804	804	804	804	804	804	804	804	804	804
24	Office development	30,000	£250,000	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437
25	Office development	15,000	£208,333	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431
26	Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267
27	Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	263
28	Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703

Maximum CIL rates

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	2,460	2,216	1,971	1,726	1,482	1,237	992	748	503	258	14
2	Two unit scheme (houses)	215	£364,613	3,308	3,064	2,819	2,574	2,330	2,085	1,840	1,596	1,351	1,106	861
3	Four unit scheme (houses)	350	£395,705	3,865	3,620	3,376	3,131	2,886	2,642	2,397	2,152	1,907	1,663	1,418
4	Seven unit scheme (flats)	598	£675,863	2,295	2,096	1,897	1,698	1,499	1,300	1,101	902	703	504	305
5	Nine unit scheme (flats)	675	£572,358	2,569	2,370	2,171	1,972	1,773	1,574	1,375	1,176	977	778	579
6	Ten unit scheme (houses)	1,009	£1,026,684	3,806	3,571	3,335	3,099	2,864	2,628	2,392	2,156	1,921	1,685	1,449
7	Ten unit scheme (flats)	843	£612,333	2,699	2,500	2,301	2,102	1,903	1,704	1,505	1,306	1,107	908	709
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	3,115	2,897	2,679	2,460	2,242	2,024	1,805	1,587	1,369	1,150	932
9	Twenty unit scheme (flats)	1,680	£1,139,629	2,696	2,500	2,304	2,108	1,912	1,716	1,520	1,323	1,127	931	735
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,607	2,427	2,247	2,068	1,888	1,709	1,529	1,349	1,170	990	811
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,235	2,055	1,875	1,695	1,515	1,335	1,155	975	795	614	434
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,320	2,140	1,959	1,779	1,598	1,418	1,237	1,057	876	696	515
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,248	2,096	1,944	1,792	1,640	1,488	1,336	1,184	1,032	880	728
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	2,539	2,358	2,178	1,997	1,817	1,636	1,456	1,275	1,095	914	734
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,279	2,101	1,924	1,747	1,569	1,392	1,214	1,037	859	681	503
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,663	2,485	2,308	2,131	1,953	1,776	1,599	1,421	1,244	1,067	889
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	2,122	1,959	1,796	1,632	1,469	1,306	1,142	979	814	650	486
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,849	1,697	1,545	1,393	1,240	1,087	934	781	628	475	321
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,639	1,487	1,336	1,184	1,033	881	729	577	424	271	117
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014	2,014
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204	1,204
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275	1,275
25	Office development	15,000	£4,239,691	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162	1,162
26	Hotel development (160 rooms)	7,400	£1,882,423	25	25	25	25	25	25	25	25	25	25	25
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

			£6,656,344	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	3,340	3,095	2,851	2,606	2,361	2,117	1,872	1,627	1,383	1,138	893
2	Two unit scheme (houses)	215	£238,519	3,895	3,650	3,405	3,161	2,916	2,671	2,427	2,182	1,937	1,693	1,448
3	Four unit scheme (houses)	350	£258,858	4,256	4,011	3,767	3,522	3,277	3,033	2,788	2,543	2,298	2,054	1,809
4	Seven unit scheme (flats)	598	£442,129	2,686	2,487	2,288	2,089	1,890	1,691	1,492	1,293	1,094	895	696
5	Nine unit scheme (flats)	675	£374,419	2,862	2,663	2,464	2,265	2,067	1,868	1,669	1,470	1,271	1,072	873
6	Ten unit scheme (houses)	1,009	£671,625	4,158	3,922	3,687	3,451	3,215	2,980	2,744	2,508	2,273	2,037	1,801
7	Ten unit scheme (flats)	843	£400,569	2,950	2,751	2,552	2,353	2,154	1,955	1,756	1,557	1,358	1,159	960
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,467	3,249	3,031	2,812	2,594	2,376	2,157	1,939	1,720	1,502	1,284
9	Twenty unit scheme (flats)	1,680	£745,511	2,930	2,734	2,538	2,342	2,146	1,950	1,754	1,558	1,362	1,166	970
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,783	2,603	2,423	2,244	2,064	1,885	1,705	1,525	1,346	1,166	986
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,528	2,348	2,168	1,988	1,808	1,628	1,448	1,268	1,088	907	727
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	2,437	2,257	2,076	1,896	1,715	1,535	1,354	1,174	993	813	632
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,395	2,243	2,091	1,939	1,787	1,635	1,483	1,331	1,179	1,027	875
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	2,581	2,401	2,220	2,040	1,859	1,679	1,498	1,318	1,137	957	776
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,396	2,219	2,041	1,864	1,686	1,509	1,332	1,154	977	798	620
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,788	2,611	2,434	2,256	2,079	1,902	1,724	1,547	1,370	1,192	1,015
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	2,210	2,047	1,884	1,720	1,557	1,394	1,230	1,067	902	738	574
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,908	1,756	1,603	1,451	1,298	1,145	992	839	686	533	380
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,756	1,605	1,453	1,302	1,150	998	846	694	541	388	234
20	Two hundred unit Co-living scheme	5,200	£988,943	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439
23	Data Centre	7,000	£5,524,766	74	74	74	74	74	74	74	74	74	74	74
24	Office development	30,000	£3,328,172	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334	1,334
25	Office development	15,000	£2,773,477	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260
26	Hotel development (160 rooms)	7,400	£1,231,424	113	113	113	113	113	113	113	113	113	113	113
27	Hotel development (100 rooms)	3,500	£776,574	57	57	57	57	57	57	57	57	57	57	57
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

			£3,565,943					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	4,113	3,868	3,623	3,379	3,134	2,889	2,645	2,400	2,155	1,911	1,666
2	Two unit scheme (houses)	215	£127,780	4,410	4,165	3,921	3,676	3,431	3,186	2,942	2,697	2,452	2,208	1,963
3	Four unit scheme (houses)	350	£138,676	4,599	4,355	4,110	3,865	3,621	3,376	3,131	2,887	2,642	2,397	2,152
4	Seven unit scheme (flats)	598	£236,858	3,030	2,831	2,632	2,433	2,234	2,035	1,836	1,637	1,438	1,239	1,040
5	Nine unit scheme (flats)	675	£200,584	3,120	2,921	2,722	2,523	2,324	2,125	1,926	1,727	1,528	1,329	1,130
6	Ten unit scheme (houses)	1,009	£359,804	4,467	4,232	3,996	3,760	3,524	3,289	3,053	2,817	2,582	2,346	2,110
7	Ten unit scheme (flats)	843	£214,593	3,171	2,972	2,773	2,574	2,375	2,176	1,977	1,778	1,579	1,380	1,181
8	Twenty unit scheme (houses and flats)	1,875	£668,614	3,776	3,558	3,340	3,121	2,903	2,685	2,466	2,248	2,029	1,811	1,593
9	Twenty unit scheme (flats)	1,680	£399,386	3,136	2,940	2,744	2,548	2,352	2,156	1,960	1,764	1,568	1,372	1,176
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,937	2,758	2,578	2,398	2,219	2,039	1,859	1,680	1,500	1,321	1,141
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,786	2,606	2,426	2,246	2,066	1,886	1,706	1,526	1,345	1,165	984
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	2,540	2,360	2,179	1,999	1,818	1,638	1,457	1,277	1,096	916	735
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,524	2,372	2,220	2,068	1,916	1,764	1,612	1,460	1,308	1,156	1,004
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	2,619	2,438	2,258	2,077	1,897	1,716	1,536	1,355	1,175	994	814
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,499	2,322	2,144	1,967	1,789	1,612	1,435	1,257	1,080	901	723
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,899	2,721	2,544	2,367	2,189	2,012	1,835	1,657	1,480	1,303	1,125
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	2,288	2,124	1,961	1,798	1,634	1,471	1,308	1,144	980	816	651
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,959	1,807	1,655	1,503	1,350	1,197	1,044	891	738	585	432
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,859	1,708	1,556	1,405	1,253	1,101	949	797	645	491	337
20	Two hundred unit Co-living scheme	5,200	£529,797	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645
23	Data Centre	7,000	£2,959,733	440	440	440	440	440	440	440	440	440	440	440
24	Office development	30,000	£1,782,971	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386	1,386
25	Office development	15,000	£1,485,810	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346
26	Hotel development (160 rooms)	7,400	£659,699	190	190	190	190	190	190	190	190	190	190	190
27	Hotel development (100 rooms)	3,500	£416,027	160	160	160	160	160	160	160	160	160	160	160
28	Light industrial scheme	6,000	£1,782,971	239	239	239	239	239	239	239	239	239	239	239
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	89	89	89	89	89	89	89	89	89	89	89
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	208	208	208	208	208	208	208	208	208	208	208

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)

			£500,000					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	4,879	4,635	4,390	4,145	3,900	3,656	3,411	3,166	2,922	2,677	2,432
2	Two unit scheme (houses)	215	£17,917	4,921	4,676	4,432	4,187	3,942	3,697	3,453	3,208	2,963	2,719	2,474
3	Four unit scheme (houses)	350	£19,444	4,940	4,695	4,451	4,206	3,961	3,717	3,472	3,227	2,982	2,738	2,493
4	Seven unit scheme (flats)	598	£33,211	3,370	3,171	2,972	2,773	2,574	2,375	2,176	1,977	1,778	1,579	1,380
5	Nine unit scheme (flats)	675	£28,125	3,375	3,176	2,978	2,779	2,580	2,381	2,182	1,983	1,784	1,585	1,386
6	Ten unit scheme (houses)	1,009	£50,450	4,774	4,538	4,302	4,067	3,831	3,595	3,360	3,124	2,888	2,653	2,417
7	Ten unit scheme (flats)	843	£30,089	3,390	3,191	2,992	2,793	2,594	2,395	2,196	1,997	1,798	1,599	1,400
8	Twenty unit scheme (houses and flats)	1,875	£93,750	4,083	3,865	3,646	3,428	3,210	2,991	2,773	2,554	2,336	2,118	1,899
9	Twenty unit scheme (flats)	1,680	£56,000	3,341	3,145	2,949	2,753	2,557	2,361	2,165	1,968	1,772	1,576	1,380
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	3,090	2,911	2,731	2,552	2,372	2,192	2,013	1,833	1,654	1,474	1,294
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	3,041	2,861	2,681	2,501	2,321	2,141	1,961	1,781	1,601	1,420	1,240
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	2,643	2,462	2,282	2,101	1,921	1,740	1,560	1,379	1,199	1,018	838
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,651	2,499	2,347	2,195	2,043	1,891	1,739	1,587	1,435	1,283	1,131
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	2,656	2,475	2,295	2,114	1,934	1,753	1,573	1,392	1,212	1,031	851
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	2,601	2,424	2,246	2,069	1,892	1,714	1,537	1,360	1,182	1,004	825
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	3,008	2,831	2,654	2,476	2,299	2,122	1,944	1,767	1,589	1,412	1,235
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	2,364	2,201	2,038	1,874	1,711	1,548	1,384	1,221	1,056	892	728
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	2,010	1,858	1,706	1,554	1,401	1,248	1,095	942	789	636	483
19	Five hundred unit scheme (flats)	43,200	£720,000	1,961	1,810	1,658	1,507	1,355	1,204	1,052	899	747	593	440
20	Two hundred unit Co-living scheme	5,200	£74,286	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
21	Large retail supermarket	3,000	£500,000	194	194	194	194	194	194	194	194	194	194	194
22	Comparison retail	5,200	£173,333	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849	1,849
23	Data Centre	7,000	£415,000	804	804	804	804	804	804	804	804	804	804	804
24	Office development	30,000	£250,000	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437
25	Office development	15,000	£208,333	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431
26	Hotel development (160 rooms)	7,400	£92,500	267	267	267	267	267	267	267	267	267	267	267
27	Hotel development (100 rooms)	3,500	£58,333	263	263	263	263	263	263	263	263	263	263	263
28	Light industrial scheme	6,000	£250,000	495	495	495	495	495	495	495	495	495	495	495
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	703	703	703	703	703	703	703	703	703	703	703

Appendix 12 - CIL viability (CIL as input)

EALING CIL

Aff Hsg: 40%

Mkt value: £5,595 per square metre

Site ref	Site	No of units	Baseline RLV	Potential rate 1	*% change against baseline*	Potential rate 2	*% change against baseline*	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£173,893	£165,169	*-5%*	£162,261	*-7%*	£159,353	*-8%*
2	Two unit scheme (houses)	2	£347,786	£330,338	*-5%*	£324,522	*-7%*	£318,706	*-8%*
3	Four unit scheme (houses)	4	£563,123	£534,719	*-5%*	£525,251	*-7%*	£515,784	*-8%*
4	Seven unit scheme (flats)	7	£391,432	£342,999	*-12%*	£326,856	*-16%*	£310,712	*-21%*
5	Nine unit scheme (flats)	9	£436,156	£381,469	*-13%*	£363,241	*-17%*	£345,012	*-21%*
6	Ten unit scheme (houses)	10	£1,565,064	£1,483,318	*-5%*	£1,456,069	*-7%*	£1,428,820	*-9%*
7	Ten unit scheme (flats)	10	£551,345	£483,088	*-12%*	£460,336	*-17%*	£437,584	*-21%*
8	Twenty unit scheme (houses and flats)	20	£2,054,889	£1,905,227	*-7%*	£1,855,320	*-10%*	£1,804,727	*-12%*
9	Twenty unit scheme (flats)	20	£1,076,182	£940,189	*-13%*	£894,857	*-17%*	£849,525	*-21%*
10	Thirty unit scheme (flats with retail use on ground floor)	30	£1,716,241	£1,467,881	*-14%*	£1,388,396	*-19%*	£1,308,910	*-24%*
11	Fifty unit scheme (flats - lower density)	50	£2,391,955	£2,048,177	*-14%*	£1,933,585	*-19%*	£1,818,993	*-24%*
12	Fifty unit scheme (flats - higher density)	50	£469,393	£157,411	*-66%*	£53,417	*-89%*	-£52,602	*-111%*
13	Seventy unit scheme (Industrial/employment led scheme)	70	£3,450,927	£3,001,590	*-13%*	£2,833,519	*-18%*	£2,665,449	*-23%*
14	Seventy unit scheme (flats - higher density)	70	£697,800	£244,332	*-65%*	£93,176	*-87%*	-£60,479	*-109%*
15	One hundred unit scheme (flats - lower density)	100	£1,008,919	£306,056	*-70%*	£71,768	*-93%*	-£164,820	*-116%*
16	One hundred unit scheme (flats - higher density)	100	£4,174,094	£3,559,350	*-15%*	£3,354,435	*-20%*	£3,149,521	*-25%*
17	Two hundred unit scheme (flats) with GF retail	200	£838,253	-£465,028	*-155%*	-£900,177	*-207%*	-£1,335,327	*-259%*
18	Three hundred unit scheme (flats) with GF retail	300	-£3,662,459	-£5,555,004	*-52%*	-£6,183,554	*-69%*	-£6,812,104	*-86%*
19	Five hundred unit scheme (flats)	500	-£7,085,448	-£10,540,506	*-49%*	-£11,716,162	*-65%*	-£12,891,817	*-82%*
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	*-1%*	£11,685,598	*-2%*	£11,551,893	*-4%*
21	Large retail supermarket	-	£1,082,520	£478,997	*-56%*	£328,116	*-70%*	£177,235	*-84%*
22	Comparison retail	-	£6,804,987	£6,513,284	*-4%*	£6,251,757	*-8%*	£5,990,231	*-12%*
23	Data Centre	-	£4,847,465	£4,621,144	*-5%*	£4,394,823	*-9%*	£4,168,501	*-14%*
24	Office development	-	-£22,971,636	-£25,231,583	*-10%*	-£25,984,899	*-13%*	-£26,738,214	*-16%*
25	Office development	-	-£11,489,668	-£12,619,642	*-10%*	-£12,996,299	*-13%*	-£13,372,957	*-16%*
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	*-35%*	£969,122	*-53%*	£602,671	*-71%*
27	Hotel development (100 rooms)	-	£977,576	£630,933	*-35%*	£457,612	*-53%*	£284,292	*-71%*
28	Light industrial scheme	-	£3,217,453	£3,066,573	*-5%*	£2,915,691	*-9%*	£2,764,811	*-14%*
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	*-3%*	£3,757,759	*-6%*	£3,630,053	*-10%*
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	*-3%*	£4,509,311	*-6%*	£4,356,064	*-10%*

EALING CIL

Aff Hsg: 40%

Mkt value: £7,698 per square metre

Site ref	Site	No of units	Baseline RLV	Potential rate 1	*% change against baseline*	Potential rate 2	*% change against baseline*	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£193,096	£184,373	*-5%*	£181,465	*-6%*	£178,557	*-8%*
2	Two unit scheme (houses)	2	£386,193	£368,746	*-5%*	£362,929	*-6%*	£357,114	*-8%*
3	Four unit scheme (houses)	4	£625,646	£597,242	*-5%*	£587,775	*-6%*	£578,307	*-8%*
4	Seven unit scheme (flats)	7	£479,540	£431,109	*-10%*	£414,965	*-13%*	£398,821	*-17%*
5	Nine unit scheme (flats)	9	£535,643	£480,957	*-10%*	£462,728	*-14%*	£444,500	*-17%*
6	Ten unit scheme (houses)	10	£1,740,022	£1,658,276	*-5%*	£1,631,028	*-6%*	£1,603,779	*-8%*
7	Ten unit scheme (flats)	10	£675,519	£607,263	*-10%*	£584,511	*-13%*	£561,758	*-17%*
8	Twenty unit scheme (houses and flats)	20	£2,357,267	£2,207,605	*-6%*	£2,157,718	*-8%*	£2,107,831	*-11%*
9	Twenty unit scheme (flats)	20	£1,322,241	£1,186,246	*-10%*	£1,140,914	*-14%*	£1,095,584	*-17%*
10	Thirty unit scheme (flats with retail use on ground floor)	30	£2,092,866	£1,844,505	*-12%*	£1,765,020	*-16%*	£1,685,534	*-19%*
11	Fifty unit scheme (flats - lower density)	50	£2,981,130	£2,642,149	*-11%*	£2,528,750	*-15%*	£2,414,158	*-19%*
12	Fifty unit scheme (flats - higher density)	50	£1,009,513	£697,531	*-31%*	£593,537	*-41%*	£489,542	*-52%*
13	Seventy unit scheme (Industrial/employment led scheme)	70	£4,189,784	£3,740,595	*-11%*	£3,574,870	*-15%*	£3,409,144	*-19%*
14	Seventy unit scheme (flats - higher density)	70	£1,482,867	£1,029,399	*-31%*	£878,242	*-41%*	£727,087	*-51%*
15	One hundred unit scheme (flats - lower density)	100	£2,218,488	£1,515,625	*-32%*	£1,281,337	*-42%*	£1,047,049	*-53%*
16	One hundred unit scheme (flats - higher density)	100	£5,234,739	£4,619,995	*-12%*	£4,415,080	*-16%*	£4,210,166	*-20%*
17	Two hundred unit scheme (flats) with GF retail	200	£2,911,787	£1,623,184	*-44%*	£1,194,107	*-59%*	£765,029	*-74%*
18	Three hundred unit scheme (flats) with GF retail	300	-£848,799	-£2,717,834	*-220%*	-£3,337,614	*-293%*	-£3,957,394	*-366%*
19	Five hundred unit scheme (flats)	500	-£1,929,686	-£5,369,121	*-178%*	-£6,528,372	*-238%*	-£7,687,623	*-298%*
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	*-1%*	£11,685,598	*-2%*	£11,551,893	*-4%*
21	Large retail supermarket	-	£1,082,520	£478,997	*-56%*	£328,116	*-70%*	£177,235	*-84%*
22	Comparison retail	-	£6,804,987	£6,513,284	*-4%*	£6,251,757	*-8%*	£5,990,231	*-12%*
23	Data Centre	-	£4,847,465	£4,621,144	*-5%*	£4,394,823	*-9%*	£4,168,501	*-14%*
24	Office development	-	-£22,971,636	-£25,231,583	*-10%*	-£25,984,899	*-13%*	-£26,738,214	*-16%*
25	Office development	-	-£11,489,668	-£12,619,642	*-10%*	-£12,996,299	*-13%*	-£13,372,957	*-16%*
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	*-35%*	£969,122	*-53%*	£602,671	*-71%*
27	Hotel development (100 rooms)	-	£977,576	£630,933	*-35%*	£457,612	*-53%*	£284,292	*-71%*
28	Light industrial scheme	-	£3,217,453	£3,066,573	*-5%*	£2,915,691	*-9%*	£2,764,811	*-14%*
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	*-3%*	£3,757,759	*-6%*	£3,630,053	*-10%*
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	*-3%*	£4,509,311	*-6%*	£4,356,064	*-10%*

EALING CIL

Aff Hsg: 40%

Mkt value: £8,136 per square metre

Site ref	Site	No of units	Baseline RLV	Potential rate 1	*% change against baseline*	Potential rate 2	*% change against baseline*	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£212,300	£203,577	*-4%*	£200,668	*-5%*	£197,760	*-7%*
2	Two unit scheme (houses)	2	£424,601	£407,153	*-4%*	£401,337	*-5%*	£395,521	*-7%*
3	Four unit scheme (houses)	4	£688,169	£659,767	*-4%*	£650,298	*-6%*	£640,831	*-7%*
4	Seven unit scheme (flats)	7	£567,649	£519,217	*-9%*	£503,073	*-11%*	£486,929	*-14%*
5	Nine unit scheme (flats)	9	£635,130	£580,444	*-9%*	£562,215	*-11%*	£543,986	*-14%*
6	Ten unit scheme (houses)	10	£1,914,980	£1,833,235	*-4%*	£1,805,986	*-6%*	£1,778,738	*-7%*
7	Ten unit scheme (flats)	10	£799,694	£731,437	*-9%*	£708,685	*-11%*	£685,933	*-14%*
8	Twenty unit scheme (houses and flats)	20	£2,659,645	£2,509,984	*-6%*	£2,460,097	*-8%*	£2,410,210	*-9%*
9	Twenty unit scheme (flats)	20	£1,568,298	£1,432,303	*-9%*	£1,386,973	*-12%*	£1,341,641	*-14%*
10	Thirty unit scheme (flats with retail use on ground floor)	30	£2,469,490	£2,221,129	*-10%*	£2,141,644	*-13%*	£2,062,158	*-16%*
11	Fifty unit scheme (flats - lower density)	50	£3,570,172	£3,231,192	*-9%*	£3,118,198	*-13%*	£3,005,205	*-16%*
12	Fifty unit scheme (flats - higher density)	50	£1,549,635	£1,237,651	*-20%*	£1,133,657	*-27%*	£1,029,663	*-34%*
13	Seventy unit scheme (Industrial/employment led scheme)	70	£4,928,641	£4,479,452	*-9%*	£4,313,727	*-12%*	£4,148,002	*-16%*
14	Seventy unit scheme (flats - higher density)	70	£2,267,933	£1,814,465	*-20%*	£1,663,310	*-27%*	£1,512,153	*-33%*
15	One hundred unit scheme (flats - lower density)	100	£3,428,057	£2,725,194	*-21%*	£2,490,906	*-27%*	£2,256,618	*-34%*
16	One hundred unit scheme (flats - higher density)	100	£6,295,384	£5,680,640	*-10%*	£5,475,725	*-13%*	£5,270,810	*-16%*
17	Two hundred unit scheme (flats) with GF retail	200	£4,966,835	£3,688,137	*-26%*	£3,265,048	*-34%*	£2,841,957	*-43%*
18	Three hundred unit scheme (flats) with GF retail	300	£1,937,444	£94,488	*-95%*	-£523,955	*-127%*	-£1,143,735	*-159%*
19	Five hundred unit scheme (flats)	500	£3,145,044	-£213,359	*-107%*	-£1,372,610	*-144%*	-£2,531,862	*-181%*
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	*-1%*	£11,685,598	*-2%*	£11,551,893	*-4%*
21	Large retail supermarket	-	£1,082,520	£478,997	*-56%*	£328,116	*-70%*	£177,235	*-84%*
22	Comparison retail	-	£6,804,987	£6,513,284	*-4%*	£6,251,757	*-8%*	£5,990,231	*-12%*
23	Data Centre	-	£4,847,465	£4,621,144	*-5%*	£4,394,823	*-9%*	£4,168,501	*-14%*
24	Office development	-	-£22,971,636	-£25,231,583	*-10%*	-£25,984,899	*-13%*	-£26,738,214	*-16%*
25	Office development	-	-£11,489,668	-£12,619,642	*-10%*	-£12,996,299	*-13%*	-£13,372,957	*-16%*
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	*-35%*	£969,122	*-53%*	£602,671	*-71%*
27	Hotel development (100 rooms)	-	£977,576	£630,933	*-35%*	£457,612	*-53%*	£284,292	*-71%*
28	Light industrial scheme	-	£3,217,453	£3,066,573	*-5%*	£2,915,691	*-9%*	£2,764,811	*-14%*
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	*-3%*	£3,757,759	*-6%*	£3,630,053	*-10%*
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	*-3%*	£4,509,311	*-6%*	£4,356,064	*-10%*

EALING CIL

Aff Hsg: 40%

Mkt value: £8,574 per square metre

Site ref	Site	No of units	Baseline RLV	Potential rate 1	*% change against baseline*	Potential rate 2	*% change against baseline*	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£231,504	£222,780	*-4%*	£219,872	*-5%*	£216,964	*-6%*
2	Two unit scheme (houses)	2	£463,008	£445,560	*-4%*	£439,744	*-5%*	£433,928	*-6%*
3	Four unit scheme (houses)	4	£750,693	£722,290	*-4%*	£712,823	*-5%*	£703,354	*-6%*
4	Seven unit scheme (flats)	7	£655,757	£607,326	*-7%*	£591,182	*-10%*	£575,037	*-12%*
5	Nine unit scheme (flats)	9	£734,617	£679,930	*-7%*	£661,702	*-10%*	£643,473	*-12%*
6	Ten unit scheme (houses)	10	£2,089,939	£2,008,193	*-4%*	£1,980,945	*-5%*	£1,953,696	*-7%*
7	Ten unit scheme (flats)	10	£923,868	£855,612	*-7%*	£832,859	*-10%*	£810,107	*-12%*
8	Twenty unit scheme (houses and flats)	20	£2,962,024	£2,812,362	*-5%*	£2,762,475	*-7%*	£2,712,588	*-8%*
9	Twenty unit scheme (flats)	20	£1,813,926	£1,678,361	*-7%*	£1,633,030	*-10%*	£1,587,698	*-12%*
10	Thirty unit scheme (flats with retail use on ground floor)	30	£2,846,114	£2,597,754	*-9%*	£2,518,268	*-12%*	£2,438,782	*-14%*
11	Fifty unit scheme (flats - lower density)	50	£4,159,215	£3,820,234	*-8%*	£3,707,241	*-11%*	£3,594,248	*-14%*
12	Fifty unit scheme (flats - higher density)	50	£2,089,755	£1,777,772	*-15%*	£1,673,778	*-20%*	£1,569,783	*-25%*
13	Seventy unit scheme (Industrial/employment led scheme)	70	£5,667,498	£5,218,309	*-8%*	£5,052,584	*-11%*	£4,886,859	*-14%*
14	Seventy unit scheme (flats - higher density)	70	£3,053,000	£2,599,533	*-15%*	£2,448,376	*-20%*	£2,297,221	*-25%*
15	One hundred unit scheme (flats - lower density)	100	£4,627,571	£3,934,515	*-15%*	£3,700,475	*-20%*	£3,466,187	*-25%*
16	One hundred unit scheme (flats - higher density)	100	£7,356,029	£6,741,285	*-8%*	£6,536,369	*-11%*	£6,331,455	*-14%*
17	Two hundred unit scheme (flats) with GF retail	200	£7,021,882	£5,743,185	*-18%*	£5,320,095	*-24%*	£4,897,005	*-30%*
18	Three hundred unit scheme (flats) with GF retail	300	£4,695,804	£2,868,887	*-39%*	£2,257,756	*-52%*	£1,646,624	*-65%*
19	Five hundred unit scheme (flats)	500	£8,159,557	£4,815,437	*-41%*	£3,688,312	*-55%*	£2,561,185	*-69%*
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	*-1%*	£11,685,598	*-2%*	£11,551,893	*-4%*
21	Large retail supermarket	-	£1,082,520	£478,997	*-56%*	£328,116	*-70%*	£177,235	*-84%*
22	Comparison retail	-	£6,804,987	£6,513,284	*-4%*	£6,251,757	*-8%*	£5,990,231	*-12%*
23	Data Centre	-	£4,847,465	£4,621,144	*-5%*	£4,394,823	*-9%*	£4,168,501	*-14%*
24	Office development	-	-£22,971,636	-£25,231,583	*-10%*	-£25,984,899	*-13%*	-£26,738,214	*-16%*
25	Office development	-	-£11,489,668	-£12,619,642	*-10%*	-£12,996,299	*-13%*	-£13,372,957	*-16%*
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	*-35%*	£969,122	*-53%*	£602,671	*-71%*
27	Hotel development (100 rooms)	-	£977,576	£630,933	*-35%*	£457,612	*-53%*	£284,292	*-71%*
28	Light industrial scheme	-	£3,217,453	£3,066,573	*-5%*	£2,915,691	*-9%*	£2,764,811	*-14%*
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	*-3%*	£3,757,759	*-6%*	£3,630,053	*-10%*
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	*-3%*	£4,509,311	*-6%*	£4,356,064	*-10%*

EALING CIL

Aff Hsg: 40%

Mkt value: £9,012 per square metre

Site ref	Site	No of units	Baseline RLV	Potential rate 1	*% change against baseline*	Potential rate 2	*% change against baseline*	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£250,708	£241,984	*-3%*	£239,076	*-5%*	£236,168	*-6%*
2	Two unit scheme (houses)	2	£501,415	£483,967	*-3%*	£478,151	*-5%*	£472,336	*-6%*
3	Four unit scheme (houses)	4	£813,217	£784,813	*-3%*	£775,346	*-5%*	£765,877	*-6%*
4	Seven unit scheme (flats)	7	£743,866	£695,434	*-7%*	£679,290	*-9%*	£663,146	*-11%*
5	Nine unit scheme (flats)	9	£834,104	£779,418	*-7%*	£761,189	*-9%*	£742,961	*-11%*
6	Ten unit scheme (houses)	10	£2,264,897	£2,183,151	*-4%*	£2,155,902	*-5%*	£2,128,654	*-6%*
7	Ten unit scheme (flats)	10	£1,048,043	£979,786	*-7%*	£957,034	*-9%*	£934,282	*-11%*
8	Twenty unit scheme (houses and flats)	20	£3,264,402	£3,114,741	*-5%*	£3,064,854	*-6%*	£3,014,967	*-8%*
9	Twenty unit scheme (flats)	20	£2,057,879	£1,923,782	*-7%*	£1,879,083	*-9%*	£1,833,757	*-11%*
10	Thirty unit scheme (flats with retail use on ground floor)	30	£3,222,738	£2,974,378	*-8%*	£2,894,892	*-10%*	£2,815,406	*-13%*
11	Fifty unit scheme (flats - lower density)	50	£4,748,258	£4,409,277	*-7%*	£4,296,284	*-10%*	£4,183,290	*-12%*
12	Fifty unit scheme (flats - higher density)	50	£2,629,876	£2,317,892	*-12%*	£2,213,898	*-16%*	£2,109,904	*-20%*
13	Seventy unit scheme (Industrial/employment led scheme)	70	£6,406,355	£5,957,166	*-7%*	£5,791,442	*-10%*	£5,625,716	*-12%*
14	Seventy unit scheme (flats - higher density)	70	£3,838,067	£3,384,599	*-12%*	£3,233,443	*-16%*	£3,082,287	*-20%*
15	One hundred unit scheme (flats - lower density)	100	£5,823,330	£5,130,274	*-12%*	£4,899,256	*-16%*	£4,668,237	*-20%*
16	One hundred unit scheme (flats - higher density)	100	£8,411,261	£7,801,930	*-7%*	£7,597,014	*-10%*	£7,392,099	*-12%*
17	Two hundred unit scheme (flats) with GF retail	200	£9,076,930	£7,798,232	*-14%*	£7,375,142	*-19%*	£6,952,053	*-23%*
18	Three hundred unit scheme (flats) with GF retail	300	£7,434,651	£5,617,411	*-24%*	£5,014,807	*-33%*	£4,412,203	*-41%*
19	Five hundred unit scheme (flats)	500	£13,169,120	£9,829,950	*-25%*	£8,702,825	*-34%*	£7,575,700	*-42%*
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	*-1%*	£11,685,598	*-2%*	£11,551,893	*-4%*
21	Large retail supermarket	-	£1,082,520	£478,997	*-56%*	£328,116	*-70%*	£177,235	*-84%*
22	Comparison retail	-	£6,804,987	£6,513,284	*-4%*	£6,251,757	*-8%*	£5,990,231	*-12%*
23	Data Centre	-	£4,847,465	£4,621,144	*-5%*	£4,394,823	*-9%*	£4,168,501	*-14%*
24	Office development	-	-£22,971,636	-£25,231,583	*-10%*	-£25,984,899	*-13%*	-£26,738,214	*-16%*
25	Office development	-	-£11,489,668	-£12,619,642	*-10%*	-£12,996,299	*-13%*	-£13,372,957	*-16%*
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	*-35%*	£969,122	*-53%*	£602,671	*-71%*
27	Hotel development (100 rooms)	-	£977,576	£630,933	*-35%*	£457,612	*-53%*	£284,292	*-71%*
28	Light industrial scheme	-	£3,217,453	£3,066,573	*-5%*	£2,915,691	*-9%*	£2,764,811	*-14%*
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	*-3%*	£3,757,759	*-6%*	£3,630,053	*-10%*
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	*-3%*	£4,509,311	*-6%*	£4,356,064	*-10%*

EALING CIL

Aff Hsg: 40%

Mkt value: £9,450 per square metre

Site ref	Site	No of units	Baseline RLV	Potential rate 1	*% change against baseline*	Potential rate 2	*% change against baseline*	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£269,911	£261,187	*-3%*	£258,280	*-4%*	£255,372	*-5%*
2	Two unit scheme (houses)	2	£539,823	£522,375	*-3%*	£516,559	*-4%*	£510,742	*-5%*
3	Four unit scheme (houses)	4	£875,741	£847,337	*-3%*	£837,869	*-4%*	£828,402	*-5%*
4	Seven unit scheme (flats)	7	£831,975	£783,543	*-6%*	£767,399	*-8%*	£751,255	*-10%*
5	Nine unit scheme (flats)	9	£933,591	£878,905	*-6%*	£860,676	*-8%*	£842,447	*-10%*
6	Ten unit scheme (houses)	10	£2,439,856	£2,358,110	*-3%*	£2,330,861	*-4%*	£2,303,612	*-6%*
7	Ten unit scheme (flats)	10	£1,172,217	£1,103,961	*-6%*	£1,081,209	*-8%*	£1,058,457	*-10%*
8	Twenty unit scheme (houses and flats)	20	£3,566,781	£3,417,119	*-4%*	£3,367,232	*-6%*	£3,317,345	*-7%*
9	Twenty unit scheme (flats)	20	£2,301,832	£2,167,735	*-6%*	£2,123,036	*-8%*	£2,078,338	*-10%*
10	Thirty unit scheme (flats with retail use on ground floor)	30	£3,599,362	£3,351,002	*-7%*	£3,271,516	*-9%*	£3,192,030	*-11%*
11	Fifty unit scheme (flats - lower density)	50	£5,337,300	£4,998,320	*-6%*	£4,885,327	*-8%*	£4,772,333	*-11%*
12	Fifty unit scheme (flats - higher density)	50	£3,166,077	£2,858,012	*-10%*	£2,754,019	*-13%*	£2,650,025	*-16%*
13	Seventy unit scheme (Industrial/employment led scheme)	70	£7,145,212	£6,696,023	*-6%*	£6,530,298	*-9%*	£6,364,573	*-11%*
14	Seventy unit scheme (flats - higher density)	70	£4,617,221	£4,169,665	*-10%*	£4,018,510	*-13%*	£3,867,354	*-16%*
15	One hundred unit scheme (flats - lower density)	100	£7,019,089	£6,326,033	*-10%*	£6,095,014	*-13%*	£5,863,996	*-16%*
16	One hundred unit scheme (flats - higher density)	100	£9,462,783	£8,856,617	*-6%*	£8,654,561	*-9%*	£8,452,506	*-11%*
17	Two hundred unit scheme (flats) with GF retail	200	£11,109,981	£9,849,126	*-11%*	£9,430,190	*-15%*	£9,007,100	*-19%*
18	Three hundred unit scheme (flats) with GF retail	300	£10,173,499	£8,356,258	*-18%*	£7,753,654	*-24%*	£7,151,050	*-30%*
19	Five hundred unit scheme (flats)	500	£18,123,422	£14,825,963	*-18%*	£13,714,565	*-24%*	£12,590,213	*-31%*
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	*-1%*	£11,685,598	*-2%*	£11,551,893	*-4%*
21	Large retail supermarket	-	£1,082,520	£478,997	*-56%*	£328,116	*-70%*	£177,235	*-84%*
22	Comparison retail	-	£6,804,987	£6,513,284	*-4%*	£6,251,757	*-8%*	£5,990,231	*-12%*
23	Data Centre	-	£4,847,465	£4,621,144	*-5%*	£4,394,823	*-9%*	£4,168,501	*-14%*
24	Office development	-	-£22,971,636	-£25,231,583	*-10%*	-£25,984,899	*-13%*	-£26,738,214	*-16%*
25	Office development	-	-£11,489,668	-£12,619,642	*-10%*	-£12,996,299	*-13%*	-£13,372,957	*-16%*
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	*-35%*	£969,122	*-53%*	£602,671	*-71%*
27	Hotel development (100 rooms)	-	£977,576	£630,933	*-35%*	£457,612	*-53%*	£284,292	*-71%*
28	Light industrial scheme	-	£3,217,453	£3,066,573	*-5%*	£2,915,691	*-9%*	£2,764,811	*-14%*
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	*-3%*	£3,757,759	*-6%*	£3,630,053	*-10%*
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	*-3%*	£4,509,311	*-6%*	£4,356,064	*-10%*

EALING CIL

Aff Hsg: 40%

Mkt value: £9,888 per square metre

Site ref	Site	No of units	Baseline RLV	Potential rate 1	*% change against baseline*	Potential rate 2	*% change against baseline*	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£289,115	£280,391	*-3%*	£277,483	*-4%*	£274,575	*-5%*
2	Two unit scheme (houses)	2	£578,230	£560,782	*-3%*	£554,966	*-4%*	£549,150	*-5%*
3	Four unit scheme (houses)	4	£938,264	£909,860	*-3%*	£900,393	*-4%*	£890,925	*-5%*
4	Seven unit scheme (flats)	7	£920,083	£871,651	*-5%*	£855,508	*-7%*	£839,364	*-9%*
5	Nine unit scheme (flats)	9	£1,033,078	£978,392	*-5%*	£960,163	*-7%*	£941,934	*-9%*
6	Ten unit scheme (houses)	10	£2,614,814	£2,533,068	*-3%*	£2,505,820	*-4%*	£2,478,571	*-5%*
7	Ten unit scheme (flats)	10	£1,296,392	£1,228,136	*-5%*	£1,205,384	*-7%*	£1,182,632	*-9%*
8	Twenty unit scheme (houses and flats)	20	£3,869,159	£3,719,497	*-4%*	£3,669,610	*-5%*	£3,619,723	*-6%*
9	Twenty unit scheme (flats)	20	£2,545,785	£2,411,688	*-5%*	£2,366,989	*-7%*	£2,322,290	*-9%*
10	Thirty unit scheme (flats with retail use on ground floor)	30	£3,975,986	£3,727,626	*-6%*	£3,648,141	*-8%*	£3,568,654	*-10%*
11	Fifty unit scheme (flats - lower density)	50	£5,926,343	£5,587,363	*-6%*	£5,474,369	*-8%*	£5,361,376	*-10%*
12	Fifty unit scheme (flats - higher density)	50	£3,700,642	£3,393,012	*-8%*	£3,290,469	*-11%*	£3,187,926	*-14%*
13	Seventy unit scheme (Industrial/employment led scheme)	70	£7,884,069	£7,434,881	*-6%*	£7,269,155	*-8%*	£7,103,430	*-10%*
14	Seventy unit scheme (flats - higher density)	70	£5,394,213	£4,947,072	*-8%*	£4,798,025	*-11%*	£4,648,978	*-14%*
15	One hundred unit scheme (flats - lower density)	100	£8,214,847	£7,521,792	*-8%*	£7,290,773	*-11%*	£7,059,755	*-14%*
16	One hundred unit scheme (flats - higher density)	100	£10,514,306	£9,908,140	*-6%*	£9,706,084	*-8%*	£9,504,028	*-10%*
17	Two hundred unit scheme (flats) with GF retail	200	£13,142,957	£11,882,102	*-10%*	£11,464,915	*-13%*	£11,047,729	*-16%*
18	Three hundred unit scheme (flats) with GF retail	300	£12,912,346	£11,095,105	*-14%*	£10,492,501	*-19%*	£9,889,897	*-23%*
19	Five hundred unit scheme (flats)	500	£23,077,724	£19,780,266	*-14%*	£18,668,867	*-19%*	£17,557,469	*-24%*
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	*-1%*	£11,685,598	*-2%*	£11,551,893	*-4%*
21	Large retail supermarket	-	£1,082,520	£478,997	*-56%*	£328,116	*-70%*	£177,235	*-84%*
22	Comparison retail	-	£9,790,120	£9,498,417	*-3%*	£9,236,891	*-6%*	£8,975,364	*-8%*
23	Data Centre	-	£6,041,519	£5,815,197	*-4%*	£5,588,876	*-7%*	£5,362,555	*-11%*
24	Office development	-	£43,351,724	£41,123,311	*-5%*	£40,380,507	*-7%*	£39,637,702	*-9%*
25	Office development	-	£21,672,065	£20,557,859	*-5%*	£20,186,457	*-7%*	£19,815,055	*-9%*
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	*-35%*	£969,122	*-53%*	£602,671	*-71%*
27	Hotel development (100 rooms)	-	£977,576	£630,933	*-35%*	£457,612	*-53%*	£284,292	*-71%*
28	Light industrial scheme	-	£3,217,453	£3,066,573	*-5%*	£2,915,691	*-9%*	£2,764,811	*-14%*
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	*-3%*	£3,757,759	*-6%*	£3,630,053	*-10%*
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	*-3%*	£4,509,311	*-6%*	£4,356,064	*-10%*

EALING CIL

Aff Hsg: 40%

Mkt value: £10,326 per square metre

Site ref	Site	No of units	Baseline RLV	Potential rate 1	*% change against baseline*	Potential rate 2	*% change against baseline*	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£308,319	£299,595	*-3%*	£296,686	*-4%*	£293,778	*-5%*
2	Two unit scheme (houses)	2	£616,637	£599,189	*-3%*	£593,374	*-4%*	£587,558	*-5%*
3	Four unit scheme (houses)	4	£1,000,787	£972,385	*-3%*	£962,916	*-4%*	£953,448	*-5%*
4	Seven unit scheme (flats)	7	£1,008,192	£959,761	*-5%*	£943,616	*-6%*	£927,472	*-8%*
5	Nine unit scheme (flats)	9	£1,132,566	£1,077,878	*-5%*	£1,059,650	*-6%*	£1,041,421	*-8%*
6	Ten unit scheme (houses)	10	£2,789,772	£2,708,027	*-3%*	£2,680,778	*-4%*	£2,653,530	*-5%*
7	Ten unit scheme (flats)	10	£1,420,567	£1,352,310	*-5%*	£1,329,558	*-6%*	£1,306,806	*-8%*
8	Twenty unit scheme (houses and flats)	20	£4,171,538	£4,021,876	*-4%*	£3,971,989	*-5%*	£3,922,102	*-6%*
9	Twenty unit scheme (flats)	20	£2,789,738	£2,655,641	*-5%*	£2,610,942	*-6%*	£2,566,243	*-8%*
10	Thirty unit scheme (flats with retail use on ground floor)	30	£4,352,610	£4,104,250	*-6%*	£4,024,765	*-8%*	£3,945,278	*-9%*
11	Fifty unit scheme (flats - lower density)	50	£6,515,385	£6,176,406	*-5%*	£6,063,412	*-7%*	£5,950,418	*-9%*
12	Fifty unit scheme (flats - higher density)	50	£4,235,207	£3,927,577	*-7%*	£3,825,033	*-10%*	£3,722,491	*-12%*
13	Seventy unit scheme (Industrial/employment led scheme)	70	£8,622,470	£8,173,738	*-5%*	£8,008,012	*-7%*	£7,842,287	*-9%*
14	Seventy unit scheme (flats - higher density)	70	£6,171,204	£5,724,063	*-7%*	£5,575,017	*-10%*	£5,425,970	*-12%*
15	One hundred unit scheme (flats - lower density)	100	£9,410,606	£8,717,551	*-7%*	£8,486,532	*-10%*	£8,255,513	*-12%*
16	One hundred unit scheme (flats - higher density)	100	£11,565,828	£10,959,662	*-5%*	£10,757,606	*-7%*	£10,555,551	*-9%*
17	Two hundred unit scheme (flats) with GF retail	200	£15,175,932	£13,915,077	*-8%*	£13,497,890	*-11%*	£13,080,704	*-14%*
18	Three hundred unit scheme (flats) with GF retail	300	£15,628,102	£13,833,952	*-11%*	£13,231,348	*-15%*	£12,628,744	*-19%*
19	Five hundred unit scheme (flats)	500	£28,032,025	£24,734,567	*-12%*	£23,623,168	*-16%*	£22,511,770	*-20%*
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	*-1%*	£11,685,598	*-2%*	£11,551,893	*-4%*
21	Large retail supermarket	-	£1,082,520	£478,997	*-56%*	£328,116	*-70%*	£177,235	*-84%*
22	Comparison retail	-	£9,790,120	£9,498,417	*-3%*	£9,236,891	*-6%*	£8,975,364	*-8%*
23	Data Centre	-	£6,041,519	£5,815,197	*-4%*	£5,588,876	*-7%*	£5,362,555	*-11%*
24	Office development	-	£43,351,724	£41,123,311	*-5%*	£40,380,507	*-7%*	£39,637,702	*-9%*
25	Office development	-	£21,672,065	£20,557,859	*-5%*	£20,186,457	*-7%*	£19,815,055	*-9%*
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	*-35%*	£969,122	*-53%*	£602,671	*-71%*
27	Hotel development (100 rooms)	-	£977,576	£630,933	*-35%*	£457,612	*-53%*	£284,292	*-71%*
28	Light industrial scheme	-	£3,217,453	£3,066,573	*-5%*	£2,915,691	*-9%*	£2,764,811	*-14%*
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	*-3%*	£3,757,759	*-6%*	£3,630,053	*-10%*
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	*-3%*	£4,509,311	*-6%*	£4,356,064	*-10%*

EALING CIL

Aff Hsg: 40%

Mkt value: £10,764 per square metre

Site ref	Site	No of units	Baseline RLV	Potential rate 1	*% change against baseline*	Potential rate 2	*% change against baseline*	Potential rate 3	% change against baseline
1	One unit scheme (houses)	1	£327,523	£318,798	*-3%*	£315,890	*-4%*	£312,982	*-4%*
2	Two unit scheme (houses)	2	£655,044	£637,597	*-3%*	£631,780	*-4%*	£625,965	*-4%*
3	Four unit scheme (houses)	4	£1,063,311	£1,034,908	*-3%*	£1,025,439	*-4%*	£1,015,972	*-4%*
4	Seven unit scheme (flats)	7	£1,096,300	£1,047,869	*-4%*	£1,031,725	*-6%*	£1,015,581	*-7%*
5	Nine unit scheme (flats)	9	£1,232,052	£1,177,366	*-4%*	£1,159,137	*-6%*	£1,140,909	*-7%*
6	Ten unit scheme (houses)	10	£2,964,731	£2,882,985	*-3%*	£2,855,737	*-4%*	£2,828,488	*-5%*
7	Ten unit scheme (flats)	10	£1,544,742	£1,476,485	*-4%*	£1,453,733	*-6%*	£1,430,980	*-7%*
8	Twenty unit scheme (houses and flats)	20	£4,473,916	£4,324,254	*-3%*	£4,274,367	*-4%*	£4,224,480	*-6%*
9	Twenty unit scheme (flats)	20	£3,033,691	£2,899,594	*-4%*	£2,854,895	*-6%*	£2,810,196	*-7%*
10	Thirty unit scheme (flats with retail use on ground floor)	30	£4,729,234	£4,480,874	*-5%*	£4,401,389	*-7%*	£4,321,902	*-9%*
11	Fifty unit scheme (flats - lower density)	50	£7,104,429	£6,765,449	*-5%*	£6,652,455	*-6%*	£6,539,462	*-8%*
12	Fifty unit scheme (flats - higher density)	50	£4,769,771	£4,462,142	*-6%*	£4,359,599	*-9%*	£4,257,055	*-11%*
13	Seventy unit scheme (Industrial/employment led scheme)	70	£9,356,244	£8,912,595	*-5%*	£8,746,869	*-7%*	£8,581,145	*-8%*
14	Seventy unit scheme (flats - higher density)	70	£6,948,196	£6,501,055	*-6%*	£6,352,009	*-9%*	£6,202,961	*-11%*
15	One hundred unit scheme (flats - lower density)	100	£10,606,365	£9,913,309	*-7%*	£9,682,291	*-9%*	£9,451,272	*-11%*
16	One hundred unit scheme (flats - higher density)	100	£12,617,351	£12,011,184	*-5%*	£11,809,129	*-6%*	£11,607,073	*-8%*
17	Two hundred unit scheme (flats) with GF retail	200	£17,208,907	£15,948,052	*-7%*	£15,530,866	*-10%*	£15,113,679	*-12%*
18	Three hundred unit scheme (flats) with GF retail	300	£18,337,533	£16,545,650	*-10%*	£15,951,454	*-13%*	£15,357,257	*-16%*
19	Five hundred unit scheme (flats)	500	£32,977,902	£29,688,868	*-10%*	£28,577,471	*-13%*	£27,466,072	*-17%*
20	Two hundred unit Co-living scheme	-	£11,982,719	£11,819,302	*-1%*	£11,685,598	*-2%*	£11,551,893	*-4%*
21	Large retail supermarket	-	£1,082,520	£478,997	*-56%*	£328,116	*-70%*	£177,235	*-84%*
22	Comparison retail	-	£9,790,120	£9,498,417	*-3%*	£9,236,891	*-6%*	£8,975,364	*-8%*
23	Data Centre	-	£6,041,519	£5,815,197	*-4%*	£5,588,876	*-7%*	£5,362,555	*-11%*
24	Office development	-	£43,351,724	£41,123,311	*-5%*	£40,380,507	*-7%*	£39,637,702	*-9%*
25	Office development	-	£21,672,065	£20,557,859	*-5%*	£20,186,457	*-7%*	£19,815,055	*-9%*
26	Hotel development (160 rooms)	-	£2,068,471	£1,335,572	*-35%*	£969,122	*-53%*	£602,671	*-71%*
27	Hotel development (100 rooms)	-	£977,576	£630,933	*-35%*	£457,612	*-53%*	£284,292	*-71%*
28	Light industrial scheme	-	£3,217,453	£3,066,573	*-5%*	£2,915,691	*-9%*	£2,764,811	*-14%*
29	Industrial Scheme new build (50% plot ratio)	-	£4,013,171	£3,885,464	*-3%*	£3,757,759	*-6%*	£3,630,053	*-10%*
30	Industrial scheme intensification (60% plot ratio)	-	£4,815,804	£4,662,557	*-3%*	£4,509,311	*-6%*	£4,356,064	*-10%*

Appendix 13 - Maximum CIL rates – growth

Maximum CIL rates

Maximum CIL rates per square metre with 40% affordable housing

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£7,630,000	PER HA			Maximum CIL per square metre					
	Description	**Floor area**	**BLV**	**£7,260**	**£7,698**	**£8,136**	**£8,574**	**£9,012**	**£9,450**	**£9,888**	**£10,326**	**£10,764**
1	One unit scheme (houses)	108	£273,460	-	-	-	86	293	500	707	914	1,121
2	Two unit scheme (houses)	215	£364,613	313	520	727	934	1,141	1,348	1,555	1,762	1,969
3	Four unit scheme (houses)	350	£395,705	870	1,077	1,284	1,491	1,698	1,905	2,112	2,319	2,526
4	Seven unit scheme (flats)	598	£675,863	-	-	121	292	463	633	804	975	1,146
5	Nine unit scheme (flats)	675	£572,358	53	224	395	566	737	907	1,078	1,249	1,420
6	Ten unit scheme (houses)	1,009	£1,026,684	913	1,114	1,315	1,515	1,716	1,917	2,118	2,319	2,520
7	Ten unit scheme (flats)	843	£612,333	183	354	524	695	866	1,037	1,207	1,378	1,549
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	396	583	769	956	1,143	1,330	1,517	1,704	1,891
9	Twenty unit scheme (flats)	1,680	£1,139,629	215	385	554	722	890	1,058	1,227	1,395	1,563
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	346	501	656	811	966	1,121	1,276	1,431	1,585
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	-	95	253	411	569	726	884	1,041	1,198
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	-	130	289	448	606	764	922	1,079	1,237
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	321	454	587	721	854	987	1,119	1,252	1,384
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	189	348	508	667	824	982	1,140	1,298	1,456
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	-	121	277	434	590	747	903	1,059	1,215
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	398	554	711	866	1,021	1,176	1,332	1,487	1,642
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	-	120	268	415	562	708	854	1,001	1,146
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	-	-	95	233	371	508	645	781	918
19	Five hundred unit scheme (flats)	43,200	£14,652,373	-	-	-	38	171	304	437	569	700
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	979	979	979	979	979	979	1,645	1,645	1,645
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	6	6	6
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	1,472	1,472	1,472
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	1,359	1,359	1,359
26	Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251
27	Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			**£4,210,000**	**PER HA**			**Maximum CIL per square metre**					
	Description	**Floor area**	**BLV**	**£5,595**	**£5,791**	**£5,988**	**£6,184**	**£6,380**	**£6,576**	**£6,773**	**£6,969**	**£7,165**
1	One unit scheme (houses)	84	£178,889	345	552	759	966	1,173	1,380	1,587	1,794	2,001
2	Two unit scheme (houses)	167	£238,519	900	1,107	1,314	1,521	1,728	1,935	2,142	2,349	2,556
3	Four unit scheme (houses)	418	£258,858	1,261	1,468	1,675	1,882	2,089	2,296	2,503	2,710	2,917
4	Seven unit scheme (flats)	837	£442,129	170	341	512	683	854	1,024	1,195	1,366	1,537
5	Nine unit scheme (flats)	2,510	£374,419	347	517	688	859	1,030	1,201	1,371	1,542	1,713
6	Ten unit scheme (houses)	2,510	£671,625	1,265	1,466	1,666	1,867	2,068	2,269	2,470	2,671	2,872
7	Ten unit scheme (flats)	2,510	£400,569	434	605	776	947	1,117	1,288	1,459	1,630	1,800
8	Twenty unit scheme (houses and flats)	8,368	£1,248,065	748	934	1,121	1,308	1,495	1,682	1,869	2,056	2,242
9	Twenty unit scheme (flats)	8,368	£745,511	450	620	788	957	1,125	1,293	1,461	1,630	1,798
10	Thirty unit scheme (flats with retail use on ground floor)	16,735	£937,713	522	677	832	987	1,142	1,297	1,452	1,607	1,761
11	Fifty unit scheme (flats - lower density)	16,735	£2,399,057	231	388	546	704	862	1,020	1,177	1,334	1,491
12	Fifty unit scheme (flats - higher density)	37,654	£870,872	87	247	406	565	723	881	1,039	1,197	1,354
13	Seventy unit scheme (Industrial/employment led scheme)	2,000	£1,781,959	468	601	734	867	1,000	1,134	1,266	1,398	1,531
14	Seventy unit scheme (flats - higher density)	4,500	£460,296	231	391	550	709	867	1,025	1,183	1,341	1,498
15	One hundred unit scheme (flats - lower density)	3,000	£1,963,622	80	238	394	551	707	864	1,021	1,177	1,332
16	One hundred unit scheme (flats - higher density)	2,000	£1,866,154	524	680	837	992	1,147	1,302	1,457	1,613	1,768
17	Two hunded unit scheme (flats) with GF retail	4,500	£2,679,179	60	208	356	503	650	796	942	1,089	1,234
18	Three hundred unit scheme (flats) with GF retail	4,376	£2,551,599	-	15	153	291	429	567	703	840	976
19	Five hundred unit scheme (flats)	3,529	£9,585,136	-	-	22	155	288	421	554	686	817
20	Two hundred unit Co-living scheme	2,500	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675
21	Large retail supermarket	2,500	£6,656,344	-	-	-	-	-	-	-	-	-
22	Comparison retail	1,500	£2,307,533	1,214	1,214	1,214	1,214	1,214	1,214	1,879	1,879	1,879
23	Data Centre	2,500	£5,524,766	225	225	225	225	225	225	423	423	423
24	Office development	5,000	£3,328,172	-	-	-	-	-	-	1,531	1,531	1,531
25	Office development	20,000	£2,773,477	-	-	-	-	-	-	1,456	1,456	1,456
26	Hotel development (160 rooms)	1,000	£1,231,424	339	339	339	339	339	339	339	339	339
27	Hotel development (100 rooms)	1,250	£776,574	284	284	284	284	284	284	284	284	284
28	Light industrial scheme	1,875	£3,328,172	64	64	64	64	64	64	64	64	64
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			**£2,793,156**				**Maximum CIL per square metre**					
	Description	**Floor area**	**BLV**	**£5,595**	**£5,791**	**£5,988**	**£6,184**	**£6,380**	**£6,576**	**£6,773**	**£6,969**	**£7,165**
1	One unit scheme (houses)	84	£95,835	1,118	1,325	1,532	1,739	1,946	2,153	2,360	2,567	2,774
2	Two unit scheme (houses)	167	£127,780	1,415	1,622	1,829	2,036	2,243	2,450	2,657	2,864	3,071
3	Four unit scheme (houses)	418	£138,676	1,604	1,811	2,018	2,225	2,432	2,639	2,846	3,053	3,260
4	Seven unit scheme (flats)	837	£236,858	514	685	855	1,026	1,197	1,368	1,538	1,709	1,880
5	Nine unit scheme (flats)	2,510	£200,584	604	775	946	1,117	1,287	1,458	1,629	1,800	1,970
6	Ten unit scheme (houses)	2,510	£359,804	1,574	1,775	1,976	2,176	2,377	2,578	2,779	2,980	3,181
7	Ten unit scheme (flats)	2,510	£214,593	655	826	997	1,167	1,338	1,509	1,680	1,850	2,021
8	Twenty unit scheme (houses and flats)	8,368	£668,614	1,057	1,244	1,430	1,617	1,804	1,991	2,178	2,365	2,551
9	Twenty unit scheme (flats)	8,368	£399,386	656	826	994	1,163	1,331	1,499	1,667	1,836	2,004
10	Thirty unit scheme (flats with retail use on ground floor)	16,735	£502,352	677	832	987	1,142	1,296	1,451	1,606	1,761	1,916
11	Fifty unit scheme (flats - lower density)	16,735	£1,285,225	488	646	804	962	1,119	1,277	1,435	1,592	1,749
12	Fifty unit scheme (flats - higher density)	37,654	£466,544	190	350	509	668	826	984	1,142	1,300	1,457
13	Seventy unit scheme (Industrial/employment led scheme)	2,000	£954,633	596	730	863	996	1,129	1,262	1,395	1,527	1,659
14	Seventy unit scheme (flats - higher density)	4,500	£246,590	269	428	588	747	905	1,062	1,220	1,378	1,536
15	One hundred unit scheme (flats - lower density)	3,000	£1,051,953	183	341	497	654	811	967	1,124	1,280	1,435
16	One hundred unit scheme (flats - higher density)	2,000	£999,738	634	790	947	1,102	1,257	1,412	1,568	1,723	1,878
17	Two hunded unit scheme (flats) with GF retail	4,500	£1,435,292	138	286	433	581	727	873	1,020	1,166	1,311
18	Three hundred unit scheme (flats) with GF retail	4,376	£1,366,945	-	66	205	343	481	618	755	891	1,028
19	Five hundred unit scheme (flats)	3,529	£5,134,958	-	-	125	258	391	524	657	789	920
20	Two hundred unit Co-living scheme	2,500	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763
21	Large retail supermarket	2,500	£3,565,943	-	-	-	-	-	-	-	-	-
22	Comparison retail	1,500	£1,236,194	1,420	1,420	1,420	1,420	1,420	1,420	2,085	2,085	2,085
23	Data Centre	2,500	£2,959,733	592	592	592	592	592	592	789	789	789
24	Office development	5,000	£1,782,971	-	-	-	-	-	-	1,582	1,582	1,582
25	Office development	20,000	£1,485,810	-	-	-	-	-	-	1,542	1,542	1,542
26	Hotel development (160 rooms)	1,000	£659,699	417	417	417	417	417	417	417	417	417
27	Hotel development (100 rooms)	1,250	£416,027	387	387	387	387	387	387	387	387	387
28	Light industrial scheme	1,875	£1,782,971	321	321	321	321	321	321	321	321	321
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201
30	Industrial scheme intensification (60% plot ratio)	5,000	£3,565,943	320	320	320	320	320	320	320	320	320

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)			**£500,000**				**Maximum CIL per square metre**					
	Description	**Floor area**	**BLV**	**£5,595**	**£5,791**	**£5,988**	**£6,184**	**£6,380**	**£6,576**	**£6,773**	**£6,969**	**£7,165**
1	One unit scheme (houses)	84	£13,438	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH
2	Two unit scheme (houses)	167	£17,917	1,884	2,091	2,298	2,505	2,712	2,919	3,126	3,333	3,540
3	Four unit scheme (houses)	418	£19,444	1,926	2,133	2,340	2,547	2,754	2,961	3,168	3,375	3,582
4	Seven unit scheme (flats)	837	£33,211	1,945	2,152	2,359	2,566	2,773	2,980	3,187	3,394	3,601
5	Nine unit scheme (flats)	2,510	£28,125	855	1,025	1,196	1,367	1,538	1,708	1,879	2,050	2,221
6	Ten unit scheme (houses)	2,510	£50,450	860	1,031	1,201	1,372	1,543	1,714	1,884	2,055	2,226
7	Ten unit scheme (flats)	2,510	£30,089	1,880	2,081	2,282	2,483	2,684	2,885	3,086	3,287	3,488
8	Twenty unit scheme (houses and flats)	8,368	£93,750	874	1,045	1,216	1,386	1,557	1,728	1,899	2,069	2,240
9	Twenty unit scheme (flats)	8,368	£56,000	1,363	1,550	1,737	1,924	2,111	2,298	2,484	2,671	2,858
10	Thirty unit scheme (flats with retail use on ground floor)	16,735	£70,438	860	1,030	1,199	1,367	1,535	1,703	1,872	2,040	2,208
11	Fifty unit scheme (flats - lower density)	16,735	£180,208	830	985	1,140	1,295	1,450	1,605	1,759	1,914	2,069
12	Fifty unit scheme (flats - higher density)	37,654	£65,417	744	901	1,059	1,217	1,375	1,533	1,690	1,847	2,004
13	Seventy unit scheme (Industrial/employment led scheme)	2,000	£133,854	293	452	611	771	928	1,086	1,244	1,402	1,560
14	Seventy unit scheme (flats - higher density)	4,500	£34,576	724	857	991	1,124	1,257	1,390	1,523	1,655	1,787
15	One hundred unit scheme (flats - lower density)	3,000	£147,500	306	465	625	784	942	1,100	1,257	1,415	1,573
16	One hundred unit scheme (flats - higher density)	2,000	£140,179	285	443	600	756	913	1,069	1,226	1,382	1,537
17	Two hunded unit scheme (flats) with GF retail	4,500	£201,250	743	900	1,056	1,212	1,367	1,522	1,677	1,832	1,988
18	Three hundred unit scheme (flats) with GF retail	4,376	£191,667	214	362	510	657	804	950	1,096	1,243	1,388
19	Five hundred unit scheme (flats)	3,529	£720,000	-	118	256	394	532	669	806	942	1,079
20	Two hundred unit Co-living scheme	2,500	£74,286	-	92	227	361	494	626	759	891	1,023
21	Large retail supermarket	2,500	£500,000	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851
22	Comparison retail	1,500	£173,333	416	416	416	416	416	416	416	416	416
23	Data Centre	2,500	£415,000	1,624	1,624	1,624	1,624	1,624	1,624	2,290	2,290	2,290
24	Office development	5,000	£250,000	955	955	955	955	955	955	1,153	1,153	1,153
25	Office development	20,000	£208,333	-	-	-	-	-	-	1,633	1,633	1,633
26	Hotel development (160 rooms)	1,000	£92,500	-	-	-	-	-	-	1,627	1,627	1,627
27	Hotel development (100 rooms)	1,250	£58,333	493	493	493	493	493	493	493	493	493
28	Light industrial scheme	1,875	£250,000	489	489	489	489	489	489	489	489	489
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	577	577	577	577	577	577	577	577	577
30	Industrial scheme intensification (60% plot ratio)	5,000	£500,000	814	814	814	814	814	814	814	814	814

Maximum CIL rates

Sales values £7,260

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	633	487	341	195	49	-	-	-	-	-	-
2	Two unit scheme (houses)	215	£364,613	1,481	1,335	1,189	1,043	897	751	605	459	313	167	22
3	Four unit scheme (houses)	350	£395,705	2,037	1,891	1,746	1,600	1,454	1,308	1,162	1,016	870	724	578
4	Seven unit scheme (flats)	598	£675,863	717	600	482	365	248	131	14	-	-	-	-
5	Nine unit scheme (flats)	675	£572,358	991	874	756	639	522	405	288	171	53	-	-
6	Ten unit scheme (houses)	1,009	£1,026,684	2,029	1,890	1,750	1,610	1,471	1,331	1,192	1,052	913	773	634
7	Ten unit scheme (flats)	843	£612,333	1,120	1,003	886	769	652	534	417	300	183	66	-
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,427	1,298	1,169	1,040	911	782	653	525	396	267	138
9	Twenty unit scheme (flats)	1,680	£1,139,629	1,141	1,025	909	794	678	562	447	331	215	100	-
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,189	1,083	978	873	768	662	557	452	346	241	136
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	772	668	564	459	355	250	146	42	-	-	-
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	810	705	600	495	390	285	180	75	-	-	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,026	938	850	762	673	585	497	409	321	233	145
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	1,028	923	818	713	608	503	399	294	189	84	-
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	785	683	580	477	375	272	169	66	-	-	-
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,219	1,116	1,014	911	809	706	603	501	398	295	193
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	722	628	535	441	347	254	160	66	-	-	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	517	429	342	255	168	80	-	-	-	-	-
19	Five hundred unit scheme (flats)	43,200	£14,652,373	359	269	179	89	-	-	-	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	979	979	979	979	979	979	979	979	979	979	979
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251	251	251
27	Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166	166	166
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

			£6,656,344	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	1,513	1,367	1,221	1,075	929	783	637	491	345	199	53
2	Two unit scheme (houses)	215	£238,519	2,067	1,921	1,775	1,629	1,484	1,338	1,192	1,046	900	754	608
3	Four unit scheme (houses)	350	£258,858	2,428	2,282	2,137	1,991	1,845	1,699	1,553	1,407	1,261	1,115	969
4	Seven unit scheme (flats)	598	£442,129	1,108	991	873	756	639	522	405	288	170	53	-
5	Nine unit scheme (flats)	675	£374,419	1,284	1,167	1,050	933	815	698	581	464	347	230	112
6	Ten unit scheme (houses)	1,009	£671,625	2,381	2,241	2,102	1,962	1,823	1,683	1,544	1,404	1,265	1,125	986
7	Ten unit scheme (flats)	843	£400,569	1,372	1,254	1,137	1,020	903	786	669	551	434	317	200
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	1,779	1,650	1,521	1,392	1,263	1,134	1,005	877	748	619	490
9	Twenty unit scheme (flats)	1,680	£745,511	1,375	1,260	1,144	1,028	913	797	681	566	450	334	219
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,365	1,259	1,154	1,049	943	838	733	628	522	417	312
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,066	961	857	752	648	544	439	335	231	126	22
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	927	822	717	612	507	402	297	192	87	-	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,173	1,084	996	908	820	732	644	556	468	379	291
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	1,071	966	861	756	651	546	441	336	231	126	21
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	903	800	697	595	492	389	286	183	80	-	-
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,345	1,242	1,139	1,037	934	832	729	626	524	421	318
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	810	716	623	529	435	342	248	154	60	-	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	575	488	401	314	226	139	52	-	-	-	-
19	Five hundred unit scheme (flats)	43,200	£9,585,136	476	386	296	206	116	25	-	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214
23	Data Centre	7,000	£5,524,766	225	225	225	225	225	225	225	225	225	225	225
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	339	339	339	339	339	339	339	339	339	339	339
27	Hotel development (100 rooms)	3,500	£776,574	284	284	284	284	284	284	284	284	284	284	284
28	Light industrial scheme	6,000	£3,328,172	64	64	64	64	64	64	64	64	64	64	64
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

			£3,565,943					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	2,285	2,139	1,993	1,847	1,701	1,556	1,410	1,264	1,118	972	826
2	Two unit scheme (houses)	215	£127,780	2,582	2,436	2,290	2,145	1,999	1,853	1,707	1,561	1,415	1,269	1,123
3	Four unit scheme (houses)	350	£138,676	2,772	2,626	2,480	2,334	2,188	2,042	1,896	1,750	1,604	1,458	1,313
4	Seven unit scheme (flats)	598	£236,858	1,451	1,334	1,217	1,100	982	865	748	631	514	397	280
5	Nine unit scheme (flats)	675	£200,584	1,542	1,424	1,307	1,190	1,073	956	839	721	604	487	370
6	Ten unit scheme (houses)	1,009	£359,804	2,690	2,550	2,411	2,271	2,132	1,992	1,853	1,713	1,574	1,434	1,295
7	Ten unit scheme (flats)	843	£214,593	1,592	1,475	1,358	1,241	1,124	1,006	889	772	655	538	421
8	Twenty unit scheme (houses and flats)	1,875	£668,614	2,088	1,959	1,830	1,701	1,572	1,443	1,314	1,186	1,057	928	799
9	Twenty unit scheme (flats)	1,680	£399,386	1,581	1,466	1,350	1,234	1,119	1,003	887	772	656	540	425
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,519	1,414	1,309	1,203	1,098	993	887	782	677	572	466
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,323	1,219	1,114	1,010	906	801	697	593	488	384	279
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	1,030	925	820	715	610	505	400	295	190	85	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,301	1,213	1,125	1,037	949	861	773	684	596	508	420
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,108	1,003	898	793	689	584	479	374	269	164	59
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,006	903	800	698	595	492	389	286	183	79	-
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	1,455	1,353	1,250	1,147	1,045	942	839	737	634	531	429
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	887	794	700	606	513	419	325	231	138	44	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	627	540	452	365	278	191	103	15	-	-	-
19	Five hundred unit scheme (flats)	43,200	£5,134,958	579	489	399	309	219	128	37	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420
23	Data Centre	7,000	£2,959,733	592	592	592	592	592	592	592	592	592	592	592
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	417	417	417	417	417	417	417	417	417	417	417
27	Hotel development (100 rooms)	3,500	£416,027	387	387	387	387	387	387	387	387	387	387	387
28	Light industrial scheme	6,000	£1,782,971	321	321	321	321	321	321	321	321	321	321	321
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201	201	201
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	320	320	320	320	320	320	320	320	320	320	320

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)

			£500,000					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	3,052	2,906	2,760	2,614	2,468	2,322	2,176	2,030	1,884	1,738	1,592
2	Two unit scheme (houses)	215	£17,917	3,093	2,947	2,801	2,656	2,510	2,364	2,218	2,072	1,926	1,780	1,634
3	Four unit scheme (houses)	350	£19,444	3,112	2,966	2,821	2,675	2,529	2,383	2,237	2,091	1,945	1,799	1,653
4	Seven unit scheme (flats)	598	£33,211	1,792	1,675	1,557	1,440	1,323	1,206	1,089	972	855	737	620
5	Nine unit scheme (flats)	675	£28,125	1,797	1,680	1,563	1,446	1,328	1,211	1,094	977	860	743	625
6	Ten unit scheme (houses)	1,009	£50,450	2,997	2,857	2,718	2,578	2,438	2,299	2,159	2,020	1,880	1,741	1,601
7	Ten unit scheme (flats)	843	£30,089	1,811	1,694	1,577	1,460	1,343	1,225	1,108	991	874	757	640
8	Twenty unit scheme (houses and flats)	1,875	£93,750	2,394	2,265	2,136	2,008	1,879	1,750	1,621	1,492	1,363	1,234	1,106
9	Twenty unit scheme (flats)	1,680	£56,000	1,786	1,670	1,554	1,439	1,323	1,207	1,092	976	860	745	629
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,672	1,567	1,462	1,357	1,251	1,146	1,041	935	830	725	620
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	1,579	1,474	1,370	1,266	1,161	1,057	952	848	744	639	535
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	1,132	1,027	922	817	712	607	502	398	293	188	83
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,429	1,341	1,253	1,165	1,077	988	900	812	724	636	548
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	1,145	1,041	936	831	726	621	516	411	306	201	96
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	1,108	1,005	902	800	697	594	492	388	285	181	78
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	1,565	1,462	1,359	1,257	1,154	1,051	949	846	743	641	538
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	964	870	777	683	589	496	402	308	214	121	26
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	678	591	503	416	329	242	154	66	-	-	-
19	Five hundred unit scheme (flats)	43,200	£720,000	681	591	502	412	321	230	139	49	-	-	-
20	Two hundred unit Co-living scheme	5,200	£74,286	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851
21	Large retail supermarket	3,000	£500,000	416	416	416	416	416	416	416	416	416	416	416
22	Comparison retail	5,200	£173,333	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624
23	Data Centre	7,000	£415,000	955	955	955	955	955	955	955	955	955	955	955
24	Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£92,500	493	493	493	493	493	493	493	493	493	493	493
27	Hotel development (100 rooms)	3,500	£58,333	489	489	489	489	489	489	489	489	489	489	489
28	Light industrial scheme	6,000	£250,000	577	577	577	577	577	577	577	577	577	577	577
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	814	814	814	814	814	814	814	814	814	814	814
30	Industrial scheme intensification (60% plot ratio)	6,000	£500,000	831	831	831	831	831	831	831	831	831	831	831

Maximum CIL rates

Sales values £7,698

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	978	815	651	488	325	162	-	-	-	-	-
2	Two unit scheme (houses)	215	£364,613	1,826	1,663	1,499	1,336	1,173	1,010	847	684	520	357	194
3	Four unit scheme (houses)	350	£395,705	2,382	2,219	2,056	1,893	1,730	1,566	1,403	1,240	1,077	914	751
4	Seven unit scheme (flats)	598	£675,863	1,001	870	739	607	476	344	213	82	-	-	-
5	Nine unit scheme (flats)	675	£572,358	1,275	1,144	1,013	881	750	618	487	356	224	93	-
6	Ten unit scheme (houses)	1,009	£1,026,684	2,364	2,208	2,051	1,895	1,739	1,583	1,426	1,270	1,114	957	801
7	Ten unit scheme (flats)	843	£612,333	1,405	1,273	1,142	1,011	879	748	616	485	354	222	91
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,738	1,594	1,449	1,305	1,160	1,016	871	727	583	438	294
9	Twenty unit scheme (flats)	1,680	£1,139,629	1,421	1,292	1,162	1,033	903	774	644	515	385	255	125
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,447	1,329	1,210	1,092	974	856	738	620	501	383	265
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,035	918	800	683	565	448	330	213	95	-	-
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,073	955	838	720	602	484	366	248	130	11	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,248	1,149	1,050	950	851	752	653	553	454	355	256
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	1,291	1,174	1,056	939	821	703	585	466	348	230	112
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,046	930	815	699	583	468	352	236	121	4	-
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,479	1,363	1,248	1,133	1,017	902	786	670	554	439	323
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	966	860	755	650	544	438	332	226	120	14	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	747	648	549	450	352	253	154	55	-	-	-
19	Five hundred unit scheme (flats)	43,200	£14,652,373	580	479	378	277	176	75	-	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	979	979	979	979	979	979	979	979	979	979	979
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251	251	251
27	Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166	166	166
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

			£6,656,344	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	1,858	1,694	1,531	1,368	1,205	1,042	878	715	552	389	226
2	Two unit scheme (houses)	215	£238,519	2,412	2,249	2,086	1,923	1,760	1,596	1,433	1,270	1,107	944	781
3	Four unit scheme (houses)	350	£258,858	2,773	2,610	2,447	2,284	2,121	1,957	1,794	1,631	1,468	1,305	1,142
4	Seven unit scheme (flats)	598	£442,129	1,392	1,261	1,130	998	867	735	604	473	341	210	78
5	Nine unit scheme (flats)	675	£374,419	1,569	1,437	1,306	1,174	1,043	912	780	649	517	386	255
6	Ten unit scheme (houses)	1,009	£671,625	2,716	2,560	2,403	2,247	2,091	1,934	1,778	1,622	1,466	1,309	1,153
7	Ten unit scheme (flats)	843	£400,569	1,656	1,525	1,393	1,262	1,131	999	868	736	605	474	342
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,090	1,946	1,801	1,657	1,512	1,368	1,223	1,079	934	790	646
9	Twenty unit scheme (flats)	1,680	£745,511	1,656	1,526	1,397	1,267	1,138	1,008	879	749	620	490	360
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,623	1,505	1,386	1,268	1,150	1,032	914	795	677	559	441
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,329	1,211	1,094	976	859	741	623	506	388	271	153
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,190	1,073	955	837	720	602	483	365	247	129	10
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,395	1,295	1,196	1,097	998	898	799	700	601	502	402
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	1,334	1,216	1,099	981	864	745	627	509	391	273	154
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,163	1,048	932	816	701	585	469	354	238	121	5
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,605	1,489	1,374	1,258	1,143	1,027	912	796	680	564	449
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,054	948	843	738	632	526	420	314	208	102	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	805	707	608	509	410	312	213	114	15	-	-
19	Five hundred unit scheme (flats)	43,200	£9,585,136	698	597	496	395	294	193	91	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214
23	Data Centre	7,000	£5,524,766	225	225	225	225	225	225	225	225	225	225	225
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	339	339	339	339	339	339	339	339	339	339	339
27	Hotel development (100 rooms)	3,500	£776,574	284	284	284	284	284	284	284	284	284	284	284
28	Light industrial scheme	6,000	£3,328,172	64	64	64	64	64	64	64	64	64	64	64
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

			£3,565,943					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	2,630	2,467	2,304	2,141	1,977	1,814	1,651	1,488	1,325	1,162	998
2	Two unit scheme (houses)	215	£127,780	2,927	2,764	2,601	2,438	2,275	2,111	1,948	1,785	1,622	1,459	1,296
3	Four unit scheme (houses)	350	£138,676	3,117	2,954	2,790	2,627	2,464	2,301	2,138	1,975	1,811	1,648	1,485
4	Seven unit scheme (flats)	598	£236,858	1,736	1,604	1,473	1,342	1,210	1,079	947	816	685	553	422
5	Nine unit scheme (flats)	675	£200,584	1,826	1,695	1,563	1,432	1,301	1,169	1,038	906	775	644	512
6	Ten unit scheme (houses)	1,009	£359,804	3,025	2,869	2,712	2,556	2,400	2,243	2,087	1,931	1,775	1,618	1,462
7	Ten unit scheme (flats)	843	£214,593	1,877	1,745	1,614	1,483	1,351	1,220	1,089	957	826	694	563
8	Twenty unit scheme (houses and flats)	1,875	£668,614	2,399	2,255	2,110	1,966	1,821	1,677	1,532	1,388	1,244	1,099	955
9	Twenty unit scheme (flats)	1,680	£399,386	1,862	1,732	1,603	1,473	1,344	1,214	1,085	955	826	696	566
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,777	1,659	1,541	1,423	1,305	1,186	1,068	950	832	714	595
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,586	1,469	1,351	1,234	1,116	999	881	763	646	528	411
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	1,293	1,176	1,058	940	823	705	586	468	350	232	113
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,523	1,424	1,325	1,226	1,126	1,027	928	829	730	630	531
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,371	1,254	1,136	1,019	901	783	665	546	428	310	192
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,266	1,151	1,035	919	804	688	572	457	341	224	108
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	1,715	1,600	1,484	1,369	1,253	1,138	1,022	906	790	675	559
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,131	1,025	920	815	709	604	498	392	286	180	74
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	857	758	659	561	462	363	264	166	66	-	-
19	Five hundred unit scheme (flats)	43,200	£5,134,958	801	700	599	498	397	296	194	92	-	-	-
20	Two hundred unit Co-living scheme	5,200	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420
23	Data Centre	7,000	£2,959,733	592	592	592	592	592	592	592	592	592	592	592
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	417	417	417	417	417	417	417	417	417	417	417
27	Hotel development (100 rooms)	3,500	£416,027	387	387	387	387	387	387	387	387	387	387	387
28	Light industrial scheme	6,000	£1,782,971	321	321	321	321	321	321	321	321	321	321	321
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201	201	201
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	320	320	320	320	320	320	320	320	320	320	320

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)

			£500,000					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	3,397	3,233	3,070	2,907	2,744	2,581	2,418	2,254	2,091	1,928	1,765
2	Two unit scheme (houses)	215	£17,917	3,438	3,275	3,112	2,949	2,786	2,622	2,459	2,296	2,133	1,970	1,807
3	Four unit scheme (houses)	350	£19,444	3,457	3,294	3,131	2,968	2,805	2,642	2,478	2,315	2,152	1,989	1,826
4	Seven unit scheme (flats)	598	£33,211	2,076	1,945	1,814	1,682	1,551	1,419	1,288	1,157	1,025	894	762
5	Nine unit scheme (flats)	675	£28,125	2,082	1,950	1,819	1,687	1,556	1,425	1,293	1,162	1,031	899	768
6	Ten unit scheme (houses)	1,009	£50,450	3,331	3,175	3,019	2,863	2,706	2,550	2,394	2,237	2,081	1,925	1,769
7	Ten unit scheme (flats)	843	£30,089	2,096	1,964	1,833	1,702	1,570	1,439	1,308	1,176	1,045	913	782
8	Twenty unit scheme (houses and flats)	1,875	£93,750	2,706	2,561	2,417	2,272	2,128	1,983	1,839	1,695	1,550	1,406	1,261
9	Twenty unit scheme (flats)	1,680	£56,000	2,066	1,937	1,807	1,678	1,548	1,419	1,289	1,160	1,030	900	770
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,931	1,812	1,694	1,576	1,458	1,340	1,221	1,103	985	867	749
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	1,842	1,724	1,607	1,489	1,372	1,254	1,136	1,019	901	784	666
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	1,395	1,278	1,160	1,043	925	807	688	570	452	334	216
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,651	1,552	1,453	1,353	1,254	1,155	1,056	957	857	758	659
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	1,409	1,291	1,174	1,056	938	820	702	584	465	347	229
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	1,369	1,253	1,137	1,022	906	790	674	559	443	326	210
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	1,824	1,709	1,594	1,478	1,363	1,247	1,131	1,016	900	784	669
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,207	1,102	997	891	786	680	574	468	362	256	150
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	908	809	710	612	513	414	315	217	118	18	-
19	Five hundred unit scheme (flats)	43,200	£720,000	903	802	701	600	499	398	296	194	92	-	-
20	Two hundred unit Co-living scheme	5,200	£74,286	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851
21	Large retail supermarket	3,000	£500,000	416	416	416	416	416	416	416	416	416	416	416
22	Comparison retail	5,200	£173,333	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624
23	Data Centre	7,000	£415,000	955	955	955	955	955	955	955	955	955	955	955
24	Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£92,500	493	493	493	493	493	493	493	493	493	493	493
27	Hotel development (100 rooms)	3,500	£58,333	489	489	489	489	489	489	489	489	489	489	489
28	Light industrial scheme	6,000	£250,000	577	577	577	577	577	577	577	577	577	577	577
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	814	814	814	814	814	814	814	814	814	814	814
30	Industrial scheme intensification (60% plot ratio)	6,000	£500,000	831	831	831	831	831	831	831	831	831	831	831

Maximum CIL rates

Sales values £8,136

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	1,323	1,142	962	781	601	421	240	60	-	-	-
2	Two unit scheme (houses)	215	£364,613	2,171	1,990	1,810	1,629	1,449	1,269	1,088	908	727	547	366
3	Four unit scheme (houses)	350	£395,705	2,727	2,547	2,366	2,186	2,006	1,825	1,645	1,464	1,284	1,104	923
4	Seven unit scheme (flats)	598	£675,863	1,286	1,140	995	849	703	558	412	267	121	-	-
5	Nine unit scheme (flats)	675	£572,358	1,560	1,414	1,269	1,123	978	832	686	541	395	249	104
6	Ten unit scheme (houses)	1,009	£1,026,684	2,699	2,526	2,353	2,180	2,007	1,834	1,661	1,488	1,315	1,142	969
7	Ten unit scheme (flats)	843	£612,333	1,689	1,544	1,398	1,253	1,107	961	816	670	524	379	233
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,049	1,889	1,729	1,569	1,409	1,249	1,089	929	769	609	449
9	Twenty unit scheme (flats)	1,680	£1,139,629	1,701	1,558	1,415	1,271	1,128	984	841	697	554	410	267
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,705	1,574	1,443	1,312	1,181	1,049	918	787	656	525	394
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,298	1,168	1,037	906	776	645	514	384	253	122	-
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,336	1,205	1,074	944	813	682	552	420	289	157	26
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,470	1,360	1,249	1,139	1,029	918	808	698	587	477	367
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	1,554	1,424	1,293	1,162	1,032	901	770	639	508	376	244
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,307	1,178	1,050	921	792	663	535	406	277	148	19
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,738	1,609	1,481	1,353	1,224	1,096	968	839	711	582	454
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,209	1,092	974	857	739	622	504	387	268	150	32
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	974	865	755	646	536	425	315	205	95	-	-
19	Five hundred unit scheme (flats)	43,200	£14,652,373	802	690	578	466	354	241	129	17	-	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	979	979	979	979	979	979	979	979	979	979	979
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251	251	251
27	Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166	166	166
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			£6,656,344	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	2,202	2,022	1,842	1,661	1,481	1,300	1,120	940	759	579	398
2	Two unit scheme (houses)	215	£238,519	2,757	2,577	2,396	2,216	2,035	1,855	1,675	1,494	1,314	1,133	953
3	Four unit scheme (houses)	350	£258,858	3,118	2,938	2,757	2,577	2,397	2,216	2,036	1,855	1,675	1,495	1,314
4	Seven unit scheme (flats)	598	£442,129	1,677	1,531	1,386	1,240	1,094	949	803	658	512	366	221
5	Nine unit scheme (flats)	675	£374,419	1,853	1,708	1,562	1,416	1,271	1,125	980	834	688	543	397
6	Ten unit scheme (houses)	1,009	£671,625	3,051	2,878	2,705	2,532	2,359	2,186	2,013	1,839	1,666	1,493	1,320
7	Ten unit scheme (flats)	843	£400,569	1,941	1,795	1,650	1,504	1,358	1,213	1,067	921	776	630	485
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,401	2,241	2,081	1,921	1,761	1,601	1,441	1,281	1,121	961	801
9	Twenty unit scheme (flats)	1,680	£745,511	1,936	1,793	1,649	1,506	1,362	1,219	1,075	932	788	645	501
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,881	1,750	1,619	1,488	1,356	1,225	1,094	963	832	701	570
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,592	1,461	1,330	1,200	1,069	938	808	677	546	416	285
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,453	1,322	1,192	1,061	930	800	669	538	406	275	143
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,617	1,506	1,396	1,286	1,175	1,065	955	844	734	624	513
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	1,597	1,466	1,336	1,205	1,074	944	813	682	550	419	287
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,424	1,296	1,167	1,038	909	781	652	523	394	266	137
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,863	1,735	1,607	1,478	1,350	1,222	1,093	965	837	708	579
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,297	1,180	1,062	945	827	710	592	475	356	238	120
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,033	923	814	704	594	484	374	264	153	43	-
19	Five hundred unit scheme (flats)	43,200	£9,585,136	919	807	695	583	471	359	247	135	22	-	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214
23	Data Centre	7,000	£5,524,766	225	225	225	225	225	225	225	225	225	225	225
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	339	339	339	339	339	339	339	339	339	339	339
27	Hotel development (100 rooms)	3,500	£776,574	284	284	284	284	284	284	284	284	284	284	284
28	Light industrial scheme	6,000	£3,328,172	64	64	64	64	64	64	64	64	64	64	64
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	2,975	2,795	2,614	2,434	2,253	2,073	1,893	1,712	1,532	1,351	1,171
2	Two unit scheme (houses)	215	£127,780	3,272	3,092	2,911	2,731	2,551	2,370	2,190	2,009	1,829	1,648	1,468
3	Four unit scheme (houses)	350	£138,676	3,462	3,281	3,101	2,920	2,740	2,560	2,379	2,199	2,018	1,838	1,657
4	Seven unit scheme (flats)	598	£236,858	2,020	1,875	1,729	1,583	1,438	1,292	1,147	1,001	855	710	564
5	Nine unit scheme (flats)	675	£200,584	2,111	1,965	1,820	1,674	1,528	1,383	1,237	1,091	946	800	655
6	Ten unit scheme (houses)	1,009	£359,804	3,360	3,187	3,014	2,841	2,668	2,495	2,322	2,149	1,976	1,802	1,629
7	Ten unit scheme (flats)	843	£214,593	2,161	2,016	1,870	1,725	1,579	1,433	1,288	1,142	997	851	705
8	Twenty unit scheme (houses and flats)	1,875	£668,614	2,710	2,550	2,390	2,230	2,070	1,910	1,750	1,590	1,430	1,270	1,110
9	Twenty unit scheme (flats)	1,680	£399,386	2,142	1,999	1,855	1,712	1,568	1,425	1,281	1,138	994	851	707
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,035	1,904	1,773	1,642	1,511	1,380	1,249	1,118	987	856	725
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,849	1,718	1,588	1,457	1,326	1,196	1,065	934	804	673	542
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	1,556	1,425	1,295	1,164	1,033	903	772	641	509	378	246
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,745	1,635	1,525	1,414	1,304	1,194	1,083	973	863	752	642
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,634	1,504	1,373	1,242	1,112	981	850	719	588	456	325
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,527	1,399	1,270	1,141	1,012	884	755	626	497	369	240
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	1,974	1,845	1,717	1,589	1,460	1,332	1,204	1,075	947	818	690
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,375	1,257	1,140	1,022	904	787	669	552	433	315	197
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,084	975	866	756	646	536	425	315	205	95	-
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,022	910	798	686	574	462	350	238	125	12	-
20	Two hundred unit Co-living scheme	5,200	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420
23	Data Centre	7,000	£2,959,733	592	592	592	592	592	592	592	592	592	592	592
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	417	417	417	417	417	417	417	417	417	417	417
27	Hotel development (100 rooms)	3,500	£416,027	387	387	387	387	387	387	387	387	387	387	387
28	Light industrial scheme	6,000	£1,782,971	321	321	321	321	321	321	321	321	321	321	321
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201	201	201
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	320	320	320	320	320	320	320	320	320	320	320

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)			£500,000					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	3,742	3,561	3,381	3,200	3,020	2,839	2,659	2,479	2,298	2,118	1,937
2	Two unit scheme (houses)	215	£17,917	3,783	3,603	3,422	3,242	3,062	2,881	2,701	2,520	2,340	2,159	1,979
3	Four unit scheme (houses)	350	£19,444	3,802	3,622	3,441	3,261	3,081	2,900	2,720	2,539	2,359	2,179	1,998
4	Seven unit scheme (flats)	598	£33,211	2,361	2,215	2,070	1,924	1,779	1,633	1,487	1,342	1,196	1,050	905
5	Nine unit scheme (flats)	675	£28,125	2,366	2,221	2,075	1,929	1,784	1,638	1,493	1,347	1,201	1,056	910
6	Ten unit scheme (houses)	1,009	£50,450	3,666	3,493	3,320	3,147	2,974	2,801	2,628	2,455	2,282	2,109	1,936
7	Ten unit scheme (flats)	843	£30,089	2,380	2,235	2,089	1,944	1,798	1,652	1,507	1,361	1,216	1,070	924
8	Twenty unit scheme (houses and flats)	1,875	£93,750	3,017	2,857	2,697	2,537	2,377	2,217	2,057	1,897	1,737	1,577	1,417
9	Twenty unit scheme (flats)	1,680	£56,000	2,347	2,203	2,060	1,916	1,773	1,629	1,486	1,342	1,199	1,055	912
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,189	2,058	1,926	1,795	1,664	1,533	1,402	1,271	1,140	1,009	878
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	2,105	1,974	1,843	1,713	1,582	1,451	1,321	1,190	1,059	929	798
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	1,658	1,528	1,397	1,266	1,136	1,005	874	743	611	480	348
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,873	1,763	1,653	1,542	1,432	1,322	1,211	1,101	991	880	770
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	1,672	1,541	1,410	1,280	1,149	1,018	887	756	625	493	362
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	1,630	1,501	1,372	1,243	1,115	986	857	728	600	471	342
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	2,083	1,955	1,826	1,698	1,570	1,441	1,313	1,185	1,056	928	799
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,451	1,334	1,216	1,099	981	864	746	629	510	392	273
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,136	1,026	917	807	697	587	476	366	256	146	34
19	Five hundred unit scheme (flats)	43,200	£720,000	1,124	1,012	900	788	676	564	452	340	227	114	1
20	Two hundred unit Co-living scheme	5,200	£74,286	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851
21	Large retail supermarket	3,000	£500,000	416	416	416	416	416	416	416	416	416	416	416
22	Comparison retail	5,200	£173,333	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624
23	Data Centre	7,000	£415,000	955	955	955	955	955	955	955	955	955	955	955
24	Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£92,500	493	493	493	493	493	493	493	493	493	493	493
27	Hotel development (100 rooms)	3,500	£58,333	489	489	489	489	489	489	489	489	489	489	489
28	Light industrial scheme	6,000	£250,000	577	577	577	577	577	577	577	577	577	577	577
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	814	814	814	814	814	814	814	814	814	814	814
30	Industrial scheme intensification (60% plot ratio)	6,000	£500,000	831	831	831	831	831	831	831	831	831	831	831

Maximum CIL rates

Sales values £8,574

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	1,668	1,470	1,272	1,075	877	679	482	284	86	-	-
2	Two unit scheme (houses)	215	£364,613	2,516	2,318	2,120	1,923	1,725	1,527	1,330	1,132	934	737	539
3	Four unit scheme (houses)	350	£395,705	3,072	2,875	2,677	2,479	2,282	2,084	1,886	1,689	1,491	1,293	1,096
4	Seven unit scheme (flats)	598	£675,863	1,571	1,411	1,251	1,091	931	771	611	452	292	132	-
5	Nine unit scheme (flats)	675	£572,358	1,845	1,685	1,525	1,365	1,205	1,045	885	726	566	406	246
6	Ten unit scheme (houses)	1,009	£1,026,684	3,034	2,844	2,654	2,464	2,275	2,085	1,895	1,705	1,515	1,326	1,136
7	Ten unit scheme (flats)	843	£612,333	1,974	1,814	1,654	1,494	1,335	1,175	1,015	855	695	535	375
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,361	2,185	2,010	1,834	1,659	1,483	1,307	1,132	956	781	605
9	Twenty unit scheme (flats)	1,680	£1,139,629	1,982	1,824	1,667	1,509	1,352	1,194	1,037	879	722	564	407
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,963	1,819	1,675	1,531	1,387	1,243	1,099	955	811	667	523
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,561	1,418	1,274	1,130	986	842	698	555	411	267	123
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,599	1,455	1,311	1,167	1,023	880	736	592	448	304	159
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,692	1,571	1,449	1,328	1,206	1,085	964	842	721	599	478
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	1,817	1,673	1,530	1,386	1,242	1,098	954	810	667	522	377
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,568	1,426	1,284	1,143	1,001	859	717	575	434	292	150
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,996	1,855	1,714	1,572	1,431	1,290	1,149	1,007	866	725	584
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,453	1,323	1,194	1,064	934	805	675	545	415	285	155
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,202	1,081	960	839	718	598	476	354	233	111	-
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,021	898	776	654	531	408	284	161	38	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	979	979	979	979	979	979	979	979	979	979	979
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251	251	251
27	Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166	166	166
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

			£6,656,344	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	2,547	2,350	2,152	1,954	1,757	1,559	1,361	1,164	966	768	571
2	Two unit scheme (houses)	215	£238,519	3,102	2,904	2,707	2,509	2,311	2,114	1,916	1,718	1,521	1,323	1,125
3	Four unit scheme (houses)	350	£258,858	3,463	3,266	3,068	2,870	2,673	2,475	2,277	2,080	1,882	1,684	1,487
4	Seven unit scheme (flats)	598	£442,129	1,962	1,802	1,642	1,482	1,322	1,162	1,002	843	683	523	363
5	Nine unit scheme (flats)	675	£374,419	2,138	1,978	1,818	1,658	1,498	1,339	1,179	1,019	859	699	539
6	Ten unit scheme (houses)	1,009	£671,625	3,385	3,196	3,006	2,816	2,626	2,437	2,247	2,057	1,867	1,678	1,488
7	Ten unit scheme (flats)	843	£400,569	2,225	2,066	1,906	1,746	1,586	1,426	1,266	1,106	947	787	627
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,713	2,537	2,362	2,186	2,010	1,835	1,659	1,484	1,308	1,133	957
9	Twenty unit scheme (flats)	1,680	£745,511	2,216	2,059	1,902	1,744	1,587	1,429	1,272	1,114	957	799	642
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,139	1,995	1,851	1,707	1,563	1,419	1,275	1,131	987	843	699
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,855	1,711	1,567	1,423	1,279	1,135	992	848	704	560	416
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,716	1,572	1,428	1,285	1,141	997	853	709	565	421	276
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,839	1,717	1,596	1,474	1,353	1,232	1,110	989	867	746	624
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	1,860	1,716	1,572	1,428	1,285	1,141	997	853	709	565	420
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,685	1,543	1,402	1,260	1,118	976	835	693	551	409	267
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,122	1,981	1,839	1,698	1,557	1,416	1,274	1,133	992	850	709
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,541	1,411	1,282	1,152	1,022	893	763	633	503	373	243
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,260	1,140	1,019	898	777	656	535	413	291	170	48
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,138	1,016	893	771	648	525	402	279	155	32	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214
23	Data Centre	7,000	£5,524,766	225	225	225	225	225	225	225	225	225	225	225
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	339	339	339	339	339	339	339	339	339	339	339
27	Hotel development (100 rooms)	3,500	£776,574	284	284	284	284	284	284	284	284	284	284	284
28	Light industrial scheme	6,000	£3,328,172	64	64	64	64	64	64	64	64	64	64	64
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

			£3,565,943					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	3,320	3,122	2,925	2,727	2,529	2,332	2,134	1,936	1,739	1,541	1,343
2	Two unit scheme (houses)	215	£127,780	3,617	3,420	3,222	3,024	2,827	2,629	2,431	2,234	2,036	1,838	1,641
3	Four unit scheme (houses)	350	£138,676	3,807	3,609	3,411	3,214	3,016	2,818	2,621	2,423	2,225	2,028	1,830
4	Seven unit scheme (flats)	598	£236,858	2,305	2,145	1,985	1,825	1,666	1,506	1,346	1,186	1,026	866	706
5	Nine unit scheme (flats)	675	£200,584	2,395	2,236	2,076	1,916	1,756	1,596	1,436	1,276	1,117	957	797
6	Ten unit scheme (houses)	1,009	£359,804	3,695	3,505	3,315	3,125	2,935	2,746	2,556	2,366	2,176	1,987	1,797
7	Ten unit scheme (flats)	843	£214,593	2,446	2,286	2,126	1,967	1,807	1,647	1,487	1,327	1,167	1,007	848
8	Twenty unit scheme (houses and flats)	1,875	£668,614	3,022	2,846	2,671	2,495	2,320	2,144	1,968	1,793	1,617	1,442	1,266
9	Twenty unit scheme (flats)	1,680	£399,386	2,423	2,265	2,108	1,950	1,793	1,635	1,478	1,320	1,163	1,005	848
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,293	2,149	2,005	1,861	1,718	1,574	1,430	1,286	1,142	998	854
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,112	1,968	1,824	1,681	1,537	1,393	1,249	1,105	962	818	674
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	1,819	1,675	1,531	1,388	1,244	1,100	956	812	668	524	379
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,968	1,846	1,725	1,603	1,482	1,360	1,239	1,117	996	875	753
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,897	1,754	1,610	1,466	1,322	1,178	1,034	891	747	602	457
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,788	1,646	1,505	1,363	1,221	1,079	938	796	654	512	370
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,232	2,091	1,950	1,808	1,667	1,526	1,385	1,243	1,102	961	820
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,618	1,489	1,359	1,229	1,100	970	840	710	581	451	320
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,312	1,191	1,070	949	829	708	586	465	343	221	99
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,241	1,119	997	874	751	628	505	382	258	135	10
20	Two hundred unit Co-living scheme	5,200	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420
23	Data Centre	7,000	£2,959,733	592	592	592	592	592	592	592	592	592	592	592
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	417	417	417	417	417	417	417	417	417	417	417
27	Hotel development (100 rooms)	3,500	£416,027	387	387	387	387	387	387	387	387	387	387	387
28	Light industrial scheme	6,000	£1,782,971	321	321	321	321	321	321	321	321	321	321	321
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201	201	201
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	320	320	320	320	320	320	320	320	320	320	320

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)

			£500,000					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	4,087	3,889	3,691	3,494	3,296	3,098	2,901	2,703	2,505	2,308	2,110
2	Two unit scheme (houses)	215	£17,917	4,128	3,931	3,733	3,535	3,338	3,140	2,942	2,745	2,547	2,349	2,152
3	Four unit scheme (houses)	350	£19,444	4,147	3,950	3,752	3,554	3,357	3,159	2,961	2,764	2,566	2,368	2,171
4	Seven unit scheme (flats)	598	£33,211	2,646	2,486	2,326	2,166	2,006	1,846	1,687	1,527	1,367	1,207	1,047
5	Nine unit scheme (flats)	675	£28,125	2,651	2,491	2,331	2,171	2,011	1,852	1,692	1,532	1,372	1,212	1,052
6	Ten unit scheme (houses)	1,009	£50,450	4,001	3,811	3,622	3,432	3,242	3,052	2,863	2,673	2,483	2,293	2,103
7	Ten unit scheme (flats)	843	£30,089	2,665	2,505	2,345	2,186	2,026	1,866	1,706	1,546	1,386	1,226	1,067
8	Twenty unit scheme (houses and flats)	1,875	£93,750	3,328	3,153	2,977	2,802	2,626	2,451	2,275	2,099	1,924	1,748	1,573
9	Twenty unit scheme (flats)	1,680	£56,000	2,627	2,469	2,312	2,154	1,997	1,839	1,682	1,524	1,367	1,209	1,052
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,447	2,303	2,159	2,015	1,871	1,727	1,583	1,439	1,295	1,151	1,007
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	2,368	2,224	2,080	1,936	1,792	1,648	1,505	1,361	1,217	1,073	929
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	1,921	1,777	1,634	1,490	1,346	1,202	1,058	914	771	626	481
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,095	1,974	1,852	1,731	1,610	1,488	1,367	1,245	1,124	1,002	881
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	1,935	1,791	1,647	1,503	1,359	1,215	1,072	928	784	639	495
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	1,890	1,749	1,607	1,465	1,323	1,182	1,040	898	756	614	473
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	2,342	2,200	2,059	1,918	1,777	1,635	1,494	1,353	1,212	1,070	929
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,695	1,565	1,436	1,306	1,176	1,046	917	787	657	527	397
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,363	1,242	1,121	1,001	880	759	637	516	394	272	150
19	Five hundred unit scheme (flats)	43,200	£720,000	1,343	1,221	1,099	976	853	730	607	484	361	237	113
20	Two hundred unit Co-living scheme	5,200	£74,286	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851
21	Large retail supermarket	3,000	£500,000	416	416	416	416	416	416	416	416	416	416	416
22	Comparison retail	5,200	£173,333	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624
23	Data Centre	7,000	£415,000	955	955	955	955	955	955	955	955	955	955	955
24	Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£92,500	493	493	493	493	493	493	493	493	493	493	493
27	Hotel development (100 rooms)	3,500	£58,333	489	489	489	489	489	489	489	489	489	489	489
28	Light industrial scheme	6,000	£250,000	577	577	577	577	577	577	577	577	577	577	577
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	814	814	814	814	814	814	814	814	814	814	814
30	Industrial scheme intensification (60% plot ratio)	6,000	£500,000	831	831	831	831	831	831	831	831	831	831	831

Maximum CIL rates

Sales values £9,012

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	2,013	1,798	1,583	1,368	1,153	938	723	508	293	78	-
2	Two unit scheme (houses)	215	£364,613	2,861	2,646	2,431	2,216	2,001	1,786	1,571	1,356	1,141	926	711
3	Four unit scheme (houses)	350	£395,705	3,417	3,202	2,987	2,772	2,558	2,343	2,128	1,913	1,698	1,483	1,268
4	Seven unit scheme (flats)	598	£675,863	1,855	1,681	1,507	1,333	1,159	985	811	637	463	288	114
5	Nine unit scheme (flats)	675	£572,358	2,129	1,955	1,781	1,607	1,433	1,259	1,085	911	737	562	388
6	Ten unit scheme (houses)	1,009	£1,026,684	3,368	3,162	2,955	2,749	2,542	2,336	2,129	1,923	1,716	1,510	1,303
7	Ten unit scheme (flats)	843	£612,333	2,259	2,085	1,910	1,736	1,562	1,388	1,214	1,040	866	692	518
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,672	2,481	2,290	2,099	1,908	1,717	1,525	1,334	1,143	952	761
9	Twenty unit scheme (flats)	1,680	£1,139,629	2,262	2,091	1,919	1,748	1,576	1,405	1,233	1,062	890	719	547
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,221	2,064	1,907	1,750	1,594	1,437	1,280	1,123	966	809	652
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,824	1,667	1,510	1,353	1,196	1,039	882	726	569	412	255
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,862	1,705	1,548	1,391	1,234	1,077	920	763	606	449	292
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,914	1,782	1,649	1,517	1,384	1,251	1,119	986	854	721	589
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	2,080	1,923	1,766	1,609	1,452	1,295	1,138	981	824	667	510
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,827	1,673	1,519	1,364	1,210	1,055	900	745	590	435	281
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,255	2,101	1,946	1,792	1,638	1,484	1,330	1,175	1,021	867	713
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,697	1,555	1,413	1,271	1,129	987	846	704	562	420	278
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,429	1,297	1,165	1,033	900	768	636	504	371	237	104
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,240	1,107	973	840	707	574	439	305	171	37	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	979	979	979	979	979	979	979	979	979	979	979
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251	251	251
27	Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166	166	166
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

			£6,656,344	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	2,892	2,677	2,463	2,248	2,033	1,818	1,603	1,388	1,173	958	743
2	Two unit scheme (houses)	215	£238,519	3,447	3,232	3,017	2,802	2,587	2,373	2,158	1,943	1,728	1,513	1,298
3	Four unit scheme (houses)	350	£258,858	3,808	3,593	3,378	3,163	2,949	2,734	2,519	2,304	2,089	1,874	1,659
4	Seven unit scheme (flats)	598	£442,129	2,246	2,072	1,898	1,724	1,550	1,376	1,202	1,028	854	679	505
5	Nine unit scheme (flats)	675	£374,419	2,422	2,248	2,074	1,900	1,726	1,552	1,378	1,204	1,030	856	682
6	Ten unit scheme (houses)	1,009	£671,625	3,720	3,514	3,307	3,101	2,894	2,688	2,481	2,275	2,068	1,862	1,655
7	Ten unit scheme (flats)	843	£400,569	2,510	2,336	2,162	1,988	1,814	1,640	1,465	1,291	1,117	943	769
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,024	2,833	2,642	2,451	2,260	2,068	1,877	1,686	1,495	1,304	1,113
9	Twenty unit scheme (flats)	1,680	£745,511	2,497	2,325	2,154	1,982	1,811	1,639	1,468	1,296	1,125	953	782
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,397	2,240	2,083	1,926	1,769	1,613	1,456	1,299	1,142	985	828
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,118	1,961	1,804	1,647	1,490	1,333	1,176	1,019	862	705	548
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,979	1,822	1,665	1,508	1,351	1,194	1,037	880	723	566	409
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,061	1,928	1,796	1,663	1,531	1,398	1,266	1,133	1,000	868	735
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	2,123	1,966	1,809	1,652	1,495	1,338	1,181	1,024	867	710	553
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,945	1,790	1,636	1,482	1,327	1,172	1,017	862	707	553	398
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,381	2,226	2,072	1,918	1,764	1,610	1,455	1,301	1,147	993	839
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,785	1,643	1,501	1,359	1,217	1,075	934	792	650	508	366
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,488	1,356	1,223	1,091	959	827	695	562	429	296	163
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,357	1,224	1,091	958	824	691	557	423	288	154	20
20	Two hundred unit Co-living scheme	5,200	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214
23	Data Centre	7,000	£5,524,766	225	225	225	225	225	225	225	225	225	225	225
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	339	339	339	339	339	339	339	339	339	339	339
27	Hotel development (100 rooms)	3,500	£776,574	284	284	284	284	284	284	284	284	284	284	284
28	Light industrial scheme	6,000	£3,328,172	64	64	64	64	64	64	64	64	64	64	64
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

			£3,565,943					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	3,665	3,450	3,235	3,020	2,805	2,590	2,375	2,161	1,946	1,731	1,516
2	Two unit scheme (houses)	215	£127,780	3,962	3,747	3,532	3,317	3,102	2,888	2,673	2,458	2,243	2,028	1,813
3	Four unit scheme (houses)	350	£138,676	4,152	3,937	3,722	3,507	3,292	3,077	2,862	2,647	2,432	2,217	2,002
4	Seven unit scheme (flats)	598	£236,858	2,590	2,415	2,241	2,067	1,893	1,719	1,545	1,371	1,197	1,023	849
5	Nine unit scheme (flats)	675	£200,584	2,680	2,506	2,332	2,158	1,984	1,810	1,635	1,461	1,287	1,113	939
6	Ten unit scheme (houses)	1,009	£359,804	4,029	3,823	3,616	3,410	3,203	2,997	2,790	2,584	2,377	2,171	1,964
7	Ten unit scheme (flats)	843	£214,593	2,731	2,557	2,383	2,208	2,034	1,860	1,686	1,512	1,338	1,164	990
8	Twenty unit scheme (houses and flats)	1,875	£668,614	3,333	3,142	2,951	2,760	2,569	2,378	2,186	1,995	1,804	1,613	1,422
9	Twenty unit scheme (flats)	1,680	£399,386	2,703	2,531	2,360	2,188	2,017	1,845	1,674	1,502	1,331	1,159	988
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,552	2,395	2,238	2,081	1,924	1,767	1,610	1,453	1,296	1,140	983
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,375	2,218	2,061	1,904	1,747	1,590	1,433	1,276	1,119	962	805
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	2,082	1,925	1,768	1,611	1,454	1,297	1,140	983	826	669	512
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,189	2,057	1,925	1,792	1,659	1,527	1,394	1,262	1,129	997	864
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	2,160	2,003	1,846	1,689	1,532	1,375	1,219	1,062	905	748	590
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,048	1,893	1,739	1,585	1,430	1,275	1,120	965	811	656	501
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,491	2,337	2,182	2,028	1,874	1,720	1,566	1,411	1,257	1,103	949
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,862	1,720	1,578	1,437	1,295	1,153	1,011	869	727	585	443
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,539	1,407	1,275	1,143	1,011	878	746	614	481	348	214
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,460	1,327	1,194	1,061	927	794	660	526	391	257	123
20	Two hundred unit Co-living scheme	5,200	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420
23	Data Centre	7,000	£2,959,733	592	592	592	592	592	592	592	592	592	592	592
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	417	417	417	417	417	417	417	417	417	417	417
27	Hotel development (100 rooms)	3,500	£416,027	387	387	387	387	387	387	387	387	387	387	387
28	Light industrial scheme	6,000	£1,782,971	321	321	321	321	321	321	321	321	321	321	321
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201	201	201
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	320	320	320	320	320	320	320	320	320	320	320

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)

			£500,000					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	4,431	4,217	4,002	3,787	3,572	3,357	3,142	2,927	2,712	2,497	2,282
2	Two unit scheme (houses)	215	£17,917	4,473	4,258	4,043	3,828	3,613	3,399	3,184	2,969	2,754	2,539	2,324
3	Four unit scheme (houses)	350	£19,444	4,492	4,277	4,062	3,847	3,633	3,418	3,203	2,988	2,773	2,558	2,343
4	Seven unit scheme (flats)	598	£33,211	2,930	2,756	2,582	2,408	2,234	2,060	1,886	1,712	1,538	1,363	1,189
5	Nine unit scheme (flats)	675	£28,125	2,935	2,761	2,587	2,413	2,239	2,065	1,891	1,717	1,543	1,369	1,195
6	Ten unit scheme (houses)	1,009	£50,450	4,336	4,129	3,923	3,716	3,510	3,303	3,097	2,890	2,684	2,477	2,271
7	Ten unit scheme (flats)	843	£30,089	2,950	2,776	2,602	2,427	2,253	2,079	1,905	1,731	1,557	1,383	1,209
8	Twenty unit scheme (houses and flats)	1,875	£93,750	3,640	3,449	3,258	3,066	2,875	2,684	2,493	2,302	2,111	1,920	1,728
9	Twenty unit scheme (flats)	1,680	£56,000	2,907	2,736	2,564	2,393	2,221	2,050	1,878	1,707	1,535	1,364	1,192
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,705	2,548	2,391	2,234	2,077	1,920	1,764	1,607	1,450	1,293	1,136
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	2,631	2,474	2,317	2,160	2,003	1,846	1,689	1,532	1,375	1,218	1,061
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	2,184	2,027	1,870	1,713	1,556	1,399	1,242	1,085	928	771	614
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,317	2,185	2,052	1,920	1,787	1,655	1,522	1,390	1,257	1,124	992
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	2,198	2,041	1,884	1,727	1,570	1,413	1,256	1,099	942	785	627
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	2,150	1,996	1,841	1,687	1,532	1,377	1,222	1,068	913	758	603
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	2,600	2,446	2,292	2,138	1,984	1,829	1,675	1,521	1,367	1,213	1,058
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,938	1,797	1,655	1,513	1,371	1,229	1,087	946	804	662	520
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,590	1,458	1,326	1,194	1,062	929	797	665	532	399	265
19	Five hundred unit scheme (flats)	43,200	£720,000	1,562	1,429	1,296	1,163	1,029	896	762	628	494	359	225
20	Two hundred unit Co-living scheme	5,200	£74,286	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851
21	Large retail supermarket	3,000	£500,000	416	416	416	416	416	416	416	416	416	416	416
22	Comparison retail	5,200	£173,333	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624
23	Data Centre	7,000	£415,000	955	955	955	955	955	955	955	955	955	955	955
24	Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£92,500	493	493	493	493	493	493	493	493	493	493	493
27	Hotel development (100 rooms)	3,500	£58,333	489	489	489	489	489	489	489	489	489	489	489
28	Light industrial scheme	6,000	£250,000	577	577	577	577	577	577	577	577	577	577	577
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	814	814	814	814	814	814	814	814	814	814	814
30	Industrial scheme intensification (60% plot ratio)	6,000	£500,000	831	831	831	831	831	831	831	831	831	831	831

Maximum CIL rates

Sales values £9,450

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	2,358	2,125	1,893	1,661	1,429	1,197	965	732	500	268	36
2	Two unit scheme (houses)	215	£364,613	3,206	2,973	2,741	2,509	2,277	2,045	1,813	1,580	1,348	1,116	884
3	Four unit scheme (houses)	350	£395,705	3,762	3,530	3,298	3,066	2,833	2,601	2,369	2,137	1,905	1,673	1,441
4	Seven unit scheme (flats)	598	£675,863	2,140	1,952	1,763	1,575	1,387	1,198	1,010	822	633	445	257
5	Nine unit scheme (flats)	675	£572,358	2,414	2,226	2,037	1,849	1,661	1,472	1,284	1,096	907	719	531
6	Ten unit scheme (houses)	1,009	£1,026,684	3,703	3,480	3,257	3,034	2,810	2,587	2,364	2,141	1,917	1,694	1,471
7	Ten unit scheme (flats)	843	£612,333	2,543	2,355	2,167	1,978	1,790	1,602	1,413	1,225	1,037	848	660
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,984	2,777	2,570	2,364	2,157	1,950	1,743	1,537	1,330	1,123	917
9	Twenty unit scheme (flats)	1,680	£1,139,629	2,543	2,357	2,172	1,986	1,801	1,615	1,430	1,244	1,058	873	687
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,479	2,309	2,140	1,970	1,800	1,630	1,460	1,291	1,121	951	781
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,087	1,917	1,747	1,577	1,407	1,237	1,067	896	726	556	386
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,125	1,955	1,784	1,614	1,444	1,274	1,104	934	764	594	423
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,134	1,991	1,848	1,704	1,561	1,417	1,274	1,131	987	843	700
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	2,343	2,173	2,003	1,833	1,663	1,493	1,323	1,152	982	812	642
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,086	1,919	1,752	1,585	1,417	1,250	1,083	915	747	579	411
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,514	2,346	2,179	2,012	1,845	1,678	1,511	1,344	1,176	1,009	842
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,938	1,785	1,631	1,478	1,324	1,170	1,016	862	708	554	400
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,657	1,513	1,370	1,226	1,082	939	795	652	508	364	219
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,457	1,313	1,170	1,027	882	738	594	449	304	159	13
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	979	979	979	979	979	979	979	979	979	979	979
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251	251	251
27	Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166	166	166
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

			£6,656,344	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	3,237	3,005	2,773	2,541	2,309	2,077	1,844	1,612	1,380	1,148	916
2	Two unit scheme (houses)	215	£238,519	3,792	3,560	3,328	3,096	2,863	2,631	2,399	2,167	1,935	1,703	1,470
3	Four unit scheme (houses)	350	£258,858	4,153	3,921	3,689	3,457	3,224	2,992	2,760	2,528	2,296	2,064	1,832
4	Seven unit scheme (flats)	598	£442,129	2,531	2,342	2,154	1,966	1,778	1,589	1,401	1,213	1,024	836	648
5	Nine unit scheme (flats)	675	£374,419	2,707	2,519	2,330	2,142	1,954	1,766	1,577	1,389	1,201	1,012	824
6	Ten unit scheme (houses)	1,009	£671,625	4,055	3,832	3,609	3,385	3,162	2,939	2,716	2,492	2,269	2,046	1,823
7	Ten unit scheme (flats)	843	£400,569	2,795	2,606	2,418	2,230	2,041	1,853	1,665	1,476	1,288	1,100	911
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,336	3,129	2,922	2,715	2,509	2,302	2,095	1,889	1,682	1,475	1,268
9	Twenty unit scheme (flats)	1,680	£745,511	2,777	2,592	2,406	2,221	2,035	1,850	1,664	1,479	1,293	1,108	922
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,655	2,485	2,316	2,146	1,976	1,806	1,636	1,467	1,297	1,127	957
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,380	2,210	2,040	1,870	1,700	1,530	1,360	1,190	1,020	849	679
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	2,242	2,072	1,902	1,732	1,562	1,391	1,221	1,051	881	711	541
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,281	2,138	1,994	1,851	1,707	1,564	1,421	1,277	1,134	990	846
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	2,386	2,216	2,046	1,876	1,705	1,535	1,365	1,195	1,025	855	685
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,203	2,036	1,869	1,702	1,535	1,368	1,200	1,032	864	696	528
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,639	2,472	2,305	2,138	1,971	1,804	1,636	1,469	1,302	1,135	968
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	2,026	1,873	1,719	1,566	1,412	1,258	1,104	950	796	642	488
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,715	1,572	1,428	1,285	1,141	997	854	710	567	423	278
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,574	1,431	1,287	1,144	1,000	855	711	566	421	276	131
20	Two hundred unit Co-living scheme	5,200	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214	1,214
23	Data Centre	7,000	£5,524,766	225	225	225	225	225	225	225	225	225	225	225
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	339	339	339	339	339	339	339	339	339	339	339
27	Hotel development (100 rooms)	3,500	£776,574	284	284	284	284	284	284	284	284	284	284	284
28	Light industrial scheme	6,000	£3,328,172	64	64	64	64	64	64	64	64	64	64	64
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

			£3,565,943					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	4,010	3,778	3,546	3,313	3,081	2,849	2,617	2,385	2,153	1,920	1,688
2	Two unit scheme (houses)	215	£127,780	4,307	4,075	3,843	3,611	3,378	3,146	2,914	2,682	2,450	2,218	1,985
3	Four unit scheme (houses)	350	£138,676	4,497	4,264	4,032	3,800	3,568	3,336	3,104	2,871	2,639	2,407	2,175
4	Seven unit scheme (flats)	598	£236,858	2,874	2,686	2,498	2,309	2,121	1,933	1,744	1,556	1,368	1,179	991
5	Nine unit scheme (flats)	675	£200,584	2,965	2,776	2,588	2,400	2,211	2,023	1,835	1,646	1,458	1,270	1,081
6	Ten unit scheme (houses)	1,009	£359,804	4,364	4,141	3,918	3,694	3,471	3,248	3,025	2,801	2,578	2,355	2,132
7	Ten unit scheme (flats)	843	£214,593	3,015	2,827	2,639	2,450	2,262	2,074	1,885	1,697	1,509	1,320	1,132
8	Twenty unit scheme (houses and flats)	1,875	£668,614	3,645	3,438	3,231	3,025	2,818	2,611	2,404	2,198	1,991	1,784	1,577
9	Twenty unit scheme (flats)	1,680	£399,386	2,983	2,798	2,612	2,427	2,241	2,056	1,870	1,685	1,499	1,314	1,128
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,810	2,640	2,470	2,300	2,131	1,961	1,791	1,621	1,451	1,281	1,112
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,637	2,467	2,298	2,128	1,958	1,787	1,617	1,447	1,277	1,107	937
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	2,345	2,175	2,005	1,835	1,665	1,494	1,324	1,154	984	814	644
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,410	2,266	2,123	1,980	1,836	1,693	1,549	1,406	1,262	1,119	975
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	2,423	2,253	2,083	1,913	1,743	1,573	1,403	1,232	1,062	892	722
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,306	2,139	1,972	1,805	1,638	1,471	1,303	1,135	967	799	631
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,750	2,582	2,415	2,248	2,081	1,914	1,747	1,580	1,412	1,245	1,078
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	2,104	1,950	1,797	1,643	1,490	1,336	1,181	1,027	873	719	565
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,767	1,623	1,480	1,336	1,193	1,049	905	762	618	474	329
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,677	1,534	1,390	1,247	1,103	958	814	669	524	379	234
20	Two hundred unit Co-living scheme	5,200	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420	1,420
23	Data Centre	7,000	£2,959,733	592	592	592	592	592	592	592	592	592	592	592
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	417	417	417	417	417	417	417	417	417	417	417
27	Hotel development (100 rooms)	3,500	£416,027	387	387	387	387	387	387	387	387	387	387	387
28	Light industrial scheme	6,000	£1,782,971	321	321	321	321	321	321	321	321	321	321	321
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201	201	201
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	320	320	320	320	320	320	320	320	320	320	320

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)

			£500,000					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	4,776	4,544	4,312	4,080	3,848	3,616	3,383	3,151	2,919	2,687	2,455
2	Two unit scheme (houses)	215	£17,917	4,818	4,586	4,354	4,122	3,889	3,657	3,425	3,193	2,961	2,729	2,496
3	Four unit scheme (houses)	350	£19,444	4,837	4,605	4,373	4,141	3,909	3,676	3,444	3,212	2,980	2,748	2,516
4	Seven unit scheme (flats)	598	£33,211	3,215	3,027	2,838	2,650	2,462	2,273	2,085	1,897	1,708	1,520	1,332
5	Nine unit scheme (flats)	675	£28,125	3,220	3,032	2,843	2,655	2,467	2,279	2,090	1,902	1,714	1,525	1,337
6	Ten unit scheme (houses)	1,009	£50,450	4,671	4,448	4,224	4,001	3,778	3,555	3,331	3,108	2,885	2,662	2,438
7	Ten unit scheme (flats)	843	£30,089	3,234	3,046	2,858	2,669	2,481	2,293	2,104	1,916	1,728	1,539	1,351
8	Twenty unit scheme (houses and flats)	1,875	£93,750	3,951	3,745	3,538	3,331	3,124	2,918	2,711	2,504	2,298	2,091	1,884
9	Twenty unit scheme (flats)	1,680	£56,000	3,188	3,002	2,817	2,631	2,446	2,260	2,075	1,889	1,703	1,518	1,332
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,963	2,793	2,623	2,454	2,284	2,114	1,944	1,774	1,605	1,435	1,265
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	2,893	2,723	2,553	2,383	2,213	2,043	1,873	1,703	1,533	1,362	1,192
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	2,447	2,277	2,107	1,937	1,767	1,597	1,426	1,256	1,086	916	746
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,538	2,394	2,251	2,107	1,964	1,821	1,677	1,534	1,390	1,247	1,103
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	2,461	2,290	2,120	1,950	1,780	1,610	1,440	1,270	1,100	929	759
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	2,409	2,241	2,074	1,907	1,740	1,573	1,405	1,237	1,069	901	733
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	2,859	2,692	2,525	2,358	2,191	2,023	1,856	1,689	1,522	1,355	1,188
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	2,180	2,027	1,873	1,720	1,566	1,412	1,258	1,104	950	796	642
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,818	1,674	1,531	1,387	1,244	1,100	956	813	669	525	380
19	Five hundred unit scheme (flats)	43,200	£720,000	1,779	1,636	1,493	1,349	1,205	1,061	916	772	626	481	336
20	Two hundred unit Co-living scheme	5,200	£74,286	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851
21	Large retail supermarket	3,000	£500,000	416	416	416	416	416	416	416	416	416	416	416
22	Comparison retail	5,200	£173,333	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624	1,624
23	Data Centre	7,000	£415,000	955	955	955	955	955	955	955	955	955	955	955
24	Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£92,500	493	493	493	493	493	493	493	493	493	493	493
27	Hotel development (100 rooms)	3,500	£58,333	489	489	489	489	489	489	489	489	489	489	489
28	Light industrial scheme	6,000	£250,000	577	577	577	577	577	577	577	577	577	577	577
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	814	814	814	814	814	814	814	814	814	814	814
30	Industrial scheme intensification (60% plot ratio)	6,000	£500,000	831	831	831	831	831	831	831	831	831	831	831

Maximum CIL rates

Sales values £9,888

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	2,703	2,453	2,204	1,954	1,705	1,456	1,206	957	707	458	208
2	Two unit scheme (houses)	215	£364,613	3,550	3,301	3,052	2,802	2,553	2,303	2,054	1,805	1,555	1,306	1,056
3	Four unit scheme (houses)	350	£395,705	4,107	3,858	3,608	3,359	3,109	2,860	2,611	2,361	2,112	1,862	1,613
4	Seven unit scheme (flats)	598	£675,863	2,424	2,222	2,019	1,817	1,614	1,412	1,209	1,007	804	602	399
5	Nine unit scheme (flats)	675	£572,358	2,698	2,496	2,293	2,091	1,888	1,686	1,483	1,281	1,078	876	673
6	Ten unit scheme (houses)	1,009	£1,026,684	4,038	3,798	3,558	3,318	3,078	2,838	2,598	2,358	2,118	1,878	1,638
7	Ten unit scheme (flats)	843	£612,333	2,828	2,625	2,423	2,220	2,018	1,815	1,613	1,410	1,207	1,005	802
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	3,295	3,073	2,851	2,628	2,406	2,184	1,961	1,739	1,517	1,295	1,072
9	Twenty unit scheme (flats)	1,680	£1,139,629	2,823	2,624	2,424	2,224	2,025	1,825	1,626	1,426	1,227	1,027	828
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,737	2,555	2,372	2,189	2,007	1,824	1,641	1,458	1,276	1,093	910
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,348	2,165	1,982	1,799	1,616	1,433	1,250	1,067	884	701	518
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,388	2,204	2,021	1,838	1,655	1,471	1,288	1,105	922	738	555
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,355	2,201	2,046	1,892	1,737	1,583	1,428	1,274	1,119	965	811
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	2,606	2,423	2,240	2,056	1,873	1,690	1,507	1,323	1,140	957	773
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,345	2,165	1,985	1,804	1,624	1,444	1,264	1,084	903	722	541
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,772	2,592	2,412	2,232	2,052	1,872	1,692	1,512	1,332	1,152	972
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	2,180	2,014	1,849	1,683	1,518	1,352	1,187	1,021	854	688	522
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,883	1,729	1,574	1,419	1,264	1,109	954	800	645	490	334
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,674	1,520	1,366	1,211	1,057	903	747	592	437	280	124
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645
23	Data Centre	7,000	£8,445,465	6	6	6	6	6	6	6	6	6	6	6
24	Office development	30,000	£5,087,629	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472
25	Office development	15,000	£4,239,691	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359
26	Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251	251	251
27	Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166	166	166
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

			£6,656,344	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	3,582	3,333	3,083	2,834	2,585	2,335	2,086	1,836	1,587	1,338	1,088
2	Two unit scheme (houses)	215	£238,519	4,137	3,888	3,638	3,389	3,139	2,890	2,641	2,391	2,142	1,892	1,643
3	Four unit scheme (houses)	350	£258,858	4,498	4,249	3,999	3,750	3,500	3,251	3,002	2,752	2,503	2,253	2,004
4	Seven unit scheme (flats)	598	£442,129	2,815	2,613	2,410	2,208	2,005	1,803	1,600	1,398	1,195	993	790
5	Nine unit scheme (flats)	675	£374,419	2,992	2,789	2,587	2,384	2,182	1,979	1,776	1,574	1,371	1,169	966
6	Ten unit scheme (houses)	1,009	£671,625	4,390	4,150	3,910	3,670	3,430	3,190	2,950	2,710	2,470	2,230	1,990
7	Ten unit scheme (flats)	843	£400,569	3,079	2,877	2,674	2,472	2,269	2,066	1,864	1,661	1,459	1,256	1,054
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,647	3,425	3,202	2,980	2,758	2,536	2,313	2,091	1,869	1,646	1,424
9	Twenty unit scheme (flats)	1,680	£745,511	3,058	2,858	2,659	2,459	2,259	2,060	1,860	1,661	1,461	1,262	1,062
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,913	2,731	2,548	2,365	2,182	2,000	1,817	1,634	1,452	1,269	1,086
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,641	2,458	2,275	2,092	1,909	1,726	1,544	1,361	1,177	994	811
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	2,505	2,322	2,138	1,955	1,772	1,589	1,405	1,222	1,039	856	672
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,502	2,347	2,193	2,038	1,884	1,729	1,575	1,421	1,266	1,112	957
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	2,649	2,466	2,282	2,099	1,916	1,733	1,549	1,366	1,183	999	816
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,462	2,282	2,102	1,922	1,742	1,562	1,382	1,202	1,021	840	659
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,898	2,718	2,538	2,358	2,178	1,998	1,817	1,637	1,457	1,277	1,097
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	2,268	2,102	1,937	1,771	1,606	1,440	1,275	1,109	942	776	610
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,942	1,787	1,633	1,478	1,323	1,168	1,013	858	703	548	393
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,791	1,637	1,483	1,329	1,174	1,020	865	710	554	398	241
20	Two hundred unit Co-living scheme	5,200	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879
23	Data Centre	7,000	£5,524,766	423	423	423	423	423	423	423	423	423	423	423
24	Office development	30,000	£3,328,172	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531
25	Office development	15,000	£2,773,477	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456
26	Hotel development (160 rooms)	7,400	£1,231,424	339	339	339	339	339	339	339	339	339	339	339
27	Hotel development (100 rooms)	3,500	£776,574	284	284	284	284	284	284	284	284	284	284	284
28	Light industrial scheme	6,000	£3,328,172	64	64	64	64	64	64	64	64	64	64	64
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

			£3,565,943					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	4,355	4,105	3,856	3,607	3,357	3,108	2,858	2,609	2,360	2,110	1,861
2	Two unit scheme (houses)	215	£127,780	4,652	4,403	4,153	3,904	3,654	3,405	3,156	2,906	2,657	2,407	2,158
3	Four unit scheme (houses)	350	£138,676	4,841	4,592	4,343	4,093	3,844	3,594	3,345	3,096	2,846	2,597	2,347
4	Seven unit scheme (flats)	598	£236,858	3,159	2,956	2,754	2,551	2,349	2,146	1,944	1,741	1,538	1,336	1,133
5	Nine unit scheme (flats)	675	£200,584	3,249	3,047	2,844	2,642	2,439	2,236	2,034	1,831	1,629	1,426	1,224
6	Ten unit scheme (houses)	1,009	£359,804	4,699	4,459	4,219	3,979	3,739	3,499	3,259	3,019	2,779	2,539	2,299
7	Ten unit scheme (flats)	843	£214,593	3,300	3,097	2,895	2,692	2,490	2,287	2,085	1,882	1,680	1,477	1,274
8	Twenty unit scheme (houses and flats)	1,875	£668,614	3,956	3,734	3,511	3,289	3,067	2,845	2,622	2,400	2,178	1,955	1,733
9	Twenty unit scheme (flats)	1,680	£399,386	3,264	3,064	2,865	2,665	2,466	2,266	2,066	1,867	1,667	1,468	1,268
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	3,068	2,885	2,702	2,520	2,337	2,154	1,972	1,789	1,606	1,423	1,241
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,898	2,716	2,533	2,350	2,167	1,984	1,801	1,618	1,435	1,252	1,068
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	2,608	2,425	2,241	2,058	1,875	1,692	1,508	1,325	1,142	959	775
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,630	2,476	2,321	2,167	2,013	1,858	1,704	1,549	1,395	1,240	1,086
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	2,686	2,503	2,320	2,137	1,953	1,770	1,587	1,403	1,220	1,037	854
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,565	2,385	2,205	2,025	1,845	1,665	1,485	1,305	1,124	943	762
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	3,008	2,828	2,648	2,468	2,288	2,108	1,928	1,748	1,568	1,388	1,208
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	2,345	2,180	2,014	1,849	1,683	1,518	1,352	1,186	1,020	853	687
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,993	1,839	1,684	1,529	1,375	1,220	1,065	910	755	600	444
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,894	1,740	1,586	1,432	1,277	1,123	968	813	657	501	344
20	Two hundred unit Co-living scheme	5,200	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085
23	Data Centre	7,000	£2,959,733	789	789	789	789	789	789	789	789	789	789	789
24	Office development	30,000	£1,782,971	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582
25	Office development	15,000	£1,485,810	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542
26	Hotel development (160 rooms)	7,400	£659,699	417	417	417	417	417	417	417	417	417	417	417
27	Hotel development (100 rooms)	3,500	£416,027	387	387	387	387	387	387	387	387	387	387	387
28	Light industrial scheme	6,000	£1,782,971	321	321	321	321	321	321	321	321	321	321	321
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201	201	201
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	320	320	320	320	320	320	320	320	320	320	320

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)

			£500,000					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	5,121	4,872	4,623	4,373	4,124	3,874	3,625	3,376	3,126	2,877	2,627
2	Two unit scheme (houses)	215	£17,917	5,163	4,914	4,664	4,415	4,165	3,916	3,667	3,417	3,168	2,918	2,669
3	Four unit scheme (houses)	350	£19,444	5,182	4,933	4,683	4,434	4,184	3,935	3,686	3,436	3,187	2,937	2,688
4	Seven unit scheme (flats)	598	£33,211	3,499	3,297	3,094	2,892	2,689	2,487	2,284	2,082	1,879	1,677	1,474
5	Nine unit scheme (flats)	675	£28,125	3,505	3,302	3,100	2,897	2,695	2,492	2,289	2,087	1,884	1,682	1,479
6	Ten unit scheme (houses)	1,009	£50,450	5,006	4,766	4,526	4,286	4,046	3,806	3,566	3,326	3,086	2,846	2,606
7	Ten unit scheme (flats)	843	£30,089	3,519	3,316	3,114	2,911	2,709	2,506	2,304	2,101	1,899	1,696	1,493
8	Twenty unit scheme (houses and flats)	1,875	£93,750	4,263	4,040	3,818	3,596	3,374	3,151	2,929	2,707	2,484	2,262	2,040
9	Twenty unit scheme (flats)	1,680	£56,000	3,468	3,269	3,069	2,869	2,670	2,470	2,271	2,071	1,872	1,672	1,473
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	3,221	3,038	2,856	2,673	2,490	2,308	2,125	1,942	1,759	1,577	1,394
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	3,154	2,971	2,788	2,605	2,422	2,239	2,057	1,874	1,690	1,507	1,324
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	2,710	2,527	2,344	2,160	1,977	1,794	1,611	1,427	1,244	1,061	877
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,758	2,604	2,449	2,295	2,140	1,986	1,831	1,677	1,523	1,368	1,214
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	2,724	2,540	2,357	2,174	1,990	1,807	1,624	1,441	1,257	1,074	891
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	2,667	2,487	2,307	2,127	1,947	1,767	1,587	1,407	1,226	1,045	864
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	3,118	2,938	2,758	2,578	2,397	2,217	2,037	1,857	1,677	1,497	1,317
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	2,422	2,256	2,091	1,925	1,760	1,594	1,429	1,263	1,096	930	764
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	2,044	1,890	1,736	1,581	1,426	1,271	1,116	961	806	651	495
19	Five hundred unit scheme (flats)	43,200	£720,000	1,997	1,842	1,688	1,534	1,380	1,225	1,070	915	759	603	447
20	Two hundred unit Co-living scheme	5,200	£74,286	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851
21	Large retail supermarket	3,000	£500,000	416	416	416	416	416	416	416	416	416	416	416
22	Comparison retail	5,200	£173,333	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
23	Data Centre	7,000	£415,000	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153
24	Office development	30,000	£250,000	1,633	1,633	1,633	1,633	1,633	1,633	1,633	1,633	1,633	1,633	1,633
25	Office development	15,000	£208,333	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627
26	Hotel development (160 rooms)	7,400	£92,500	493	493	493	493	493	493	493	493	493	493	493
27	Hotel development (100 rooms)	3,500	£58,333	489	489	489	489	489	489	489	489	489	489	489
28	Light industrial scheme	6,000	£250,000	577	577	577	577	577	577	577	577	577	577	577
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	814	814	814	814	814	814	814	814	814	814	814
30	Industrial scheme intensification (60% plot ratio)	6,000	£500,000	831	831	831	831	831	831	831	831	831	831	831

Maximum CIL rates

Sales values £10,326

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	3,048	2,781	2,514	2,248	1,981	1,714	1,448	1,181	914	648	381
2	Two unit scheme (houses)	215	£364,613	3,895	3,629	3,362	3,095	2,829	2,562	2,296	2,029	1,762	1,496	1,229
3	Four unit scheme (houses)	350	£395,705	4,452	4,185	3,919	3,652	3,385	3,119	2,852	2,585	2,319	2,052	1,785
4	Seven unit scheme (flats)	598	£675,863	2,709	2,492	2,275	2,059	1,842	1,625	1,408	1,192	975	758	541
5	Nine unit scheme (flats)	675	£572,358	2,983	2,766	2,550	2,333	2,116	1,899	1,682	1,466	1,249	1,032	815
6	Ten unit scheme (houses)	1,009	£1,026,684	4,373	4,116	3,859	3,603	3,346	3,089	2,833	2,576	2,319	2,062	1,806
7	Ten unit scheme (flats)	843	£612,333	3,112	2,896	2,679	2,462	2,245	2,029	1,812	1,595	1,378	1,161	945
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	3,607	3,369	3,131	2,893	2,655	2,417	2,179	1,942	1,704	1,466	1,228
9	Twenty unit scheme (flats)	1,680	£1,139,629	3,104	2,890	2,676	2,463	2,249	2,036	1,822	1,608	1,395	1,181	968
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,996	2,800	2,604	2,409	2,213	2,017	1,822	1,626	1,431	1,235	1,039
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,609	2,413	2,217	2,021	1,825	1,629	1,433	1,237	1,041	845	649
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,651	2,454	2,258	2,061	1,865	1,669	1,472	1,276	1,079	883	686
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,576	2,410	2,245	2,079	1,914	1,748	1,583	1,417	1,252	1,086	921
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	2,869	2,673	2,476	2,280	2,084	1,887	1,691	1,494	1,298	1,101	905
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,603	2,410	2,217	2,024	1,831	1,638	1,445	1,252	1,059	866	672
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	3,031	2,838	2,645	2,452	2,259	2,066	1,873	1,680	1,487	1,294	1,101
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	2,422	2,244	2,067	1,889	1,711	1,534	1,356	1,178	1,001	822	644
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	2,108	1,943	1,777	1,612	1,446	1,280	1,114	947	781	615	448
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,891	1,726	1,561	1,396	1,231	1,066	901	735	569	402	235
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645
23	Data Centre	7,000	£8,445,465	6	6	6	6	6	6	6	6	6	6	6
24	Office development	30,000	£5,087,629	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472
25	Office development	15,000	£4,239,691	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359
26	Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251	251	251
27	Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166	166	166
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

			£6,656,344	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	3,927	3,661	3,394	3,127	2,861	2,594	2,327	2,061	1,794	1,527	1,261
2	Two unit scheme (houses)	215	£238,519	4,482	4,215	3,949	3,682	3,415	3,149	2,882	2,615	2,349	2,082	1,815
3	Four unit scheme (houses)	350	£258,858	4,843	4,576	4,310	4,043	3,776	3,510	3,243	2,976	2,710	2,443	2,176
4	Seven unit scheme (flats)	598	£442,129	3,100	2,883	2,666	2,450	2,233	2,016	1,799	1,583	1,366	1,149	932
5	Nine unit scheme (flats)	675	£374,419	3,276	3,060	2,843	2,626	2,409	2,192	1,976	1,759	1,542	1,325	1,109
6	Ten unit scheme (houses)	1,009	£671,625	4,725	4,468	4,211	3,955	3,698	3,441	3,184	2,928	2,671	2,414	2,158
7	Ten unit scheme (flats)	843	£400,569	3,364	3,147	2,930	2,713	2,497	2,280	2,063	1,846	1,630	1,413	1,196
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,958	3,721	3,483	3,245	3,007	2,769	2,531	2,293	2,056	1,818	1,580
9	Twenty unit scheme (flats)	1,680	£745,511	3,338	3,125	2,911	2,697	2,484	2,270	2,057	1,843	1,630	1,416	1,202
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	3,171	2,976	2,780	2,585	2,389	2,193	1,998	1,802	1,607	1,411	1,215
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,902	2,706	2,510	2,314	2,118	1,922	1,726	1,530	1,334	1,138	942
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	2,768	2,572	2,375	2,179	1,982	1,786	1,589	1,393	1,197	1,000	804
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,722	2,557	2,391	2,226	2,060	1,895	1,729	1,564	1,398	1,233	1,067
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	2,912	2,715	2,519	2,323	2,126	1,930	1,733	1,537	1,341	1,144	948
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,721	2,528	2,335	2,142	1,949	1,756	1,563	1,370	1,177	983	789
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	3,157	2,964	2,771	2,578	2,385	2,192	1,999	1,806	1,613	1,420	1,227
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	2,510	2,332	2,154	1,977	1,799	1,622	1,444	1,266	1,089	910	732
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	2,167	2,002	1,836	1,671	1,505	1,339	1,172	1,006	840	673	507
19	Five hundred unit scheme (flats)	43,200	£9,585,136	2,008	1,844	1,678	1,513	1,348	1,183	1,018	852	686	520	352
20	Two hundred unit Co-living scheme	5,200	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879
23	Data Centre	7,000	£5,524,766	423	423	423	423	423	423	423	423	423	423	423
24	Office development	30,000	£3,328,172	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531
25	Office development	15,000	£2,773,477	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456
26	Hotel development (160 rooms)	7,400	£1,231,424	339	339	339	339	339	339	339	339	339	339	339
27	Hotel development (100 rooms)	3,500	£776,574	284	284	284	284	284	284	284	284	284	284	284
28	Light industrial scheme	6,000	£3,328,172	64	64	64	64	64	64	64	64	64	64	64
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

			£3,565,943					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	4,700	4,433	4,167	3,900	3,633	3,367	3,100	2,833	2,567	2,300	2,033
2	Two unit scheme (houses)	215	£127,780	4,997	4,730	4,464	4,197	3,930	3,664	3,397	3,130	2,864	2,597	2,330
3	Four unit scheme (houses)	350	£138,676	5,186	4,920	4,653	4,386	4,120	3,853	3,586	3,320	3,053	2,787	2,520
4	Seven unit scheme (flats)	598	£236,858	3,443	3,227	3,010	2,793	2,576	2,360	2,143	1,926	1,709	1,492	1,276
5	Nine unit scheme (flats)	675	£200,584	3,534	3,317	3,100	2,884	2,667	2,450	2,233	2,016	1,800	1,583	1,366
6	Ten unit scheme (houses)	1,009	£359,804	5,034	4,777	4,520	4,264	4,007	3,750	3,493	3,237	2,980	2,723	2,467
7	Ten unit scheme (flats)	843	£214,593	3,585	3,368	3,151	2,934	2,717	2,501	2,284	2,067	1,850	1,634	1,417
8	Twenty unit scheme (houses and flats)	1,875	£668,614	4,267	4,030	3,792	3,554	3,316	3,078	2,840	2,602	2,365	2,127	1,889
9	Twenty unit scheme (flats)	1,680	£399,386	3,544	3,331	3,117	2,903	2,690	2,476	2,263	2,049	1,836	1,622	1,408
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	3,326	3,130	2,935	2,739	2,544	2,348	2,152	1,957	1,761	1,565	1,370
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	3,160	2,964	2,768	2,572	2,376	2,180	1,984	1,788	1,592	1,396	1,200
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	2,871	2,675	2,478	2,282	2,085	1,889	1,692	1,496	1,300	1,103	907
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,851	2,685	2,520	2,354	2,189	2,024	1,858	1,693	1,527	1,362	1,196
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	2,949	2,753	2,557	2,360	2,164	1,967	1,771	1,574	1,378	1,182	985
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,824	2,631	2,438	2,245	2,052	1,859	1,666	1,473	1,280	1,086	892
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	3,267	3,074	2,881	2,688	2,495	2,302	2,109	1,916	1,723	1,530	1,337
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	2,587	2,409	2,232	2,054	1,877	1,699	1,521	1,344	1,166	987	809
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	2,219	2,053	1,888	1,722	1,557	1,390	1,224	1,058	891	725	559
19	Five hundred unit scheme (flats)	43,200	£5,134,958	2,111	1,947	1,781	1,616	1,451	1,286	1,121	955	789	623	455
20	Two hundred unit Co-living scheme	5,200	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085
23	Data Centre	7,000	£2,959,733	789	789	789	789	789	789	789	789	789	789	789
24	Office development	30,000	£1,782,971	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582
25	Office development	15,000	£1,485,810	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542
26	Hotel development (160 rooms)	7,400	£659,699	417	417	417	417	417	417	417	417	417	417	417
27	Hotel development (100 rooms)	3,500	£416,027	387	387	387	387	387	387	387	387	387	387	387
28	Light industrial scheme	6,000	£1,782,971	321	321	321	321	321	321	321	321	321	321	321
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201	201	201
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	320	320	320	320	320	320	320	320	320	320	320

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)

			£500,000					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	5,466	5,200	4,933	4,666	4,400	4,133	3,866	3,600	3,333	3,066	2,800
2	Two unit scheme (houses)	215	£17,917	5,508	5,241	4,975	4,708	4,441	4,175	3,908	3,641	3,375	3,108	2,841
3	Four unit scheme (houses)	350	£19,444	5,527	5,260	4,994	4,727	4,460	4,194	3,927	3,660	3,394	3,127	2,861
4	Seven unit scheme (flats)	598	£33,211	3,784	3,567	3,351	3,134	2,917	2,700	2,483	2,267	2,050	1,833	1,616
5	Nine unit scheme (flats)	675	£28,125	3,789	3,573	3,356	3,139	2,922	2,705	2,489	2,272	2,055	1,838	1,622
6	Ten unit scheme (houses)	1,009	£50,450	5,340	5,084	4,827	4,570	4,314	4,057	3,800	3,543	3,287	3,030	2,773
7	Ten unit scheme (flats)	843	£30,089	3,804	3,587	3,370	3,153	2,936	2,720	2,503	2,286	2,069	1,853	1,636
8	Twenty unit scheme (houses and flats)	1,875	£93,750	4,574	4,336	4,098	3,860	3,623	3,385	3,147	2,909	2,671	2,433	2,195
9	Twenty unit scheme (flats)	1,680	£56,000	3,749	3,535	3,321	3,108	2,894	2,681	2,467	2,254	2,040	1,826	1,613
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	3,479	3,284	3,088	2,892	2,697	2,501	2,306	2,110	1,914	1,719	1,523
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	3,415	3,219	3,023	2,827	2,631	2,435	2,239	2,043	1,847	1,651	1,455
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	2,973	2,777	2,580	2,384	2,188	1,991	1,795	1,598	1,402	1,205	1,009
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,979	2,813	2,648	2,482	2,317	2,151	1,986	1,820	1,655	1,489	1,324
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	2,987	2,790	2,594	2,397	2,201	2,004	1,808	1,612	1,415	1,219	1,022
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	2,926	2,733	2,540	2,347	2,154	1,961	1,768	1,575	1,382	1,188	994
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	3,376	3,183	2,990	2,797	2,604	2,411	2,218	2,025	1,832	1,639	1,446
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	2,664	2,486	2,308	2,131	1,953	1,776	1,598	1,420	1,243	1,064	886
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	2,270	2,104	1,939	1,773	1,608	1,441	1,275	1,109	942	776	610
19	Five hundred unit scheme (flats)	43,200	£720,000	2,213	2,049	1,884	1,719	1,553	1,388	1,223	1,057	891	725	557
20	Two hundred unit Co-living scheme	5,200	£74,286	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851
21	Large retail supermarket	3,000	£500,000	416	416	416	416	416	416	416	416	416	416	416
22	Comparison retail	5,200	£173,333	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
23	Data Centre	7,000	£415,000	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153
24	Office development	30,000	£250,000	1,633	1,633	1,633	1,633	1,633	1,633	1,633	1,633	1,633	1,633	1,633
25	Office development	15,000	£208,333	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627
26	Hotel development (160 rooms)	7,400	£92,500	493	493	493	493	493	493	493	493	493	493	493
27	Hotel development (100 rooms)	3,500	£58,333	489	489	489	489	489	489	489	489	489	489	489
28	Light industrial scheme	6,000	£250,000	577	577	577	577	577	577	577	577	577	577	577
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	814	814	814	814	814	814	814	814	814	814	814
30	Industrial scheme intensification (60% plot ratio)	6,000	£500,000	831	831	831	831	831	831	831	831	831	831	831

Maximum CIL rates

Sales values £10,764

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	3,392	3,109	2,825	2,541	2,257	1,973	1,689	1,405	1,121	837	553
2	Two unit scheme (houses)	215	£364,613	4,240	3,956	3,673	3,389	3,105	2,821	2,537	2,253	1,969	1,685	1,401
3	Four unit scheme (houses)	350	£395,705	4,797	4,513	4,229	3,945	3,661	3,377	3,094	2,810	2,526	2,242	1,958
4	Seven unit scheme (flats)	598	£675,863	2,994	2,763	2,532	2,301	2,070	1,839	1,608	1,377	1,146	915	684
5	Nine unit scheme (flats)	675	£572,358	3,268	3,037	2,806	2,575	2,344	2,113	1,882	1,651	1,420	1,189	958
6	Ten unit scheme (houses)	1,009	£1,026,684	4,708	4,434	4,161	3,887	3,614	3,340	3,067	2,793	2,520	2,247	1,973
7	Ten unit scheme (flats)	843	£612,333	3,397	3,166	2,935	2,704	2,473	2,242	2,011	1,780	1,549	1,318	1,087
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	3,918	3,665	3,411	3,158	2,904	2,651	2,397	2,144	1,891	1,637	1,384
9	Twenty unit scheme (flats)	1,680	£1,139,629	3,384	3,156	2,929	2,701	2,474	2,246	2,018	1,791	1,563	1,336	1,108
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	3,253	3,045	2,837	2,628	2,420	2,211	2,002	1,794	1,585	1,377	1,168
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,870	2,661	2,452	2,243	2,034	1,825	1,616	1,407	1,198	989	780
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,914	2,704	2,495	2,285	2,075	1,866	1,656	1,447	1,237	1,028	818
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,796	2,620	2,443	2,267	2,090	1,914	1,737	1,561	1,384	1,208	1,031
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	3,132	2,923	2,713	2,504	2,294	2,084	1,875	1,665	1,456	1,246	1,036
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,862	2,656	2,450	2,244	2,038	1,832	1,626	1,420	1,215	1,009	802
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	3,289	3,084	2,878	2,672	2,466	2,260	2,054	1,848	1,642	1,436	1,230
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	2,663	2,474	2,284	2,094	1,905	1,715	1,525	1,336	1,146	956	766
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	2,334	2,157	1,980	1,804	1,627	1,450	1,273	1,095	918	740	562
19	Five hundred unit scheme (flats)	43,200	£14,652,373	2,107	1,931	1,756	1,581	1,405	1,229	1,053	877	700	523	346
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574	2,574
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645	1,645
23	Data Centre	7,000	£8,445,465	6	6	6	6	6	6	6	6	6	6	6
24	Office development	30,000	£5,087,629	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472
25	Office development	15,000	£4,239,691	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359	1,359
26	Hotel development (160 rooms)	7,400	£1,882,423	251	251	251	251	251	251	251	251	251	251	251
27	Hotel development (100 rooms)	3,500	£1,187,114	166	166	166	166	166	166	166	166	166	166	166
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

			£6,656,344	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	4,272	3,988	3,704	3,420	3,137	2,853	2,569	2,285	2,001	1,717	1,433
2	Two unit scheme (houses)	215	£238,519	4,827	4,543	4,259	3,975	3,691	3,407	3,123	2,840	2,556	2,272	1,988
3	Four unit scheme (houses)	350	£258,858	5,188	4,904	4,620	4,336	4,052	3,768	3,485	3,201	2,917	2,633	2,349
4	Seven unit scheme (flats)	598	£442,129	3,385	3,154	2,923	2,692	2,461	2,230	1,999	1,768	1,537	1,306	1,075
5	Nine unit scheme (flats)	675	£374,419	3,561	3,330	3,099	2,868	2,637	2,406	2,175	1,944	1,713	1,482	1,251
6	Ten unit scheme (houses)	1,009	£671,625	5,060	4,786	4,513	4,239	3,966	3,692	3,419	3,145	2,872	2,598	2,325
7	Ten unit scheme (flats)	843	£400,569	3,648	3,417	3,186	2,955	2,724	2,493	2,262	2,031	1,800	1,569	1,338
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	4,270	4,016	3,763	3,510	3,256	3,003	2,749	2,496	2,242	1,989	1,736
9	Twenty unit scheme (flats)	1,680	£745,511	3,619	3,391	3,163	2,936	2,708	2,481	2,253	2,025	1,798	1,570	1,343
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	3,429	3,221	3,013	2,804	2,595	2,387	2,178	1,970	1,761	1,553	1,344
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	3,163	2,954	2,745	2,536	2,327	2,118	1,909	1,700	1,491	1,282	1,073
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	3,031	2,821	2,612	2,402	2,193	1,983	1,774	1,564	1,354	1,145	935
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,943	2,766	2,590	2,413	2,237	2,060	1,884	1,707	1,531	1,354	1,178
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	3,175	2,965	2,756	2,546	2,337	2,127	1,917	1,708	1,498	1,289	1,079
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,979	2,773	2,567	2,362	2,156	1,950	1,744	1,538	1,332	1,126	920
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	3,415	3,209	3,003	2,797	2,591	2,386	2,180	1,974	1,768	1,562	1,356
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	2,751	2,562	2,372	2,182	1,993	1,803	1,613	1,424	1,234	1,044	854
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	2,393	2,216	2,039	1,862	1,685	1,509	1,332	1,154	976	799	621
19	Five hundred unit scheme (flats)	43,200	£9,585,136	2,224	2,049	1,873	1,698	1,522	1,346	1,170	994	817	640	463
20	Two hundred unit Co-living scheme	5,200	£988,943	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675	2,675
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879	1,879
23	Data Centre	7,000	£5,524,766	423	423	423	423	423	423	423	423	423	423	423
24	Office development	30,000	£3,328,172	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531	1,531
25	Office development	15,000	£2,773,477	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456	1,456
26	Hotel development (160 rooms)	7,400	£1,231,424	339	339	339	339	339	339	339	339	339	339	339
27	Hotel development (100 rooms)	3,500	£776,574	284	284	284	284	284	284	284	284	284	284	284
28	Light industrial scheme	6,000	£3,328,172	64	64	64	64	64	64	64	64	64	64	64
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

			£3,565,943					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	5,045	4,761	4,477	4,193	3,909	3,625	3,341	3,057	2,774	2,490	2,206
2	Two unit scheme (houses)	215	£127,780	5,342	5,058	4,774	4,490	4,206	3,922	3,639	3,355	3,071	2,787	2,503
3	Four unit scheme (houses)	350	£138,676	5,531	5,247	4,964	4,680	4,396	4,112	3,828	3,544	3,260	2,976	2,692
4	Seven unit scheme (flats)	598	£236,858	3,728	3,497	3,266	3,035	2,804	2,573	2,342	2,111	1,880	1,649	1,418
5	Nine unit scheme (flats)	675	£200,584	3,818	3,587	3,356	3,125	2,894	2,663	2,432	2,201	1,970	1,739	1,508
6	Ten unit scheme (houses)	1,009	£359,804	5,369	5,095	4,822	4,548	4,275	4,001	3,728	3,454	3,181	2,907	2,634
7	Ten unit scheme (flats)	843	£214,593	3,869	3,638	3,407	3,176	2,945	2,714	2,483	2,252	2,021	1,790	1,559
8	Twenty unit scheme (houses and flats)	1,875	£668,614	4,579	4,325	4,072	3,819	3,565	3,312	3,058	2,805	2,551	2,298	2,045
9	Twenty unit scheme (flats)	1,680	£399,386	3,825	3,597	3,369	3,142	2,914	2,687	2,459	2,231	2,004	1,776	1,549
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	3,584	3,376	3,167	2,959	2,750	2,541	2,333	2,124	1,916	1,707	1,499
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	3,421	3,212	3,003	2,794	2,585	2,376	2,167	1,958	1,749	1,540	1,331
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	3,134	2,924	2,715	2,505	2,296	2,086	1,877	1,667	1,457	1,248	1,038
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	3,071	2,895	2,718	2,542	2,365	2,189	2,012	1,836	1,659	1,483	1,306
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	3,212	3,003	2,793	2,584	2,374	2,164	1,955	1,745	1,536	1,326	1,117
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	3,082	2,876	2,670	2,465	2,259	2,053	1,847	1,641	1,435	1,229	1,023
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	3,526	3,320	3,114	2,908	2,702	2,496	2,290	2,084	1,878	1,672	1,466
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	2,829	2,639	2,449	2,260	2,070	1,880	1,691	1,501	1,311	1,121	931
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	2,444	2,267	2,091	1,914	1,737	1,560	1,383	1,205	1,028	850	672
19	Five hundred unit scheme (flats)	43,200	£5,134,958	2,327	2,152	1,976	1,801	1,625	1,449	1,273	1,097	920	743	566
20	Two hundred unit Co-living scheme	5,200	£529,797	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763	2,763
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085
23	Data Centre	7,000	£2,959,733	789	789	789	789	789	789	789	789	789	789	789
24	Office development	30,000	£1,782,971	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582	1,582
25	Office development	15,000	£1,485,810	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542
26	Hotel development (160 rooms)	7,400	£659,699	417	417	417	417	417	417	417	417	417	417	417
27	Hotel development (100 rooms)	3,500	£416,027	387	387	387	387	387	387	387	387	387	387	387
28	Light industrial scheme	6,000	£1,782,971	321	321	321	321	321	321	321	321	321	321	321
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	201	201	201	201	201	201	201	201	201	201	201
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	320	320	320	320	320	320	320	320	320	320	320

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)

			£500,000					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	5,811	5,527	5,243	4,960	4,676	4,392	4,108	3,824	3,540	3,256	2,972
2	Two unit scheme (houses)	215	£17,917	5,853	5,569	5,285	5,001	4,717	4,433	4,150	3,866	3,582	3,298	3,014
3	Four unit scheme (houses)	350	£19,444	5,872	5,588	5,304	5,020	4,736	4,453	4,169	3,885	3,601	3,317	3,033
4	Seven unit scheme (flats)	598	£33,211	4,069	3,838	3,607	3,376	3,145	2,914	2,683	2,452	2,221	1,990	1,759
5	Nine unit scheme (flats)	675	£28,125	4,074	3,843	3,612	3,381	3,150	2,919	2,688	2,457	2,226	1,995	1,764
6	Ten unit scheme (houses)	1,009	£50,450	5,675	5,402	5,128	4,855	4,581	4,308	4,034	3,761	3,488	3,214	2,941
7	Ten unit scheme (flats)	843	£30,089	4,088	3,857	3,626	3,395	3,164	2,933	2,702	2,471	2,240	2,009	1,778
8	Twenty unit scheme (houses and flats)	1,875	£93,750	4,885	4,632	4,379	4,125	3,872	3,618	3,365	3,111	2,858	2,605	2,351
9	Twenty unit scheme (flats)	1,680	£56,000	4,029	3,801	3,574	3,346	3,119	2,891	2,663	2,436	2,208	1,981	1,753
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	3,737	3,529	3,320	3,112	2,903	2,695	2,486	2,278	2,069	1,861	1,652
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	3,676	3,467	3,258	3,049	2,840	2,631	2,422	2,213	2,004	1,795	1,586
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	3,236	3,027	2,817	2,608	2,398	2,188	1,979	1,769	1,560	1,350	1,140
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	3,199	3,023	2,846	2,670	2,493	2,317	2,140	1,964	1,787	1,611	1,434
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	3,250	3,040	2,830	2,621	2,411	2,202	1,992	1,782	1,573	1,363	1,154
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	3,185	2,979	2,773	2,567	2,361	2,155	1,949	1,743	1,537	1,331	1,125
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	3,635	3,429	3,223	3,017	2,811	2,605	2,399	2,194	1,988	1,782	1,576
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	2,905	2,716	2,526	2,336	2,147	1,957	1,767	1,577	1,388	1,198	1,007
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	2,495	2,318	2,142	1,965	1,788	1,611	1,434	1,257	1,079	901	723
19	Five hundred unit scheme (flats)	43,200	£720,000	2,429	2,254	2,079	1,903	1,727	1,551	1,375	1,199	1,023	846	668
20	Two hundred unit Co-living scheme	5,200	£74,286	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851	2,851
21	Large retail supermarket	3,000	£500,000	416	416	416	416	416	416	416	416	416	416	416
22	Comparison retail	5,200	£173,333	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290
23	Data Centre	7,000	£415,000	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153
24	Office development	30,000	£250,000	1,633	1,633	1,633	1,633	1,633	1,633	1,633	1,633	1,633	1,633	1,633
25	Office development	15,000	£208,333	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627	1,627
26	Hotel development (160 rooms)	7,400	£92,500	493	493	493	493	493	493	493	493	493	493	493
27	Hotel development (100 rooms)	3,500	£58,333	489	489	489	489	489	489	489	489	489	489	489
28	Light industrial scheme	6,000	£250,000	577	577	577	577	577	577	577	577	577	577	577
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	814	814	814	814	814	814	814	814	814	814	814
30	Industrial scheme intensification (60% plot ratio)	6,000	£500,000	831	831	831	831	831	831	831	831	831	831	831

Appendix 14 - Maximum CIL rates - downside

Maximum CIL rates

Maximum CIL rates per square metre with 40% affordable housing

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£7,630,000	PER HA			Maximum CIL per square metre					
	Description	**Floor area**	**BLV**	**£7,260**	**£7,698**	**£8,136**	**£8,574**	**£9,012**	**£9,450**	**£9,888**	**£10,326**	**£10,764**
1	One unit scheme (houses)	108	£273,460	-	-	-	-	-	185	380	575	770
2	Two unit scheme (houses)	215	£364,613	56	251	447	642	837	1,032	1,228	1,423	1,618
3	Four unit scheme (houses)	350	£395,705	613	808	1,003	1,199	1,394	1,589	1,784	1,980	2,175
4	Seven unit scheme (flats)	598	£675,863	-	-	-	50	211	372	533	694	855
5	Nine unit scheme (flats)	675	£572,358	-	2	163	324	485	646	807	968	1,129
6	Ten unit scheme (houses)	1,009	£1,026,684	662	852	1,041	1,231	1,420	1,610	1,799	1,989	2,178
7	Ten unit scheme (flats)	843	£612,333	-	131	292	453	614	775	936	1,098	1,259
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	163	339	515	692	868	1,044	1,220	1,397	1,573
9	Twenty unit scheme (flats)	1,680	£1,139,629	3	163	323	484	642	801	960	1,118	1,277
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	139	285	431	577	723	869	1,015	1,161	1,308
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	-	-	37	185	334	483	632	781	930
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	-	-	70	221	371	521	669	818	967
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	133	259	385	510	636	762	887	1,013	1,138
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	-	138	289	439	589	739	888	1,037	1,186
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	-	-	61	210	357	505	653	800	948
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	201	348	496	644	791	937	1,084	1,230	1,376
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	-	-	61	201	340	479	617	755	893
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	-	-	-	32	163	293	423	552	681
19	Five hundred unit scheme (flats)	43,200	£14,652,373	-	-	-	-	-	97	222	347	473
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	740	740	740	740	740	740	1,368	1,368	1,368
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	1,168	1,168	1,168
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	1,055	1,055	1,055
26	Hotel development (160 rooms)	7,400	£1,882,423	28	28	28	28	28	28	28	28	28
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			£4,210,000	PER HA			Maximum CIL per square metre					
	Description	**Floor area**	**BLV**	**£5,595**	**£5,791**	**£5,988**	**£6,184**	**£6,380**	**£6,576**	**£6,773**	**£6,969**	**£7,165**
1	One unit scheme (houses)	84	£178,889	88	283	479	674	869	1,064	1,259	1,455	1,650
2	Two unit scheme (houses)	167	£238,519	643	838	1,033	1,228	1,424	1,619	1,814	2,009	2,205
3	Four unit scheme (houses)	418	£258,858	1,004	1,199	1,394	1,590	1,785	1,980	2,175	2,371	2,566
4	Seven unit scheme (flats)	837	£442,129	-	119	280	441	602	763	924	1,085	1,246
5	Nine unit scheme (flats)	2,510	£374,419	134	295	456	617	778	939	1,100	1,261	1,422
6	Ten unit scheme (houses)	2,510	£671,625	1,014	1,204	1,393	1,583	1,772	1,962	2,151	2,341	2,530
7	Ten unit scheme (flats)	2,510	£400,569	221	382	543	705	866	1,027	1,188	1,349	1,510
8	Twenty unit scheme (houses and flats)	8,368	£1,248,065	515	691	867	1,043	1,220	1,396	1,572	1,748	1,925
9	Twenty unit scheme (flats)	8,368	£745,511	238	398	558	718	877	1,036	1,194	1,353	1,512
10	Thirty unit scheme (flats with retail use on ground floor)	16,735	£937,713	315	461	607	753	899	1,045	1,191	1,337	1,483
11	Fifty unit scheme (flats - lower density)	16,735	£2,399,057	32	181	330	479	628	776	925	1,074	1,223
12	Fifty unit scheme (flats - higher density)	37,654	£870,872	-	37	187	338	488	638	787	936	1,084
13	Seventy unit scheme (Industrial/employment led scheme)	2,000	£1,781,959	280	405	531	657	783	908	1,034	1,160	1,285
14	Seventy unit scheme (flats - higher density)	4,500	£460,296	31	181	331	482	632	782	931	1,079	1,228
15	One hundred unit scheme (flats - lower density)	3,000	£1,963,622	-	29	179	327	475	622	770	918	1,065
16	One hundred unit scheme (flats - higher density)	2,000	£1,866,154	326	474	622	769	916	1,063	1,209	1,356	1,502
17	Two hunded unit scheme (flats) with GF retail	4,500	£2,679,179	-	10	149	289	428	567	705	843	981
18	Three hundred unit scheme (flats) with GF retail	4,376	£2,551,599	-	-	-	91	221	351	481	611	740
19	Five hundred unit scheme (flats)	3,529	£9,585,136	-	-	-	-	88	214	339	465	590
20	Two hundred unit Co-living scheme	2,500	£988,943	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301
21	Large retail supermarket	2,500	£6,656,344	-	-	-	-	-	-	-	-	-
22	Comparison retail	1,500	£2,307,533	975	975	975	975	975	975	1,602	1,602	1,602
23	Data Centre	2,500	£5,524,766	-	-	-	-	-	-	126	126	126
24	Office development	5,000	£3,328,172	-	-	-	-	-	-	1,227	1,227	1,227
25	Office development	20,000	£2,773,477	-	-	-	-	-	-	1,153	1,153	1,153
26	Hotel development (160 rooms)	1,000	£1,231,424	116	116	116	116	116	116	116	116	116
27	Hotel development (100 rooms)	1,250	£776,574	60	60	60	60	60	60	60	60	60
28	Light industrial scheme	1,875	£3,328,172	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£2,793,156				Maximum CIL per square metre					
	Description	**Floor area**	**BLV**	**£5,595**	**£5,791**	**£5,988**	**£6,184**	**£6,380**	**£6,576**	**£6,773**	**£6,969**	**£7,165**
1	One unit scheme (houses)	84	£95,835	861	1,056	1,251	1,446	1,642	1,837	2,032	2,227	2,423
2	Two unit scheme (houses)	167	£127,780	1,158	1,353	1,548	1,744	1,939	2,134	2,329	2,524	2,720
3	Four unit scheme (houses)	418	£138,676	1,347	1,542	1,738	1,933	2,128	2,323	2,519	2,714	2,909
4	Seven unit scheme (flats)	837	£236,858	301	462	623	784	945	1,106	1,267	1,428	1,590
5	Nine unit scheme (flats)	2,510	£200,584	391	552	713	875	1,036	1,197	1,358	1,519	1,680
6	Ten unit scheme (houses)	2,510	£359,804	1,323	1,513	1,702	1,892	2,081	2,271	2,460	2,650	2,839
7	Ten unit scheme (flats)	2,510	£214,593	442	603	764	925	1,086	1,247	1,409	1,570	1,731
8	Twenty unit scheme (houses and flats)	8,368	£668,614	824	1,000	1,176	1,352	1,529	1,705	1,881	2,057	2,234
9	Twenty unit scheme (flats)	8,368	£399,386	444	604	764	924	1,083	1,242	1,400	1,559	1,718
10	Thirty unit scheme (flats with retail use on ground floor)	16,735	£502,352	469	615	761	908	1,054	1,200	1,346	1,492	1,638
11	Fifty unit scheme (flats - lower density)	16,735	£1,285,225	289	438	587	736	885	1,034	1,183	1,332	1,480
12	Fifty unit scheme (flats - higher density)	37,654	£466,544	-	140	290	441	591	741	890	1,039	1,187
13	Seventy unit scheme (Industrial/employment led scheme)	2,000	£954,633	409	534	660	786	911	1,037	1,163	1,288	1,414
14	Seventy unit scheme (flats - higher density)	4,500	£246,590	68	218	369	519	670	819	968	1,117	1,266
15	One hundred unit scheme (flats - lower density)	3,000	£1,051,953	-	132	282	430	578	725	873	1,021	1,168
16	One hundred unit scheme (flats - higher density)	2,000	£999,738	437	584	732	880	1,027	1,173	1,320	1,466	1,612
17	Two hunded unit scheme (flats) with GF retail	4,500	£1,435,292	-	87	227	366	506	644	782	920	1,058
18	Three hundred unit scheme (flats) with GF retail	4,376	£1,366,945	-	-	11	143	273	403	533	662	791
19	Five hundred unit scheme (flats)	3,529	£5,134,958	-	-	-	64	191	317	442	568	693
20	Two hundred unit Co-living scheme	2,500	£529,797	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389
21	Large retail supermarket	2,500	£3,565,943	-	-	-	-	-	-	-	-	-
22	Comparison retail	1,500	£1,236,194	1,181	1,181	1,181	1,181	1,181	1,181	1,808	1,808	1,808
23	Data Centre	2,500	£2,959,733	306	306	306	306	306	306	492	492	492
24	Office development	5,000	£1,782,971	-	-	-	-	-	-	1,279	1,279	1,279
25	Office development	20,000	£1,485,810	-	-	-	-	-	-	1,239	1,239	1,239
26	Hotel development (160 rooms)	1,000	£659,699	193	193	193	193	193	193	193	193	193
27	Hotel development (100 rooms)	1,250	£416,027	163	163	163	163	163	163	163	163	163
28	Light industrial scheme	1,875	£1,782,971	184	184	184	184	184	184	184	184	184
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	59	59	59	59	59	59	59	59	59
30	Industrial scheme intensification (60% plot ratio)	5,000	£3,565,943	178	178	178	178	178	178	178	178	178

BENCHMARK LAND VALUE 4 (GREENFIELD/UNDEVELOPED LAND)			£500,000				Maximum CIL per square metre					
	Description	**Floor area**	**BLV**	**£5,595**	**£5,791**	**£5,988**	**£6,184**	**£6,380**	**£6,576**	**£6,773**	**£6,969**	**£7,165**
1	One unit scheme (houses)	84	£13,438	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH	40% AH
2	Two unit scheme (houses)	167	£17,917	1,627	1,822	2,018	2,213	2,408	2,603	2,799	2,994	3,189
3	Four unit scheme (houses)	418	£19,444	1,669	1,864	2,059	2,254	2,450	2,645	2,840	3,035	3,231
4	Seven unit scheme (flats)	837	£33,211	1,688	1,883	2,078	2,274	2,469	2,664	2,859	3,055	3,250
5	Nine unit scheme (flats)	2,510	£28,125	642	803	964	1,125	1,286	1,447	1,608	1,769	1,930
6	Ten unit scheme (houses)	2,510	£50,450	647	808	969	1,130	1,291	1,452	1,613	1,774	1,935
7	Ten unit scheme (flats)	2,510	£30,089	1,630	1,819	2,009	2,198	2,388	2,577	2,767	2,956	3,146
8	Twenty unit scheme (houses and flats)	8,368	£93,750	661	822	983	1,144	1,305	1,466	1,628	1,789	1,950
9	Twenty unit scheme (flats)	8,368	£56,000	1,130	1,307	1,483	1,659	1,835	2,012	2,188	2,364	2,540
10	Thirty unit scheme (flats with retail use on ground floor)	16,735	£70,438	648	808	969	1,129	1,287	1,446	1,605	1,763	1,922
11	Fifty unit scheme (flats - lower density)	16,735	£180,208	623	769	915	1,061	1,207	1,353	1,499	1,645	1,791
12	Fifty unit scheme (flats - higher density)	37,654	£65,417	545	694	843	992	1,141	1,289	1,438	1,587	1,736
13	Seventy unit scheme (Industrial/employment led scheme)	2,000	£133,854	92	242	393	543	693	843	992	1,141	1,290
14	Seventy unit scheme (flats - higher density)	4,500	£34,576	536	662	788	913	1,039	1,165	1,290	1,416	1,541
15	One hundred unit scheme (flats - lower density)	3,000	£147,500	105	256	406	556	707	856	1,005	1,154	1,303
16	One hundred unit scheme (flats - higher density)	2,000	£140,179	85	234	384	532	680	828	975	1,123	1,271
17	Two hunded unit scheme (flats) with GF retail	4,500	£201,250	546	694	841	989	1,136	1,283	1,429	1,576	1,722
18	Three hundred unit scheme (flats) with GF retail	4,376	£191,667	23	164	303	443	582	721	859	997	1,135
19	Five hundred unit scheme (flats)	3,529	£720,000	-	-	62	194	324	454	584	713	842
20	Two hundred unit Co-living scheme	2,500	£74,286	-	-	40	167	294	419	544	670	795
21	Large retail supermarket	2,500	£500,000	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477
22	Comparison retail	1,500	£173,333	214	214	214	214	214	214	214	214	214
23	Data Centre	2,500	£415,000	1,385	1,385	1,385	1,385	1,385	1,385	2,013	2,013	2,013
24	Office development	5,000	£250,000	669	669	669	669	669	669	856	856	856
25	Office development	20,000	£208,333	-	-	-	-	-	-	1,330	1,330	1,330
26	Hotel development (160 rooms)	1,000	£92,500	-	-	-	-	-	-	1,324	1,324	1,324
27	Hotel development (100 rooms)	1,250	£58,333	270	270	270	270	270	270	270	270	270
28	Light industrial scheme	1,875	£250,000	265	265	265	265	265	265	265	265	265
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	439	439	439	439	439	439	439	439	439
30	Industrial scheme intensification (60% plot ratio)	5,000	£500,000	673	673	673	673	673	673	673	673	673

Maximum CIL rates

Sales value £7,260

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	309	171	34	-	-	-	-	-	-	-	-
2	Two unit scheme (houses)	215	£364,613	1,157	1,019	882	744	606	469	331	194	56	-	-
3	Four unit scheme (houses)	350	£395,705	1,713	1,576	1,438	1,301	1,163	1,026	888	750	613	475	338
4	Seven unit scheme (flats)	598	£675,863	449	339	229	118	8	-	-	-	-	-	-
5	Nine unit scheme (flats)	675	£572,358	723	613	503	392	282	172	61	-	-	-	-
6	Ten unit scheme (houses)	1,009	£1,026,684	1,715	1,583	1,451	1,320	1,188	1,057	925	794	662	531	399
7	Ten unit scheme (flats)	843	£612,333	853	742	632	522	411	301	191	80	-	-	-
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,134	1,013	891	770	648	527	406	284	163	41	-
9	Twenty unit scheme (flats)	1,680	£1,139,629	875	766	657	548	439	330	221	112	3	-	-
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	932	833	734	635	535	436	337	238	139	40	-
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	525	427	329	230	132	34	-	-	-	-	-
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	560	461	362	263	165	66	-	-	-	-	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	797	714	631	548	465	382	299	216	133	50	-
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	779	680	581	482	383	284	186	87	-	-	-
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	540	443	347	250	152	55	-	-	-	-	-
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	974	877	781	684	587	491	394	297	201	104	7
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	488	400	312	224	135	47	-	-	-	-	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	299	217	135	52	-	-	-	-	-	-	-
19	Five hundred unit scheme (flats)	43,200	£14,652,373	147	62	-	-	-	-	-	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	740	740	740	740	740	740	740	740	740	740	740
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	28	28	28	28	28	28	28	28	28	28	28
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL) £6,656,344

				PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	1,188	1,051	913	776	638	501	363	226	88	-	-
2	Two unit scheme (houses)	215	£238,519	1,743	1,606	1,468	1,330	1,193	1,055	918	780	643	505	368
3	Four unit scheme (houses)	350	£258,858	2,104	1,967	1,829	1,692	1,554	1,416	1,279	1,141	1,004	866	729
4	Seven unit scheme (flats)	598	£442,129	840	730	620	509	399	289	178	68	-	-	-
5	Nine unit scheme (flats)	675	£374,419	1,017	906	796	686	575	465	354	244	134	23	-
6	Ten unit scheme (houses)	1,009	£671,625	2,066	1,935	1,803	1,672	1,540	1,409	1,277	1,146	1,014	883	751
7	Ten unit scheme (flats)	843	£400,569	1,104	994	883	773	663	552	442	332	221	111	1
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	1,486	1,365	1,243	1,122	1,000	879	757	636	515	393	272
9	Twenty unit scheme (flats)	1,680	£745,511	1,110	1,001	892	783	674	565	456	347	238	129	20
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,108	1,009	910	810	711	612	513	414	315	216	116
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	819	720	622	524	425	327	229	130	32	-	-
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	677	578	480	381	282	183	84	-	-	-	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	944	861	778	695	612	529	446	363	280	197	114
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	821	722	624	525	426	327	228	129	31	-	-
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	657	561	464	367	270	172	75	-	-	-	-
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,100	1,003	906	810	713	616	520	423	326	230	133
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	576	488	400	312	223	135	47	-	-	-	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	358	276	193	111	28	-	-	-	-	-	-
19	Five hundred unit scheme (flats)	43,200	£9,585,136	264	179	94	8	-	-	-	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	975	975	975	975	975	975	975	975	975	975	975
23	Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	116	116	116	116	116	116	116	116	116	116	116
27	Hotel development (100 rooms)	3,500	£776,574	60	60	60	60	60	60	60	60	60	60	60
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) £3,565,943

								Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	1,961	1,824	1,686	1,548	1,411	1,273	1,136	998	861	723	586
2	Two unit scheme (houses)	215	£127,780	2,258	2,121	1,983	1,846	1,708	1,570	1,433	1,295	1,158	1,020	883
3	Four unit scheme (houses)	350	£138,676	2,448	2,310	2,173	2,035	1,897	1,760	1,622	1,485	1,347	1,210	1,072
4	Seven unit scheme (flats)	598	£236,858	1,184	1,073	963	853	742	632	522	411	301	191	80
5	Nine unit scheme (flats)	675	£200,584	1,274	1,164	1,053	943	833	722	612	502	391	281	171
6	Ten unit scheme (houses)	1,009	£359,804	2,375	2,244	2,112	1,981	1,849	1,718	1,586	1,455	1,323	1,192	1,060
7	Ten unit scheme (flats)	843	£214,593	1,325	1,215	1,104	994	883	773	663	552	442	332	221
8	Twenty unit scheme (houses and flats)	1,875	£668,614	1,795	1,674	1,552	1,431	1,309	1,188	1,067	945	824	702	581
9	Twenty unit scheme (flats)	1,680	£399,386	1,316	1,207	1,098	989	880	771	662	553	444	335	226
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,262	1,163	1,064	965	866	767	668	568	469	370	271
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,076	978	879	781	683	585	486	388	289	191	92
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	780	681	583	484	385	286	187	88	-	-	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,073	990	907	824	741	658	575	492	409	326	242
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	859	760	661	562	463	364	266	167	68	-	-
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	760	664	567	470	373	275	178	80	-	-	-
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	1,210	1,113	1,017	920	823	727	630	533	437	340	243
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	654	565	477	389	301	212	124	35	-	-	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	409	327	245	163	80	-	-	-	-	-	-
19	Five hundred unit scheme (flats)	43,200	£5,134,958	367	282	197	111	26	-	-	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£529,797	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181
23	Data Centre	7,000	£2,959,733	306	306	306	306	306	306	306	306	306	306	306
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	193	193	193	193	193	193	193	193	193	193	193
27	Hotel development (100 rooms)	3,500	£416,027	163	163	163	163	163	163	163	163	163	163	163
28	Light industrial scheme	6,000	£1,782,971	184	184	184	184	184	184	184	184	184	184	184
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	59	59	59	59	59	59	59	59	59	59	59
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	178	178	178	178	178	178	178	178	178	178	178

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND) £500,000

								Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	2,728	2,590	2,452	2,315	2,177	2,040	1,902	1,765	1,627	1,490	1,352
2	Two unit scheme (houses)	215	£17,917	2,769	2,632	2,494	2,357	2,219	2,081	1,944	1,806	1,669	1,531	1,394
3	Four unit scheme (houses)	350	£19,444	2,788	2,651	2,513	2,376	2,238	2,101	1,963	1,825	1,688	1,550	1,413
4	Seven unit scheme (flats)	598	£33,211	1,524	1,414	1,304	1,193	1,083	973	862	752	642	531	421
5	Nine unit scheme (flats)	675	£28,125	1,530	1,419	1,309	1,199	1,088	978	868	757	647	536	426
6	Ten unit scheme (houses)	1,009	£50,450	2,682	2,551	2,419	2,287	2,156	2,024	1,893	1,761	1,630	1,498	1,367
7	Ten unit scheme (flats)	843	£30,089	1,544	1,434	1,323	1,213	1,102	992	882	771	661	551	440
8	Twenty unit scheme (houses and flats)	1,875	£93,750	2,102	1,980	1,859	1,737	1,616	1,495	1,373	1,252	1,130	1,009	887
9	Twenty unit scheme (flats)	1,680	£56,000	1,520	1,411	1,302	1,193	1,084	975	866	757	648	539	430
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,416	1,317	1,217	1,118	1,019	920	821	722	623	523	424
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	1,332	1,233	1,135	1,037	938	840	742	643	545	446	347
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	882	784	685	586	487	388	289	191	92	-	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,200	1,117	1,034	951	868	785	702	619	536	453	370
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	896	797	698	599	500	402	303	204	105	6	-
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	863	766	669	572	475	377	280	182	85	-	-
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	1,320	1,223	1,126	1,030	933	836	739	643	546	449	353
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	730	642	554	465	377	289	201	112	23	-	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	460	378	296	214	131	48	-	-	-	-	-
19	Five hundred unit scheme (flats)	43,200	£720,000	470	384	299	213	128	42	-	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£74,286	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477
21	Large retail supermarket	3,000	£500,000	214	214	214	214	214	214	214	214	214	214	214
22	Comparison retail	5,200	£173,333	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385
23	Data Centre	7,000	£415,000	669	669	669	669	669	669	669	669	669	669	669
24	Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£92,500	270	270	270	270	270	270	270	270	270	270	270
27	Hotel development (100 rooms)	3,500	£58,333	265	265	265	265	265	265	265	265	265	265	265
28	Light industrial scheme	6,000	£250,000	439	439	439	439	439	439	439	439	439	439	439
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	673	673	673	673	673	673	673	673	673	673	673
30	Industrial scheme intensification (60% plot ratio)	6,000	£500,000	689	689	689	689	689	689	689	689	689	689	689

Maximum CIL rates

Sales value £7,698

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	634	480	326	173	19	-	-	-	-	-	-
2	Two unit scheme (houses)	215	£364,613	1,482	1,328	1,174	1,021	867	713	559	405	251	98	-
3	Four unit scheme (houses)	350	£395,705	2,039	1,885	1,731	1,577	1,423	1,270	1,116	962	808	654	500
4	Seven unit scheme (flats)	598	£675,863	718	594	470	347	223	99	-	-	-	-	-
5	Nine unit scheme (flats)	675	£572,358	992	868	744	621	497	373	249	125	2	-	-
6	Ten unit scheme (houses)	1,009	£1,026,684	2,030	1,883	1,736	1,588	1,441	1,294	1,146	999	852	704	557
7	Ten unit scheme (flats)	843	£612,333	1,121	997	874	750	626	502	379	255	131	7	-
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,428	1,292	1,156	1,020	883	747	611	475	339	203	67
9	Twenty unit scheme (flats)	1,680	£1,139,629	1,142	1,020	897	775	653	530	408	286	163	41	-
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,175	1,064	953	842	730	619	508	396	285	174	62
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	773	663	552	441	331	220	109	-	-	-	-
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	811	699	588	477	365	254	142	31	-	-	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,007	913	820	726	633	539	446	352	259	165	72
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	1,029	918	806	695	584	472	361	250	138	27	-
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	786	677	568	459	350	241	132	22	-	-	-
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,220	1,111	1,002	893	784	675	566	457	348	239	130
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	720	621	521	421	321	221	122	22	-	-	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	516	423	330	237	144	51	-	-	-	-	-
19	Five hundred unit scheme (flats)	43,200	£14,652,373	356	261	166	71	-	-	-	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	740	740	740	740	740	740	740	740	740	740	740
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	28	28	28	28	28	28	28	28	28	28	28
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

			£6,656,344	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	1,514	1,360	1,206	1,052	899	745	591	437	283	129	-
2	Two unit scheme (houses)	215	£238,519	2,069	1,915	1,761	1,607	1,453	1,299	1,146	992	838	684	530
3	Four unit scheme (houses)	350	£258,858	2,430	2,276	2,122	1,968	1,814	1,661	1,507	1,353	1,199	1,045	891
4	Seven unit scheme (flats)	598	£442,129	1,109	985	861	738	614	490	366	242	119	-	-
5	Nine unit scheme (flats)	675	£374,419	1,285	1,161	1,038	914	790	666	542	419	295	171	47
6	Ten unit scheme (houses)	1,009	£671,625	2,382	2,235	2,088	1,940	1,793	1,646	1,498	1,351	1,204	1,056	909
7	Ten unit scheme (flats)	843	£400,569	1,373	1,249	1,125	1,001	877	754	630	506	382	259	135
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	1,780	1,644	1,508	1,371	1,235	1,099	963	827	691	555	419
9	Twenty unit scheme (flats)	1,680	£745,511	1,376	1,254	1,132	1,010	887	765	643	520	398	276	153
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,351	1,240	1,129	1,017	906	795	683	572	461	349	238
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,067	956	845	734	624	513	402	292	181	70	-
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	928	817	705	594	482	371	260	148	37	-	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,153	1,060	966	873	779	686	592	499	405	312	219
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	1,072	961	849	738	626	515	404	292	181	70	-
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	904	795	686	577	468	359	249	139	29	-	-
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,346	1,237	1,128	1,019	910	801	692	583	474	365	256
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	808	709	609	509	409	309	210	110	10	-	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	575	482	389	296	203	110	16	-	-	-	-
19	Five hundred unit scheme (flats)	43,200	£9,585,136	473	378	283	188	92	-	-	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	975	975	975	975	975	975	975	975	975	975	975
23	Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	116	116	116	116	116	116	116	116	116	116	116
27	Hotel development (100 rooms)	3,500	£776,574	60	60	60	60	60	60	60	60	60	60	60
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

			£3,565,943					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	2,286	2,133	1,979	1,825	1,671	1,517	1,364	1,210	1,056	902	748
2	Two unit scheme (houses)	215	£127,780	2,584	2,430	2,276	2,122	1,968	1,815	1,661	1,507	1,353	1,199	1,045
3	Four unit scheme (houses)	350	£138,676	2,773	2,619	2,465	2,312	2,158	2,004	1,850	1,696	1,542	1,389	1,235
4	Seven unit scheme (flats)	598	£236,858	1,452	1,328	1,205	1,081	957	833	710	586	462	338	214
5	Nine unit scheme (flats)	675	£200,584	1,543	1,419	1,295	1,171	1,048	924	800	676	552	429	305
6	Ten unit scheme (houses)	1,009	£359,804	2,691	2,544	2,397	2,249	2,102	1,955	1,807	1,660	1,513	1,365	1,218
7	Ten unit scheme (flats)	843	£214,593	1,593	1,470	1,346	1,222	1,098	974	851	727	603	479	356
8	Twenty unit scheme (houses and flats)	1,875	£668,614	2,089	1,953	1,817	1,680	1,544	1,408	1,272	1,136	1,000	864	728
9	Twenty unit scheme (flats)	1,680	£399,386	1,582	1,460	1,338	1,216	1,093	971	849	726	604	482	359
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,506	1,395	1,283	1,172	1,061	949	838	727	615	504	393
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,324	1,213	1,103	992	881	771	660	549	438	328	217
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	1,031	920	808	697	585	474	363	251	140	29	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,282	1,189	1,095	1,002	908	815	721	628	534	441	347
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,109	998	887	775	664	552	441	330	218	107	-
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,007	898	789	680	571	462	352	242	132	22	-
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	1,456	1,347	1,238	1,129	1,020	911	802	693	584	475	366
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	886	786	686	586	487	387	287	187	87	-	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	626	533	440	347	254	161	67	-	-	-	-
19	Five hundred unit scheme (flats)	43,200	£5,134,958	576	481	386	291	195	99	3	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£529,797	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181
23	Data Centre	7,000	£2,959,733	306	306	306	306	306	306	306	306	306	306	306
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	193	193	193	193	193	193	193	193	193	193	193
27	Hotel development (100 rooms)	3,500	£416,027	163	163	163	163	163	163	163	163	163	163	163
28	Light industrial scheme	6,000	£1,782,971	184	184	184	184	184	184	184	184	184	184	184
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	59	59	59	59	59	59	59	59	59	59	59
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	178	178	178	178	178	178	178	178	178	178	178

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)

			£500,000					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	3,053	2,899	2,745	2,591	2,438	2,284	2,130	1,976	1,822	1,669	1,515
2	Two unit scheme (houses)	215	£17,917	3,095	2,941	2,787	2,633	2,479	2,325	2,172	2,018	1,864	1,710	1,556
3	Four unit scheme (houses)	350	£19,444	3,114	2,960	2,806	2,652	2,498	2,345	2,191	2,037	1,883	1,729	1,575
4	Seven unit scheme (flats)	598	£33,211	1,793	1,669	1,545	1,422	1,298	1,174	1,050	926	803	679	555
5	Nine unit scheme (flats)	675	£28,125	1,798	1,674	1,551	1,427	1,303	1,179	1,055	932	808	684	560
6	Ten unit scheme (houses)	1,009	£50,450	2,998	2,851	2,703	2,556	2,409	2,261	2,114	1,967	1,819	1,672	1,525
7	Ten unit scheme (flats)	843	£30,089	1,812	1,689	1,565	1,441	1,317	1,193	1,070	946	822	698	575
8	Twenty unit scheme (houses and flats)	1,875	£93,750	2,395	2,259	2,123	1,987	1,851	1,715	1,579	1,443	1,307	1,170	1,034
9	Twenty unit scheme (flats)	1,680	£56,000	1,787	1,665	1,542	1,420	1,298	1,175	1,053	931	808	686	564
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,659	1,548	1,437	1,325	1,214	1,103	991	880	769	657	546
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	1,580	1,469	1,358	1,248	1,137	1,026	915	805	694	583	473
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	1,133	1,022	910	799	688	576	465	354	242	131	19
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,410	1,316	1,223	1,129	1,036	942	849	755	662	569	475
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	1,146	1,035	924	812	701	590	478	367	256	144	33
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	1,109	1,000	891	782	673	564	454	344	234	125	15
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	1,566	1,457	1,348	1,239	1,130	1,021	912	803	694	585	476
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	962	863	763	663	563	463	364	264	164	63	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	677	584	491	398	305	212	118	24	-	-	-
19	Five hundred unit scheme (flats)	43,200	£720,000	679	583	488	393	297	201	105	9	-	-	-
20	Two hundred unit Co-living scheme	5,200	£74,286	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477
21	Large retail supermarket	3,000	£500,000	214	214	214	214	214	214	214	214	214	214	214
22	Comparison retail	5,200	£173,333	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385
23	Data Centre	7,000	£415,000	669	669	669	669	669	669	669	669	669	669	669
24	Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£92,500	270	270	270	270	270	270	270	270	270	270	270
27	Hotel development (100 rooms)	3,500	£58,333	265	265	265	265	265	265	265	265	265	265	265
28	Light industrial scheme	6,000	£250,000	439	439	439	439	439	439	439	439	439	439	439
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	673	673	673	673	673	673	673	673	673	673	673
30	Industrial scheme intensification (60% plot ratio)	6,000	£500,000	689	689	689	689	689	689	689	689	689	689	689

Maximum CIL rates

Sales value £8,136

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	960	789	619	449	279	109	-	-	-	-	-
2	Two unit scheme (houses)	215	£364,613	1,807	1,637	1,467	1,297	1,127	957	787	617	447	277	107
3	Four unit scheme (houses)	350	£395,705	2,364	2,194	2,024	1,854	1,684	1,514	1,344	1,173	1,003	833	663
4	Seven unit scheme (flats)	598	£675,863	986	849	712	575	438	300	163	26	-	-	-
5	Nine unit scheme (flats)	675	£572,358	1,260	1,123	986	849	712	574	437	300	163	25	-
6	Ten unit scheme (houses)	1,009	£1,026,684	2,346	2,183	2,020	1,857	1,694	1,531	1,368	1,204	1,041	878	715
7	Ten unit scheme (flats)	843	£612,333	1,390	1,253	1,115	978	841	704	567	429	292	155	18
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	1,722	1,571	1,420	1,269	1,118	968	817	666	515	364	214
9	Twenty unit scheme (flats)	1,680	£1,139,629	1,406	1,271	1,136	1,001	866	730	595	459	323	188	52
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,419	1,295	1,172	1,048	925	801	678	554	431	307	184
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,021	898	775	652	529	406	283	160	37	-	-
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,059	936	813	690	566	442	318	194	70	-	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,216	1,112	1,008	904	800	696	592	488	385	281	177
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	1,277	1,154	1,031	908	784	660	536	413	289	165	41
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,032	911	790	668	547	426	305	183	61	-	-
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,465	1,344	1,223	1,102	981	860	739	617	496	375	253
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	950	840	729	618	507	396	284	173	61	-	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	733	629	525	421	318	214	110	6	-	-	-
19	Five hundred unit scheme (flats)	43,200	£14,652,373	565	459	354	248	143	37	-	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	740	740	740	740	740	740	740	740	740	740	740
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	28	28	28	28	28	28	28	28	28	28	28
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			£6,656,344	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	1,839	1,669	1,499	1,329	1,159	989	819	649	479	308	138
2	Two unit scheme (houses)	215	£238,519	2,394	2,224	2,054	1,884	1,714	1,543	1,373	1,203	1,033	863	693
3	Four unit scheme (houses)	350	£258,858	2,755	2,585	2,415	2,245	2,075	1,905	1,735	1,564	1,394	1,224	1,054
4	Seven unit scheme (flats)	598	£442,129	1,377	1,240	1,103	966	829	691	554	417	280	142	5
5	Nine unit scheme (flats)	675	£374,419	1,554	1,416	1,279	1,142	1,005	868	730	593	456	319	182
6	Ten unit scheme (houses)	1,009	£671,625	2,698	2,535	2,372	2,209	2,046	1,883	1,719	1,556	1,393	1,230	1,067
7	Ten unit scheme (flats)	843	£400,569	1,641	1,504	1,367	1,229	1,092	955	818	681	543	406	269
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,073	1,923	1,772	1,621	1,470	1,320	1,169	1,018	867	716	566
9	Twenty unit scheme (flats)	1,680	£745,511	1,641	1,506	1,371	1,235	1,100	965	829	694	558	422	287
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,595	1,471	1,348	1,224	1,101	977	854	730	607	483	360
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,315	1,192	1,068	945	822	699	576	453	330	207	84
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,176	1,053	930	807	683	559	435	311	187	63	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,363	1,259	1,155	1,051	947	843	739	635	531	427	323
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	1,320	1,197	1,074	951	827	703	579	455	331	207	84
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,150	1,028	907	786	665	543	422	301	179	56	-
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,591	1,470	1,349	1,228	1,107	985	864	743	622	500	379
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,038	928	817	706	595	484	372	261	149	38	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	791	688	584	480	376	272	169	65	-	-	-
19	Five hundred unit scheme (flats)	43,200	£9,585,136	682	577	471	366	260	154	48	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	975	975	975	975	975	975	975	975	975	975	975
23	Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	116	116	116	116	116	116	116	116	116	116	116
27	Hotel development (100 rooms)	3,500	£776,574	60	60	60	60	60	60	60	60	60	60	60
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	2,612	2,442	2,272	2,102	1,931	1,761	1,591	1,421	1,251	1,081	911
2	Two unit scheme (houses)	215	£127,780	2,909	2,739	2,569	2,399	2,229	2,059	1,888	1,718	1,548	1,378	1,208
3	Four unit scheme (houses)	350	£138,676	3,098	2,928	2,758	2,588	2,418	2,248	2,078	1,908	1,738	1,568	1,397
4	Seven unit scheme (flats)	598	£236,858	1,721	1,584	1,446	1,309	1,172	1,035	897	760	623	486	349
5	Nine unit scheme (flats)	675	£200,584	1,811	1,674	1,537	1,400	1,262	1,125	988	851	713	576	439
6	Ten unit scheme (houses)	1,009	£359,804	3,007	2,844	2,681	2,518	2,355	2,192	2,028	1,865	1,702	1,539	1,376
7	Ten unit scheme (flats)	843	£214,593	1,862	1,725	1,587	1,450	1,313	1,176	1,039	901	764	627	490
8	Twenty unit scheme (houses and flats)	1,875	£668,614	2,383	2,232	2,081	1,930	1,779	1,629	1,478	1,327	1,176	1,025	875
9	Twenty unit scheme (flats)	1,680	£399,386	1,847	1,712	1,577	1,441	1,306	1,171	1,035	900	764	628	493
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,749	1,626	1,502	1,379	1,255	1,132	1,008	885	761	638	514
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,572	1,449	1,326	1,203	1,080	957	834	710	587	464	341
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	1,279	1,156	1,033	910	786	662	538	414	290	167	43
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,492	1,388	1,284	1,180	1,076	972	868	764	660	556	452
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,357	1,234	1,111	988	864	740	617	493	369	245	121
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,253	1,131	1,010	889	768	646	525	404	282	159	37
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	1,701	1,580	1,459	1,338	1,217	1,096	975	853	732	611	489
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,116	1,005	894	783	673	561	450	338	227	115	3
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	843	739	635	532	428	324	220	116	11	-	-
19	Five hundred unit scheme (flats)	43,200	£5,134,958	785	680	574	469	363	257	151	44	-	-	-
20	Two hundred unit Co-living scheme	5,200	£529,797	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181
23	Data Centre	7,000	£2,959,733	306	306	306	306	306	306	306	306	306	306	306
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	193	193	193	193	193	193	193	193	193	193	193
27	Hotel development (100 rooms)	3,500	£416,027	163	163	163	163	163	163	163	163	163	163	163
28	Light industrial scheme	6,000	£1,782,971	184	184	184	184	184	184	184	184	184	184	184
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	59	59	59	59	59	59	59	59	59	59	59
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	178	178	178	178	178	178	178	178	178	178	178

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)			£500,000					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	3,378	3,208	3,038	2,868	2,698	2,528	2,358	2,188	2,018	1,847	1,677
2	Two unit scheme (houses)	215	£17,917	3,420	3,250	3,080	2,910	2,740	2,570	2,399	2,229	2,059	1,889	1,719
3	Four unit scheme (houses)	350	£19,444	3,439	3,269	3,099	2,929	2,759	2,589	2,419	2,248	2,078	1,908	1,738
4	Seven unit scheme (flats)	598	£33,211	2,061	1,924	1,787	1,650	1,513	1,375	1,238	1,101	964	827	689
5	Nine unit scheme (flats)	675	£28,125	2,067	1,929	1,792	1,655	1,518	1,381	1,243	1,106	969	832	695
6	Ten unit scheme (houses)	1,009	£50,450	3,314	3,151	2,988	2,824	2,661	2,498	2,335	2,172	2,009	1,846	1,683
7	Ten unit scheme (flats)	843	£30,089	2,081	1,944	1,806	1,669	1,532	1,395	1,258	1,120	983	846	709
8	Twenty unit scheme (houses and flats)	1,875	£93,750	2,689	2,538	2,388	2,237	2,086	1,935	1,784	1,634	1,483	1,332	1,181
9	Twenty unit scheme (flats)	1,680	£56,000	2,051	1,916	1,781	1,646	1,511	1,375	1,240	1,104	969	833	697
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	1,903	1,779	1,656	1,532	1,409	1,285	1,162	1,038	915	791	668
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	1,828	1,705	1,582	1,458	1,335	1,212	1,089	966	843	720	597
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	1,381	1,258	1,135	1,012	888	764	640	517	393	269	145
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,619	1,515	1,411	1,307	1,203	1,100	996	892	788	684	580
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	1,395	1,272	1,148	1,025	902	778	654	530	406	282	158
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	1,355	1,234	1,112	991	870	748	627	506	384	261	139
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	1,811	1,690	1,569	1,448	1,327	1,205	1,084	963	841	720	599
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,192	1,082	971	860	749	638	526	415	303	192	80
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	894	790	686	583	479	375	271	167	62	-	-
19	Five hundred unit scheme (flats)	43,200	£720,000	887	782	676	571	465	360	253	146	40	-	-
20	Two hundred unit Co-living scheme	5,200	£74,286	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477
21	Large retail supermarket	3,000	£500,000	214	214	214	214	214	214	214	214	214	214	214
22	Comparison retail	5,200	£173,333	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385
23	Data Centre	7,000	£415,000	669	669	669	669	669	669	669	669	669	669	669
24	Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£92,500	270	270	270	270	270	270	270	270	270	270	270
27	Hotel development (100 rooms)	3,500	£58,333	265	265	265	265	265	265	265	265	265	265	265
28	Light industrial scheme	6,000	£250,000	439	439	439	439	439	439	439	439	439	439	439
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	673	673	673	673	673	673	673	673	673	673	673
30	Industrial scheme intensification (60% plot ratio)	6,000	£500,000	689	689	689	689	689	689	689	689	689	689	689

Maximum CIL rates

Sales value £8,574

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	1,285	1,099	912	726	539	353	167	-	-	-	-
2	Two unit scheme (houses)	215	£364,613	2,133	1,947	1,760	1,574	1,387	1,201	1,015	828	642	456	269
3	Four unit scheme (houses)	350	£395,705	2,689	2,503	2,317	2,130	1,944	1,758	1,571	1,385	1,199	1,012	826
4	Seven unit scheme (flats)	598	£675,863	1,255	1,104	954	803	652	502	351	200	50	-	-
5	Nine unit scheme (flats)	675	£572,358	1,529	1,378	1,228	1,077	926	776	625	474	324	173	23
6	Ten unit scheme (houses)	1,009	£1,026,684	2,662	2,483	2,304	2,125	1,946	1,768	1,589	1,410	1,231	1,052	873
7	Ten unit scheme (flats)	843	£612,333	1,658	1,508	1,357	1,206	1,056	905	754	604	453	303	152
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,015	1,850	1,684	1,519	1,353	1,188	1,022	857	692	526	361
9	Twenty unit scheme (flats)	1,680	£1,139,629	1,671	1,522	1,374	1,226	1,077	929	780	632	484	335	186
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,662	1,527	1,391	1,255	1,120	984	848	713	577	441	306
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,270	1,134	999	863	727	592	456	321	185	50	-
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,307	1,171	1,036	900	765	629	493	357	221	84	-
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,426	1,311	1,197	1,082	968	853	739	625	510	396	281
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	1,525	1,390	1,254	1,119	983	848	712	576	439	303	166
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,278	1,145	1,011	878	744	611	477	343	210	76	-
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,709	1,576	1,443	1,310	1,177	1,044	911	777	644	510	376
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,180	1,058	936	814	692	569	447	324	201	78	-
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	948	834	720	606	491	376	262	147	32	-	-
19	Five hundred unit scheme (flats)	43,200	£14,652,373	774	658	542	426	310	194	78	-	-	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	740	740	740	740	740	740	740	740	740	740	740
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	28	28	28	28	28	28	28	28	28	28	28
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

			£6,656,344	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	2,165	1,978	1,792	1,606	1,419	1,233	1,046	860	674	487	301
2	Two unit scheme (houses)	215	£238,519	2,719	2,533	2,347	2,160	1,974	1,788	1,601	1,415	1,228	1,042	856
3	Four unit scheme (houses)	350	£258,858	3,080	2,894	2,708	2,521	2,335	2,149	1,962	1,776	1,590	1,403	1,217
4	Seven unit scheme (flats)	598	£442,129	1,646	1,495	1,345	1,194	1,043	893	742	591	441	290	140
5	Nine unit scheme (flats)	675	£374,419	1,822	1,671	1,521	1,370	1,220	1,069	918	768	617	466	316
6	Ten unit scheme (houses)	1,009	£671,625	3,014	2,835	2,656	2,477	2,298	2,119	1,941	1,762	1,583	1,404	1,225
7	Ten unit scheme (flats)	843	£400,569	1,910	1,759	1,608	1,458	1,307	1,156	1,006	855	705	554	403
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,367	2,202	2,036	1,871	1,705	1,540	1,374	1,209	1,043	878	712
9	Twenty unit scheme (flats)	1,680	£745,511	1,905	1,757	1,609	1,460	1,312	1,163	1,015	867	718	569	420
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	1,838	1,703	1,567	1,431	1,296	1,160	1,024	889	753	617	482
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,563	1,427	1,292	1,156	1,021	885	750	614	479	343	208
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,424	1,289	1,153	1,018	882	747	611	474	338	201	65
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,572	1,458	1,343	1,229	1,115	1,000	886	771	657	542	428
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	1,568	1,433	1,297	1,162	1,026	891	755	618	482	345	209
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,396	1,262	1,129	995	861	728	594	461	327	193	58
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	1,835	1,702	1,569	1,436	1,302	1,169	1,036	903	769	636	502
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,268	1,146	1,024	902	780	657	535	412	289	166	43
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,006	893	779	664	550	435	320	206	91	-	-
19	Five hundred unit scheme (flats)	43,200	£9,585,136	891	775	659	543	427	311	195	79	-	-	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	975	975	975	975	975	975	975	975	975	975	975
23	Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	116	116	116	116	116	116	116	116	116	116	116
27	Hotel development (100 rooms)	3,500	£776,574	60	60	60	60	60	60	60	60	60	60	60
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

			£3,565,943					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	2,937	2,751	2,565	2,378	2,192	2,005	1,819	1,633	1,446	1,260	1,074
2	Two unit scheme (houses)	215	£127,780	3,234	3,048	2,862	2,675	2,489	2,303	2,116	1,930	1,744	1,557	1,371
3	Four unit scheme (houses)	350	£138,676	3,424	3,237	3,051	2,865	2,678	2,492	2,306	2,119	1,933	1,747	1,560
4	Seven unit scheme (flats)	598	£236,858	1,989	1,839	1,688	1,537	1,387	1,236	1,085	935	784	634	483
5	Nine unit scheme (flats)	675	£200,584	2,080	1,929	1,778	1,628	1,477	1,326	1,176	1,025	875	724	573
6	Ten unit scheme (houses)	1,009	£359,804	3,323	3,144	2,965	2,786	2,607	2,428	2,250	2,071	1,892	1,713	1,534
7	Ten unit scheme (flats)	843	£214,593	2,130	1,980	1,829	1,678	1,528	1,377	1,227	1,076	925	775	624
8	Twenty unit scheme (houses and flats)	1,875	£668,614	2,676	2,511	2,345	2,180	2,014	1,849	1,683	1,518	1,352	1,187	1,021
9	Twenty unit scheme (flats)	1,680	£399,386	2,111	1,963	1,815	1,666	1,518	1,369	1,221	1,073	924	775	626
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	1,993	1,857	1,722	1,586	1,450	1,315	1,179	1,043	908	772	636
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	1,820	1,685	1,549	1,414	1,278	1,143	1,007	872	736	601	465
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	1,527	1,392	1,256	1,121	985	850	714	577	441	304	168
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,701	1,587	1,472	1,358	1,243	1,129	1,014	900	786	671	557
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,606	1,470	1,335	1,199	1,064	928	792	656	519	383	246
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,499	1,365	1,232	1,098	964	831	697	564	430	296	161
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	1,945	1,812	1,679	1,546	1,413	1,280	1,147	1,013	880	746	612
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,346	1,223	1,101	979	857	735	612	489	366	243	120
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,058	944	830	716	601	487	372	257	143	27	-
19	Five hundred unit scheme (flats)	43,200	£5,134,958	994	878	762	646	530	414	298	182	64	-	-
20	Two hundred unit Co-living scheme	5,200	£529,797	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181
23	Data Centre	7,000	£2,959,733	306	306	306	306	306	306	306	306	306	306	306
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	193	193	193	193	193	193	193	193	193	193	193
27	Hotel development (100 rooms)	3,500	£416,027	163	163	163	163	163	163	163	163	163	163	163
28	Light industrial scheme	6,000	£1,782,971	184	184	184	184	184	184	184	184	184	184	184
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	59	59	59	59	59	59	59	59	59	59	59
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	178	178	178	178	178	178	178	178	178	178	178

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)

			£500,000					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	3,704	3,517	3,331	3,145	2,958	2,772	2,586	2,399	2,213	2,026	1,840
2	Two unit scheme (houses)	215	£17,917	3,745	3,559	3,373	3,186	3,000	2,814	2,627	2,441	2,254	2,068	1,882
3	Four unit scheme (houses)	350	£19,444	3,765	3,578	3,392	3,205	3,019	2,833	2,646	2,460	2,274	2,087	1,901
4	Seven unit scheme (flats)	598	£33,211	2,330	2,179	2,029	1,878	1,727	1,577	1,426	1,275	1,125	974	824
5	Nine unit scheme (flats)	675	£28,125	2,335	2,184	2,034	1,883	1,733	1,582	1,431	1,281	1,130	979	829
6	Ten unit scheme (houses)	1,009	£50,450	3,630	3,451	3,272	3,093	2,914	2,735	2,556	2,377	2,198	2,019	1,840
7	Ten unit scheme (flats)	843	£30,089	2,349	2,199	2,048	1,897	1,747	1,596	1,446	1,295	1,144	994	843
8	Twenty unit scheme (houses and flats)	1,875	£93,750	2,983	2,817	2,652	2,486	2,321	2,155	1,990	1,825	1,659	1,494	1,328
9	Twenty unit scheme (flats)	1,680	£56,000	2,316	2,167	2,019	1,871	1,722	1,574	1,425	1,277	1,129	980	831
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,146	2,011	1,875	1,739	1,604	1,468	1,332	1,196	1,061	925	789
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	2,076	1,940	1,805	1,669	1,534	1,398	1,263	1,127	992	856	721
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	1,629	1,494	1,358	1,223	1,087	952	816	679	543	407	270
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	1,829	1,714	1,600	1,485	1,371	1,257	1,142	1,028	913	799	685
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	1,643	1,507	1,372	1,236	1,101	965	829	693	556	420	283
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	1,601	1,467	1,334	1,200	1,067	933	799	666	532	398	264
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	2,055	1,922	1,789	1,655	1,522	1,389	1,256	1,123	989	856	722
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,422	1,300	1,178	1,056	933	811	689	566	443	320	197
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,109	995	881	767	652	538	423	308	194	78	-
19	Five hundred unit scheme (flats)	43,200	£720,000	1,096	980	864	748	632	516	400	284	167	50	-
20	Two hundred unit Co-living scheme	5,200	£74,286	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477
21	Large retail supermarket	3,000	£500,000	214	214	214	214	214	214	214	214	214	214	214
22	Comparison retail	5,200	£173,333	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385
23	Data Centre	7,000	£415,000	669	669	669	669	669	669	669	669	669	669	669
24	Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£92,500	270	270	270	270	270	270	270	270	270	270	270
27	Hotel development (100 rooms)	3,500	£58,333	265	265	265	265	265	265	265	265	265	265	265
28	Light industrial scheme	6,000	£250,000	439	439	439	439	439	439	439	439	439	439	439
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	673	673	673	673	673	673	673	673	673	673	673
30	Industrial scheme intensification (60% plot ratio)	6,000	£500,000	689	689	689	689	689	689	689	689	689	689	689

Maximum CIL rates

Sales value £9,012

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	1,610	1,408	1,205	1,002	800	597	395	192	-	-	-
2	Two unit scheme (houses)	215	£364,613	2,458	2,256	2,053	1,850	1,648	1,445	1,242	1,040	837	635	432
3	Four unit scheme (houses)	350	£395,705	3,015	2,812	2,610	2,407	2,204	2,002	1,799	1,596	1,394	1,191	989
4	Seven unit scheme (flats)	598	£675,863	1,523	1,359	1,195	1,031	867	703	539	375	211	47	-
5	Nine unit scheme (flats)	675	£572,358	1,797	1,633	1,469	1,305	1,141	977	813	649	485	321	157
6	Ten unit scheme (houses)	1,009	£1,026,684	2,978	2,783	2,589	2,394	2,199	2,004	1,810	1,615	1,420	1,226	1,031
7	Ten unit scheme (flats)	843	£612,333	1,927	1,763	1,599	1,435	1,270	1,106	942	778	614	450	286
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,309	2,129	1,949	1,769	1,588	1,408	1,228	1,048	868	688	507
9	Twenty unit scheme (flats)	1,680	£1,139,629	1,935	1,774	1,612	1,450	1,289	1,127	966	804	642	481	319
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	1,906	1,758	1,610	1,462	1,315	1,167	1,019	871	723	575	427
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,518	1,370	1,222	1,074	926	778	630	482	334	186	38
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,555	1,407	1,259	1,111	963	815	668	520	371	222	73
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,635	1,510	1,385	1,260	1,136	1,011	886	761	636	511	386
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	1,774	1,626	1,478	1,330	1,182	1,034	886	738	589	440	292
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,525	1,379	1,233	1,087	941	795	649	503	357	211	66
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	1,953	1,808	1,663	1,517	1,372	1,227	1,081	936	791	645	499
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,410	1,277	1,143	1,009	876	742	608	474	340	206	71
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,162	1,038	913	789	664	539	414	288	163	37	-
19	Five hundred unit scheme (flats)	43,200	£14,652,373	981	855	730	603	477	351	224	98	-	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	740	740	740	740	740	740	740	740	740	740	740
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	28	28	28	28	28	28	28	28	28	28	28
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)			£6,656,344	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	2,490	2,287	2,085	1,882	1,680	1,477	1,274	1,072	869	666	464
2	Two unit scheme (houses)	215	£238,519	3,045	2,842	2,639	2,437	2,234	2,032	1,829	1,626	1,424	1,221	1,018
3	Four unit scheme (houses)	350	£258,858	3,406	3,203	3,001	2,798	2,595	2,393	2,190	1,987	1,785	1,582	1,380
4	Seven unit scheme (flats)	598	£442,129	1,914	1,750	1,586	1,422	1,258	1,094	930	766	602	438	274
5	Nine unit scheme (flats)	675	£374,419	2,091	1,926	1,762	1,598	1,434	1,270	1,106	942	778	614	450
6	Ten unit scheme (houses)	1,009	£671,625	3,330	3,135	2,940	2,746	2,551	2,356	2,162	1,967	1,772	1,577	1,383
7	Ten unit scheme (flats)	843	£400,569	2,178	2,014	1,850	1,686	1,522	1,358	1,194	1,030	866	702	538
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,661	2,481	2,301	2,121	1,940	1,760	1,580	1,400	1,220	1,039	859
9	Twenty unit scheme (flats)	1,680	£745,511	2,170	2,008	1,847	1,685	1,523	1,362	1,200	1,038	877	715	554
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,082	1,934	1,786	1,638	1,491	1,343	1,195	1,047	899	751	603
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	1,811	1,663	1,515	1,367	1,219	1,071	923	775	628	480	332
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,672	1,524	1,376	1,229	1,081	933	785	637	488	339	190
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,782	1,657	1,532	1,407	1,282	1,157	1,032	907	783	658	533
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	1,816	1,668	1,520	1,372	1,225	1,077	929	781	632	483	334
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,642	1,496	1,350	1,204	1,058	912	766	621	475	329	183
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,079	1,934	1,788	1,643	1,498	1,352	1,207	1,062	916	771	625
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,498	1,365	1,231	1,097	964	830	696	562	428	294	159
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,221	1,096	972	847	723	598	472	347	221	96	-
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,098	972	847	721	594	468	341	215	88	-	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	975	975	975	975	975	975	975	975	975	975	975
23	Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	116	116	116	116	116	116	116	116	116	116	116
27	Hotel development (100 rooms)	3,500	£776,574	60	60	60	60	60	60	60	60	60	60	60
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)			£3,565,943					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	3,263	3,060	2,857	2,655	2,452	2,249	2,047	1,844	1,642	1,439	1,236
2	Two unit scheme (houses)	215	£127,780	3,560	3,357	3,155	2,952	2,749	2,547	2,344	2,141	1,939	1,736	1,533
3	Four unit scheme (houses)	350	£138,676	3,749	3,547	3,344	3,141	2,939	2,736	2,533	2,331	2,128	1,926	1,723
4	Seven unit scheme (flats)	598	£236,858	2,258	2,094	1,930	1,765	1,601	1,437	1,273	1,109	945	781	617
5	Nine unit scheme (flats)	675	£200,584	2,348	2,184	2,020	1,856	1,692	1,528	1,364	1,200	1,036	872	708
6	Ten unit scheme (houses)	1,009	£359,804	3,639	3,444	3,249	3,055	2,860	2,665	2,471	2,276	2,081	1,887	1,692
7	Ten unit scheme (flats)	843	£214,593	2,399	2,235	2,071	1,907	1,743	1,579	1,414	1,250	1,086	922	758
8	Twenty unit scheme (houses and flats)	1,875	£668,614	2,970	2,790	2,610	2,430	2,249	2,069	1,889	1,709	1,529	1,349	1,168
9	Twenty unit scheme (flats)	1,680	£399,386	2,376	2,214	2,053	1,891	1,729	1,568	1,406	1,245	1,083	921	760
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,236	2,089	1,941	1,793	1,645	1,497	1,349	1,201	1,054	906	758
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,068	1,920	1,773	1,625	1,477	1,329	1,181	1,033	885	737	589
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	1,775	1,627	1,480	1,332	1,184	1,036	888	740	591	442	293
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	1,910	1,786	1,661	1,536	1,411	1,286	1,161	1,036	911	786	662
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	1,854	1,706	1,558	1,410	1,262	1,114	966	818	670	521	372
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,745	1,599	1,453	1,307	1,161	1,015	870	724	578	432	286
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,189	2,044	1,899	1,753	1,608	1,463	1,317	1,172	1,027	881	736
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,576	1,442	1,308	1,175	1,041	907	773	640	506	371	236
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,273	1,148	1,023	899	774	649	524	398	273	147	21
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,201	1,075	950	824	697	571	444	318	191	64	-
20	Two hundred unit Co-living scheme	5,200	£529,797	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181
23	Data Centre	7,000	£2,959,733	306	306	306	306	306	306	306	306	306	306	306
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	193	193	193	193	193	193	193	193	193	193	193
27	Hotel development (100 rooms)	3,500	£416,027	163	163	163	163	163	163	163	163	163	163	163
28	Light industrial scheme	6,000	£1,782,971	184	184	184	184	184	184	184	184	184	184	184
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	59	59	59	59	59	59	59	59	59	59	59
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	178	178	178	178	178	178	178	178	178	178	178

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)			£500,000					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	4,029	3,827	3,624	3,421	3,219	3,016	2,813	2,611	2,408	2,205	2,003
2	Two unit scheme (houses)	215	£17,917	4,071	3,868	3,666	3,463	3,260	3,058	2,855	2,652	2,450	2,247	2,044
3	Four unit scheme (houses)	350	£19,444	4,090	3,887	3,685	3,482	3,279	3,077	2,874	2,671	2,469	2,266	2,064
4	Seven unit scheme (flats)	598	£33,211	2,598	2,434	2,270	2,106	1,942	1,778	1,614	1,450	1,286	1,122	958
5	Nine unit scheme (flats)	675	£28,125	2,604	2,440	2,275	2,111	1,947	1,783	1,619	1,455	1,291	1,127	963
6	Ten unit scheme (houses)	1,009	£50,450	3,945	3,751	3,556	3,361	3,167	2,972	2,777	2,583	2,388	2,193	1,998
7	Ten unit scheme (flats)	843	£30,089	2,618	2,454	2,290	2,126	1,962	1,798	1,633	1,469	1,305	1,141	977
8	Twenty unit scheme (houses and flats)	1,875	£93,750	3,277	3,096	2,916	2,736	2,556	2,376	2,196	2,015	1,835	1,655	1,475
9	Twenty unit scheme (flats)	1,680	£56,000	2,580	2,419	2,257	2,095	1,934	1,772	1,611	1,449	1,287	1,126	964
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,390	2,242	2,094	1,946	1,798	1,650	1,503	1,355	1,207	1,059	911
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	2,324	2,176	2,028	1,880	1,732	1,584	1,436	1,288	1,141	993	845
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	1,878	1,730	1,582	1,434	1,286	1,138	990	842	693	544	395
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,038	1,913	1,788	1,664	1,539	1,414	1,289	1,164	1,039	914	789
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	1,891	1,743	1,595	1,447	1,299	1,151	1,003	855	707	558	409
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	1,847	1,701	1,555	1,409	1,264	1,118	972	826	680	534	388
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	2,299	2,153	2,008	1,863	1,718	1,572	1,427	1,282	1,136	991	845
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,652	1,519	1,385	1,251	1,117	984	850	716	582	448	313
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,324	1,199	1,075	950	825	700	575	449	324	198	72
19	Five hundred unit scheme (flats)	43,200	£720,000	1,303	1,178	1,052	926	800	673	547	420	294	166	38
20	Two hundred unit Co-living scheme	5,200	£74,286	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477
21	Large retail supermarket	3,000	£500,000	214	214	214	214	214	214	214	214	214	214	214
22	Comparison retail	5,200	£173,333	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385
23	Data Centre	7,000	£415,000	669	669	669	669	669	669	669	669	669	669	669
24	Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£92,500	270	270	270	270	270	270	270	270	270	270	270
27	Hotel development (100 rooms)	3,500	£58,333	265	265	265	265	265	265	265	265	265	265	265
28	Light industrial scheme	6,000	£250,000	439	439	439	439	439	439	439	439	439	439	439
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	673	673	673	673	673	673	673	673	673	673	673
30	Industrial scheme intensification (60% plot ratio)	6,000	£500,000	689	689	689	689	689	689	689	689	689	689	689

Maximum CIL rates

Sales value £9,450

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	1,936	1,717	1,498	1,279	1,060	841	622	403	185	-	-
2	Two unit scheme (houses)	215	£364,613	2,784	2,565	2,346	2,127	1,908	1,689	1,470	1,251	1,032	814	595
3	Four unit scheme (houses)	350	£395,705	3,340	3,121	2,902	2,684	2,465	2,246	2,027	1,808	1,589	1,370	1,151
4	Seven unit scheme (flats)	598	£675,863	1,792	1,614	1,437	1,259	1,082	904	727	549	372	194	17
5	Nine unit scheme (flats)	675	£572,358	2,066	1,888	1,711	1,533	1,356	1,178	1,001	823	646	468	291
6	Ten unit scheme (houses)	1,009	£1,026,684	3,294	3,083	2,873	2,662	2,452	2,241	2,031	1,820	1,610	1,399	1,189
7	Ten unit scheme (flats)	843	£612,333	2,195	2,018	1,840	1,663	1,485	1,308	1,130	953	775	598	420
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,603	2,408	2,213	2,018	1,823	1,629	1,434	1,239	1,044	849	654
9	Twenty unit scheme (flats)	1,680	£1,139,629	2,200	2,025	1,850	1,675	1,500	1,326	1,151	976	801	626	451
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,149	1,989	1,829	1,669	1,509	1,349	1,189	1,029	869	709	549
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	1,766	1,605	1,445	1,285	1,124	964	804	643	483	323	162
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	1,803	1,643	1,482	1,322	1,162	1,001	841	681	521	360	198
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	1,845	1,709	1,574	1,438	1,303	1,168	1,032	897	762	626	491
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	2,022	1,861	1,701	1,541	1,380	1,220	1,060	899	739	578	417
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	1,770	1,612	1,454	1,296	1,138	980	821	663	505	347	189
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,197	2,040	1,882	1,725	1,567	1,410	1,252	1,095	937	780	622
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,640	1,495	1,350	1,205	1,060	914	769	624	479	333	187
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,377	1,242	1,106	971	836	701	565	429	293	156	20
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,187	1,052	916	780	644	507	370	233	97	-	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	740	740	740	740	740	740	740	740	740	740	740
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£4,239,691	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,882,423	28	28	28	28	28	28	28	28	28	28	28
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

			£6,656,344	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	2,815	2,597	2,378	2,159	1,940	1,721	1,502	1,283	1,064	845	626
2	Two unit scheme (houses)	215	£238,519	3,370	3,151	2,932	2,713	2,495	2,276	2,057	1,838	1,619	1,400	1,181
3	Four unit scheme (houses)	350	£258,858	3,731	3,512	3,293	3,075	2,856	2,637	2,418	2,199	1,980	1,761	1,542
4	Seven unit scheme (flats)	598	£442,129	2,183	2,005	1,828	1,650	1,473	1,295	1,118	940	763	585	408
5	Nine unit scheme (flats)	675	£374,419	2,359	2,182	2,004	1,827	1,649	1,472	1,294	1,117	939	762	584
6	Ten unit scheme (houses)	1,009	£671,625	3,646	3,435	3,225	3,014	2,804	2,593	2,383	2,172	1,962	1,751	1,541
7	Ten unit scheme (flats)	843	£400,569	2,447	2,269	2,092	1,914	1,737	1,559	1,382	1,204	1,027	849	672
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	2,955	2,760	2,565	2,370	2,175	1,980	1,786	1,591	1,396	1,201	1,006
9	Twenty unit scheme (flats)	1,680	£745,511	2,434	2,260	2,085	1,910	1,735	1,560	1,385	1,210	1,036	861	686
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,325	2,165	2,005	1,845	1,685	1,525	1,365	1,205	1,045	885	725
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,059	1,899	1,738	1,578	1,418	1,257	1,097	937	776	616	456
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	1,920	1,760	1,600	1,439	1,279	1,119	958	798	638	477	316
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	1,991	1,856	1,720	1,585	1,450	1,314	1,179	1,044	908	773	637
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	2,064	1,904	1,744	1,583	1,423	1,263	1,102	942	782	621	460
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	1,887	1,729	1,572	1,413	1,255	1,097	939	781	622	464	306
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,323	2,165	2,008	1,850	1,693	1,535	1,378	1,220	1,063	905	748
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,728	1,583	1,438	1,293	1,148	1,002	857	712	567	421	275
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,436	1,300	1,165	1,030	894	759	624	488	351	215	79
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,305	1,169	1,033	897	761	625	488	351	214	77	-
20	Two hundred unit Co-living scheme	5,200	£988,943	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	975	975	975	975	975	975	975	975	975	975	975
23	Data Centre	7,000	£5,524,766	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£2,773,477	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£1,231,424	116	116	116	116	116	116	116	116	116	116	116
27	Hotel development (100 rooms)	3,500	£776,574	60	60	60	60	60	60	60	60	60	60	60
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

			£3,565,943					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	3,588	3,369	3,150	2,931	2,712	2,494	2,275	2,056	1,837	1,618	1,399
2	Two unit scheme (houses)	215	£127,780	3,885	3,666	3,447	3,229	3,010	2,791	2,572	2,353	2,134	1,915	1,696
3	Four unit scheme (houses)	350	£138,676	4,075	3,856	3,637	3,418	3,199	2,980	2,761	2,542	2,323	2,105	1,886
4	Seven unit scheme (flats)	598	£236,858	2,526	2,349	2,171	1,994	1,816	1,639	1,461	1,284	1,106	929	751
5	Nine unit scheme (flats)	675	£200,584	2,617	2,439	2,262	2,084	1,907	1,729	1,552	1,374	1,197	1,019	842
6	Ten unit scheme (houses)	1,009	£359,804	3,955	3,744	3,534	3,323	3,113	2,902	2,692	2,481	2,271	2,060	1,850
7	Ten unit scheme (flats)	843	£214,593	2,667	2,490	2,312	2,135	1,957	1,780	1,602	1,425	1,247	1,070	892
8	Twenty unit scheme (houses and flats)	1,875	£668,614	3,264	3,069	2,874	2,679	2,484	2,290	2,095	1,900	1,705	1,510	1,315
9	Twenty unit scheme (flats)	1,680	£399,386	2,640	2,466	2,291	2,116	1,941	1,766	1,591	1,416	1,242	1,067	892
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,480	2,320	2,160	2,000	1,840	1,680	1,520	1,360	1,200	1,040	880
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,317	2,156	1,996	1,836	1,675	1,515	1,355	1,194	1,034	874	713
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	2,023	1,863	1,703	1,542	1,382	1,222	1,061	901	741	580	419
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,120	1,985	1,849	1,714	1,578	1,443	1,308	1,172	1,037	902	766
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	2,102	1,941	1,781	1,621	1,460	1,300	1,140	979	819	658	497
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	1,990	1,833	1,675	1,516	1,358	1,200	1,042	884	725	567	409
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,433	2,276	2,118	1,961	1,803	1,646	1,488	1,331	1,173	1,016	858
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	1,806	1,660	1,515	1,370	1,225	1,080	934	789	644	499	352
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,487	1,352	1,217	1,081	946	811	675	539	403	266	130
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,408	1,272	1,136	1,000	864	728	591	454	317	180	42
20	Two hundred unit Co-living scheme	5,200	£529,797	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181
23	Data Centre	7,000	£2,959,733	306	306	306	306	306	306	306	306	306	306	306
24	Office development	30,000	£1,782,971	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£1,485,810	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£659,699	193	193	193	193	193	193	193	193	193	193	193
27	Hotel development (100 rooms)	3,500	£416,027	163	163	163	163	163	163	163	163	163	163	163
28	Light industrial scheme	6,000	£1,782,971	184	184	184	184	184	184	184	184	184	184	184
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	59	59	59	59	59	59	59	59	59	59	59
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	178	178	178	178	178	178	178	178	178	178	178

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)

			£500,000					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	4,355	4,136	3,917	3,698	3,479	3,260	3,041	2,822	2,603	2,384	2,166
2	Two unit scheme (houses)	215	£17,917	4,396	4,177	3,958	3,740	3,521	3,302	3,083	2,864	2,645	2,426	2,207
3	Four unit scheme (houses)	350	£19,444	4,415	4,196	3,978	3,759	3,540	3,321	3,102	2,883	2,664	2,445	2,226
4	Seven unit scheme (flats)	598	£33,211	2,867	2,689	2,512	2,334	2,157	1,979	1,802	1,624	1,447	1,269	1,092
5	Nine unit scheme (flats)	675	£28,125	2,872	2,695	2,517	2,340	2,162	1,985	1,807	1,630	1,452	1,275	1,097
6	Ten unit scheme (houses)	1,009	£50,450	4,261	4,051	3,840	3,630	3,419	3,209	2,998	2,788	2,577	2,367	2,156
7	Ten unit scheme (flats)	843	£30,089	2,886	2,709	2,531	2,354	2,176	1,999	1,821	1,644	1,466	1,289	1,111
8	Twenty unit scheme (houses and flats)	1,875	£93,750	3,570	3,376	3,181	2,986	2,791	2,596	2,401	2,206	2,012	1,817	1,622
9	Twenty unit scheme (flats)	1,680	£56,000	2,845	2,670	2,495	2,320	2,145	1,971	1,796	1,621	1,446	1,271	1,096
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,633	2,473	2,313	2,153	1,993	1,833	1,673	1,513	1,353	1,193	1,033
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	2,572	2,412	2,251	2,091	1,931	1,770	1,610	1,450	1,289	1,129	969
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	2,126	1,965	1,805	1,645	1,484	1,324	1,164	1,003	843	682	521
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,248	2,112	1,977	1,842	1,706	1,571	1,435	1,300	1,165	1,029	894
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	2,139	1,979	1,818	1,658	1,498	1,337	1,177	1,017	856	696	534
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	2,092	1,935	1,777	1,619	1,460	1,302	1,144	986	828	669	511
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	2,543	2,385	2,228	2,070	1,913	1,755	1,598	1,440	1,283	1,125	968
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	1,882	1,737	1,592	1,447	1,301	1,156	1,011	866	721	575	429
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,538	1,403	1,268	1,132	997	862	726	590	454	318	181
19	Five hundred unit scheme (flats)	43,200	£720,000	1,510	1,374	1,238	1,102	966	830	693	556	419	282	144
20	Two hundred unit Co-living scheme	5,200	£74,286	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477
21	Large retail supermarket	3,000	£500,000	214	214	214	214	214	214	214	214	214	214	214
22	Comparison retail	5,200	£173,333	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385
23	Data Centre	7,000	£415,000	669	669	669	669	669	669	669	669	669	669	669
24	Office development	30,000	£250,000	-	-	-	-	-	-	-	-	-	-	-
25	Office development	15,000	£208,333	-	-	-	-	-	-	-	-	-	-	-
26	Hotel development (160 rooms)	7,400	£92,500	270	270	270	270	270	270	270	270	270	270	270
27	Hotel development (100 rooms)	3,500	£58,333	265	265	265	265	265	265	265	265	265	265	265
28	Light industrial scheme	6,000	£250,000	439	439	439	439	439	439	439	439	439	439	439
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	673	673	673	673	673	673	673	673	673	673	673
30	Industrial scheme intensification (60% plot ratio)	6,000	£500,000	689	689	689	689	689	689	689	689	689	689	689

Maximum CIL rates

Sales value £9,888

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	2,261	2,026	1,791	1,556	1,320	1,085	850	615	380	145	-
2	Two unit scheme (houses)	215	£364,613	3,109	2,874	2,639	2,404	2,168	1,933	1,698	1,463	1,228	993	757
3	Four unit scheme (houses)	350	£395,705	3,666	3,431	3,195	2,960	2,725	2,490	2,255	2,019	1,784	1,549	1,314
4	Seven unit scheme (flats)	598	£675,863	2,060	1,869	1,678	1,488	1,297	1,106	915	724	533	342	151
5	Nine unit scheme (flats)	675	£572,358	2,334	2,143	1,952	1,762	1,571	1,380	1,189	998	807	616	425
6	Ten unit scheme (houses)	1,009	£1,026,684	3,610	3,383	3,157	2,931	2,704	2,478	2,252	2,026	1,799	1,573	1,347
7	Ten unit scheme (flats)	843	£612,333	2,464	2,273	2,082	1,891	1,700	1,509	1,318	1,127	936	746	555
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	2,897	2,687	2,478	2,268	2,058	1,849	1,639	1,430	1,220	1,011	801
9	Twenty unit scheme (flats)	1,680	£1,139,629	2,464	2,276	2,088	1,900	1,712	1,524	1,336	1,148	960	772	584
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,393	2,221	2,049	1,876	1,704	1,532	1,360	1,188	1,015	843	671
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,014	1,841	1,668	1,496	1,323	1,150	977	805	632	459	287
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,051	1,878	1,706	1,533	1,360	1,188	1,015	842	669	497	324
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,053	1,907	1,762	1,616	1,471	1,325	1,179	1,033	887	741	596
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	2,270	2,097	1,924	1,752	1,579	1,406	1,233	1,061	888	715	542
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,014	1,844	1,674	1,505	1,335	1,164	994	823	653	482	312
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,441	2,271	2,102	1,932	1,762	1,593	1,423	1,253	1,084	914	744
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	1,868	1,712	1,556	1,400	1,244	1,087	930	773	617	460	303
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,592	1,446	1,299	1,153	1,007	861	715	569	423	276	128
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,392	1,247	1,102	956	809	663	517	369	222	75	-
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168
25	Office development	15,000	£4,239,691	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055
26	Hotel development (160 rooms)	7,400	£1,882,423	28	28	28	28	28	28	28	28	28	28	28
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

			£6,656,344	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	3,141	2,906	2,671	2,435	2,200	1,965	1,730	1,495	1,259	1,024	789
2	Two unit scheme (houses)	215	£238,519	3,696	3,460	3,225	2,990	2,755	2,520	2,285	2,049	1,814	1,579	1,344
3	Four unit scheme (houses)	350	£258,858	4,057	3,822	3,586	3,351	3,116	2,881	2,646	2,410	2,175	1,940	1,705
4	Seven unit scheme (flats)	598	£442,129	2,451	2,260	2,069	1,879	1,688	1,497	1,306	1,115	924	733	542
5	Nine unit scheme (flats)	675	£374,419	2,628	2,437	2,246	2,055	1,864	1,673	1,482	1,291	1,100	909	718
6	Ten unit scheme (houses)	1,009	£671,625	3,962	3,735	3,509	3,283	3,056	2,830	2,604	2,378	2,151	1,925	1,699
7	Ten unit scheme (flats)	843	£400,569	2,715	2,524	2,333	2,142	1,951	1,760	1,570	1,379	1,188	997	806
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,249	3,039	2,829	2,620	2,410	2,201	1,991	1,782	1,572	1,363	1,153
9	Twenty unit scheme (flats)	1,680	£745,511	2,699	2,511	2,323	2,135	1,947	1,758	1,570	1,382	1,194	1,006	818
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,569	2,397	2,225	2,052	1,880	1,708	1,536	1,363	1,191	1,019	847
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,307	2,134	1,962	1,789	1,616	1,443	1,271	1,098	925	752	580
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	2,169	1,996	1,823	1,650	1,478	1,305	1,132	959	787	614	441
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,200	2,054	1,908	1,763	1,617	1,471	1,326	1,180	1,034	888	742
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	2,312	2,140	1,967	1,794	1,621	1,449	1,276	1,103	931	758	585
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,131	1,961	1,792	1,622	1,452	1,282	1,111	941	770	600	429
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,567	2,397	2,227	2,058	1,888	1,718	1,549	1,379	1,209	1,040	870
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	1,956	1,800	1,644	1,488	1,332	1,175	1,018	861	705	548	391
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,650	1,504	1,358	1,212	1,066	920	774	628	481	334	187
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,510	1,364	1,219	1,073	927	780	634	487	339	192	44
20	Two hundred unit Co-living scheme	5,200	£988,943	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602
23	Data Centre	7,000	£5,524,766	126	126	126	126	126	126	126	126	126	126	126
24	Office development	30,000	£3,328,172	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227
25	Office development	15,000	£2,773,477	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153
26	Hotel development (160 rooms)	7,400	£1,231,424	116	116	116	116	116	116	116	116	116	116	116
27	Hotel development (100 rooms)	3,500	£776,574	60	60	60	60	60	60	60	60	60	60	60
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

			£3,565,943					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	3,913	3,678	3,443	3,208	2,973	2,738	2,502	2,267	2,032	1,797	1,562
2	Two unit scheme (houses)	215	£127,780	4,211	3,975	3,740	3,505	3,270	3,035	2,800	2,564	2,329	2,094	1,859
3	Four unit scheme (houses)	350	£138,676	4,400	4,165	3,930	3,695	3,459	3,224	2,989	2,754	2,519	2,283	2,048
4	Seven unit scheme (flats)	598	£236,858	2,795	2,604	2,413	2,222	2,031	1,840	1,649	1,458	1,267	1,077	886
5	Nine unit scheme (flats)	675	£200,584	2,885	2,694	2,503	2,312	2,121	1,931	1,740	1,549	1,358	1,167	976
6	Ten unit scheme (houses)	1,009	£359,804	4,271	4,044	3,818	3,592	3,365	3,139	2,913	2,687	2,460	2,234	2,008
7	Ten unit scheme (flats)	843	£214,593	2,936	2,745	2,554	2,363	2,172	1,981	1,790	1,599	1,409	1,218	1,027
8	Twenty unit scheme (houses and flats)	1,875	£668,614	3,558	3,348	3,138	2,929	2,719	2,510	2,300	2,091	1,881	1,672	1,462
9	Twenty unit scheme (flats)	1,680	£399,386	2,905	2,717	2,529	2,341	2,153	1,965	1,776	1,588	1,400	1,212	1,024
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,723	2,551	2,379	2,207	2,035	1,862	1,690	1,518	1,346	1,174	1,001
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,564	2,392	2,219	2,046	1,874	1,701	1,528	1,355	1,183	1,010	837
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	2,272	2,099	1,926	1,753	1,581	1,408	1,235	1,062	890	717	544
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,328	2,183	2,037	1,892	1,746	1,600	1,454	1,309	1,163	1,017	871
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	2,350	2,177	2,004	1,832	1,659	1,486	1,313	1,141	968	795	622
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,234	2,064	1,895	1,725	1,555	1,385	1,214	1,044	873	703	532
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,677	2,508	2,338	2,168	1,998	1,829	1,659	1,489	1,320	1,150	980
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	2,034	1,878	1,722	1,566	1,409	1,252	1,095	939	782	625	469
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,702	1,556	1,410	1,264	1,118	972	826	680	533	386	239
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,613	1,467	1,322	1,176	1,030	883	737	590	442	295	147
20	Two hundred unit Co-living scheme	5,200	£529,797	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808
23	Data Centre	7,000	£2,959,733	492	492	492	492	492	492	492	492	492	492	492
24	Office development	30,000	£1,782,971	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279
25	Office development	15,000	£1,485,810	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239
26	Hotel development (160 rooms)	7,400	£659,699	193	193	193	193	193	193	193	193	193	193	193
27	Hotel development (100 rooms)	3,500	£416,027	163	163	163	163	163	163	163	163	163	163	163
28	Light industrial scheme	6,000	£1,782,971	184	184	184	184	184	184	184	184	184	184	184
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	59	59	59	59	59	59	59	59	59	59	59
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	178	178	178	178	178	178	178	178	178	178	178

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)

			£500,000					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	4,680	4,445	4,210	3,974	3,739	3,504	3,269	3,034	2,799	2,563	2,328
2	Two unit scheme (houses)	215	£17,917	4,722	4,486	4,251	4,016	3,781	3,546	3,311	3,075	2,840	2,605	2,370
3	Four unit scheme (houses)	350	£19,444	4,741	4,506	4,270	4,035	3,800	3,565	3,330	3,094	2,859	2,624	2,389
4	Seven unit scheme (flats)	598	£33,211	3,135	2,944	2,753	2,563	2,372	2,181	1,990	1,799	1,608	1,417	1,226
5	Nine unit scheme (flats)	675	£28,125	3,141	2,950	2,759	2,568	2,377	2,186	1,995	1,804	1,613	1,422	1,232
6	Ten unit scheme (houses)	1,009	£50,450	4,577	4,351	4,125	3,898	3,672	3,446	3,219	2,993	2,767	2,541	2,314
7	Ten unit scheme (flats)	843	£30,089	3,155	2,964	2,773	2,582	2,391	2,200	2,009	1,818	1,628	1,437	1,246
8	Twenty unit scheme (houses and flats)	1,875	£93,750	3,864	3,655	3,445	3,236	3,026	2,816	2,607	2,397	2,188	1,978	1,769
9	Twenty unit scheme (flats)	1,680	£56,000	3,109	2,921	2,733	2,545	2,357	2,169	1,981	1,793	1,605	1,417	1,229
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	2,877	2,705	2,532	2,360	2,188	2,016	1,844	1,671	1,499	1,327	1,155
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	2,820	2,647	2,475	2,302	2,129	1,956	1,784	1,611	1,438	1,266	1,093
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	2,374	2,201	2,028	1,856	1,683	1,510	1,337	1,165	992	819	646
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,456	2,310	2,165	2,019	1,874	1,728	1,582	1,436	1,290	1,145	999
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	2,387	2,214	2,042	1,869	1,696	1,523	1,351	1,178	1,005	832	659
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	2,336	2,167	1,997	1,827	1,657	1,487	1,316	1,146	975	805	634
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	2,787	2,617	2,447	2,278	2,108	1,938	1,769	1,599	1,429	1,259	1,090
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	2,110	1,954	1,798	1,642	1,485	1,329	1,172	1,015	859	702	545
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,753	1,607	1,461	1,315	1,169	1,023	877	731	584	437	290
19	Five hundred unit scheme (flats)	43,200	£720,000	1,715	1,570	1,424	1,278	1,132	986	839	692	544	397	250
20	Two hundred unit Co-living scheme	5,200	£74,286	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477
21	Large retail supermarket	3,000	£500,000	214	214	214	214	214	214	214	214	214	214	214
22	Comparison retail	5,200	£173,333	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013
23	Data Centre	7,000	£415,000	856	856	856	856	856	856	856	856	856	856	856
24	Office development	30,000	£250,000	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330
25	Office development	15,000	£208,333	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324
26	Hotel development (160 rooms)	7,400	£92,500	270	270	270	270	270	270	270	270	270	270	270
27	Hotel development (100 rooms)	3,500	£58,333	265	265	265	265	265	265	265	265	265	265	265
28	Light industrial scheme	6,000	£250,000	439	439	439	439	439	439	439	439	439	439	439
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	673	673	673	673	673	673	673	673	673	673	673
30	Industrial scheme intensification (60% plot ratio)	6,000	£500,000	689	689	689	689	689	689	689	689	689	689	689

Maximum CIL rates

Sales value £10,326

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	2,587	2,335	2,084	1,832	1,581	1,329	1,078	826	575	324	72
2	Two unit scheme (houses)	215	£364,613	3,434	3,183	2,932	2,680	2,429	2,177	1,926	1,674	1,423	1,171	920
3	Four unit scheme (houses)	350	£395,705	3,991	3,740	3,488	3,237	2,985	2,734	2,482	2,231	1,980	1,728	1,477
4	Seven unit scheme (flats)	598	£675,863	2,329	2,124	1,920	1,716	1,511	1,307	1,103	898	694	490	285
5	Nine unit scheme (flats)	675	£572,358	2,603	2,398	2,194	1,990	1,785	1,581	1,377	1,172	968	764	559
6	Ten unit scheme (houses)	1,009	£1,026,684	3,925	3,683	3,441	3,199	2,957	2,715	2,473	2,231	1,989	1,747	1,505
7	Ten unit scheme (flats)	843	£612,333	2,732	2,528	2,323	2,119	1,915	1,711	1,506	1,302	1,098	893	689
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	3,190	2,966	2,742	2,518	2,293	2,069	1,845	1,621	1,397	1,172	948
9	Twenty unit scheme (flats)	1,680	£1,139,629	2,729	2,528	2,326	2,125	1,924	1,722	1,521	1,320	1,118	917	716
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,636	2,452	2,268	2,083	1,899	1,715	1,530	1,346	1,161	977	793
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,260	2,075	1,890	1,706	1,521	1,336	1,151	966	781	596	411
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,299	2,114	1,929	1,744	1,559	1,374	1,188	1,003	818	633	448
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,261	2,105	1,949	1,793	1,637	1,481	1,325	1,169	1,013	857	700
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	2,518	2,333	2,148	1,962	1,777	1,592	1,407	1,222	1,037	852	666
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,258	2,076	1,894	1,712	1,530	1,348	1,166	983	800	618	435
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,685	2,503	2,321	2,139	1,958	1,776	1,594	1,412	1,230	1,048	866
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	2,097	1,929	1,762	1,594	1,427	1,259	1,091	923	755	587	418
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	1,805	1,649	1,493	1,336	1,179	1,022	866	709	552	395	237
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,597	1,442	1,286	1,131	975	818	662	505	347	189	32
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168
25	Office development	15,000	£4,239,691	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055
26	Hotel development (160 rooms)	7,400	£1,882,423	28	28	28	28	28	28	28	28	28	28	28
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

			£6,656,344	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	3,466	3,215	2,963	2,712	2,460	2,209	1,958	1,706	1,455	1,203	952
2	Two unit scheme (houses)	215	£238,519	4,021	3,770	3,518	3,267	3,015	2,764	2,512	2,261	2,009	1,758	1,507
3	Four unit scheme (houses)	350	£258,858	4,382	4,131	3,879	3,628	3,376	3,125	2,873	2,622	2,371	2,119	1,868
4	Seven unit scheme (flats)	598	£442,129	2,720	2,515	2,311	2,107	1,902	1,698	1,494	1,289	1,085	881	676
5	Nine unit scheme (flats)	675	£374,419	2,896	2,692	2,487	2,283	2,079	1,874	1,670	1,466	1,261	1,057	853
6	Ten unit scheme (houses)	1,009	£671,625	4,277	4,035	3,793	3,551	3,309	3,067	2,825	2,583	2,341	2,099	1,857
7	Ten unit scheme (flats)	843	£400,569	2,983	2,779	2,575	2,371	2,166	1,962	1,758	1,553	1,349	1,145	940
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,542	3,318	3,094	2,870	2,645	2,421	2,197	1,973	1,748	1,524	1,300
9	Twenty unit scheme (flats)	1,680	£745,511	2,963	2,762	2,561	2,359	2,158	1,957	1,756	1,554	1,353	1,152	950
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	2,812	2,628	2,444	2,259	2,075	1,891	1,706	1,522	1,337	1,153	969
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,553	2,368	2,184	1,999	1,814	1,629	1,444	1,259	1,074	889	704
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	2,417	2,231	2,046	1,861	1,676	1,491	1,306	1,121	936	750	565
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,408	2,252	2,096	1,940	1,784	1,628	1,472	1,316	1,160	1,003	847
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	2,560	2,375	2,190	2,005	1,820	1,635	1,450	1,265	1,079	894	709
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,375	2,193	2,011	1,829	1,647	1,465	1,283	1,101	918	735	552
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	2,811	2,629	2,447	2,265	2,083	1,901	1,719	1,538	1,356	1,174	992
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	2,184	2,017	1,850	1,682	1,515	1,347	1,179	1,011	843	674	506
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	1,864	1,708	1,551	1,395	1,238	1,081	924	768	611	454	296
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,715	1,559	1,404	1,248	1,092	936	779	622	465	307	149
20	Two hundred unit Co-living scheme	5,200	£988,943	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602
23	Data Centre	7,000	£5,524,766	126	126	126	126	126	126	126	126	126	126	126
24	Office development	30,000	£3,328,172	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227
25	Office development	15,000	£2,773,477	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153
26	Hotel development (160 rooms)	7,400	£1,231,424	116	116	116	116	116	116	116	116	116	116	116
27	Hotel development (100 rooms)	3,500	£776,574	60	60	60	60	60	60	60	60	60	60	60
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

			£3,565,943					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	4,239	3,987	3,736	3,485	3,233	2,982	2,730	2,479	2,227	1,976	1,724
2	Two unit scheme (houses)	215	£127,780	4,536	4,285	4,033	3,782	3,530	3,279	3,027	2,776	2,524	2,273	2,022
3	Four unit scheme (houses)	350	£138,676	4,725	4,474	4,223	3,971	3,720	3,468	3,217	2,965	2,714	2,462	2,211
4	Seven unit scheme (flats)	598	£236,858	3,063	2,859	2,654	2,450	2,246	2,041	1,837	1,633	1,428	1,224	1,020
5	Nine unit scheme (flats)	675	£200,584	3,154	2,949	2,745	2,541	2,336	2,132	1,928	1,723	1,519	1,315	1,110
6	Ten unit scheme (houses)	1,009	£359,804	4,586	4,344	4,102	3,860	3,618	3,376	3,134	2,892	2,650	2,408	2,166
7	Ten unit scheme (flats)	843	£214,593	3,204	3,000	2,796	2,591	2,387	2,183	1,978	1,774	1,570	1,365	1,161
8	Twenty unit scheme (houses and flats)	1,875	£668,614	3,851	3,627	3,403	3,179	2,954	2,730	2,506	2,282	2,057	1,833	1,609
9	Twenty unit scheme (flats)	1,680	£399,386	3,169	2,968	2,767	2,566	2,364	2,163	1,962	1,760	1,559	1,358	1,156
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	2,967	2,783	2,598	2,414	2,229	2,045	1,861	1,676	1,492	1,308	1,123
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	2,811	2,626	2,441	2,257	2,072	1,887	1,702	1,517	1,332	1,146	961
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	2,520	2,334	2,149	1,964	1,779	1,594	1,409	1,224	1,039	853	668
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,536	2,380	2,224	2,068	1,913	1,757	1,601	1,445	1,288	1,132	976
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	2,598	2,413	2,228	2,043	1,857	1,672	1,487	1,302	1,117	932	747
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,478	2,296	2,114	1,932	1,750	1,569	1,386	1,204	1,021	838	655
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	2,921	2,739	2,557	2,376	2,194	2,012	1,830	1,648	1,466	1,284	1,102
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	2,262	2,094	1,927	1,760	1,592	1,425	1,256	1,088	920	752	584
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	1,916	1,760	1,603	1,446	1,289	1,133	976	819	662	505	347
19	Five hundred unit scheme (flats)	43,200	£5,134,958	1,818	1,662	1,507	1,351	1,195	1,039	882	725	568	410	252
20	Two hundred unit Co-living scheme	5,200	£529,797	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808
23	Data Centre	7,000	£2,959,733	492	492	492	492	492	492	492	492	492	492	492
24	Office development	30,000	£1,782,971	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279
25	Office development	15,000	£1,485,810	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239
26	Hotel development (160 rooms)	7,400	£659,699	193	193	193	193	193	193	193	193	193	193	193
27	Hotel development (100 rooms)	3,500	£416,027	163	163	163	163	163	163	163	163	163	163	163
28	Light industrial scheme	6,000	£1,782,971	184	184	184	184	184	184	184	184	184	184	184
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	59	59	59	59	59	59	59	59	59	59	59
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	178	178	178	178	178	178	178	178	178	178	178

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)

			£500,000					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	5,005	4,754	4,502	4,251	4,000	3,748	3,497	3,245	2,994	2,742	2,491
2	Two unit scheme (houses)	215	£17,917	5,047	4,796	4,544	4,293	4,041	3,790	3,538	3,287	3,035	2,784	2,533
3	Four unit scheme (houses)	350	£19,444	5,066	4,815	4,563	4,312	4,060	3,809	3,557	3,306	3,055	2,803	2,552
4	Seven unit scheme (flats)	598	£33,211	3,404	3,199	2,995	2,791	2,586	2,382	2,178	1,973	1,769	1,565	1,360
5	Nine unit scheme (flats)	675	£28,125	3,409	3,205	3,000	2,796	2,592	2,387	2,183	1,979	1,774	1,570	1,366
6	Ten unit scheme (houses)	1,009	£50,450	4,893	4,651	4,409	4,167	3,925	3,683	3,441	3,198	2,956	2,714	2,472
7	Ten unit scheme (flats)	843	£30,089	3,423	3,219	3,015	2,810	2,606	2,402	2,197	1,993	1,789	1,584	1,380
8	Twenty unit scheme (houses and flats)	1,875	£93,750	4,158	3,934	3,709	3,485	3,261	3,037	2,813	2,588	2,364	2,140	1,916
9	Twenty unit scheme (flats)	1,680	£56,000	3,374	3,173	2,971	2,770	2,569	2,367	2,166	1,965	1,763	1,562	1,361
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	3,120	2,936	2,751	2,567	2,383	2,198	2,014	1,830	1,645	1,461	1,276
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	3,066	2,881	2,697	2,512	2,327	2,143	1,957	1,772	1,587	1,402	1,217
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	2,622	2,437	2,252	2,066	1,881	1,696	1,511	1,326	1,141	956	770
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,664	2,508	2,352	2,196	2,040	1,884	1,728	1,572	1,416	1,260	1,103
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	2,635	2,450	2,265	2,080	1,895	1,709	1,524	1,339	1,154	969	784
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	2,580	2,398	2,216	2,035	1,853	1,671	1,489	1,306	1,123	940	757
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	3,031	2,849	2,667	2,485	2,303	2,121	1,939	1,757	1,576	1,394	1,212
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	2,338	2,171	2,004	1,836	1,669	1,501	1,333	1,165	997	828	660
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	1,967	1,811	1,654	1,497	1,340	1,184	1,027	870	713	556	398
19	Five hundred unit scheme (flats)	43,200	£720,000	1,920	1,764	1,609	1,453	1,297	1,141	984	828	670	512	354
20	Two hundred unit Co-living scheme	5,200	£74,286	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477
21	Large retail supermarket	3,000	£500,000	214	214	214	214	214	214	214	214	214	214	214
22	Comparison retail	5,200	£173,333	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013
23	Data Centre	7,000	£415,000	856	856	856	856	856	856	856	856	856	856	856
24	Office development	30,000	£250,000	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330
25	Office development	15,000	£208,333	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324
26	Hotel development (160 rooms)	7,400	£92,500	270	270	270	270	270	270	270	270	270	270	270
27	Hotel development (100 rooms)	3,500	£58,333	265	265	265	265	265	265	265	265	265	265	265
28	Light industrial scheme	6,000	£250,000	439	439	439	439	439	439	439	439	439	439	439
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	673	673	673	673	673	673	673	673	673	673	673
30	Industrial scheme intensification (60% plot ratio)	6,000	£500,000	689	689	689	689	689	689	689	689	689	689	689

Maximum CIL rates

Sales value £10,764

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES)

			£10,175,259	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£273,460	2,912	2,644	2,377	2,109	1,841	1,573	1,306	1,038	770	503	235
2	Two unit scheme (houses)	215	£364,613	3,760	3,492	3,224	2,957	2,689	2,421	2,154	1,886	1,618	1,350	1,083
3	Four unit scheme (houses)	350	£395,705	4,316	4,049	3,781	3,513	3,246	2,978	2,710	2,442	2,175	1,907	1,639
4	Seven unit scheme (flats)	598	£675,863	2,597	2,379	2,162	1,944	1,726	1,508	1,291	1,073	855	637	420
5	Nine unit scheme (flats)	675	£572,358	2,871	2,653	2,436	2,218	2,000	1,782	1,565	1,347	1,129	911	694
6	Ten unit scheme (houses)	1,009	£1,026,684	4,241	3,983	3,726	3,468	3,210	2,952	2,694	2,436	2,178	1,920	1,663
7	Ten unit scheme (flats)	843	£612,333	3,001	2,783	2,565	2,347	2,130	1,912	1,694	1,476	1,259	1,041	823
8	Twenty unit scheme (houses and flats)	1,875	£1,907,861	3,484	3,245	3,006	2,767	2,528	2,290	2,051	1,812	1,573	1,334	1,095
9	Twenty unit scheme (flats)	1,680	£1,139,629	2,993	2,779	2,564	2,350	2,135	1,921	1,706	1,492	1,277	1,063	848
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£1,433,440	2,880	2,683	2,487	2,290	2,094	1,897	1,701	1,504	1,308	1,111	914
11	Fifty unit scheme (flats - lower density)	4,325	£3,667,333	2,506	2,309	2,112	1,915	1,718	1,521	1,324	1,127	930	732	535
12	Fifty unit scheme (flats - higher density)	3,925	£1,331,263	2,547	2,350	2,152	1,955	1,757	1,560	1,362	1,165	967	770	572
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£2,724,002	2,469	2,303	2,136	1,970	1,804	1,637	1,471	1,304	1,138	972	805
14	Seventy unit scheme (flats - higher density)	5,705	£703,635	2,766	2,568	2,371	2,173	1,976	1,778	1,581	1,383	1,186	988	791
15	One hundred unit scheme (flats - lower density)	8,850	£3,001,701	2,502	2,308	2,114	1,919	1,725	1,531	1,337	1,143	948	753	558
16	One hundred unit scheme (flats - higher density)	7,850	£2,852,706	2,929	2,735	2,541	2,347	2,153	1,959	1,765	1,570	1,376	1,182	988
17	Two hunded unit scheme (flats) with GF retail	16,100	£4,095,542	2,325	2,146	1,967	1,788	1,609	1,431	1,252	1,072	893	713	533
18	Three hundred unit scheme (flats) with GF retail	23,000	£3,900,516	2,018	1,852	1,685	1,518	1,351	1,183	1,016	848	681	513	345
19	Five hundred unit scheme (flats)	43,200	£14,652,373	1,802	1,637	1,471	1,305	1,139	973	806	640	473	304	136
20	Two hundred unit Co-living scheme	5,200	£1,511,753	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201	2,201
21	Large retail supermarket	3,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£3,527,423	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368	1,368
23	Data Centre	7,000	£8,445,465	-	-	-	-	-	-	-	-	-	-	-
24	Office development	30,000	£5,087,629	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168
25	Office development	15,000	£4,239,691	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055
26	Hotel development (160 rooms)	7,400	£1,882,423	28	28	28	28	28	28	28	28	28	28	28
27	Hotel development (100 rooms)	3,500	£1,187,114	-	-	-	-	-	-	-	-	-	-	-
28	Light industrial scheme	6,000	£5,087,629	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£10,175,259	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 2 (SECONDARY RETAIL)

			£6,656,344	PER HA				Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£178,889	3,792	3,524	3,256	2,989	2,721	2,453	2,185	1,918	1,650	1,382	1,115
2	Two unit scheme (houses)	215	£238,519	4,346	4,079	3,811	3,543	3,276	3,008	2,740	2,472	2,205	1,937	1,669
3	Four unit scheme (houses)	350	£258,858	4,707	4,440	4,172	3,904	3,637	3,369	3,101	2,833	2,566	2,298	2,030
4	Seven unit scheme (flats)	598	£442,129	2,988	2,770	2,553	2,335	2,117	1,899	1,682	1,464	1,246	1,028	811
5	Nine unit scheme (flats)	675	£374,419	3,164	2,947	2,729	2,511	2,293	2,076	1,858	1,640	1,422	1,205	987
6	Ten unit scheme (houses)	1,009	£671,625	4,593	4,335	4,077	3,820	3,562	3,304	3,046	2,788	2,530	2,272	2,015
7	Ten unit scheme (flats)	843	£400,569	3,252	3,034	2,816	2,599	2,381	2,163	1,945	1,728	1,510	1,292	1,074
8	Twenty unit scheme (houses and flats)	1,875	£1,248,065	3,836	3,597	3,358	3,119	2,880	2,641	2,403	2,164	1,925	1,686	1,447
9	Twenty unit scheme (flats)	1,680	£745,511	3,228	3,013	2,799	2,584	2,370	2,155	1,941	1,726	1,512	1,297	1,083
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£937,713	3,056	2,859	2,663	2,466	2,270	2,073	1,877	1,680	1,483	1,287	1,090
11	Fifty unit scheme (flats - lower density)	4,325	£2,399,057	2,800	2,602	2,405	2,208	2,011	1,814	1,617	1,420	1,223	1,025	828
12	Fifty unit scheme (flats - higher density)	3,925	£870,872	2,665	2,467	2,270	2,072	1,875	1,677	1,479	1,282	1,084	887	689
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£1,781,959	2,616	2,449	2,283	2,117	1,950	1,784	1,617	1,451	1,285	1,118	952
14	Seventy unit scheme (flats - higher density)	5,705	£460,296	2,809	2,611	2,413	2,216	2,018	1,821	1,623	1,426	1,228	1,031	833
15	One hundred unit scheme (flats - lower density)	8,850	£1,963,622	2,619	2,425	2,231	2,037	1,843	1,648	1,454	1,260	1,065	870	675
16	One hundred unit scheme (flats - higher density)	7,850	£1,866,154	3,055	2,861	2,667	2,473	2,278	2,084	1,890	1,696	1,502	1,308	1,114
17	Two hunded unit scheme (flats) with GF retail	16,100	£2,679,179	2,413	2,234	2,055	1,876	1,697	1,519	1,340	1,160	981	801	621
18	Three hundred unit scheme (flats) with GF retail	23,000	£2,551,599	2,077	1,910	1,744	1,577	1,409	1,242	1,075	907	740	572	404
19	Five hundred unit scheme (flats)	43,200	£9,585,136	1,920	1,754	1,588	1,422	1,256	1,090	924	757	590	422	253
20	Two hundred unit Co-living scheme	5,200	£988,943	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301
21	Large retail supermarket	3,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£2,307,533	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602	1,602
23	Data Centre	7,000	£5,524,766	126	126	126	126	126	126	126	126	126	126	126
24	Office development	30,000	£3,328,172	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227	1,227
25	Office development	15,000	£2,773,477	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153
26	Hotel development (160 rooms)	7,400	£1,231,424	116	116	116	116	116	116	116	116	116	116	116
27	Hotel development (100 rooms)	3,500	£776,574	60	60	60	60	60	60	60	60	60	60	60
28	Light industrial scheme	6,000	£3,328,172	-	-	-	-	-	-	-	-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	5,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	6,000	£6,656,344	-	-	-	-	-	-	-	-	-	-	-

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)

			£3,565,943					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£95,835	4,564	4,297	4,029	3,761	3,493	3,226	2,958	2,690	2,423	2,155	1,887
2	Two unit scheme (houses)	215	£127,780	4,861	4,594	4,326	4,058	3,791	3,523	3,255	2,987	2,720	2,452	2,184
3	Four unit scheme (houses)	350	£138,676	5,051	4,783	4,515	4,248	3,980	3,712	3,445	3,177	2,909	2,641	2,374
4	Seven unit scheme (flats)	598	£236,858	3,332	3,114	2,896	2,678	2,461	2,243	2,025	1,807	1,590	1,372	1,154
5	Nine unit scheme (flats)	675	£200,584	3,422	3,204	2,986	2,769	2,551	2,333	2,115	1,898	1,680	1,462	1,245
6	Ten unit scheme (houses)	1,009	£359,804	4,902	4,644	4,387	4,129	3,871	3,613	3,355	3,097	2,839	2,581	2,324
7	Ten unit scheme (flats)	843	£214,593	3,473	3,255	3,037	2,819	2,602	2,384	2,166	1,948	1,731	1,513	1,295
8	Twenty unit scheme (houses and flats)	1,875	£668,614	4,145	3,906	3,667	3,428	3,189	2,950	2,712	2,473	2,234	1,995	1,756
9	Twenty unit scheme (flats)	1,680	£399,386	3,434	3,219	3,005	2,790	2,576	2,361	2,147	1,932	1,718	1,503	1,289
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£502,352	3,210	3,014	2,817	2,621	2,424	2,228	2,031	1,835	1,638	1,441	1,245
11	Fifty unit scheme (flats - lower density)	4,325	£1,285,225	3,057	2,860	2,663	2,466	2,269	2,072	1,875	1,678	1,480	1,283	1,085
12	Fifty unit scheme (flats - higher density)	3,925	£466,544	2,768	2,570	2,373	2,175	1,978	1,780	1,582	1,385	1,187	990	792
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£954,633	2,744	2,578	2,412	2,245	2,079	1,913	1,746	1,580	1,414	1,247	1,080
14	Seventy unit scheme (flats - higher density)	5,705	£246,590	2,846	2,648	2,451	2,253	2,056	1,858	1,661	1,463	1,266	1,068	871
15	One hundred unit scheme (flats - lower density)	8,850	£1,051,953	2,722	2,528	2,334	2,140	1,946	1,752	1,557	1,363	1,168	973	778
16	One hundred unit scheme (flats - higher density)	7,850	£999,738	3,165	2,971	2,777	2,583	2,389	2,195	2,001	1,807	1,612	1,418	1,224
17	Two hunded unit scheme (flats) with GF retail	16,100	£1,435,292	2,490	2,311	2,132	1,953	1,775	1,596	1,417	1,238	1,058	878	699
18	Three hundred unit scheme (flats) with GF retail	23,000	£1,366,945	2,128	1,962	1,795	1,628	1,461	1,293	1,126	959	791	624	455
19	Five hundred unit scheme (flats)	43,200	£5,134,958	2,023	1,857	1,691	1,525	1,359	1,193	1,027	860	693	525	356
20	Two hundred unit Co-living scheme	5,200	£529,797	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389	2,389
21	Large retail supermarket	3,000	£3,565,943	-	-	-	-	-	-	-	-	-	-	-
22	Comparison retail	5,200	£1,236,194	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808	1,808
23	Data Centre	7,000	£2,959,733	492	492	492	492	492	492	492	492	492	492	492
24	Office development	30,000	£1,782,971	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279	1,279
25	Office development	15,000	£1,485,810	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239	1,239
26	Hotel development (160 rooms)	7,400	£659,699	193	193	193	193	193	193	193	193	193	193	193
27	Hotel development (100 rooms)	3,500	£416,027	163	163	163	163	163	163	163	163	163	163	163
28	Light industrial scheme	6,000	£1,782,971	184	184	184	184	184	184	184	184	184	184	184
29	Industrial Scheme new build (50% plot ratio)	5,000	£3,565,943	59	59	59	59	59	59	59	59	59	59	59
30	Industrial scheme intensification (60% plot ratio)	6,000	£3,565,943	178	178	178	178	178	178	178	178	178	178	178

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)

			£500,000					Residual land values						
	Description	Floor areas	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	108	£13,438	5,331	5,063	4,795	4,528	4,260	3,992	3,724	3,457	3,189	2,921	2,654
2	Two unit scheme (houses)	215	£17,917	5,372	5,105	4,837	4,569	4,302	4,034	3,766	3,498	3,231	2,963	2,695
3	Four unit scheme (houses)	350	£19,444	5,392	5,124	4,856	4,588	4,321	4,053	3,785	3,518	3,250	2,982	2,714
4	Seven unit scheme (flats)	598	£33,211	3,672	3,454	3,237	3,019	2,801	2,583	2,366	2,148	1,930	1,712	1,495
5	Nine unit scheme (flats)	675	£28,125	3,677	3,460	3,242	3,024	2,806	2,589	2,371	2,153	1,935	1,718	1,500
6	Ten unit scheme (houses)	1,009	£50,450	5,209	4,951	4,693	4,435	4,177	3,920	3,662	3,404	3,146	2,888	2,630
7	Ten unit scheme (flats)	843	£30,089	3,692	3,474	3,256	3,038	2,821	2,603	2,385	2,167	1,950	1,732	1,514
8	Twenty unit scheme (houses and flats)	1,875	£93,750	4,452	4,213	3,974	3,735	3,496	3,257	3,018	2,779	2,540	2,301	2,062
9	Twenty unit scheme (flats)	1,680	£56,000	3,638	3,424	3,209	2,995	2,780	2,566	2,351	2,137	1,922	1,708	1,493
10	Thirty unit scheme (flats with retail use on ground floor)	2,818	£70,438	3,364	3,167	2,971	2,774	2,578	2,381	2,184	1,988	1,791	1,595	1,398
11	Fifty unit scheme (flats - lower density)	4,325	£180,208	3,313	3,116	2,918	2,721	2,524	2,327	2,130	1,933	1,736	1,538	1,341
12	Fifty unit scheme (flats - higher density)	3,925	£65,417	2,870	2,672	2,475	2,277	2,080	1,882	1,685	1,487	1,290	1,092	895
13	Seventy unit scheme (Industrial/employment led scheme)	6,425	£133,854	2,872	2,706	2,539	2,373	2,207	2,040	1,874	1,708	1,541	1,375	1,208
14	Seventy unit scheme (flats - higher density)	5,705	£34,576	2,883	2,686	2,488	2,291	2,093	1,895	1,698	1,500	1,303	1,105	908
15	One hundred unit scheme (flats - lower density)	8,850	£147,500	2,824	2,630	2,436	2,242	2,048	1,854	1,660	1,465	1,271	1,075	880
16	One hundred unit scheme (flats - higher density)	7,850	£140,179	3,275	3,081	2,887	2,692	2,498	2,304	2,110	1,916	1,722	1,528	1,334
17	Two hunded unit scheme (flats) with GF retail	16,100	£201,250	2,566	2,388	2,209	2,030	1,851	1,672	1,494	1,314	1,135	955	775
18	Three hundred unit scheme (flats) with GF retail	23,000	£191,667	2,179	2,013	1,846	1,680	1,512	1,345	1,177	1,010	842	675	507
19	Five hundred unit scheme (flats)	43,200	£720,000	2,125	1,959	1,793	1,627	1,461	1,296	1,129	962	795	627	459
20	Two hundred unit Co-living scheme	5,200	£74,286	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477	2,477
21	Large retail supermarket	3,000	£500,000	214	214	214	214	214	214	214	214	214	214	214
22	Comparison retail	5,200	£173,333	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013	2,013
23	Data Centre	7,000	£415,000	856	856	856	856	856	856	856	856	856	856	856
24	Office development	30,000	£250,000	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330
25	Office development	15,000	£208,333	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324	1,324
26	Hotel development (160 rooms)	7,400	£92,500	270	270	270	270	270	270	270	270	270	270	270
27	Hotel development (100 rooms)	3,500	£58,333	265	265	265	265	265	265	265	265	265	265	265
28	Light industrial scheme	6,000	£250,000	439	439	439	439	439	439	439	439	439	439	439
29	Industrial Scheme new build (50% plot ratio)	5,000	£500,000	673	673	673	673	673	673	673	673	673	673	673
30	Industrial scheme intensification (60% plot ratio)	6,000	£500,000	689	689	689	689	689	689	689	689	689	689	689

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