

Appendix 1 – Policies Matrix

Vale of White Horse District Council – CIL Viability Policy Review

* Those policies with a Direct impact on viability include policies such as affordable housing, minimum housing standards etc. that have a measurable impact on viability. These have been explicitly factored into our economic viability appraisals.

Those policies with an Indirect impact have been incorporated into the viability study indirectly through the property market cost and value assumptions adopted e.g. market values and BICS costs.

It is important to note that all the policies have an indirect impact on viability. The Council’s Local Plan sets the ‘framework’ for the property market to operate within. All the policies have an indirect impact on viability through the operation of the property market (price mechanism) and via site allocations which shapes land supply over time.

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
Core Policy 1: Presumption in Favour of Sustainable Development	<p>Planning applications that accord with this Local Plan 2031 (and where relevant, with any subsequent Development Plan Documents or Neighbourhood Plans) will be approved, unless material considerations indicate otherwise.</p> <p>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant planning permission unless material considerations indicate otherwise, and unless:</p> <ul style="list-style-type: none"> i. any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole, or ii. specific policies in the Framework indicate that development 	Indirect	Indirect impact through the price mechanism.

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	should be restricted.		
Core Policy 2: Cooperation on Unmet Housing Need for Oxfordshire	<p>The Council will continue to work under the ‘duty-to-cooperate’ with all other Oxfordshire local authorities on an ongoing basis to address the objectively assessed need for housing across the Oxfordshire housing market area.</p> <p>As a first step, Vale of White Horse District Council has sought to accommodate the housing need for Vale of White Horse District in full in the Vale of White Horse Local Plan 2031 Part 1. [...]</p> <p>[...] the Council will continue to work jointly and proactively with all of the other Oxfordshire local authorities and through the Oxfordshire Growth Board to address any unmet housing need. [...]</p> <p>Plan 2031: Part 2, to be submitted to the Secretary of State, within two years of adoption of the Local Plan 2031: Part 1. This will ensure that unmet need is considered and planned for in a timely manner and is tested through a robust plan-making process in accordance with national policy, [... see Part 2 policies below].</p>	Indirect	Indirect impact through the price mechanism.
Core Policy 3: Settlement Hierarchy	<p>Market Towns</p> <p>Market Towns are defined as settlements that have the ability to support the most sustainable patterns of living within the Vale through their current levels of facilities, services and employment opportunities. [...]</p> <p>Local Service Centres</p> <p>Local Service Centres are defined as larger villages or neighbourhoods to larger settlements with a level of facilities and services and local employment to provide the next best opportunities</p>	Indirect	<p>Indirect impact through the price mechanism.</p> <p>Note that the policy classifies the various settlements within the District.</p>

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	<p>for sustainable development outside the Market Towns.</p> <p>Larger Villages</p> <p>Larger Villages are defined as settlements with a more limited range of employment, services and facilities. Unallocated development will be limited to providing for local needs and to support employment, services and facilities within local communities.</p> <p>Smaller Villages</p> <p>The Smaller Villages have a low level of services and facilities, where any development should be modest and proportionate in scale and primarily be to meet local needs.</p>		
<p>Core Policy 4: Meeting Our Housing Needs</p>	<p>The housing target for the Vale of White Horse District is for at least 20,560 homes to be delivered in the plan period between 2011 and 2031. 12,495 dwellings will be delivered through strategic allocations. 1,840 dwellings remain to be identified and will be allocated through the Local Plan 2031 Part 2 or Neighbourhood Development Plans or through the Development Management process. The contribution of all sources of housing supply are shown by the following table: [...]</p> <p>Strategic Allocations</p> <p>Development will be supported at strategic site allocations where it meets the requirements set out within the Site Development Templates shown by Appendix A and in accordance with the policies of the Development Plan taken as a whole. The following tables show how the level of housing required through strategic development sites will be distributed: [...]</p>	<p>Indirect</p>	<p>Indirect impact through the price mechanism.</p> <p>Note that we have specifically appraised the strategic site allocations. These will mitigate their own impacts through site specific S106. So as not to 'double dip' we have assumed no CIL on these sites.</p>
<p>Core Policy 5: Housing Supply Ring-</p>	<p>The Council will employ a ring-fence approach to housing delivery in</p>	<p>Indirect</p>	<p>Indirect impact through the price mechanism.</p>

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Fence	<p>the Science Vale area [...]</p> <p>For the purposes of the assessment of housing land supply, the ring-fence area will be treated as a separate sub-area with a housing requirement of 11,850 homes in the plan period (593 homes per annum) in support of the 15,850 jobs planned in this subarea and as a contribution towards the district’s housing need set out in Core Policy 4. [...]</p>		
Core Policy 6: Meeting Business and Employment Needs	<p>218 hectares of land is identified for future employment development on the following strategic sites and saved Vale Local Plan 2011 allocations. [...tabulated].</p> <p>Employment and business development as part of mixed-use development will be supported at Monks Farm, Grove and South of Park Road, Faringdon where this meets the requirements set out within the Site Development Templates shown by Appendix A, and in accordance with the Sub-Area Strategies.</p> <p>Proposals for employment related development on unallocated sites will be supported in accordance with Core Policy 28: New Employment Development on Unallocated Sites. In addition to the sites identified for new employment development, a number of existing strategic employment sites have been identified in the Sub-Area Strategies. These sites will be safeguarded for employment uses in accordance with Core Policy 29: Change of Use of Existing Employment Land and Premises.</p>	Indirect	Indirect impact through the price mechanism.
Core Policy 7: Providing Supporting Infrastructure and Services	<p>All new development will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal. Infrastructure requirements will be delivered directly by the developer and/or through an appropriate</p>	Direct	<p>We have had regard to the explicit costs of CIL and S106/S278 costs (including affordable housing) within our financial viability assessment herein. We have taken care to ensure that there</p>

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	<p>financial contribution prior to, or in conjunction with, new development. Where appropriate, developers will be expected to collaborate on the provision of infrastructure which is needed to serve more than one site. In ensuring the timely delivery of infrastructure requirements, development proposals must demonstrate that full regard has been paid to the Infrastructure Delivery Plan and all other relevant policies of this plan.</p> <p>If infrastructure requirements could render the development unviable, proposals for major development should be supported by an independent viability assessment on terms agreed by the relevant parties including the Council and County Council, and funded by the developer. This will involve an open book approach. Where viability constraints are demonstrated by evidence, the Council will:</p> <ul style="list-style-type: none"> i. prioritise developer contributions for essential and then other infrastructure in line with the definitions as set out in paragraph 4.42 and the detail of requirements outlined in the IDP, and/or ii. use an appropriate mechanism to defer part of the developer contributions requirement to a later date, or iii. as a last resort, refuse planning permission if the development would be unsustainable without inclusion of the unfunded infrastructure requirements taking into account reasonable contributions from elsewhere including CIL. <p>The Council's Delivering Infrastructure Strategy will include both a CIL Charging Schedule and a Supplementary Planning Document for Section 106 and Section 278 legal agreements that will provide more detail about its approach to securing developer contributions.</p> <p>Upon adoption of the CIL Charging Schedule, CIL will be used to pool developer contributions towards a wide range of new and improved</p>		<p>is no double dipping.</p>

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	<p>infrastructure necessary to deliver new development.</p> <p>Where not covered by the CIL Charging Schedule, infrastructure and services, including provision for their maintenance, should be delivered directly by the developer through the development management process and in accordance with the Regulation 122 Tests.</p> <p>Infrastructure and services will be sought through the negotiation of planning obligations, conditions, levy, undertaking and/or other agreement as secured through the planning permission, to mitigate the direct impacts of development and secure its implementation.</p>		
<p>Core Policy 8: Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area</p>	<p>Our over-arching priority for this Sub-Area is to maintain the service and employment centre roles for Abingdon-on-Thames and Botley and ensure growth is managed to minimise pressure on the highway network, whilst protecting the Oxford Green Belt. [...]</p> <p>Housing Delivery</p> <p>At least 5,438 new homes will be delivered in the plan period between 2011 and 2031. 1,790 dwellings will be delivered through strategic allocations. 962 dwellings remain to be identified and will be allocated through the Local Plan 2031 Part 2 or Neighbourhood Development Plans or through the Development Management process. [...]</p> <p>Strategic Allocations</p> <p>Development will be supported at the strategic site allocations through a masterplanning process involving the community, local planning authority, developer and other stakeholders [...]</p> <p>Employment</p>	<p>Indirect</p>	<p>Indirect impact through the price mechanism.</p>

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	<p>3.20 hectares of employment land is identified for future business and employment growth in accordance with Core Policy 6. In addition, the following strategic employment sites will be safeguarded for employment use in line with Core Policy 29. [...]</p> <p>Strategic employment sites:</p> <p>Abingdon-on-Thames: [various]</p> <p>Botley: [various]</p>		
Core Policy 9: Harcourt Hill Campus	<p>The Council will work proactively with Oxford Brookes University, Oxfordshire County Council, local residents and other appropriate stakeholders to help the university to develop a masterplan for the Harcourt Hill Campus site that meets the university's longer term business needs for predominantly educational uses and in a manner that respects its Green Belt setting and urban-rural fringe context. [...]</p>	Indirect	Indirect impact through the price mechanism.
Core Policy 10: Abbey Shopping Centre and the Charter, Abingdon-on-Thames	<p>Within the Abbey Shopping Centre and the Charter Area (as defined on the Adopted Policies Map), proposals for retail-led development will be supported. Applicants will need to demonstrate that proposals reflect the planning and urban design guidance set out in the adopted Supplementary Planning Document for the area to deliver high quality retail-led development, which successfully complements and integrates with the existing Phase 1 Abbey Shopping Centre.</p> <p>Proposals should ensure that the retail element (A1 use) of the Charter is maximised to ensure the vitality and viability of the town centre is maintained and enhanced over the plan period.</p>	Indirect	<p>Indirect impact through the price mechanism.</p> <p>All town centre schemes will be subject to significant risk and uncertainty including: market risk (tenant demand), site assembly, site clearance and remediation costs, service diversions and utilities.</p>

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	Proposals should demonstrate how they will mitigate their transport impact, including improving facilities for pedestrians and cyclists.		
Core Policy 11: Botley Central Area	Proposals for a comprehensive retail-led redevelopment and upgrading of Botley central area, as defined on the Adopted Policies Map, will be supported provided that: [...various conditions are satisfied]	Indirect	Indirect impact through the price mechanism. All town centre schemes will be subject to significant risk and uncertainty including: market risk (tenant demand), site assembly, site clearance and remediation costs, service diversions and utilities.
Core Policy 12: Safeguarding of Land for Strategic Highway Improvements within the Abingdon-on-Thames and Oxford Fringe Sub-Area	Land is safeguarded to support the delivery of the following identified transport schemes: -South Abingdon-on-Thames Bypass linking the A415 to the West and South East of the town, including a new River Thames crossing -Diamond Interchange at the A34 Lodge Hill Junction -Land for improvements to Frilford Lights.	Indirect	Indirect impact through the price mechanism.
Core Policy 13: The Oxford Green Belt	The Oxford Green Belt area in the Vale, as amended following the local Green Belt Review, will continue to be protected to maintain its openness and permanence. Development will be permitted in the following settlements, which are inset to the Green Belt (as shown on the Adopted Policies Map), where the proposed development is within the existing built area of the village and in accordance with Core Policies 3 and 4: [... list of	Indirect	Indirect impact through the price mechanism.

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	settlements] Proposals for inappropriate development will not be approved except in very special circumstances. [...]		
Core Policy 14: Strategic Water Storage Reservoirs	Land is safeguarded for a reservoir and ancillary works between the settlements of Drayton, East Hanney and Steventon, and to the north of Longworth unless subsequent publication of Thames Water's Resources Management Plan 2019 indicates that the location is not necessary for future reservoir provision. [...]	Indirect	Indirect impact through the price mechanism.
Core Policy 15: Spatial Strategy for South East Vale Sub-Area	Our over-arching priority for this Sub-Area is to secure the aligned delivery of housing and employment growth together with the infrastructure required to achieve sustainable development. Development in the South East Vale Area should be in accordance with the Settlement Hierarchy set out in Core Policy 3: [...] Housing Delivery At least 12,450 new homes will be delivered in the plan period between 2011 and 2031. 9,055 dwellings will be delivered through strategic allocations. 416 dwellings remain to be identified and will be allocated through the Local Plan 2031 Part 2 or Neighbourhood Development Plans or through the Development Management process. [...] Housing Supply Ring Fence 11,850 new homes are 'ring-fenced' for the purposes of the assessment of housing land supply within this Sub-Area in accordance with Core Policy 5. [...] Employment	Indirect	Indirect impact through the price mechanism.

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	<p>208 hectares of employment land will be provided for business and employment growth in accordance with Core Policy 6. In addition, the following strategic employment sites will be safeguarded for employment use in line with Core Policy 29: [...]</p> <p>Strategic employment sites: [various]</p>		
Core Policy 16: Didcot A Power Station	<p>The Council supports the redevelopment of the Didcot A site to provide a high quality mixed-use development. The site will continue to be reserved for a range of uses, particularly employment (B1, B2 and B8). Other acceptable uses for the site include, but are not limited to, residential (C1, C2 and C3), ancillary retail, an element of bulky goods retail, leisure (D2) and community uses. Any proposed uses for the site must have regard to relevant policies contained within South Oxfordshire District Council's Adopted Core Strategy. [...]</p>	Indirect	Indirect impact through the price mechanism.
Core Policy 17: Delivery of Strategic Highway Improvements within the South-East Vale Sub-Area	<p>In order to deliver the growth in the South East Vale Sub-Area and the wider Science Vale area, the Science Vale Area Strategy has identified highways infrastructure to mitigate the impact of the planned growth across Science Vale and secure the future economic viability of the area. [...]</p> <p>All development within the South East Vale Sub-Area will be required to contribute in accordance with Core Policy 7: Providing Supporting Infrastructure and Services. [...]</p>	Direct	We have incorporated the necessary S106/S278 costs into the financial viability assessment herein.
Core Policy 18: Safeguarding of Land for Transport	<p>Land is safeguarded to support the delivery of the identified transport schemes listed by Core Policies 17 and 19. [...]</p>	Indirect	Indirect impact through the price mechanism.

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Schemes in the South East Vale Sub-Area			
Core Policy 19: Re-opening of Grove Railway Station	The Council will continue to support the re-opening of the railway station at Grove, ideally within the lifetime of this plan, and will work with rail operators, Oxfordshire County Council and other partners to develop and implement a strategy to re-open the station and ensure opportunities to do so are maximised. [...]	Indirect	Indirect impact through the price mechanism.
Core Policy 20: Spatial Strategy for Western Vale Sub-Area	<p>Our overarching priority for this Sub-Area is to protect the service centre role of Faringdon and deliver a balance of housing and employment to improve the self-sufficiency of the area and to protect the vitality and viability of our rural communities.</p> <p>Development in the Western Vale Sub-Area should be in accordance with the Settlement Hierarchy set out in Core Policy 3: [...]</p> <p>Housing Delivery</p> <p>At least 3,173 new homes will be delivered in the plan period between 2011 and 2031. 1,650 dwellings will be delivered through strategic allocations. 462 dwellings remain to be identified and will be allocated through the Local Plan 2031 Part 2 or Neighbourhood Development Plans or through the Development Management process.</p> <p>Strategic Allocations</p> <p>Development will be supported at the strategic allocations through a masterplanning process involving the community, local planning authority, developer and other stakeholders [...]</p> <p>Employment</p>	Indirect	Indirect impact through the price mechanism.

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	<p>7.38 hectares of employment land will be provided for business and employment growth in accordance with Core Policy 6. In addition, the following strategic employment sites will be safeguarded for employment use in line with Core Policy 29. [...]</p> <p>Strategic employment sites:</p> <p>Faringdon Park Road Industrial Estate</p> <p>Land adjacent to A420, Faringdon</p>		
Core Policy 21: Safeguarding of Land for Strategic Highway Improvements within the Western Vale Sub-Area	<p>Land is safeguarded to support the delivery of the following identified transport schemes: [...]</p>	Indirect	Indirect impact through the price mechanism.
Core Policy 22: Housing Mix	<p>A mix of dwelling types and sizes to meet the needs of current and future households will be required on all new residential developments. This should be in accordance with the Council's current Strategic Housing Market Assessment unless an alternative approach can be demonstrated to be more appropriate through the Housing Register or where proven to be necessary due to viability constraints*.</p> <p>*Viability should be set out in an independent viability assessment on terms agreed by the relevant parties including the Council and funded by the developer. This will involve an open book approach.</p>	Direct	The scheme mix assumption(s) are set out within our Typologies Matrix. This has regard to the SHMA and has been agreed by the Council.
Core Policy 23: Housing Density	<p>On all new housing developments a minimum density of 30 dwellings per hectare (net) will be required unless specific local circumstances indicate that this would have an adverse effect on the character of the</p>	Direct	The density of development has a direct impact on the quantum of land required for any particular development. This therefore has an impact on the

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	area, highway safety or the amenity of neighbours. Higher densities will be encouraged in locations where it will result in the optimum use of land, where there is good access to services and public transport routes, and where it would contribute to enhancing the character and legibility of a place.		land value. We have had regard to the minimum 30 dph policy requirement within our financial viability assessment (see Typologies Matrix).
Core Policy 24: Affordable Housing	<p>The Council will seek 35 % affordable housing on all sites capable of a net gain of eleven or more dwellings. There should be a 75:25 split for rented (either social or affordable) and intermediate housing respectively.</p> <p>In circumstances where it can be demonstrated that the level of affordable housing being sought would be unviable, alternative tenure mixes and levels of affordable housing provision, may be considered. Any difference in tenure mix or percentage of affordable housing to be delivered will need to be supported by a viability assessment*.</p> <p>Any affordable housing provided should:</p> <ul style="list-style-type: none"> i. be of a size and type which meets the requirements of those in housing need, and ii. be indistinguishable in appearance from the market housing on site and distributed evenly across the site <p>The Council's preference is for on-site affordable housing provision (with the exception of part units). Only in exceptional circumstances will any other scenario be considered. In such cases the following delivery hierarchy will be considered:</p> <ul style="list-style-type: none"> iii. mix of on-and off-site delivery with the level of affordable housing to be achieved to be 'broadly equivalent' to that which would have been delivered on-site 	Direct	<p>We have had explicit regard to this affordable housing policy (target and mix) within our financial viability assessment. See the Typologies Matrix.</p> <p>Note that in practice the 75:25% tenure split is delivered as affordable rent:intermediate housing (with no social rent). We have therefore been instructed to model this tenure.</p>

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	<p>iv. full off-site delivery</p> <p>v. part off-site delivery and part commuted sum</p> <p>vi. commuted sum which shall be based on the open market value of units to be delivered on site in lieu of full-on or off-site delivery</p> <p>In cases where the 35 % calculation provides a part unit, a financial contribution will be sought, equivalent to that part unit.</p> <p>Off-site contributions and/or financial contributions for the provision of affordable housing in lieu of on-site provision will not be appropriate, unless it can be robustly justified that:</p> <p>vii. it is not physically possible or feasible to provide affordable housing on the application site, or</p> <p>viii. there is evidence that a separate site would more satisfactorily meet local housing need and contribute to the creation of sustainable mixed communities.</p> <p>Planning permission will be refused for development proposals where it appears that a larger site has been sub-divided into smaller development parcels in order to avoid the requirements of the affordable housing policy.</p>		
<p>Core Policy 25: Rural Exception Sites</p>	<p>Affordable housing schemes will be permitted on sites that would not otherwise be acceptable for housing development, providing the scheme would satisfy the following: [...viii criteria]</p> <p>Where robust evidence establishes that viability issues would prevent the delivery of an exception site, the minimum level of market housing required to make the development viable will be favourably considered where it would ensure the provision of significant</p>	<p>Direct</p>	<p>We have specifically modelled a RES site as part of this financial viability assessment. We have assumed a minimum land value of £10,000 per plot given that the site are exceptions sites.</p>

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	additional affordable housing to meet local needs. [...]		
Core Policy 26: Accommodating Current and Future Needs of the Ageing Population	<p>In order to meet the needs of current and future households in the context of an ageing population, the following requirements will be sought subject to the viability of provision on each site:</p> <ul style="list-style-type: none"> i. residential dwelling houses designed for older people (with or without Extra Care) should be provided in the strategic site allocations in the Local Plan 2031 Part 1 and other suitable locations. ii. where possible, residential dwellings designed for older people should be located within close proximity to public transport routes, retail and other local facilities, including for health care. iii. where residential dwelling houses for older people (with or without Extra Care) are provided, wherever possible it should be on a mixed tenure basis in accordance with the requirements of Core Policy 24: Affordable Housing. iv. where standards that would apply to general housing have been relaxed in response to the special needs of the occupiers of the scheme, the occupancy will be limited to accord with the nature of the scheme. 	Direct	We have explicitly modelled supported living and extra care typologies (see Typologies Matrix). This is to have regard to the differing development economics of these typologies to enable differential CIL rates to be set (where appropriate).
Core Policy 27: Meeting the housing needs of Gypsies, Travellers and Travelling Show People	The Council will enable or provide for at least 13 pitches for gypsies and travellers during the plan period to 2031. Existing sites will be safeguarded. [...]	Indirect	Indirect impact through the price mechanism.
Core Policy 28: New Employment	Proposals for new employment development (Use Classes B1, B2 or B8) will be supported on unallocated sites in or on the edge of, the	Indirect	Indirect impact through the price mechanism.

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Development on Unallocated Sites	<p>built up area of Market Towns, Local Service Centres and Larger and Smaller Villages provided that the benefits are not outweighed by any harmful impacts, [...]</p> <p>In the rural areas the re-use, conversion or adaptation of suitable existing buildings for employment will also be supported subject to criteria [...]</p>		
Core Policy 29: Change of Use of Existing Employment Land and Premises	<p>The strategic employment sites, as listed in the Sub-Area Strategies, form part of the District’s reserve for employment land to meet objectively assessed employment needs and will be safeguarded for employment uses. [...]</p> <p>Elsewhere in the District, where there is no reasonable prospect of land or premises being used for continued employment use, a mixed use enabling development which incorporates employment space should first be considered. [...]</p> <p>Proposals for alternative uses will need to demonstrate compliance with other relevant policies.</p>	Indirect	Indirect impact through the price mechanism. Note that CIL is only payable on additional floorspace.
Core Policy 30: Further and Higher Education	<p>The Council will support the development and enhancement of further and higher education facilities to help support the local economy and to ensure the local labour force is equipped to take advantage of the opportunities likely to arise in the future. [...]</p>	Indirect	Indirect impact through the price mechanism.
Core Policy 31: Development to Support the Visitor Economy	<p>The Council encourages new development to advance the visitor economy for leisure and business purposes. Proposals will be supported as follows:</p> <p>i. within the built-up areas of the Market Towns and Local Service Centres - larger scale developments including conference facilities,</p>	Indirect	Indirect impact through the price mechanism. These are specialist (often trading) properties with bespoke characteristics and financial challenges. They do not lend themselves to generic typologies for CIL. The current CIL Charging Schedule does

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	<p>museums, heritage centres, hotels, guest houses and associated facilities for visitors</p> <p>ii. within the built-up areas of the Larger and Smaller Villages – smaller and proportionately scaled developments that are in keeping with the character of the settlement, including museums, heritage centres, hotels, guest houses, self-catering accommodation and associated facilities for visitors</p> <p>iii. at Milton Park and Harwell Campus - ancillary business hotel and conference facilities, and</p> <p>iv. at service areas on the main transport corridors - hotel accommodation.</p> <p>Outside the above locations, small-scale development to support the visitor economy, including farm diversification and equine development, will be supported provided that proposals are in keeping with the scale and character of the locality and which would not adversely affect heritage assets or their setting. Larger developments will only be supported in exceptional circumstances, for example to sensitively re-use a historic building, or to proportionally support or enhance enjoyment of a significant and established visitor attraction where this cannot reasonably be achieved from a town or village location.</p>		<p>not include for CIL on these typologies and we have not modelled them herein. The Council does not intend to charge CIL on these uses.</p>
<p>Core Policy 32: Retailing and other Main Town Centre Uses</p>	<p>The Market Towns and Local Service Centres defined in the Settlement Hierarchy (Core Policy 3) are the preferred locations for larger scale development or redevelopment for retailing and other main town centre uses.</p> <p>For new retail proposals (Use Class A), first consideration should be given to areas designated as primary and secondary shopping</p>	<p>Direct</p>	<p>Please see the commercial paper for our approach to CIL for retail typologies.</p>

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	<p>frontages and the redevelopment sites at the Charter area of Abingdon-on-Thames and the Botley Central Area.</p> <p>For other town centre uses, first consideration should be given to opportunities within the designated town centre areas that are well linked to the retail core by foot, including identified redevelopment sites, before more peripheral locations are considered. Proposals for new retail development or changes of use to retail or other main town centre uses will be supported elsewhere as follows:</p> <ul style="list-style-type: none"> i. for development primarily intended to serve the day-to-day needs of the local community, within the Larger and Smaller Villages, and in the local shopping centres located within Abingdon-on-Thames, Faringdon, Grove and Wantage ii. ancillary and proportionate food, drink and convenience retailing within and primarily servicing the users of designated employment areas, and iii. offices in employment locations where office use is identified elsewhere in this plan to be appropriate. <p>Proposals for retail or other main town centre uses that are on the edge of or outside the town or local shopping centres, and are not supported by Local Plan policies, will only be supported if it is demonstrated that the proposal satisfies the sequential approach to site selection, and, where the proposal exceeds the local floorspace thresholds set out below, an impact assessment confirms that there are no likely significant adverse impacts on the vitality and viability of nearby centres. The impact assessment methodology and assumptions are to be agreed with the Council in advance.</p> <p>The local floorspace thresholds for impact assessment are as follows:</p>		

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	iv. 1,000 square metres gross retail floorspace for development likely to have an impact on Abingdon-on-Thames or Wantage town centres, and v. 500 square metres gross retail floorspace elsewhere in the district.		
Core Policy 33: Promoting Sustainable Transport and Accessibility	The Council will work with Oxfordshire County Council and others to: <ul style="list-style-type: none"> i. actively seek to ensure that the impacts of new development on the strategic and local road network are minimised ii. ensure that developments are designed in a way to promote sustainable transport access both within new sites, and linking with surrounding facilities and employment iii. support measures identified in the Local Transport Plan for the district, including within the relevant local area strategies iv. support improvements for accessing Oxford v. ensure that transport improvements are designed to minimise any effects on the amenities, character and special qualities of the surrounding area, and vi. promote and support improvements to the transport network that increase safety, improve air quality and/or make our towns and villages more attractive. 	Direct	We have incorporated the appropriate site mitigation S278 works and professional fees within our financial viability assessment herein.
Core Policy 34: A34 Strategy	The Council will continue to work with Highways England, Oxfordshire County Council and other partners to develop and implement a Route Based Strategy for the A34, which enables it to function as a major strategic route, [...]	Indirect	Indirect impact through the price mechanism.

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
<p>Core Policy 35: Promoting Public Transport, Cycling and Walking</p>	<p>The Council will work with Oxfordshire County Council and others to:</p> <ul style="list-style-type: none"> i. encourage the use of sustainable modes of transport [...] ii. ensure new development is located close to, or along, existing strategic public transport corridors, [...] iii. ensure that new development is designed to encourage walking as the preferred means of transport, not only within the development, but also to nearby facilities and transport hubs iv. ensure that new development encourages and enables cycling not only through the internal design of the site, but also through the provision of cycle friendly infrastructure to link the new residents with nearby services, employment areas, educational facilities and public transport hubs where interchange can be provided for longer distance travel v. seek to support the provision of new cycling routes where the proposals are consistent with the other policies of this plan vi. ensure proposals for major development are supported by a Transport Assessment and Travel Plan, [...] vii. ensure adequate parking is delivered on new developments [...] 	<p>Direct</p>	<p>We have included within our financial viability assessments appropriate upfront Planning Application, Professional Fees, Surveys and report costs which include for Transport Assessment and Travel Plan(s) etc.</p> <p>We assume that any physical works e.g. footpaths, cycle paths can be accommodated within the normal external works budget(s).</p>
<p>Core Policy 36: Electronic communications</p>	<p>The Council will work with Oxfordshire County Council and others to promote faster, more reliable and more comprehensive coverage of electronic communications and allow businesses and residents to access services and information more effectively, thereby helping to reduce the need to travel.</p> <p>Proposals for all new development should ensure appropriate infrastructure is provided during development, sufficient to enable all</p>	<p>Direct</p>	<p>We assume the cost of communication service and/or ducts (for future proofing) are incorporated within the normal external works budgets for utilities connections.</p>

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	properties to be connected to superfast broadband without any post development works.		
Core Policy 37: Design and Local Distinctiveness	<p>All proposals for new development will be required to be of high quality design that:</p> <ul style="list-style-type: none"> i. responds positively to the site and its surroundings, cultural diversity and history, conserves and enhances historic character and reinforces local identity or establishes a distinct identity [...] ii. creates a distinctive sense of place through high quality townscape and landscaping [...] iii. provides a clear and permeable structure of streets, routes and spaces [...] iv. is well connected to provide safe and convenient ease of movement by all users, [...] v. incorporates and/or links to high quality Green Infrastructure [...] vi. is built to last, functions well and is flexible to changing requirements of occupants and other circumstances vii. addresses the needs of all in society by incorporating mixed uses and facilities as appropriate with good access to public transport and a wide range of house types and tenures viii. is visually attractive and the scale, height, density, grain, massing, type, details and materials are appropriate for the site and surrounding area ix. creates safe communities and reduces the likelihood and fear of crime 	Direct	<p>The Value of the White Horse has always had high standards of design and this policy is nothing new. We assume that the construction costs and external works costs take into consideration the prevailing design quality across the District.</p> <p>Note that the July 2018 NPPF place particular emphasis on design quality at paragraphs 124, 129 and 130. Paragraph 124 states that the ‘creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.’ It is important that the Council review the Plan regularly to ensure that design requirements and construction costs are not making development unviable.</p>

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>x. secures a high quality public realm with well managed and maintained public areas [...]</p> <p>xi. ensures a sufficient level of well-integrated car and bicycle parking and external storage, and</p> <p>xii. is sustainable and resilient to climate change [...]</p>		
<p>Core Policy 38: Design Briefs for Strategic and Major Sites</p>	<p>Proposals for housing allocations and major development sites must be accompanied by a site-wide design strategy that includes the following:</p> <p>1. a Masterplan which should:</p> <p>i. identify the Vision for the development, [...]</p> <p>ii. demonstrate a coherent and robust framework for development [...]</p> <p>iii. show how the design requirements of the scheme work within the Vision [...]</p> <p>iv. integrate with the surrounding built, historic and natural environments [...]</p> <p>v. provide community facilities and other amenities to meet the needs of all the community, including access to education and training facilities, health care, community leisure and recreation facilities as appropriate</p> <p>vi. define a hierarchy of routes and the integration of suitable infrastructure, [...]</p> <p>vii. contain a Green Infrastructure framework [...]</p> <p>viii. contain an indicative layout which illustrates a legible urban</p>	<p>Direct</p>	<p>We have included within our financial viability assessments appropriate upfront Planning Application, Professional Fees, Surveys and report costs to allow for master-planning and the design and access statement.</p> <p>We have incorporated specific strategic infrastructure costs and S106/s278 costs for the strategic sites. These costs have been cashflowed to show the timing of the infrastructure vis-à-vis the build out trajectory.</p>

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>structure [...]</p> <p>2. an accompanying Design and Access Statement, which should explain:</p> <ul style="list-style-type: none"> i. the steps taken to appraise the context of the proposed development, [...] ii. the design principles and concepts that have been applied to the proposed development [...] iii. the mechanism for delivering the Vision at more detailed stages, for example through design coding iv. how sustainability and environmental matters will be addressed [...] v. the delivery phasing and implementation strategies to be in place [...] vi. how the mix of housing types and tenures is integrated and supports a range of household sizes, ages and incomes to meet identified housing need, and vii. how consultation with the existing community has been incorporated. 		
<p>Core Policy 39: The Historic Environment</p>	<p>The Council will work with landowners, developers, the community, Historic England and other stakeholders to:</p> <ul style="list-style-type: none"> i. ensure that new development conserves, and where possible enhances, designated heritage assets and non-designated heritage assets [...] ii. ensure that vacant historic buildings are appropriately re-used [...] 	<p>Indirect</p>	<p>There is no impact on CIL viability.</p> <p>We anticipate that development involving heritage assets will require site specific viability assessment to agree the optimal viable use and/or any enabling development.</p>

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<ul style="list-style-type: none"> iii. seek to reduce the number of buildings on the “Heritage at Risk” Register [...] iv. encourage better understanding of the significance of scheduled monuments on the “Heritage at Risk” Register and to aid in their protection v. better understand the significance of Conservation Areas in the district through producing Conservation Area Character Appraisals and Management Plans vi. identify criteria for assessing non designated heritage assets [...] vii. encourage Heritage Partnership Agreements, [...] 		
<p>Core Policy 40: Sustainable Design and Construction</p>	<p>The Council encourages developers to incorporate climate change adaptation and design measures to combat the effects of changing weather patterns in all new development, which could include:</p> <ul style="list-style-type: none"> i. planting, shading and advanced glazing systems to reduce solar heat gain [...] ii. using materials to prevent penetration of heat, [...] iii. increasing natural ventilation and removing heat by using fresh air iv. orientating windows of habitable rooms within 30 degrees of south and utilising southern slopes v. locating windows at heights that maximise heating from lower sub angles during the winter, and vi. incorporating flood resilient measures such as raising floor levels, electrical fittings and rain-proofing and overhangs to prevent infiltration of heavy rain around doors and windows. 	<p>Direct</p>	<p>We assume that many of these requirements can be incorporated at minimal or no additional cost with the scheme design and build costs.</p> <p>However we recognise that there is a cost implication the enhanced water efficiency target, and in this respect, we have explicitly included an allowance of £10 per unit for the additional cost. This is based on the latest version of the South Oxfordshire District Council WCS (v4.3, 15/01/2018).</p>

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>A sensitive approach will need to be taken to safeguard the special character of the heritage assets [...]</p> <p>The Vale of White Horse is located within an area of water stress and is applying a higher standard for water efficiency.</p> <p>New developments are required to be designed to a water efficiency standard of 110 litres/head/day (l/h/d) for new homes.</p>		
Core Policy 41: Renewable Energy (excluding wind energy)	<p>The Council encourages schemes for renewable and low carbon energy generation. [...]</p>	N/A	<p>These are infrastructure projects and not chargeable for CIL.</p>
Core Policy 42: Flood Risk	<p>The risk and impact of flooding will be minimised through:</p> <ul style="list-style-type: none"> i. directing new development to areas with the lowest probability of flooding ii. ensuring that all new development addresses the effective management of all sources of flood risk iii. ensuring that development does not increase the risk of flooding elsewhere, and iv. ensuring wider environmental benefits of development in relation to flood risk. <p>The suitability of development proposed in flood zones will be strictly assessed using the Sequential Test, and, where necessary, the Exceptions Test. A sequential approach should be used at site level.</p> <p>A site-specific flood risk assessment will be required for all developments of 1 hectare and greater in Flood Zone 1 and, for all proposals for new development, including minor development and</p>	Direct	<p>We have included within our financial viability assessments appropriate upfront Planning Application, Professional Fees, Surveys and report costs to allow for flood risk assessment and drainage design.</p> <p>We assume that the normal cost of drainage (SUDs etc) can be incorporated into the scheme design and construction/external works at no additional costs.</p> <p>Where sites are a risk of flooding, we assume that the cost of the flood mitigate works would be deducted from the price of the land. A land owner cannot expect to receive the same price for a site which floods compared to an unencumbered site (which does not flood).</p>

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>change of use in Flood Zone 2 and 3 and, in Critical Drainage Areas, and also where proposed development or a change of use to a more vulnerable class that may be subject to other forms of flooding. Appropriate mitigation and management measures will be required to be implemented.</p> <p>All development proposals must be assessed against the Vale of White Horse and South Oxfordshire Strategic Flood Risk Assessment and the Oxfordshire Local Flood Risk Management Strategy [...]</p> <p>All development will be required to provide a drainage strategy. Developments will be expected to incorporate sustainable drainage systems and ensure that runoff rates are attenuated to greenfield run-off rates. Higher rates would need to be justified and the risks quantified. Developers should strive to reduce run-off rates for existing developed sites.</p> <p>Sustainable drainage systems should seek to enhance water quality and biodiversity in line with the Water Framework Directive (WFD).</p>		
<p>Core Policy 43: Natural Resources</p>	<p>The Council encourages developers to make provision for the effective use of natural resources where applicable, including:</p> <ul style="list-style-type: none"> i. minimising waste and making adequate provision for the recycling of waste on site ii. using recycled and energy efficient materials iii. maximising passive solar heating, lighting, natural ventilation, energy and water efficiency and re-use of materials iv. making efficient use of water, for example through rainwater harvesting and grey water v. causing no deterioration in, and where possible, achieving 	<p>Direct</p>	<p>We assume that the efficient use of natural resources and materials is in the commercial interests of the developer and therefore can be incorporated into the scheme design and construction at no additional cost.</p> <p>Where sites are subject to particular contamination issues requiring remediation, the cost of this remediation should be deducted from the price of the land. A land owner cannot expect to receive the same land value for a contaminated brownfield site, compared to a greenfield site with</p>

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>improvements in water quality</p> <p>vi. takes account of, and if located within an AQMA, is consistent with, the Council’s Air Quality Action Plan</p> <p>vii. ensuring that the land is of a suitable quality for development and that remediation of contaminated land is undertaken where necessary</p> <p>viii. avoiding the development of the best and most versatile agricultural land, [...]</p> <p>ix. re-using previously developed land, provided it is not of high environmental value.</p>		no historic legacy.
Core Policy 44: Landscape	<p>The key features that contribute to the nature and quality of the Vale of White Horse District’s landscape will be protected from harmful development and where possible enhanced, [...]</p> <p>High priority will be given to conservation and enhancement of the natural beauty of the North Wessex Downs AONB [...]</p>	Direct	The Value of the White Horse has always been an area of high quality natural landscape. We assume that the cost of landscaping and mitigation is embedded into the BCIS construction costs (and therefore also external works) used herein.
Core Policy 45: Green Infrastructure	<p>A net gain in Green Infrastructure, including biodiversity, will be sought either through on-site provision or off-site contributions and the targeted use of other funding sources. [...]</p> <p>Proposals for new development must provide adequate Green Infrastructure in line with the Green Infrastructure Strategy. All major applications must be accompanied by a statement demonstrating that they have taken into account the relationship of the proposed development to existing Green Infrastructure and how this will be retained and enhanced. Proposals will be required to contribute to the delivery of new Green Infrastructure and/or the improvement of</p>	Direct	<p>We have included within our financial viability assessments appropriate upfront Planning Application, Professional Fees, Surveys and report costs to allow for a green infrastructure statement.</p> <p>We assume that the green infrastructure requirements can be accommodated within the scheme design and construction/external works costs.</p>

Local Plan 2031 Part 1 Strategic Sites and Policies – Adopted December 2016	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	existing assets including Conservation Target Areas in accordance with the standards in the Green Infrastructure Strategy and the Habitats Regulations Assessment.		
Core Policy 46: Conservation and Improvement of Biodiversity	<p>Development that will conserve, restore and enhance biodiversity in the district will be permitted. Opportunities for biodiversity gain, including the connection of sites, large-scale habitat restoration, enhancement and habitat re-creation will be actively sought, with a primary focus on delivery in the Conservation Target Areas. A net loss of biodiversity will be avoided.</p> <p>The highest level of protection will be given to sites and species of international nature conservation importance (Special Areas of Conservation and European Protected Species). [...]</p> <p>Development likely to result in the loss, deterioration or harm to habitats or species of importance to biodiversity or of importance for geological conservation interests, either directly or indirectly, will not be permitted unless: [...specific criteria are met]</p> <p>The level of protection and mitigation should be proportionate to the status of the habitat or species and its importance individually and as part of a wider network. [...]</p>	Direct	We have included site specific S106 assumptions within our Typologies Matrix and Strategic Site cost assumptions (provided by VOWH) which include these costs (where applicable).
Core Policy 47: Delivery and Contingency	If the Local Plan 2031 policies are not delivered in accordance with the Monitoring Framework set out in Appendix H, the contingency measures identified in the monitoring framework will apply. [...]	Indirect	Indirect impact through the price mechanism.

Local Plan 2031 Part 2 Detailed Policies and Additional Sites, Publication Version October 2017	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
<p>Core Policy 4a: Meeting our Housing Needs</p>	<p>The strategy for meeting the housing target for the Vale of White Horse is set out within Core Policy 4: Meeting our Housing Needs (Local Plan 2031: Part 1) [...]</p> <p>This policy sets out how the Council will address housing needs arising from elsewhere in the Housing Market Area, expressly the quantum of unmet housing need for Oxford City to be addressed within the Vale of White Horse of 2,200 homes, as agreed at the Oxfordshire Growth Board meeting in September 2016. [...]</p> <p>Additional Allocations</p> <p>In addition to the strategic site allocations set out in Core Policy 4, development will be supported at the additional site allocations through a masterplanning process involving the community, local planning authority, developer and other stakeholders, [...]</p>	<p>Indirect</p>	<p>Indirect impact through the price mechanism.</p>
<p>Core Policy 8a: Additional Site Allocations for Abingdon-on-Thames and Oxford Fringe Sub- Area</p>	<p>The overarching priority and Settlement Hierarchy for this Sub-Area is set out in Core Policy 8: Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area (Local Plan 2031: Part 1) along with the strategy for addressing housing need and employment arising in the Vale of White Horse.</p> <p>Housing Delivery</p> <p>This policy sets out how the Council will address housing needs arising from elsewhere in the Housing Market Area, expressly the quantum of unmet housing need for Oxford City to be addressed within the Vale of White Horse of 2,200 homes, as agreed by the Oxfordshire Growth Board in September 2016. [...]</p> <p>Additional Allocations</p>	<p>Indirect</p>	<p>Indirect impact through the price mechanism.</p>

Local Plan 2031 Part 2 Detailed Policies and Additional Sites, Publication Version October 2017	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	In addition to the strategic site allocations set out in Core Policy 8, development will be supported at the additional site allocations through a masterplanning process involving the community, local planning authority, developer and other stakeholders, [...]		
Core Policy 8b: Dalton Barracks Comprehensive Development Framework	<p>All new development at Dalton Barracks will be guided by a comprehensive development framework.</p> <p>The new housing allocated at Dalton Barracks will be provided to an exemplar standard and following Garden Village principles to ensure the potential for highly sustainable and accessible development is fully realised.</p> <p>The new settlement will form a mixed-use community incorporating on-site services and facilities, including new schools, a local centre, providing local opportunities for employment and ensuring excellent public transport, cycle way and footpath connections to Oxford and Abingdon-on-Thames. This development will come forward in accordance with Core Policies 8a and 8b and the Site Development Template set out in Appendix A.</p> <p>The site is removed from the Oxford Green Belt in accordance with Core Policy 13a. The site area, however, contains a large area of land that will remain within the Oxford Green Belt and any development on this area will be limited to Green Belt-compatible development. This area will include a substantial Country Park, located on the western side of the site that should be planned for as part of the comprehensive development framework.</p> <p>Proposals for development at Dalton Barracks must demonstrate how they contribute towards a comprehensive approach to development.</p>	Direct	<p>We have incorporated an explicit appraisal of this strategic site.</p> <p>We have included an appropriate allowance for upfront Planning Application, Professional Fees, Surveys and reports in connection with obtaining planning consent.</p> <p>We have also incorporated site specific assumptions in respect of strategic infrastructure and S106/S278 requirements (transport assessment, travel plan etc) – see Strategic Site Assumptions spreadsheet.</p>

Local Plan 2031 Part 2 Detailed Policies and Additional Sites, Publication Version October 2017	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>The Council will continue to work with the Defence Infrastructure Organisation, Oxfordshire County Council, Natural England and other relevant stakeholders to prepare a comprehensive development framework for the site. Additional guidance will be provided by a comprehensive development framework that will be published as a Supplementary Planning Document and will ensure proposals are considered in the context of a comprehensive approach to the whole site, including:</p> <ul style="list-style-type: none"> i. the development is in accordance with the requirements of a travel plan for the whole site to make the necessary contributions in order to implement sustainable transport initiatives, including minimising car usage and increasing the use of public transport, walking and cycling ii. the development is in accordance with and makes the necessary contributions to a comprehensive landscape plan for the whole site, including the provision of a Country Park of at least 80 hectares iii. proposals for new development and redevelopment should be demonstrated that there would be no adverse impact on Cothill Fen SAC and protection for the SSSI located to the west of the site, and iv. proposals for buildings and structures (including their extensions) will not unacceptably harm the character and appearance of the surrounding area, taking into account their location, scale, bulk and height. 		
<p>Core Policy 13a: Oxford Green Belt</p>	<p>The Council's approach to development within the Oxford Green Belt is set out in Core Policy 13 (Local Plan 2031: Part 1).</p> <p>The Green Belt boundary is amended to reflect the additional site allocation [...]</p>	<p>Indirect</p>	<p>Indirect impact through the price mechanism.</p>

Local Plan 2031 Part 2 Detailed Policies and Additional Sites, Publication Version October 2017	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
Core Policy 12a: Safeguarding of Land for Strategic Highway Improvements within the Abingdon-on- Thames and Oxford Fringe Sub-Area	In addition to land safeguarded for identified transport schemes set out in Core Policy 12 (Local Plan 2031: Part 1) the following schemes are also safeguarded: [...schemes i. – v.]	Indirect	Indirect impact through the price mechanism.
Core Policy 14a: Upper Thames Strategic Storage Reservoir	Land is safeguarded for a reservoir [...] This Policy replaces the area safeguarded between the settlements of Drayton, East Hanney and Steventon [...]	Indirect	Indirect impact through the price mechanism.
Core Policy 15a: Additional Site Allocations for South- East Vale Sub-Area	The overarching priority and Settlement Hierarchy for this Sub-Area are set out in Core Policy 15: Spatial Strategy for South-East Vale Sub-Area (Local Plan 2031: Part 1) along with the strategy for addressing housing need arising in the Vale of White Horse and for employment. Housing Delivery This policy sets out additional site allocations to complement those set out within the Part 1 plan to assist with delivering the Spatial Strategy and supporting infrastructure delivery. The additional allocation proposed at Harwell Campus is specifically proposed to help meet the identified business and local economic needs of the Campus. [...] Additional Allocations In addition to the strategic site allocations set out in Core Policy 15,	Indirect	Indirect impact through the price mechanism.

Local Plan 2031 Part 2 Detailed Policies and Additional Sites, Publication Version October 2017	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	development will be supported at the additional site allocations through a masterplanning process involving the community, local planning authority, developer and other stakeholders [...]		
Core Policy 15b: Harwell Campus Comprehensive Development Framework	<p>All new development at Harwell Campus will be guided by a comprehensive development framework.</p> <p>The new housing allocated at Harwell Campus will be provided to an exemplar standard and in the form of an Innovation Village to unlock the unique potential for economic growth offered by the Campus. The new Innovation Village will be fully and successfully integrated with the Campus, incorporating on-site services and facilities and reflect a tailored mix of dwellings to help meet the needs of the organisations located at the Campus. This development will come forward in accordance with Core Policies 15a and 15b and the Site Development Template set out in Appendix A.</p> <p>Sufficient land is also made available at Harwell Campus for research, innovation and economic development to accommodate at least 5,400 net additional jobs in the plan period up to 2031 within the designated Enterprise Zone.</p> <p>Proposals for development within the Campus must demonstrate how they contribute towards a comprehensive approach to development.</p> <p>The Council will continue to work with Harwell Campus, the LEP, the AONB Management Board and other relevant stakeholders to prepare a comprehensive development framework for the Campus and the Innovation Village. Development proposals will be considered in the context of a comprehensive approach to the whole Campus, in accordance with the criteria set out below. Additional guidance will be provided by a comprehensive development framework that will be</p>	Direct	<p>We have incorporated an explicit appraisal of this strategic site.</p> <p>We have included an appropriate allowance for upfront Planning Application, Professional Fees, Surveys and reports in connection with obtaining planning consent.</p> <p>We have also incorporated site specific assumptions in respect of strategic infrastructure and S106/S278 requirements (transport assessment, travel plan etc) – see Strategic Site Assumptions spreadsheet.</p>

Local Plan 2031 Part 2 Detailed Policies and Additional Sites, Publication Version October 2017	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>published as a Supplementary Planning Document and include:</p> <ul style="list-style-type: none"> i. development is in accordance with and meets the requirements of a travel plan for the whole campus to make the necessary contributions in order to implement sustainable transport initiatives, including minimising car usage and increasing the use of public transport, walking and cycling ii. development is in accordance with and makes the necessary contributions to a comprehensive landscape plan for the whole campus. No development will be permitted within structural areas of open space and perimeter landscaping. In considering proposals for new development and redevelopment, a high quality of landscaping will be required, existing important wildlife habitats will be retained and opportunities for the creation of new wildlife will be taken, where possible iii. proposals for buildings and structures (including their extensions) will not unacceptably harm the character and appearance of the surrounding area, taking into account their location, scale, bulk and height, and iv. any external lighting scheme must have a minimal impact in terms of light pollution. 		
<p>Core Policy 16b: Didcot Garden Town</p>	<p>Proposals for development within the Didcot Garden Town Masterplan Area, as defined on the Adopted Policies Map and shown by Figure 2.8, will be expected to demonstrate how they positively contribute to the achievement of the Didcot Garden Town Masterplan Principles (Figure 2.7).</p>	<p>Indirect</p>	<p>Indirect impact through the price mechanism.</p>

Local Plan 2031 Part 2 Detailed Policies and Additional Sites, Publication Version October 2017	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>Figure 2.7: Didcot Garden Town Masterplan Principles</p> <ol style="list-style-type: none"> 1. Design – The Garden Town will be characterised by design that adds value to Didcot and endures over time; [...] 2. Local Character – The Garden Town will establish a confident and unique identity, becoming a destination in itself that is distinctive from surrounding towns and villages [...] 3. Density and tenure – The Garden Town will incorporate a variety of densities, housing types and tenures to meet the needs of a diverse community. [...] 4. Transport and movement – The Garden Town will reduce reliance on motorised vehicles and will promote a step-change towards active and public transport [...] 5. Heritage – the Garden Town will conserve and enhance heritage assets, both designated and non-designated, within and adjacent to the development area. [...] 6. Landscape and Green Infrastructure – New development in the Garden Town will enhance the natural environment, through enhancing green and blue infrastructure networks [...] 7. Social and community benefits – The planning of the Garden Town will be community-focused, creating accessible and vibrant neighbourhoods around a strong town centre offer of cultural, recreational and commercial amenities that support well-being, social cohesion and vibrant communities. [...] 	Direct	We have factored into our financial viability assessment appropriate typologies as well as appropriate: upfront costs; construction and external works costs; site specific S106 costs etc.
Core Policy 18a: Safeguarding of Land	Land is safeguarded to support the delivery of a new Thames River Crossing between Culham and Didcot, in accordance with Core	Indirect	Indirect impact through the price mechanism.

Local Plan 2031 Part 2 Detailed Policies and Additional Sites, Publication Version October 2017	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
for Strategic Highway Improvements within the South-East Vale Sub-Area	Policy 18 (Local Plan 2031: Part 1). This policy updates the area safeguarded [...]		
Core Policy 19a: Re- opening of Grove Railway Station	Land is safeguarded to support the re-opening of the railway station at Grove in accordance with Core Policy 19 (Local Plan 2031: Part 1). This policy updates the area safeguarded [...]	Indirect	Indirect impact through the price mechanism.
Core Policy 20a: Housing Supply for Western Vale Sub- Area	The overarching priority and Settlement Hierarchy for this Sub-Area are set out in Core Policy 20: Spatial Strategy for South-East Vale Sub-Area (Local Plan 2031: Part 1) along with the strategy for addressing housing need arising in the Vale of White Horse and for employment. Housing Delivery This policy updates the housing supply for the Western Vale Sub-Area to ensure consistency with the other two Sub-Areas located across the district. [...]	Indirect	Indirect impact through the price mechanism.
Development Policy 1: Self and Custom-Build	The Council will support the provision of plots for sale to self and custom builders on major development sites. [...]	N/A	CIL is not chargeable on self-build development.

Local Plan 2031 Part 2 Detailed Policies and Additional Sites, Publication Version October 2017	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
Development Policy 2: Space Standards	<p>Proposals for new residential development should meet the following space standard requirements except where it can be demonstrated they would be unviable.</p> <p>Proposals for new build one and two bedroom market homes, and all affordable housing, will need to ensure they are in accordance with the Department for Communities and Local Government's Technical Housing Standards - Nationally Described Space Standard Level 1 as set out in Appendix I.</p> <p>Proposals for major residential development should ensure 15 % of market dwellings and all affordable housing are constructed to the Category 2 standard as set out in the Building Regulations Approved Document M Part 2.</p> <p>For site of 100 units or more, 5 % of affordable housing should be built to Category 3 standard and an allowance of 2 % of market housing will be delivered to Category 3 standards if there is demonstrable need.</p>	Direct	<p>We have incorporated these space standards into our unit sizes and development typologies.</p> <p>We have had regard to the Nationally Described Space Standards when formulating the generic house sizes to appraise.</p> <p>The requirement for Category M4(2) and M4(3) housing has a cost implication for development. In addition to the baseline BCIS construction costs we have made extra-over allowance for these optional Building Regulations requirements to demonstrate that this is achievable:</p> <p>+ £521 per unit for accessible and adaptable housing M4(2) Category 2</p> <p>+ £10,111 per unit for wheelchair adaptable dwellings M4(3) Category 3.</p> <p>These costs have been factored into our appraisals. This is based on the DCLG housing Standards Review, Final Implementation Impact Assessment, March 2015, paragraphs 153 and 157.</p>
Development Policy 3: Sub-Division of Dwellings	The sub-division of dwellings will be permitted provided that: [...various criteria are met].	N/A	There is no CIL where no new floorspace.
Development Policy 4:	Proposals for both detached and attached residential annexes will be	N/A	CIL is not payable on development <100 sqm (other than where the development comprises one

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Residential Annexes	permitted provided that: [...various criteria are met].		or more dwellings). Development > 100 sqm will be subject to CIL in the normal way.
Development Policy 5: Replacement Dwellings in the Open Countryside	In the open countryside, the replacement of an existing dwelling will be permitted provided that: [...various criteria are met].	N/A	There is no CIL where no new floorspace.
Development Policy 6: Rural Workers' Dwellings	The provision of a rural worker dwelling in the open countryside will be permitted provided that: [...various criteria are met].	N/A	There is no CIL on agricultural development.
Development Policy 7: Re-use, Conversion and Extension of Buildings for Dwellings in the Open Countryside	In the open countryside, the replacement of an existing dwelling will be permitted provided that: [...various criteria are met].	N/A	There is no CIL where no new floorspace.
Development Policy 8: Community Services and Facilities	<p>a. Development proposals for the provision of new or extended community facilities and services, including village and community halls will be supported, [...]</p> <p>b. Development proposals that would result in the loss of existing community facilities and services, including village and community halls, will only be supported where it can be demonstrated that: [...particular criteria are met]</p>	N/A	CIL is not chargeable on these types of development. CIL is to raise revenue, in part, to deliver these services and facilities.
Development Policy 9:	Proposals that would result in the loss of a Public House will only be permitted where it can be clearly demonstrated that: [particular	N/A	This relates to the existing use. We have tested

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Public Houses	criteria are met]		redevelopment typologies on brownfield land.
Development Policy 10: Ancillary Uses on Employment Land	Proposals for uses other than B1, B2 and B8 business uses on existing employment land will be permitted if the following criteria are satisfied: [...]	Indirect	Indirect impact through the price mechanism.
Development Policy 11: Community Employment Plans	All new development proposals should demonstrate how opportunities for local employment, apprenticeships and training can be created and seek to maximise the opportunities for sourcing local produce, suppliers and services, during both construction and operation. [...]	Indirect	Indirect impact through the price mechanism.
Development Policy 12: Rural Diversification and Equestrian Development	Proposals for rural diversification will be supported provided they are ancillary to, and related to, the existing business enterprise. The re-use, conversion or adaptation of suitable existing buildings will be determined in accordance with the requirements of Core Policy 28. [...]	N/A	There is no CIL where no new floorspace and on agricultural developments.
Development Policy 13: Changes of Use of Retail Units to Other Use	<p>Development Policy 13a: Primary Shopping Frontages</p> <p>Proposals within primary frontages involving a net loss of Class A1 retail space at ground floor level will not be permitted, unless a marketing exercise of 12 months demonstrates that the site or premises are not reasonably capable of being used or redeveloped for these uses.</p> <p>Development Policy 13b: Secondary shopping frontages</p> <p>Proposals within secondary frontages involving a change of use at ground floor level from Class A1 (Retail) to uses within other A Classes, to offices (Class B1), to healthcare facilities (within Class</p>	N/A	There is no CIL where no new floorspace.

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	<p>D1), to amusement / entertainment uses and for residential accommodation (Class C3), will be supported if the following criteria are met: [...]</p> <p>Development Policy 13c: Other Town Centre Uses</p> <p>Proposals in the town centres of Abingdon-on-Thames and Wantage (other than on the ground floor of premises in the primary and secondary frontages) within classes A2, A3, B1 (offices), for healthcare facilities (within class D1), for amusement / entertainment uses and for residential accommodation (class C3) will be supported, provided there would be no demonstrable harm caused to the living conditions of any neighbouring residents in terms of noise, odours or general disturbance.[...]</p> <p>Development Policy 13d: Faringdon Town Centre</p> <p>Proposals within Faringdon Town Centre involving a change of use from retail (within Class A1, A2, A3) to other uses including residential (Class C3), healthcare facilities (within Class D1) or office (Class B1) uses will not be permitted on ground floor frontages unless they retain active frontages in accordance with the Design Guide Supplementary Planning Documents and comply with other relevant policies of the Development Plan. [...]</p> <p>Development Policy 13e: Local Shopping Centres</p> <p>Within the existing local shopping centres at Peachcroft, Abingdon-on-Thames and Mill Brook Park, Grove, proposals involving a change of use from Class A1 (retail) to Classes A2 (professional services) and A3 (food and drink) will be supported provided that: [...various criteria are met].</p>		

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Development Policy 14: Village and Local Shops	<p>Proposals for the development or extension of village and other local shops with less than 500 sq.m gross retail floorspace, designed to meet the day-to-day needs of the local population, will be permitted provided they comply with other relevant policies in the Local Plan 2031.</p> <p>Proposals that result in the loss of a village shop and or local shop will be permitted provided that it demonstrates: [...various criteria]</p>	Direct	Please see the commercial paper for our approach to CIL for retail typologies.
Development Policy 15: Retail Parks	<p>Uses on retail parks within the district, including at Fairacres in Abingdonon-Thames and Seacourt Tower Retail Park in Botley, will be restricted to stores selling bulky goods.</p> <p>Change of use on retail parks within the district to convenience retail uses, or for new convenience retail units, will only be permitted if: [...particular criteria are met].</p>	Direct	Please see the commercial paper for our approach to CIL for retail typologies. ware
Development Policy 16: Access	<p>In addition to those criteria set out in Core Policy 37 and other relevant Local Plan policies, proposals for development will also need to provide evidence to demonstrate that:</p> <ul style="list-style-type: none"> i. adequate provision will be made for loading, unloading, circulation, servicing and vehicle turning, and ii. acceptable off-site improvements to the highway infrastructure [...] 	Direct	We assume that this can be delivered within the scheme design and the normal costs of development/external works.
Development Policy 17: Transport Assessments and	Proposals for major development will need to be supported by a Transport Assessment or Statement and Travel Plan in accordance with Oxfordshire County Council guidance, [...]	Direct	We have included appropriate allowances in the upfront costs for the Professional fees, Surveys and reports for the production of the Transport

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Travel Plans	'The Transport Assessment and Travel Plan should consider opportunities to support the take up of electric and / or low emission vehicles, [...]		Assessment or Statement and Travel Plan. Where relevant we have included the appropriate S106/S278 assumptions for the strategic sites (see Strategic Sites Assumptions spreadsheets) and the generic typologies (see Typologies Matrix). The requirement for electric and / or low emission vehicles is only to 'consider opportunities' and therefore is not a requirement.
Development Policy 18: Public Car Parking in Settlements	[...] the loss of public car parking, particularly for short stays, will not be permitted if it would adversely affect the vitality and viability of these centres. [...]	Indirect	Indirect impact through the price mechanism.
Development Policy 19: Lorries and Roadside Services	The provision of additional service facilities (including facilities for refuelling, car and lorry parking, toilets, refreshment facilities and picnic areas) along the A420 and A34 will be permitted within the boundaries of the following sites [...]	Indirect	Indirect impact through the price mechanism.
Development Policy 20: Public Art	For all proposals for major development, or sites larger than 0.5 hectares, the provision of public art will be sought that makes a significant contribution towards the appearance of the scheme or the character of the area, or which benefits the local community. Applicants will be required to set out details for the provision of public art, including its location and design in accordance with the Council's Design Guide SPD.	Direct	We have included appropriate allowances for public art within the S106 assumptions for the strategic sites (see Strategic Sites Assumptions spreadsheets) and the generic typologies (see Typologies Matrix).

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Development Policy 21: External Lighting	Development that involves external lighting will be permitted provided that: [... particular criteria are met]	N/A	No impact on CIL viability.
Development Policy 22: Advertisements	Proposals for advertisements should demonstrate how they contribute to maintaining or achieving a safe, attractive and well-designed environment, and: [...various conditions].	N/A	No impact on CIL viability.
Development Policy 23: Impact of Development on Amenity	Development proposals should demonstrate that they will not result in significant adverse impacts on the amenity of neighbouring uses [...]	N/A	No impact on CIL viability.
Development Policy 24: The Effect of Neighbouring or Previous Uses on New Developments	Development proposals should be appropriate to their location and should be designed to ensure that the occupiers of new development will not be subject to adverse effects from existing or neighbouring uses. [...]	N/A	No impact on CIL viability.
Development Policy 25: Noise Pollution	<p>Noise-Generating Development</p> <p>Noise-generating development that would have an impact on environmental amenity or biodiversity will be expected to provide an appropriate scheme of mitigation that should take account of: [...various requirements].</p> <p>Noise-Sensitive Development</p> <p>Noise-sensitive development in locations likely to be affected by existing sources of noise will be expected to provide an appropriate scheme of mitigation to ensure appropriate standards of amenity are</p>	N/A	No impact on CIL viability.

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	achieved for future occupiers of the proposed development, taking account of: [...various requirements].		
Development Policy 26: Air Quality	<p>Development proposals that are likely to have an impact on local air quality, including those in, or within relative proximity to, existing or potential Air Quality Management Areas (AQMAs) will need to demonstrate measures / mitigation that are incorporated into the design to minimise any impacts associated with air quality.</p> <p>Where sensitive development is proposed in areas of existing poor air quality and / or where significant development is proposed, an air quality assessment will be required. [...]</p> <p>Where sensitive development is proposed in areas of existing poor air quality and / or where significant development is proposed, an air quality assessment will be required. [...]</p>	Direct	<p>We have included appropriate allowances in the upfront costs for the Professional fees, Surveys and reports for the production of an Air Quality Assessment.</p> <p>Where there are specific Air Quality issues requiring mitigation, we assume that these costs would be deducted from the price of the land.</p>
Development Policy 27: Land Affected By Contamination	<p>Proposals for the development, redevelopment or re-use of land known, or suspected, to be contaminated, will be required to submit a Contaminated Land Preliminary Risk Consultant Report.</p> <p>Where development involves a particularly vulnerable use to contamination and land is not suspected, or known to be contaminated, a Contaminated Land Questionnaire will be required.</p> <p>Planning conditions may be imposed where the Council is satisfied that all risks associated with the development, environment, controlled waters and neighbouring land uses from land affected by contamination have been identified and the development is viable.</p> <p>Proposals that fail to demonstrate that the intended use would be compatible with the condition of the land, or which fail to exploit</p>	Direct	<p>We have included a generic site clearance and demolition allowance for brownfield typologies.</p> <p>It is impractical and disproportionate to identify all levels of remediation and contamination against the range of brownfield site that could come forwards during the plan period for an area-wide study.</p> <p>Where sites are subject to particular contamination issues requiring remediation, the cost of this remediation should be deducted from the price of the land. A land owner cannot expect to receive the same land value for a contaminated brownfield site, compared to a greenfield site with</p>

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	appropriate opportunities for decontamination, will be refused.		no historic legacy.
Development Policy 28: Waste Collection and Recycling	All development proposals will be expected to be consistent with the Council's Waste Planning Guidance. [...]	Direct	We assume that this can be incorporated into the design of the scheme with no additional construction or external works costs.
Development Policy 29: Settlement Character and Gaps	Development proposals will need to demonstrate that the settlement's character is retained, and physical and visual separation is maintained between settlements.	Indirect	Indirect impact through the price mechanism.
Development Policy 30: Watercourses	Development of land that contains or is adjacent to a watercourse will only be permitted where it would not have a detrimental impact on the function or setting of the watercourse or its biodiversity, or the detrimental impact can be appropriately mitigated. [...]	Indirect	Indirect impact through the price mechanism.
Development Policy 31: Protection of Public Rights of Way, National Trails and Open Access Areas	Development on and / or over public rights of way will be permitted where the development can be designed to accommodate satisfactorily the existing route, [...]	N/A	No impact on CIL viability.
Development Policy 32: Wilts and Berks Canal	The Council will continue to safeguard a continuous route corridor for restoration of the Wilts & Berks Canal using the historic line wherever possible, [...] Where directly related to the development, financial contributions may be sought via legal agreements towards the improvement or restoration of the related canal and towpaths and appropriate mitigation.	Direct	We assume that development on sites impacted by this policy would factor in the financial contribution to the price of the land.

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	<p>permitted provided that:</p> <ul style="list-style-type: none"> i. when assessed against the Leisure Facilities Study, Local Leisure Facilities Study and / or Playing Pitch Study, it is clearly shown that the leisure and / sport facility is surplus to requirements; or ii. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of scale, quantity and quality in a suitable and accessible location; or iii. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss; or iv. the proposed development is ancillary to the main use of the site and strengthens its function. 		
Development Policy 35: New Countryside Recreation Facilities	Development proposals for small scale countryside recreational facilities will be supported, provided that: [...various criteria is met].	N/A	No impact on CIL viability.
Development Policy 36: Heritage Assets	Proposals for <i>new</i> development that may affect heritage assets (designated and non-designated) must demonstrate that they conserve and enhance the special interest or significance of the heritage asset and its setting in accordance with Core Policy 39 (Local Plan 2031: Part 1), and particularly where they: [... circumstances for support].	Indirect	We have appraised new development typologies herein which will pay CIL in the normal way.
Development Policy 37: Conservation Areas	Proposals for development within or affecting the setting of a Conservation Area must demonstrate that it will conserve or enhance its special interest, character, setting and appearance. [...]	Indirect	There is no impact on CIL viability. Note that there is often a construction cost premium for developments within a Conservation Area, but there is also a corresponding premium on the

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			value of property within a Conservation Area.
Development Policy 38: Listed Buildings	Proposals for additions or alterations to, or the demolition of, a Listed Building (including partial demolition), or for development within the curtilage of, or affecting the setting of, a Listed Building must demonstrate that it will: [... satisfy various conditions].	Indirect	There is no impact on CIL viability. We anticipate that development involving heritage assets will require site specific viability assessment to agree the optimal viable use and/or any enabling development.
Development Policy 39: Archaeology and Scheduled Monuments	Development will be permitted where it can be shown that it would not be detrimental to the site or setting of Scheduled Monuments or nationally important designated or non-designated archaeological remains. [...]	Indirect	Indirect impact through the price mechanism.
Core Policy 47a: Delivery and Contingency	Core Policy 47a will work in tandem with Core Policy 47 to ensure effective monitoring of both Local Plan 2031: Part 1 and Local Plan 2031: Part 2.	Indirect	Indirect impact through the price mechanism.

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<p>3. South-East Vale Sub-Area</p> <p>Harwell Campus (36.78 ha)</p> <p>Around 1,000 dwellings, subject to masterplanning</p>	<p>Site Specific Requirements:</p> <p>Key objectives:</p> <ul style="list-style-type: none"> · To deliver a high quality and a self-sufficient sustainable community, [...] · To provide a tailored mix and tenure of housing to meet the identified needs of the Campus [...] · To contribute towards infrastructure in the Science Vale Area Strategy as set out in the Oxfordshire Local Transport Plan. · To ensure that development is sensitively planned to reflect the site's location within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). <p>Urban design principles:</p> <ul style="list-style-type: none"> · Masterplanning should take into account the strategy for growth in this area and ensure that development positively contributes to the wider objectives of Science Vale; [...] · The site's masterplan should be developed in accordance with Core Policy 15b and follow a comprehensive development framework approach, resulting in an exemplar scheme [...] · Masterplanning of the site needs to ensure that there are no significant adverse impacts within the North Wessex Downs AONB and its setting. <p>Utilities:</p> <ul style="list-style-type: none"> · Upgrade the sewer network. 	<p>Direct</p>	<p>We have incorporated an explicit appraisal of this strategic site.</p> <p>We have included an appropriate allowance for upfront Planning Application, Professional Fees, Surveys and reports in connection with obtaining planning consent.</p> <p>We have also incorporated site specific assumptions in respect of strategic infrastructure and S106/S278 requirements (transport assessment, travel plan etc) – see Strategic Site Assumptions spreadsheet.</p>

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	<ul style="list-style-type: none"> · Off-site reinforcement works may be required to the existing high voltage distribution network. <p>Access and highways:</p> <ul style="list-style-type: none"> · Investigate access arrangements. · Contribute to the reconfiguration and new access junctions along the A4185, if required. · Contribute towards any necessary mitigation measures identified through the site transport assessment. · Contribute towards improved bus services and associated infrastructure for the area. · Contribute towards improvements of public rights of way in the area, including NCN route 544 (Icknield Way). · Surface upgrades to Hungerford Road (byway) north of Icknield Way · Ensure walking and cycling routes are integrated into the rest of Harwell campus site. <p>Social and community:</p> <ul style="list-style-type: none"> · A new primary school with nursery provision will be required on the site. This should be on a 2.22 ha site. · Contribute towards improved healthcare provision for the area. · Contribute towards increasing secondary and SEN school capacity in Didcot and Wantage. · Contribute towards improving the existing services and facilities on the wider campus where an increased demand is evidenced. 		

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	<p>Environmental health:</p> <ul style="list-style-type: none"> · Undertake contaminated land investigations to ensure that the land is safe and suitable for the intended use. · Investigate potential noise, air and light pollution impacts from the A4185 and the existing employment uses; mitigation measures may be required [...] <p>Landscape considerations:</p> <ul style="list-style-type: none"> · The site lies within the North Wessex Downs Area AONB. A comprehensive landscape scheme will be required to minimise impact on the AONB, [...] · A Landscape and Visual Impact Assessment will be required. <p>Biodiversity and Green Infrastructure:</p> <ul style="list-style-type: none"> · A biodiversity net gain is required for the development site. [...] · Conserve and enhance areas of wildlife value, having regard to the woodland in the south west corner as a key biodiversity area [...] · An holistic approach should be taken to Green Infrastructure, including biodiversity and landscape enhancements within the site and surrounding area. <p>Historic environment and cultural heritage</p> <ul style="list-style-type: none"> · Archaeology: Pre-determination evaluation and appropriate mitigation may be required. <p>Flood risk and drainage:</p> <ul style="list-style-type: none"> · Mitigation measures may be required to prevent any detrimental impact on groundwater quality. 		

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	<ul style="list-style-type: none"> · Incorporate Green Infrastructure within SUDs to improve biodiversity and water quality. · Significant infrastructure for waste water facilities will be required alongside the growth of the Campus. 		
<p>3. South-East Vale Sub-Area</p> <p>North-West of Grove (28.35 ha)</p> <p>Around 400 dwellings up to 2031.</p>	<p>Site Specific Requirements:</p> <p>Key objectives:</p> <ul style="list-style-type: none"> · To deliver a high quality and sustainable urban extension to the north-west of Grove, [...] · To contribute towards infrastructure in the Science Vale Area Strategy, [...] <p>Urban design principles:</p> <ul style="list-style-type: none"> · Ensure the site maximises connectivity with the existing settlement of Grove including the neighbouring allocations of Monks Farm and Grove Airfield. · The masterplan should give consideration to the development potential of the entire site, and ensure infrastructure requirements are considered from the outset. · Incorporate active frontages, particularly along the route of the Grove Northern Link Road (GNLR). · Buildings should be predominantly two stories high. · Land used for noise buffers shall not be counted towards recreational space but should incorporate good quality Green 	Direct	<p>We have incorporated an explicit appraisal of this strategic site.</p> <p>We have included an appropriate allowance for upfront Planning Application, Professional Fees, Surveys and reports in connection with obtaining planning consent.</p> <p>We have also incorporated site specific assumptions in respect of strategic infrastructure and S106/S278 requirements (transport assessment, travel plan etc) – see Strategic Site Assumptions spreadsheet.</p>

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	<p>Infrastructure.</p> <ul style="list-style-type: none"> · Conserve and enhance the setting of the nearby cemetery on Downsview Road. <p>Utilities:</p> <ul style="list-style-type: none"> · Upgrade the sewer network. <p>Access and highways:</p> <ul style="list-style-type: none"> · Investigate access arrangements. · Contribute to the completion of the Grove Northern Link Road and any necessary mitigation measures identified through the site transport assessment, which may include signalling the Brook Lane Railway Bridge. · Contribute towards improving the bus services and associated infrastructure for the area and explore opportunities for linking new bus services with the neighbouring allocations of Grove Airfield and Monks Farm. · Provide a network of safe and attractive walking and cycling routes connecting with Grove village centre, and the adjacent allocations of Grove Airfield and Monks Farm. <p>Social and community:</p> <ul style="list-style-type: none"> · Depending on the scale of development, provide a new primary school with nursery provision on site or contribute towards expansion of existing / planned schools in the vicinity including provision of sufficient early years and child care capacity, · Contribute towards the improvement of existing healthcare provision and other community facilities in the area. 		

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	<ul style="list-style-type: none"> · Contribute towards the need for additional secondary and SEN school places in Grove / Wantage. · Contribute towards the expansion and enhancement of the nearby cemetery. <p>Landscape considerations:</p> <ul style="list-style-type: none"> · Create a new landscape structure to contain new housing and limit the impact on the wider landscape. The landscape structure should build on existing landscape features to meet the Oxfordshire Wildlife and Landscape Study (OWLS) and coordinate with the Grove Airfield development and existing Grove. <p>Environmental health:</p> <ul style="list-style-type: none"> · Investigate potential noise impacts from the existing railway line; mitigation measures are required to provide an adequate buffer. · Undertake contaminated land investigations to ensure that the land is safe and suitable for the intended use. <p>Biodiversity and Green Infrastructure:</p> <ul style="list-style-type: none"> · A biodiversity net gain is required for the development site. [...] · Contribute towards redressing the identified Green Infrastructure deficit in the area surrounding Wantage and Grove. <p>Flood risk and drainage:</p> <ul style="list-style-type: none"> · Mitigation measures may be required to prevent any detrimental impact on groundwater quality. 		
4. Abingdon-on-Thames and Oxford	Site Specific Requirements:	Direct	We have incorporated an explicit appraisal of this strategic site.

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<p>Fringe Sub-Area</p> <p>Dalton Barracks (Shippon) (287.96 ha)</p> <p>Around 1,200 dwellings up to 2031</p>	<p>Key objectives:</p> <ul style="list-style-type: none"> · To deliver an exemplar, sustainable, mixed use community that reflects ‘Garden Village’ principles and follows a comprehensive development framework approach in accordance with Core Policy 8b: Dalton Barracks Comprehensive Development Framework and Supplementary Planning Document for Dalton Barracks · To make effective use of land, by materialising the re-use of land that has been previously developed upon (brownfield). · To avoid all direct and indirect impacts to Cothill Fen SAC, Dry Sandford Pit SSSI, Barrow Farm Fen SSSI and Frilford Heath ponds and fen SSSI. <p>Urban design principles:</p> <ul style="list-style-type: none"> · The site’s masterplan should be developed in accordance with Core Policy 8b and follow a comprehensive development framework approach in accordance with the Supplementary Planning Document, when adopted. · The masterplan should give consideration to the development potential of the entire site and ensure infrastructure requirements, including Green Infrastructure, are considered from the outset. · The overall development potential of the site will be informed by the masterplanning through preparation of the Supplementary Planning Document and be contingent on appropriate infrastructure delivery. · The masterplan should ensure any development on land that is retained within the Oxford Green Belt, are compatible uses within the Green Belt, [...] 		<p>We have included an appropriate allowance for upfront Planning Application, Professional Fees, Surveys and reports in connection with obtaining planning consent.</p> <p>We have also incorporated site specific assumptions in respect of strategic infrastructure and S106/S278 requirements (transport assessment, travel plan etc) – see Strategic Site Assumptions spreadsheet.</p>

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	<ul style="list-style-type: none"> · Proposals for buildings and structures will not unacceptably harm the character and appearance of the surrounding area, taking into account their location, scale, bulk and height. <p>Utilities:</p> <ul style="list-style-type: none"> · Upgrade the sewer network. <p>Access and highways:</p> <ul style="list-style-type: none"> · The development should be in accordance with and meet the requirements of a travel plan [...] · Access to the A34 should be investigated, along with cycle/ pedestrian access to proposed Park and Ride sites at Lodge Hill and Cumnor. · Provide a network of safe and attractive walking and cycling routes [...] · Contribute to infrastructure improvements as required through a transport assessment which may include proposed park and ride sites, a bus lane on the A34, cycle bridges and measures to reduce the impact of vehicle traffic in villages. · To investigate in partnership with the Vale of White Horse District Council and Oxfordshire County Council, and provide if necessary a direct bus and cycle connection to the proposed Lodge Hill Transports interchange before higher growth beyond 2031 can be accommodated. · Contribute to bus frequency enhancements through the site to premium route standard with associated infrastructure enhancements ensuring high frequency services to Abingdon-on-Thames and Oxford. 		

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	<ul style="list-style-type: none"> · Contribute towards new high quality bus services to major employment sites if possible at Milton Park, Harwell Campus and Culham Science Centre. · Retain, improve and/or appropriately divert existing public footpaths, and byways, unless otherwise specifically agreed. · Consider provision of new access, including cycle routes and a bridleway within the country park · Undertake project level HRA to include transport and air quality assessments to consider the impact on Cothill Fen SAC. <p>Social and community:</p> <ul style="list-style-type: none"> · Contribute towards improvements to the existing healthcare and other community facilities in the area. · A new 'two form entry' primary school with nursery provision will be required on site for the first 1200 dwellings. This should be provided on 2.2 ha of land. Further primary schools and nursery provision may be required for the overall development of the site and the requirements should be considered through the masterplanning of the first 1200 dwellings. · Contributions will be sought for a new secondary school which will be required to accommodate growth beyond 2031 and should be incorporated with the masterplanning for this site. This should be provided on 10.55ha of land. <p>Environmental health:</p> <ul style="list-style-type: none"> · Undertake contaminated land investigations and set out proposals to adequately mitigate the issues that arise [...] · Ensure there are no adverse impacts on the water quality or 		

Local Plan 2031 Part 2 Detailed Policies and Additional Sites - APPENDICES	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>quantity entering Cothill Fen SAC [...]</p> <p>Landscape considerations:</p> <ul style="list-style-type: none"> · The development should be in accordance with and make necessary contributions to a comprehensive landscape plan for the whole site, [...] · Retain, where possible, onsite mature trees. <p>Biodiversity and Green Infrastructure:</p> <ul style="list-style-type: none"> · Proposals should demonstrate that there would be no adverse impact on Cothill Fen SAC, Dry Sandford Pit SSSI, Barrow Farm Fen SSSI and Frilford Heath ponds and fen SSSI. · Recreational impacts on Cothill Fen SAC and neighbouring SSSIs should be assessed and used to inform on-site mitigation [...] · Ensure there are no adverse effects in relation to the water quality of two nearby sites, situated along Sandford Brook (downstream): [...] · Consideration should be taken of the Priority Habitat – Deciduous Woodland along Sandford Brook and in the north-west corner when designing the connected Green Infrastructure for the site. · Ensure there is a wildlife buffer between the Sandford brook and the development of at least 10 metres · Consideration will be taken, where appropriate, to mitigate against any adverse effects on other priority habitat species, [...] 		
<p>4. Abingdon-on-Thames and Oxford</p>	<p>Site Specific Requirements:</p> <p>Key objectives:</p>	<p>Direct</p>	<p>We have incorporated an explicit appraisal of this strategic site.</p>

Local Plan 2031 Part 2 Detailed Policies and Additional Sites - APPENDICES	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
<p>Fringe Sub-Area East of Kingston Bagpuize with Southmoor (within the parish of Fyfield and Tubney) (34.73 ha) Around 600 dwellings, subject to masterplanning.</p>	<ul style="list-style-type: none"> · To deliver a high quality and sustainable urban extension to Kingston Bagpuize with Southmoor (Fyfield and Tubney Parish) [...] <p>Urban design principles:</p> <ul style="list-style-type: none"> · The site should be carefully masterplanned, taking into consideration nearby permissions and allocations while including opportunities to increase the site’s connectivity and linkages [...] · Respect the setting of the site’s current rural setting. · All adjacent features require careful consideration, namely the A420 to the north, the committed housing sites to the west and south, the Millennium Green to the west, and Kingston Bagpuize Conservation Area to the southwest. Also, masterplanning should consider the value of the old Oxford Road, which runs through the site as a Bridleway and cycleway, linking Kingston Bagpuize to Fyfield and beyond. · Adopt a permeable, perimeter block layout within the site to optimise connectivity within and beyond the site. · The masterplan should address potential conflicts between school and other traffic. · Affordable housing should be evenly distributed across the site and should not be used as a buffer between less desirable aspects of the site (e.g. A420) and market housing. <p>Utilities:</p> <ul style="list-style-type: none"> · Overhead power lines traversing the site will need to be considered as part of the overall masterplan. · Upgrade the sewer network 		<p>We have included an appropriate allowance for upfront Planning Application, Professional Fees, Surveys and reports in connection with obtaining planning consent.</p> <p>We have also incorporated site specific assumptions in respect of strategic infrastructure and S106/S278 requirements (transport assessment, travel plan etc) – see Strategic Site Assumptions spreadsheet.</p>

Local Plan 2031 Part 2 Detailed Policies and Additional Sites - APPENDICES	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<ul style="list-style-type: none"> · A detailed water supply strategy will be required. <p>Access and highways:</p> <ul style="list-style-type: none"> · Access to be provided from A420 and the A415 via two new developer delivered roundabouts and a new link road through this site, provided to a standard acceptable to Oxfordshire County Council. The A415 roundabout will link with the business park. · Contribute towards infrastructure improvement on the A420, A415 and any necessary mitigation measures identified through the site Transport Assessment. · Contribute towards increasing the frequency of bus services · Provide for buses to travel through the site and provide bus stop infrastructure. · Consider potential options to alleviate current traffic flows through the centre of Kingston Bagpuize with Southmoor. · Provide high quality pedestrian and cycle links including pedestrian crossings where necessary. · Replace existing A420 laybys if surveys indicate a need. <p>Social and community:</p> <ul style="list-style-type: none"> · A new one form entry primary school including nursery provision will be required on site. This should be on a 2.22 ha site to allow for further growth. · Contribute towards the need for additional secondary school places in the Faringdon/Botley/Abingdon area. · Consider the option for a new local centre adjacent to the proposed 		

Local Plan 2031 Part 2 Detailed Policies and Additional Sites - APPENDICES	Policy Contents [...paraphrased where appropriate for ease]	Impact on Viability *	Implications for CIL Viability Assessment
	<p>Primary school on site.</p> <ul style="list-style-type: none"> · Contribute towards improvements to the existing healthcare and other community facilities in the area. <p>Environmental health:</p> <ul style="list-style-type: none"> · Investigate potential noise and air pollution impacts from the A420 and A415 and mitigate (if required) to offset any adverse impacts. · Buffers shall not be counted towards recreational space. · Undertake ground contamination surveys to ensure that the site is suitable for its intended use. <p>Landscape considerations:</p> <ul style="list-style-type: none"> · This land forms the eastern approach to the village, and is highly visible from the main road; indicating a need for careful landscaping. · Consider the sensitive approach to Kingston Bagpuize House and Kingston Bagpuize Park along the A415, which forms part of the Kingston Bagpuize Conservation Area. · Retain existing trees and hedgerows and incorporate them into the connected Green Infrastructure of the site. 		

S:_Client Projects\1810 CIL Viability Review_Vale of White Horse VOWH DC\1812 Policies Matrix\190329 VOWH Local Plan Polices review matrix_v6.docx

Appendix 2 – Typologies Matrix

Ref.	# Resi Units	Location / Value Zone	Development scenario	Development Density (dph) [1]	Net Developable Site Area (ha)	Net Developable Site Area (acres)	CIL [4]	Site Specific Mitigation - S106 and S278	AH Target	AH basis	AH Tenure Mix:			Market Housing Mix: [2]							Affordable Housing Mix: [2]							All (95%) Aff. Housing - Cat. M4(2) [3]	5% Aff. Housing Cat. M4(3) [3]	15% Market Housing (on sites > 10 units) - Cat. M4(2) [3]	3% Market Housing (on sites > 100 units) - Cat. M4(3) [3]		
											Affordable Rent (% of AH)	Intermediate (% of AH)	Intermediate (% of total) (>10%)	1B H	2B H	3B H	4B H	5B H	1B F	2B F	Total	1B H	2B H	3B H	4B H	5B H	1B F					2B F	Total
A	400	Lower value zone - North west of Grove	Greenfield - Strategic Allocation	30	13.33	32.95	£0.00	See separate SDA assumptions sheet	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	95%	5%	15%	2%
B	1200	Lower value zone - Dalton Barracks	Brownfield - Strategic Allocation	30	40.00	98.84	£0.00	See separate SDA assumptions sheet	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	95%	5%	15%	2%
C	600	Lower value zone - East of Kingston Bagpuize	Greenfield - Strategic Allocation	30	20.00	49.42	£0.00	See separate SDA assumptions sheet	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	95%	5%	15%	2%
D	270	Lower value zone - rest of District	Greenfield	30	9.00	22.24	£131.33	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	95%	5%	15%	2%
E	170	Lower value zone - rest of District	Greenfield	30	5.67	14.00	£131.33	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	95%	5%	15%	2%
F	90	Lower value zone - rest of District	Greenfield	30	3.00	7.41	£131.33	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	100%	0%	15%	0%
G	50	Lower value zone - rest of District	Greenfield	30	1.67	4.12	£131.33	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	100%	0%	15%	0%
H	9	Lower value zone - rest of District	Greenfield	30	0.30	0.74	£131.33	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	57.0%	43.0%	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
I	5	Lower value zone - rest of District	Greenfield	30	0.17	0.41	£131.33	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	60.0%	40.0%	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
J	1	Lower value zone - rest of District	Greenfield	30	0.03	0.08	£131.33	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	100.0%	-	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
K	170	Lower value zone - rest of District	Brownfield	30	5.67	14.00	£93.02	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	95%	5%	15%	2%
L	50	Lower value zone - rest of District	Brownfield	30	1.67	4.12	£93.02	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	100%	0%	15%	0%
M	25	Lower value zone - rest of District	Brownfield	30	0.83	2.06	£93.02	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	100%	0%	15%	0%
N	9	Lower value zone - rest of District	Brownfield	30	0.30	0.74	£93.02	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	57.0%	43.0%	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
O	5	Lower value zone - rest of District	Brownfield	30	0.17	0.41	£93.02	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	60.0%	40.0%	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
P	1	Lower value zone - rest of District	Brownfield	30	0.03	0.08	£93.02	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	100.0%	-	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
Q	270	Higher value zone	Greenfield	30	9.00	22.24	£131.33	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	95%	5%	15%	2%
R	170	Higher value zone	Greenfield	30	5.67	14.00	£131.33	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	95%	5%	15%	2%
S	90	Higher value zone	Greenfield	30	3.00	7.41	£131.33	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	100%	0%	15%	0%
T	50	Higher value zone	Greenfield	30	1.67	4.12	£131.33	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	100%	0%	15%	0%
U	9	Higher value zone	Greenfield	30	0.30	0.74	£131.33	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	57.0%	43.0%	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
V	5	Higher value zone	Greenfield	30	0.17	0.41	£131.33	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	60.0%	40.0%	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
W	1	Higher value zone	Greenfield	30	0.03	0.08	£131.33	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	100.0%	-	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
X	170	Higher value zone	Brownfield	30	5.67	14.00	£93.02	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	95%	5%	15%	2%

Ref.	# Resi Units	Location / Value Zone	Development scenario	Development Density (dph) [1]	Net Developable Site Area (ha)	Net Developable Site Area (acres)	CIL [4]	Site Specific Mitigation - S106 and S278	AH Target	AH basis	AH Tenure Mix:			Market Housing Mix: [2]							Affordable Housing Mix: [2]							All (95%) Aff. Housing - Cat. M4(2) [3]	5% Aff. Housing Cat. M4(3) [3]	15% Market Housing (on sites > 10 units) - Cat. M4(2) [3]	3% Market Housing (on sites > 100 units) - Cat. M4(3) [3]		
											Affordable Rent (% of AH)	Intermediate (% of AH)	Intermediate (% of total) (>10%)	1B H	2B H	3B H	4B H	5B H	1B F	2B F	Total	1B H	2B H	3B H	4B H	5B H	1B F					2B F	Total
Y	90	Higher value zone	Brownfield	30	3.00	7.41	£93.02	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	100%	0%	15%	0%
Z	50	Higher value zone	Brownfield	30	1.67	4.12	£93.02	£7,000	35%	on-site	75%	25%	9%	10.0%	25.0%	35.0%	5.0%	5.0%	7.0%	13.0%	100.0%	15.0%	30.0%	40.0%	7.5%	7.5%	-	-	100.0%	100%	0%	15%	0%
AA	9	Higher value zone	Brownfield	30	0.30	0.74	£93.02	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	57.0%	43.0%	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
AB	3	Higher value zone	Brownfield	30	0.10	0.25	£93.02	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	100.0%	-	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
AC	1	Higher value zone	Brownfield	30	0.03	0.08	£93.02	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	100.0%	-	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
AD	9	Apartment scheme - Lower value zone - rest of District	Brownfield	90	0.10	0.25	£93.02	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	-	33.3%	66.7%	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
AE	9	Apartment scheme - Higher value zone	Brownfield	90	0.10	0.25	£93.02	£2,500	0%	< 10 units	75%	25%	0%	-	-	-	-	33.3%	66.7%	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
AF	9	Lower value zone - rest of District	Greenfield, RES - 100% AH	30	0.30	0.74	Exempt	£2,500	100%	on-site	75%	25%	25%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	40.0%	50.0%	10.0%	-	-	-	100.0%	100%	0%	0%	0%
AG	6	AONB - Lower value zone	Greenfield	30	0.20	0.49	£131.33	£2,500	35%	off-site commuted sum	75%	25%	9%	-	-	-	60.0%	40.0%	-	-	100.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	0%	0%	0%
AH	175	Student	Greenfield	160	1.09	2.70	£131.33	£6,000	35%	off-site commuted sum	75%	25%	9%	-	-	-	-	100.0%	-	-	100.0%	-	-	-	-	-	100.0%	-	100.0%	95%	5%	15%	2%
AI	500	Student	Greenfield	160	3.13	7.72	£131.33	£6,000	35%	off-site commuted sum	75%	25%	9%	-	-	-	-	100.0%	-	-	100.0%	-	-	-	-	-	100.0%	-	100.0%	95%	5%	15%	2%
AJ	175	Student	Brownfield	160	1.09	2.70	£93.02	£6,000	35%	off-site commuted sum	75%	25%	9%	-	-	-	-	100.0%	-	-	100.0%	-	-	-	-	-	100.0%	-	100.0%	95%	5%	15%	2%
AK	500	Student	Brownfield	160	3.13	7.72	£93.02	£6,000	35%	off-site commuted sum	75%	25%	9%	-	-	-	-	100.0%	-	-	100.0%	-	-	-	-	-	100.0%	-	100.0%	95%	5%	15%	2%
AL	55	Age Restricted / Sheltered Housing - Lower value zone - rest of District	Brownfield	125	0.44	1.09	£93.02	£6,000	35%	off-site commuted sum	75%	25%	9%	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	100%	0%	15%	0%	
AM	60	Assisted Living / Extra-care - Lower value zone - rest of District	Brownfield	100	0.60	1.48	Exempt	£6,000	35%	off-site commuted sum	75%	25%	9%	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	100%	0%	15%	0%	
AN	55	Age Restricted / Sheltered Housing - Lower value zone - rest of District	Greenfield	125	0.44	1.09	£131.33	£6,000	35%	off-site commuted sum	75%	25%	9%	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	100%	0%	15%	0%	
AO	60	Assisted Living / Extra-care - Lower value zone - rest of District	Greenfield	100	0.60	1.48	Exempt	£6,000	35%	off-site commuted sum	75%	25%	9%	-	-	-	-	60.0%	40.0%	100.0%	-	-	-	-	-	60.0%	40.0%	100.0%	100%	0%	15%	0%	

Notes

- [1] Minimum density is 30 dph (Core Policy 23), but we have used higher densities as appropriate depending on the typology (e.g. Student, Sheltered Housing etc)
- [2] Mix is based on latest SHMA (Core Policy 22) and agreed by the Council. We have adjusted the mix on the smaller typologies to reflect the number of units on the scheme
- [3] Category M4(2) and M4(3) units based on Development Policy 2
- [4] Baseline for testing is the current CIL Charging Schedule - September 2017 (Index linked)



Appendix 3 – Land Value Paper

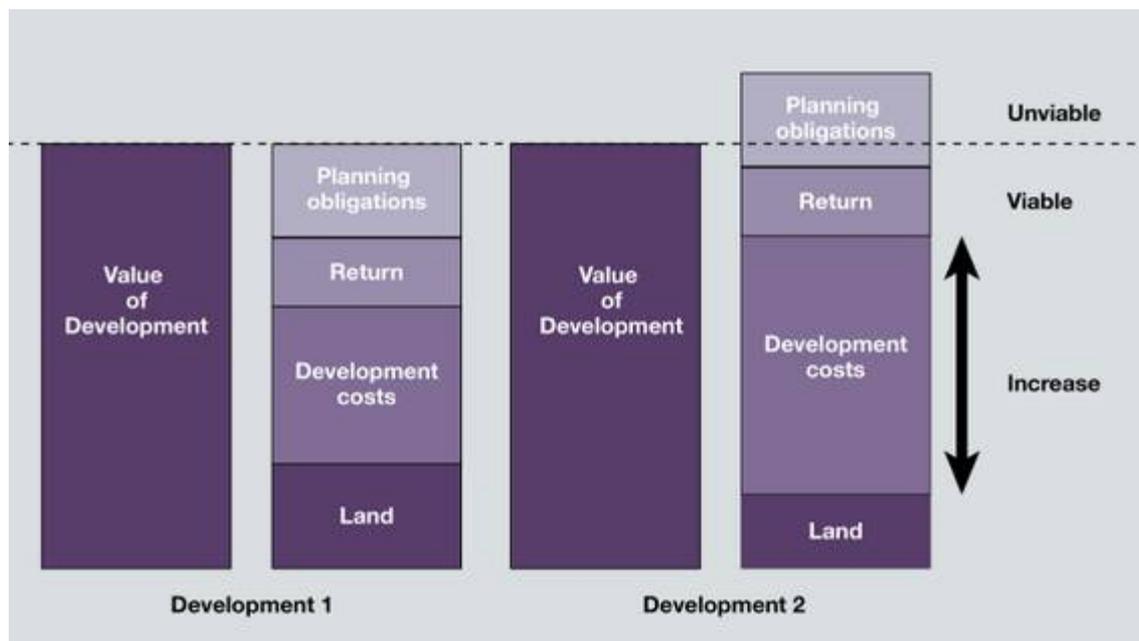
1 Land Market Paper

1.1 As set out in section 4 of our Viability Assessment report, the (benchmark) land value assumption(s) are fundamental in terms of area-wide viability studies. We set out below our approach to land values for the Viability Assessment, before reviewing agricultural, commercial and residential land values across the District in order to inform our assumptions for the Benchmark Land Values (BLV) used in the appraisals.

Land Values Approach

- 1.2 In a development context, the land value is calculated using a residual approach – the Residual Land Value (RLV).
- 1.3 The RLV is calculated by the summation of the total value of the development, less the development costs, planning obligations, developers return/profit to give the land value. This is illustrated on the following diagram (see Figure 1.1).

Figure 1.1 - Development Viability



Source: Royal Institution of Chartered Surveyors (RICS) Financial Viability in Planning, 1st edition Guidance Note (August 2012)

1.4 In Development 1 above, the value of the development less the development costs and planning obligations is sufficient to generate a sufficient return and land value – the scheme is fundamentally viable.

- 1.5 In Development 2, the development costs have increased such that the sum of the costs is greater than the value of the development – the scheme is fundamentally unviable.
- 1.6 In order to determine whether development is viable in the context of area-wide studies, the NPPF (February 2019) is silent on the requirements of landowners and developers¹. It now simply states that, *'all viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available'*.²
- 1.7 For the purposes of CIL rate setting the National Planning Guidance states that a *'charging authority should draw on existing data wherever it is available. They may consider a range of data, including values of land...'*³ And that, *'charging authorities should use that evidence to strike an appropriate balance between the desirability of funding infrastructure from the levy and the potential impact upon the economic viability of development across their area'*.⁴
- 1.8 The NPPG Viability provides guidance on the land values and particularly benchmark land values for the purposes of viability assessment:
- How should land value be defined for the purpose of viability assessment? - a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. Paragraph: 013 Reference ID: 10-013-20180724, Revision date: 24 07 2018
 - What factors should be considered to establish benchmark land value? - In plan making, the landowner premium should be tested and balanced against *emerging* policies. Paragraph: 014 Reference ID: 10-014-20180724, Revision date: 24 07 2018 [our emphasis]
 - What is meant by existing use value in viability assessment? - EUV is the value of the land in its existing use together with the right to implement any development for which there are policy compliant extant planning consents, including realistic deemed consents, but without regard to alternative uses..... Paragraph: 015 Reference ID: 10-015-20180724, Revision date: 24 07 2018
 - How should the premium to the landowner be defined for viability assessment? - The premium should provide a reasonable incentive for a land owner to bring forward land for

¹ Previously paragraph 173 of the NPPF (2012) stated that that 'Plans should be deliverable' and that 'to ensure viability, the policy costs should provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable'.

² Paragraph 57, February 2019, Ministry of Housing, Communities and Local Government, National Planning Policy Framework

³ How should development be valued for the purposes of the levy?, NPPG Paragraph: 019 Reference ID: 25-019-20140612, Revision date: 12 06 2014

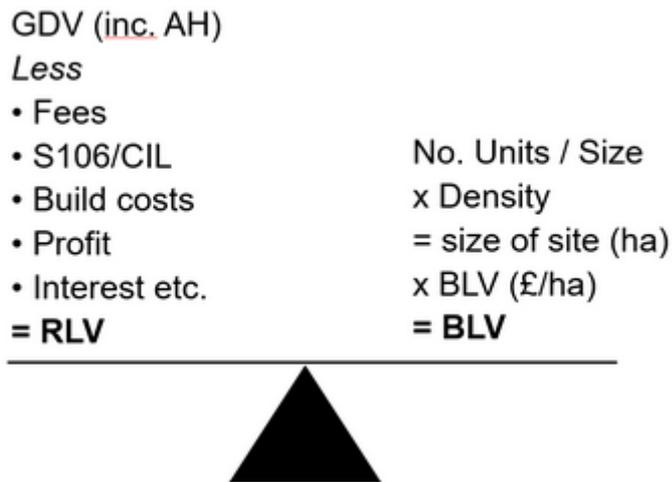
⁴ How are Community Infrastructure Levy rates set?, NPPG, Paragraph: 008 Reference ID: 25-008-20140612, Revision date: 12 06 2014

development while allowing a sufficient contribution to comply with policy requirements.

Paragraph: 016 Reference ID: 10-016-20180724, Revision date: 24 07 2018

- 1.9 Hence for plans and schemes to be viable the RLV has to be tested against the benchmark which would enable sites to come forward – the Benchmark Land Value (BLV). This is illustrated on the following diagram Figure 1.2.

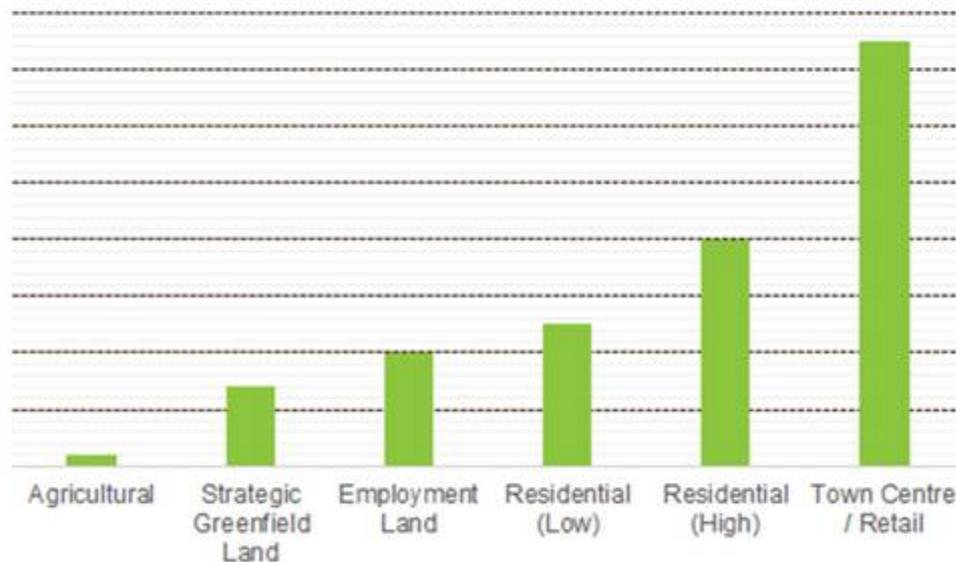
Figure 1.2 - Balance between RLV and BLV



Source: AspinallVerdi (© Copyright)

- 1.10 The fundamental question is, 'what is the appropriate BLV?' The land market is not perfect but there is a generally accepted hierarchy of values based on the supply and demand for different uses. This is illustrated on an indicative basis in the following chart (Figure 1.3).

Figure 1.3 - Indicative Land Value Hierarchy

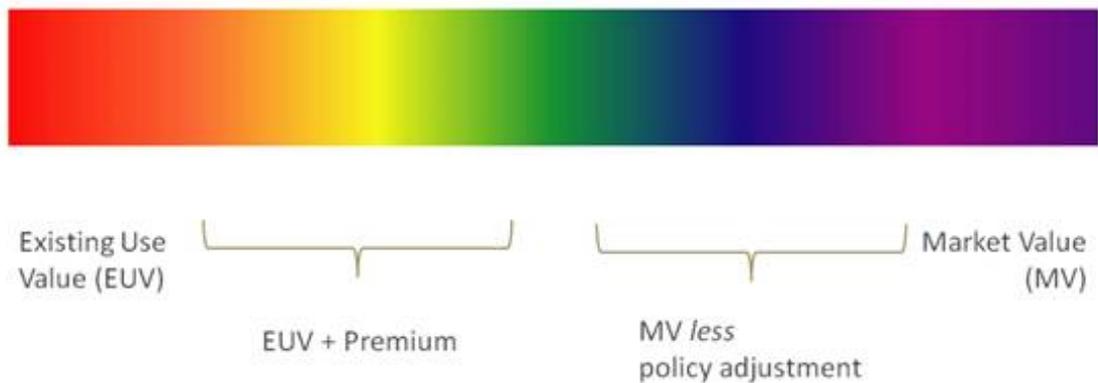


Source: AspinallVerdi

- 1.11 Note that the value of individual sites depends on the specific location and site characteristics. In order for development to take place (particularly in the brownfield land context) the value of the alternative land use has to be significantly above the existing use value to cover the costs of site acquisition and all the cost of redevelopment (including demolition and construction costs) and developers profit / return for risk. In a Plan-wide context we can only be broad-brush in terms of the BLV as we can only appraise a representative sample of hypothetical development typologies.
- 1.12 Note also that some vendors have different motivations for selling sites and releasing land. Some investors (e.g. Oxbridge colleges) take a very long-term view of returns, where as other vendors could be forced sellers (e.g. when a bank forecloses).
- 1.13 Finally, 'hope value' has a big influence over land prices. Hope value is the element of value in excess of the existing use value, reflecting the prospect of some more valuable future use or development. The NPPG specifically states that hope value (and the price paid) should be disregarded from the EUV.
- 1.14 The diagram below (Figure 1.4) illustrates these concepts. It is acknowledged that there has to be a premium over EUV in order to incentivise the land owner to sell. This 'works' in the context of greenfield agricultural land, where the values are well established, however it works less well in urban areas where there is competition for land among a range of alternative uses. It begs the

question EUV “for what use?” It is impossible to appraise every single possible permutation of the existing use (having regard to any associated legacy costs⁵) and development potential.

Figure 1.4 - Benchmark Land Value Approaches



Source: AspinallVerdi

- 1.15 In this context, the Harman report ‘allows realistic scope to provide for policy requirements and is capable of adjusting to local circumstances by altering the percentage of premium used in the model. The precise figure that should be used as an appropriate premium above current use value should be determined locally. But it is important that there is [Market Value] evidence that it represents a sufficient premium to persuade landowners to sell’.⁶
- 1.16 The HCA Area Wide Viability Model (Annex 1 Transparent Viability Assumptions) is the only source of specific guidance on the size of the premium. The guidance states:
- There is some practitioner convention on the required premium above EUV, but this is some way short of consensus and the views of Planning Inspectors at Examination of Core Strategy have varied. Benchmarks and evidence from planning appeals tend to be in a range of **10% to 30% above EUV in urban areas. For greenfield land, benchmarks tend to be in a range of 10 to 20 times agricultural value.***⁷
- 1.17 The RICS provides a more market facing approach based on Market Value less an adjustment for emerging policy. This approach has also been endorsed in the Mayor of London CIL Inspectors Report (Jan 2012); Greater Norwich CIL Inspectors Report (Dec 2012); and the Sandwell CIL Inspectors Report (Dec 2014).

⁵ E.g. Existing buildings to be demolished and/or contamination requiring remediation.

⁶ Viability Testing Local Plans Advice for planning practitioners - Local Housing Delivery Group - Chaired by Sir John Harman (June 2012), page 29

⁷ HCA Area Wide Viability Model (Annex 1 Transparent Viability Assumptions), August 2010, Transparent Assumptions v3.2 06/08/10

- 1.18 In order to provide comprehensive analysis, we also set out a variety of sensitivities in terms of changes to profit and BLV assumptions – these are shown for each of the typologies on the appraisals appended (with an explanation of how to interpret the sensitivities in section 4 of the main Viability Assessment report).

UK Residential Development Land

- 1.20 This section provides some background context to residential development land values at a national and regional level.
- 1.21 In Q4 2018, Knight Frank concluded that rising build costs and uncertainty had curbed land value growth. The average greenfield development land prices declined by 0.6% in Q4 2018 taking the annual growth to 0.6%. Conversely, urban brownfield development land returned to growth and increased by 1% during Q4, however, the annual change remained negative at -0.5%⁸.
- 1.22 Savills Residential Development Land report Q3, shows a slightly more positive picture, with greenfield land annual growth at 1.9% and Urban growth at 6.9%⁹.

Figure 1.5 - UK Greenfield and Urban Residential Land Value Index



Source: UK Residential Development Land, Savills Research, July 2018

Evidence Base Review

- 1.23 We have undertaken a review of the existing evidence base in regards to land values, reviewing the studies listed below and other relevant studies outside of VOWH:
- Local Plan Viability Study, 2014 (and subsequent updates)
 - Affordable Housing Viability Study, 2010

⁸ Residential Development Land Index, Knight Frank, Q4 2018, page 1

⁹ UK Residential Development Land, Savills Research, Q3 2018, page 1

Local Plan Viability Study, 2014

- 1.24 HDH were appointed to advise the Council on the viability of the Local Plan 2031 Part 1, the sites identified in the SHLAA and the introduction of CIL.
- 1.25 They adopted an alternate use plus premium approach to land value. HDH assumed a premium of 20% with an additional £350,000 per ha (£140,00 per acre) for greenfield sites. This equates to the following values. Industrial land values were adopted for all brownfield sites.

Table 1.1 - HDH Land Value Assumptions

Existing Use	Alternate Use Value	Development Benchmark Land Value
Agricultural Land	£20,000 per ha (£8,000 per acre)	£374,000 per ha (£151,000 per acre)
Paddock Land	£50,000 per ha (£20,000 per acre)	£410,00 per ha (£166,000 per acre)
Industrial Land (brownfield)	£750,000 per ha (£304,000 per acre)	£900,000 per ha (£364,000 per acre)
Harwell Campus	£1,000,000 per ha (£405,000 per acre)	N/A
Residential Development Land	£1,250,000 per ha (£506,000 per acre)	N/A

Source: HDH, 2014

- 1.26 A second test for residential development land of £600,000 per net developable hectare (£243,000 per acre) was adopted. This was used as a sense check.
- 1.27 For industrial land being developed for industrial uses the, no premium above industrial land value was applied.
- 1.28 The above values were also adopted in their subsequent Local Plan and CIL viability updates, including their most recent update in February 2017.

Affordable Housing Viability Study, 2010

- 1.29 BNP Paribas undertook the study and the following assumptions were made:

Agricultural land value	£8,000 per acre
Residential land lower benchmark	£250,000 per acre
Residential land upper benchmark	£500,000 per acre

Other Relevant Studies

- 1.30 Property market information is imperfect, and in particular land value evidence is challenging to gather given the absence of a national database of all land deals. Thus, for a high-level plan wide study we are reliant upon other studies in authorities nearby to provide a reference point to an appropriate benchmark land value for Vale of White Horse.

South Oxfordshire CIL Viability Study, 2009

- 1.31 It is noted that this study took place in 2009 and as Figure 1.5 above shows, land value growth on a national level has decreased considerably between 2010-2012.
- 1.32 BNP Paribas undertook the study and indicated that existing use values can vary significantly, from very little – agricultural £21,000 per hectare (£8,500 per acre) to existing office or residential sites at up to £3.5 million per hectare (£1.4 million per acre).¹⁰

South Oxfordshire CIL Viability Study 2014 Update

- 1.33 This study was also undertaken by BNP Paribas and the key points are summarised below –
- For previously developed land, i.e. sites likely to be in current or historic uses, the first benchmark equates to £750,000 per hectare (£303,520 per acre) based on capitalised rents for existing commercial buildings. The second benchmark land value makes a downward adjustment to benchmark 1 to provide an indicative residential land value benchmark for lower value uses. This benchmark equates to £500,000 per hectare (£202,350 per acre) and is intended to illustrate the inevitable variation in land values across the District.
 - The third and fourth benchmark land values are based on greenfield sites, ranging from £325,000 per hectare (£131,525 per acre) to £375,000 per hectare (£151,760 per acre).

¹⁰ Affordable Housing Viability Study, BNP Paribas, 2009, Page 13

Stratford-On-Avon Economic Viability Study, 2015

1.34 Within this study Peter Brett Associates make reference to benchmark land values being 25% less of market value. The land values used in testing are presented below:

Table 1.2 - Stratford-On-Avon Land Value Assumptions, 2015

Sub Location	Type of Land	£ value per net acre
Central	Small Brownfield	£546,000
	Small Greenfield	£500,000
	Brownfield	£400,000
West	Small Brownfield	£400,000
	Small Greenfield	£368,000
	Brownfield	£300,000
East	Small Brownfield	£494,000
	Small Greenfield	£450,000
	Brownfield	£364,000
Strategic and Large Sites		£259,000

Source: Peter Brett Associates, 2015, table 5.9, page 38

Cotswold District Council Whole Plan and Community Infrastructure Viability Assessment, 2016

1.35 Within this study HDH Planning and Development use an existing use plus premium approach to their benchmark land value assumptions. The land values used in testing are presented below:

- Agricultural land value c.£10,000 per acre
- Paddock land value c.£20,000 per acre
- Industrial land c.£180,000 per acre
- Residential land c.£300,000 per acre

West Oxfordshire Whole Plan and Community Infrastructure Viability Assessment, 2016

1.36 Within our West Oxfordshire study, AspinallVerdi had regard to both existing use and market values in arriving at an appropriate benchmark land value. The table below summarises the benchmarks used:

Table 1.3 - West Oxfordshire Land Value Assumptions, 2016

Typology	Land Value Assumption
Agricultural Land	£10,000-£20,000 per acre (£24,700-£49,500 per ha)
Residential Lower Benchmark (10-40 units)	£543,750 per acre (£1.34 m per ha)
Residential Upper Benchmark (10-40 units)	£712,500 per acre (£1.76 m per ha)
Residential Lower Benchmark (40+ units)	£225,000 per acre (£555,975 per ha)
Residential Upper Benchmark (40+ units)	£337,500 per acre (£834,000 per ha)
Greenfield Retail Land	£281,250 per acre (£694,950 per ha)
Retail (Previously Developed Land)	£500,000-£1.5 m per acre (£1.6 m - £3.7 m per ha)

Source: AspinallVerdi, 2016

South Oxfordshire Local Plan Viability Assessment, 2018

- 1.37 Within our South Oxfordshire study, AspinallVerdi had regard to both existing use and market values in arriving at an appropriate benchmark land value. The table below summarises the benchmarks used:

Table 1.4 - South Oxfordshire Land Values, 2018

Typology	Land Value Assumption
Agricultural Land	£10,000-£17,500 per acre (£24,700-£43,00 per ha)
Residential Lower Benchmark (<50 units)	£550,000 per acre (£1.39 m per ha)
Residential Upper Benchmark (<50 units)	£650,000 per acre (£1.61 m per ha)
Residential Lower Benchmark (50+ units)	£470,000 per acre (£1.16m per ha)
Residential Upper Benchmark (50+ units)	£560,000 per acre (£1.38m per ha)
Brownfield Residential Lower Benchmark	£840,000 per acre (£2.08m per ha)
Brownfield Residential Upper Benchmark	£1.08m per acre (£2.67m per ha)

1.38 The South Oxfordshire BLV's were set following extensive consultation including one-to-one workshop meetings with the long-list of strategic site promoters.

Agricultural Land Values

- 1.39 In determining a value per acre / hectare (ha) for agricultural land, we have searched Estates Gazette Interactive (EGi), current quoting prices on Rightmove and local agent websites. We have supplemented this with stakeholder evidence i.e. evidence of transactions and general anecdotal evidence from agents.
- 1.40 Looking overall at our evidence, it indicates that the value per acre for agricultural land with no development potential in the District ranges from £7,800 per acre (circa £19,000 per ha) to a maximum value of £23,000 per acre (circa £57,000 per ha). On average values were £13,600 per acre (circa £33,700 per ha).
- 1.41 We found one land sale transaction on EGi which was for a 7.2 acre plot in Fairford that achieved £10,000 per acre. We have also identified a 6.5 acre plot of land for sale in Uffington which is currently marketed at £23,000 per acre. We note that this plot is bordered on two sides by residential land and is being sold with a 50% overage clause in the event of planning permission being granted for development. There is therefore likely to be an element of hope value within the advertised price. In accordance with the NPPG, hope value should be disregarded.
- 1.42 Due to the limited data we have widened our search to the wider Oxfordshire area. We have identified values that range between £7,000 per acre (circa 17,000 per ha) and £23,000 per acre (circa £57,000 per ha) with an average of £11,000 per acre (£27,000 per ha).
- 1.43 We accept that agricultural land values will vary dependent upon numerous variables such as quality of land and accessibility etc.

Paddock Land Values

- 1.44 We classify Paddock Land as agricultural / 'pony paddock' land which is on the edge of an existing settlement which has 'hope value' attached, perhaps due to an extant planning permission or that the site (or a neighbouring site) has been identified as one with development potential.
- 1.45 We have not identified any transactions for paddock land, however have had regard to market listings, agent consultations and previous viability studies.
- 1.46 We have identified two paddock land properties advertised for sale within the district:
- 3 acre (1.2 ha) site advertised at £46,700 per acre (£115,700 per ha)
 - 0.3 acre (0.1 ha) site advertised at £83,300 per acre (£206,000 per ha)
- 1.47 Across the wider Oxfordshire area, paddock land values range between £20,235 per acre (£50,000 per ha) and £85,575 per acre (£211,500 per ha) with an average of £46,000 per acre (£114,000 per ha).

Residential Development Land Values

- 1.48 For the purpose of this research, residential development land is land which has either obtained planning permission or has outline planning consent for residential use and/or is allocated for residential development within the Council's adopted policy documents.
- 1.49 As with agricultural land, we have utilised EGi for transaction-based evidence and supplemented this where possible with stakeholder evidence of agreed prices paid for land. We have also tabulated sites currently listed on Rightmove and local agent websites to determine a value per acre / hectare and a value on a per unit basis. Dependent upon the availability of information and stakeholder engagement, this process tries to gauge an understanding into what typical market values are for residential land (greenfield and/or brownfield).
- 1.50 It should be noted that within our database of evidence we have carried out background research wherever possible into the planning consent the site has, and whether that is policy compliant or not. However, it is difficult to be certain that developers have not offered values (and landowners have not asked for values) which are not sustainable in planning policy terms and therefore challenge viability at the detailed planning stage. This practice is contrary to the NPPF (February 2019).
- 1.51 We also recognise that it is difficult to generalise what a typical greenfield or brownfield residential development site is worth across a District given that all sites are unique. It is therefore important to reiterate that this is a plan-wide study and thus the purpose of our research is to establish a suitable Benchmark Land Value for the respective typologies of development to be appraised, utilising both existing use and market values for greenfield and brownfield land.

Greenfield Sites

- 1.52 Within the Vale of White Horse we have identified three properties advertised for sale. Asking values range between £600,000 per acre (£1.5m per ha) and £1.1m per acre (£2.8m per ha). The values vary depending on their affordable housing contribution.
- 1.53 The development site at Kings Lane, Longcot had outline planning permission for 15 units, the reserved matters application included 6 affordable houses which represents 40% affordable units. This development was the only greenfield policy compliant site within the district that we identified. This site was advertised at £600,000 per acre which is at the lowest end of the advertised values we identified demonstrating how planning obligations impact on land values.
- 1.54 The majority of sites advertised for sale with planning permission are for single unit plots. These are for unique one-off developments and are not required to contribute to affordable housing. They are therefore not representative of 'typical' development. It is difficult to make an assumption of what market values are for typical greenfield residential sites, particularly for a plan-wide study where there are some large land allocations.
- 1.55 Given the lack of market listings for greenfield residential land in the Vale of White Horse, we have extended our search outside of the District.
- 1.56 We have identified only one piece of evidence registered on EGi. Land at Wenman Road, Thame, South Oxfordshire was sold on August 7th 2015 for £10.5 million. The 7.96 acre (2.24 ha) site had outline planning permission (P14/S1619/OUT) granted for up to 187 residential dwellings including up to 40% affordable housing at the time of this deal. It is not known on what basis the site was marketed or purchased, but the £709,453 per gross acre (£1.75m per ha) price paid is an indication into the market value of flat greenfield residential land with minimal abnormal costs in South Oxfordshire. The site was granted full planning permission including 40% affordable housing in November 2015.

Brownfield Sites

- 1.57 For plan-viability studies, assuming a brownfield land value is challenging given the numerous variables which influence the value of brownfield development land. As with greenfield land, we are reliant upon market evidence and agreed prices for brownfield sites outside of the Vale of White Horse as well as within.
- 1.58 We have identified three transactions within Oxfordshire, these are all for small sites less than 1 acre. Values ranged between £781,000 per acre (£1.9m per ha) and £ 2.7m per acre (£6.68m per ha). Note that the highest value property was located within the high value area in South Oxfordshire (Henley-on-Thames) and may therefore not represent typical values within VOWH.
- 1.59 Brownfield residential development sites are advertised between £400,000 per acre (£988,000 per ha) and £2.1m per acre (£5.36m per ha) with an average of £1m per acre (£5.6m per ha). We note that these are all small sites for 6 units or less with the majority of sites having planning permission for just 1 unit. They may therefore not represent typical land values particularly for a plan-wide study where there are some large land allocations.
- 1.60 Given the uncertainty and complications around brownfield development land we consider the most useful reference point is the plan wide studies which have been the subject of examination in public and assume benchmark land values of between £300,000 - £400,000 per acre (£741,000 - £988,000 per ha). Our plan wide study in South Oxfordshire used an EUV + premium approach to brownfield land values. We adopted industrial land values and applied a 20% premium, this equated to between £840,00 - £1.08m per acre (£2.08m - £2.67m per ha) depending on market area.

Benchmark Land Value Assumptions

- 1.61 Table 1.5 below adopts the appropriate Existing Use Values and premiums to derive a Benchmark Land Value for the respective typologies.
- 1.62 For greenfield typologies the bottom up approach is based on the net value per acre / hectare for agricultural / paddock land (existing use value (EUV)). This EUV is 'grossed up' to reflect a net developable to gross site area ratio of 75%. The BLV divided by the (higher) net value per acre / hectare gives an uplift multiplier of 28. These are the minimum values that we would assume for the purpose of our hypothetical viability appraisals, and they act as the benchmark to test the RLV's of schemes to determine whether sites would come forward for development (as discussed in regards to Figure 1.2).
- 1.63 Note that the EUV assumptions for greenfield land reflect the likelihood that residential land coming forward on greenfield sites would do so on land at the edge of settlements (i.e. paddock land) and thus, our assumptions are between agricultural and paddock land values. The assumption that the east of the district would carry stronger EUVs is driven by our residential market paper which demonstrates stronger sales values in this part of the District, and thus we anticipate agricultural land with the potential for residential development would command a premium in higher value area over the rest of VOWH.
- 1.64 The net developable to gross site area ratio for the strategic sites is considerably lower at 50%, this is to take account of the infrastructure and POS/GI that will be delivered as part of the scheme. This figure is based on the net and gross site areas provided by the developers, site promoters and landowners as part of our experience on other area-wide studies. The lower ratio results in a lower uplift multiplier of 24. Note that this is still a considerable premium that will incentivise land owners to sell.
- 1.65 For the residential typologies on brownfield land, the benchmark land value is based on a 20% premium over perceived Existing Use Values.
- 1.66 **It is important to note that the BLV's contained herein are for 'high-level' plan / CILviability purposes and the appraisals should be read in the context of the BLV sensitivity table (contained within the appraisals). It is important to emphasise that the adoption of a particular BLV £ in the base-case appraisal typologies in no way implies that this figure can be used by applicants to negotiate site specific planning applications. Where sites have obvious abnormal costs these costs should be deducted from the value of the land. The land value for site specific viability appraisals should be thoroughly evidenced having regard to the existing use value of the site (as is best practice in the NPPG). This report is for plan-making purposes and is 'without prejudice' to future site-specific planning applications.**

1.67 Furthermore, we are not saying that land can *only* be acquired in the District for these BLV's. As the appraisals show there is often a surplus between the RLV and BLV which could be put to a stronger land bid or retained as profit. Furthermore, the sensitivity scenarios show the impact on the surplus (i.e. difference between RLV and BLV) for various levels of BLV and profit %.

We consider that our assumptions are appropriate given that they are largely in line with the other plan wide studies (discussed earlier) in close proximity to VOWH. Furthermore, over 20 times uplift over EUV is a significant premium that should act as an incentive for landowners to sell.

Table 1.5 - Benchmark Land Value Assumptions

Typology	Location	Existing Use	EUV -					Uplift Multiplier	BLV -		Policy adjustment - [X] %	MV -	
			(per acre) (gross)	(per ha) (gross)	Net:Gross (%)	(per acre) (net)	(per ha) (net)		(per acre) (net developable) (rounded)	(per ha) (net developable) (rounded)		(per acre) (net)	(per ha) (net) (rounded)
Residential < 50 units	Higher Value Zone - Eastern Parishes	Greenfield	£15,000	£37,065	75%	£20,000	£49,420	28	£550,000	£1,359,000	15%	£650,000	£1,606,000
Residential > 50 units	Higher Value Zone - Eastern Parishes	Greenfield	£12,500	£30,888	75%	£16,667	£41,183	28	£470,000	£1,161,000	15%	£550,000	£1,359,000
Residential < 50 units	Lower Value Zone - Rest of the District	Greenfield	£15,000	£37,065	75%	£20,000	£49,420	25	£500,000	£1,236,000	17%	£600,000	£1,483,000
Residential > 50 units	Lower Value Zone - Rest of the District	Greenfield	£12,500	£30,888	75%	£16,667	£41,183	27	£450,000	£1,112,000	10%	£500,000	£1,236,000
Residential Strategic Sites	Lower Value Zone - Rest of the District	Greenfield	£10,000	£24,710	50%	£20,000	£49,420	23	£450,000	£1,112,000	10%	£500,000	£1,236,000
Residential	Higher Value Zone - Eastern Parishes	Brownfield	£700,000	£1,729,700	100%	£700,000	£1,729,700	20%	£840,000	£2,076,000			
Residential	Lower Value Zone - Rest of the District	Brownfield	£450,000	£1,111,950	100%	£450,000	£1,111,950	20%	£540,000	£1,334,000			

Source: AspinallVerdi (190226 VOWH Land Value Research_v4)

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Appendix 4 – Residential Market Paper

1 Residential Market Review

1.1 This paper provides the background to the value assumptions made in appraising the residential development typologies set out in the main report. The purpose of the overarching study is to test the viability Council's CIL charging schedule.

1.2 The structure of the residential market paper is as follows;

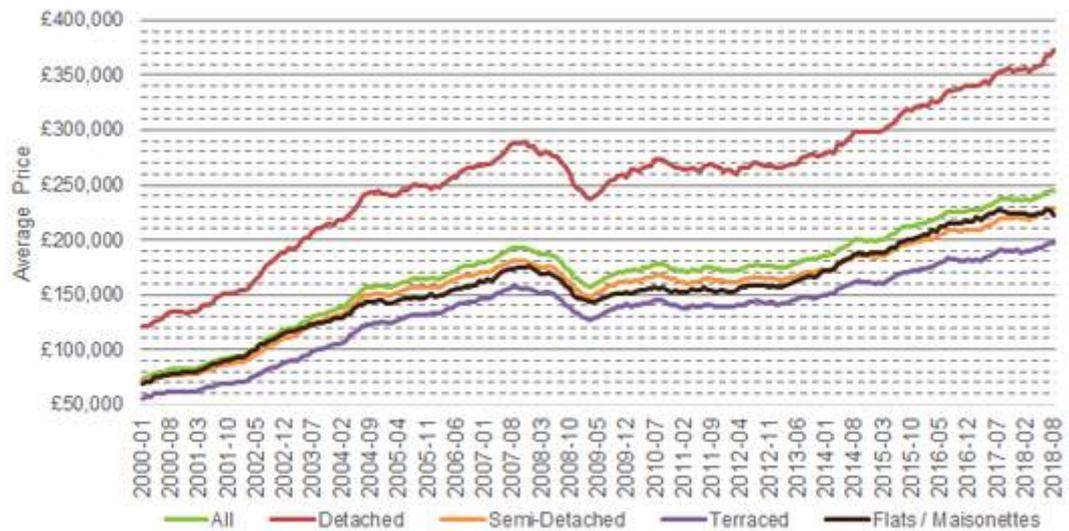
- **National and Regional Overview** – provides an assessment of the current residential market in a national and regional context.
- **Existing Evidence** – provides a review of existing market evidence which informs the starting-point for our assumptions.
- **New Build Achieved Values** – provides an assessment of new build achieved values across the District based on industry recognised published data from Land Registry and Energy Performance Certificate Register (EPC).
- **Second Hand Achieved Values** – provides an assessment of second hand achieved values across the District, again based on industry recognised published data.
- **New Build Asking Prices** – provides an assessment of asking prices for new build properties across the District. The market assessment is based on industry recognised published data from Rightmove and developer's websites.
- **Residential Value Assumptions** – Based on assessment of achieved and asking value data, we set out our value assumptions (£ psm and absolute values) for units across the District taking into consideration the settlement hierarchy.
- **Student housing** – provides an overview of the student housing market in the UK and a market assessment of current new build developments to understand the rents and yields.
- **Age Restricted Housing/Extra Care** – provides an overview of the various types of housing for older people. The market assessment focuses on current developments to understand the asking prices.
- **Affordable Housing Transfer Values** - provides a review of existing market evidence which will inform our assumptions.

2 UK and Regional Market Overview

- 2.1 The RICS publishes a regular UK residential property market survey providing an overall opinion of the direction that the residential market is taking, along with commentary from surveyors from the individual regions throughout the UK. The latest publication of this is October 2018 providing the following summary:
- Prices now seen falling nationally although some parts of the UK are still recording solid growth;
 - New buyer demand continues to weaken alongside falling new instructions;
 - Conditions remain more challenging across higher priced tiers of the market.
- 2.2 The paper highlights that: the weakening in new buyer demand due to affordability pressures; political uncertainty; and lack of fresh stock; is beginning to feed into a slightly negative trend for national house prices. Respondents in the South East return a negative assessment on the prospect for house prices over the coming year. New instructions have also declined over recent months and stock levels remain low¹.
- 2.3 Figure 2.1 shows that England and Wales experienced strong house price growth leading up to the 2007/08 financial crises. Following the financial crises average prices fell by around 20%. In the following few years there was uncertainty in the economy leading to a slow and unpredictable recovery in house prices. Since 2009 average prices have been steadily increasing, at first driven by strong house price growth in London which then filtered out across the regions. Average prices in England and Wales are now in excess of the 2007/08 peak (£192,000) at £244,000.

¹ RICS September 2018: UK Residential Market survey, page 1.

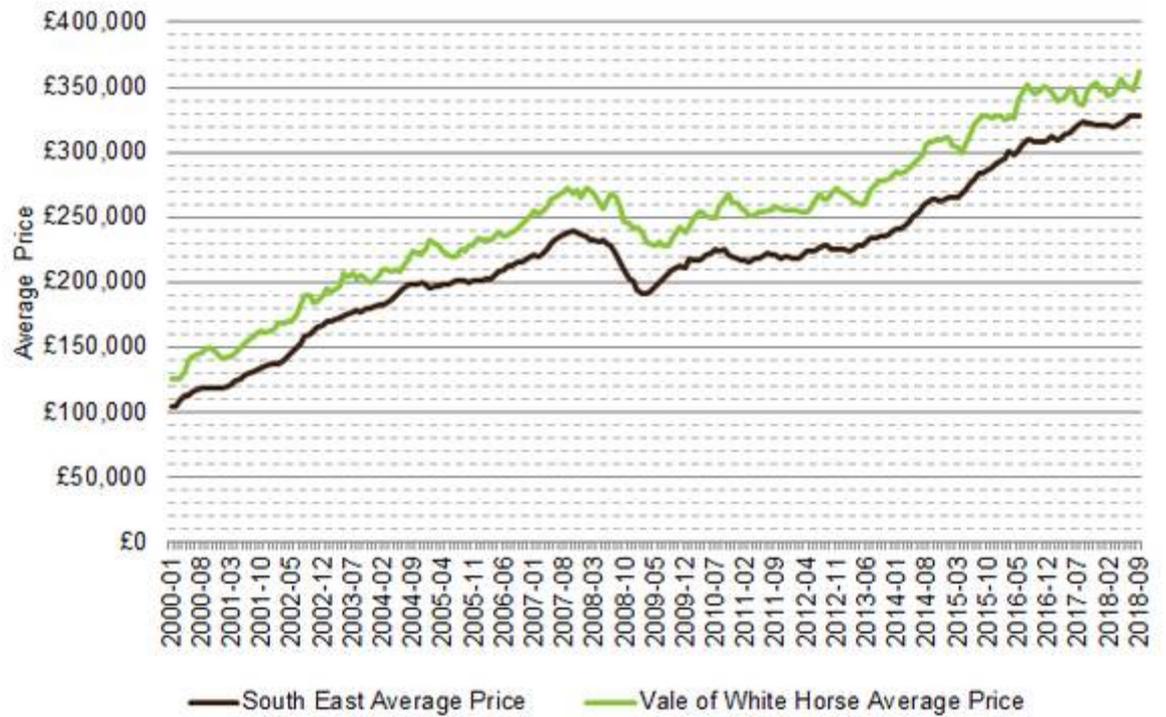
Figure 2.1 - Average House Prices in England and Wales



Source: Land Registry, October 2018

2.5 Figure 2.2 below shows how the average prices in the South East and the Vale of White Horse have generally followed the national trend. Again, leading up to the 2007/08 financial crises, house price inflation was strong – average prices at this time were around £240,000 in the South East and £270,000 in the Vale of White Horse. Following the 2007/08 peak average prices fell but not as severely as the England and Wales average, falling by around 15%. Average prices have recovered in both the South East and the Vale of White Horse reaching prerecession levels by 2014. The average price for all properties as of September 2018 is £328,000 in the South East and £360,000 in the Vale of White Horse (Land Registry 2018).

Figure 2.2 - Average Prices in South East and South Oxfordshire



Source: Land Registry, October 2018

Existing Evidence

2.6 We have undertaken a review of the existing evidence base having regard to the following studies listed below:

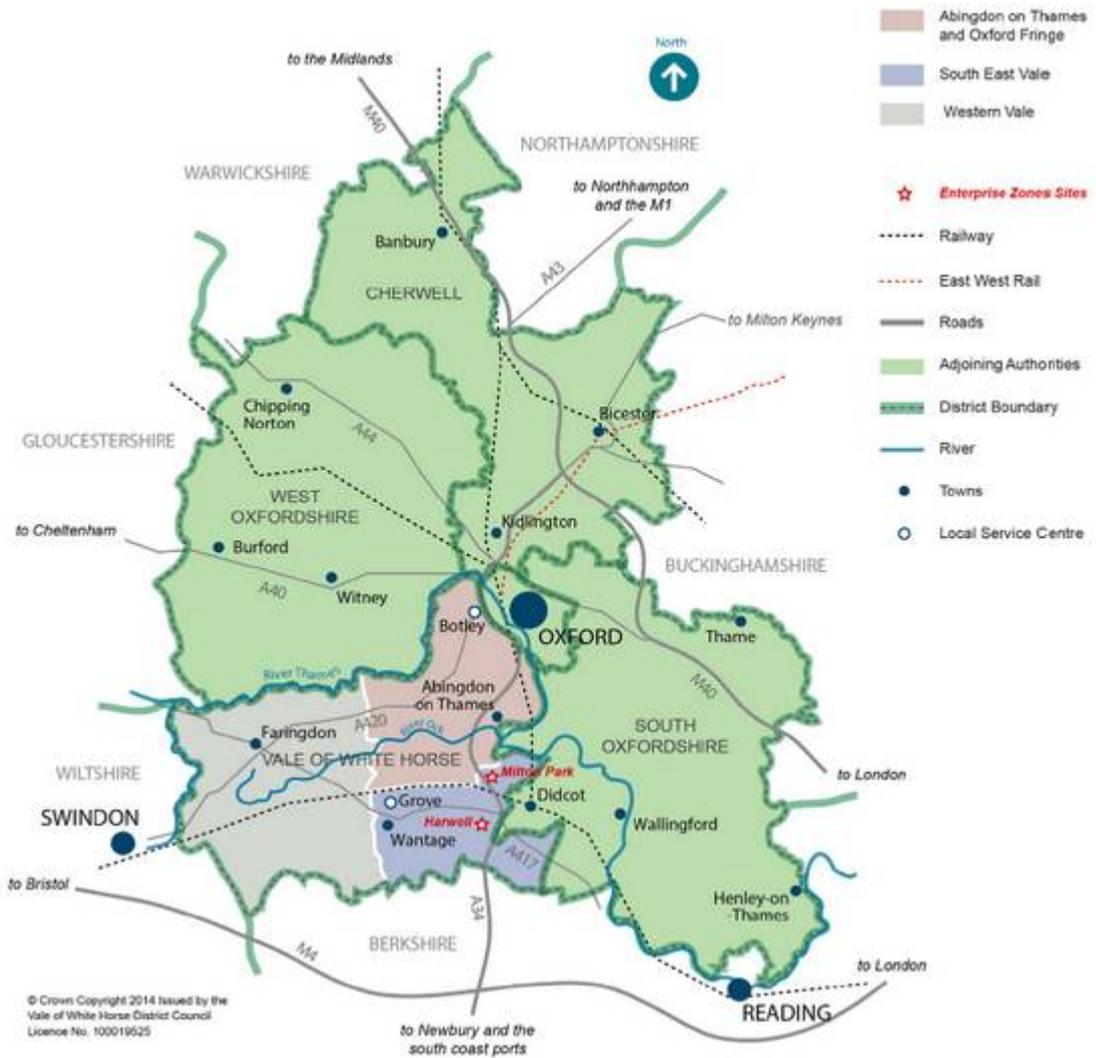
- Local Plan 2031 Part 1 (VOWH), Adopted December 2016
- Viability Update, Local Plan Part 2 (HDH), February 2017
- CIL Pre-hearing Viability Update (HDH), December 2016

Local Plan 2031 Part 1 (VOWH), Adopted December 2016

2.7 The Local Plan 2031 Part 1 provides the context of the settlement hierarchy and characteristics of the district.

2.8 The Vale of White Horse falls between the larger centres of Oxford to the north-east and Swindon to the south-west. Didcot lies to the south-east boundary of the Vale. Although Didcot is predominantly within South Oxfordshire, the Vale is expected to accommodate major growth within the next decade. See Figure 2.3 below for the district's location and wider setting.

Figure 2.3 - Vale of White Horse District and its wider setting



Source: VOWH Local Plan 2033 Part 1, December 2016

2.9 The Vale is a largely rural district with three main settlements which are the market towns of Abingdon-on-Thames, Faringdon and Wantage. There are also two local service centres (Botley and Grove) and over 70 villages. Figure 2.4 below outlines the settlement hierarchy within the district.

Figure 2.1

Figure 2.4 - Settlement hierarchy

The Settlement Classifications are:

Abingdon-on-Thames and Oxford Fringe Sub-Area:

Market Town:	Abingdon-on-Thames
Local Service Centre:	Botley
Larger Villages:	Cumnor, Drayton, East Hanney, Kennington, Kingston Bagpuize with Southmoor, Marcham, Radley, Steventon and Wootton
Smaller Villages:	Appleton, Dry Sandford, Farmoor, Frilford, Longworth, North Hinksey, Shippon, South Hinksey, Sunningwell, West Hanney and Wytham

South East Vale Sub-Area:

Market Town:	Wantage
Local Service Centre:	Grove
Larger Villages:	Blewbury, East Hendred, Harwell, Harwell Campus* Sutton Courtenay and Milton
Smaller Villages:	Appleford, Ardington, Chilton, Milton Heights**, Rowstock, Upton and West Hendred

Western Vale Sub-Area:

Market Town:	Faringdon
Larger Villages:	East Challow, Shrivenham, Stanford-in-the-Vale, Uffington and Watchfield
Smaller Villages:	Ashbury, Buckland, Childrey, Coleshill, Great Coxwell, Kingston Lisle, Little Coxwell, Littleworth, Longcot, Letcombe Regis and Shellingford

Those villages not included within the categories described above are considered to form part of the open countryside.

*Harwell Campus has facilities and services equivalent to a Larger Village.

**Milton Heights has facilities and services within a short walk that are equivalent to those offered by a Larger Village.

Source: VOWH Local Plan 2033 Part 1, December 2016

2.10 As can be seen from Figure 2.3 and Figure 2.4 above, the district has been divided into three locally distinctive sub-area strategies:

- Abingdon-on-Thames and Oxford Fringe Sub-Area – this covers the northern and north-eastern part of the Vale which have strong linkages with the City of Oxford.
- South East Vale Sub-Area – this includes much of the Science Vale area which is an area of economic growth and innovation which spans across VOWH and South Oxfordshire Districts.
- Western Vale Sub-Area – this is a more rural sub-area stretching from the North Wessex downs AONB to the River Thames.

2.11 These sub areas are outlined in the map below.

Figure 2.5 - Strategic growth areas



Source: VOWH Local Plan 2033 Part 1, December 2016

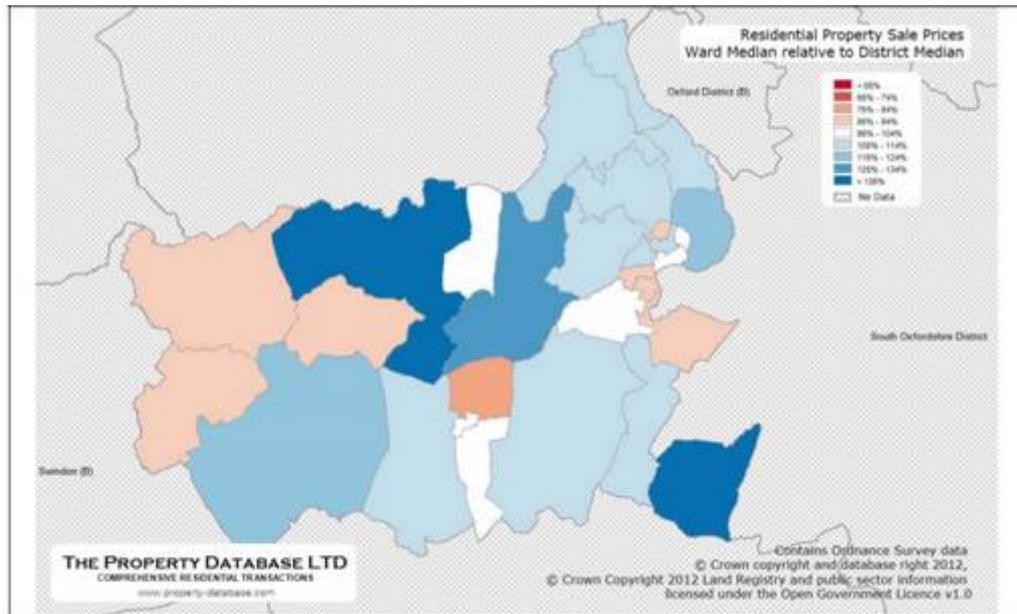
Viability Update, Local Plan Part 2 (HDH), February 2017

2.12 HDH Planning & Development adopted the values used in the CIL Pre-hearing viability Update December 2016 (see below).

CIL Pre-hearing Viability Update (HDH) – December 2016

2.13 HDH used the same market areas adopted in their earlier December 2015 CIL study and February 2014 SHLAA Viability Assessment. HDH considered the different price areas within the district, see Figure 2.6, and associated the different settlements with the different price areas.

Figure 2.6 - Average prices of semi-detached houses by ward



Source: HDH, SHLAA Viability Assessment, February 2014

2.14 The value areas were as follows:

Table 2.1 - Price areas from the HDH CIL study

	Units	% of SHLAA
Area 1 - Higher Rural	18,188	66%
East Hanney Marcham Wootton Milton Harwell Drayton	Sutton Courtenay Kingston Bagpuize with Southmoor Stanford in the Vale Steventon Uffington	
Area 2 - Lower Rural	2,258	8%
Shrivenham	East Challow	
Area 3 - Higher main settlement	4,547	16%
Botley	Abingdon-on-Thames	
Area 4 - Lower Main Settlement	2,744	10%
Faringdon Grove	Wantage	

Source: HDH, SHLAA Viability Assessment, February 2014

2.15 In the December 2016 study, HDH reviewed the residential housing market and updated the values. HDH's adopted value assumptions for 2014, 2015 and 2016 are summarised in Table 2.2 below.

Table 2.2 - HDH residential value assumptions (£ psm)

	2014	2015 Update	2016 Update
Area 1 - Higher Rural	3,400	3,900	3,900
Area 2 - Lower Rural	3,000	3,400	3,400
Area 3 - Higher Main Settlement	3,200	4,000	4,000
Area 4 - Lower Main Settlement	2,800	3,250	3,350

Source: HDH, CIL Viability Update, December 2016

2.16 These provide a useful benchmark for 2016 values across the district.

3 New Build Achieved Values

- 3.1 We carried out a market review of sales values within VOWH district over the previous 18 months (June 2017 - December 2018). We have gone back 18 months to be able to capture new build data across the district.
- 3.2 This has been based on a detailed analysis of the Land Registry new build achieved values, cross-referenced, on an address-by-address basis (approx. 800 properties),² to the floor areas published on the EPC (Energy Performance Certificate) database in order to derive the achieved values (£ per square meter). This gives a good baseline for comparing the average values across the District as it devalues each house type to a value per square meter.
- 3.3 Note that we removed the Shared Ownership registrations and the extremely high values, 'one – off' properties from the dataset – to focus on the 'typical' new units and avoid skewing the results.
- 3.4 It should also be noted that the Land Registry data for new build achieved values contains a 'PPD Category Type' which is defined on the gov.uk website as:

“Indicates the type of Price Paid transaction”

A = Standard Price Paid entry, includes single residential property sold for full market value.

B = Additional Price Paid entry including transfers under a power of sale/repossessions, buy-to-lets (where they can be identified by a Mortgage) and transfers to non-private individuals.

Note that category B does not separately identify the transaction types stated. HM Land Registry has been collecting information on Category A transactions from January 1995. Category B transactions were identified from October 2013.”³

- 3.5 For the purposes of this research, we have excluded new build achieved data that falls under category B.
- 3.6 We have reviewed new build Land Registry for the VOWH district using postcode shape files provided by the Council. By doing this we have been able to produce a choropleth map identifying the average price per square meter for new build properties across the District.
- 3.7 We have focused our research based on the settlement hierarchy within the Vale of White Horse District reviewing Abingdon-on-Thames, Faringdon, Wantage and Didcot.

² Over a 2-year review period for new build achieved values - 1st June 2015- 1st June 2017.

³ Price Paid Data Guidance, 14th August 2014 (<https://www.gov.uk/guidance/about-the-price-paid-data>)

Average Achieved Values – all property types

- 3.8 We have reviewed the data (all house types including flats) for each postcode on a price per square metre (£ psm) basis, this allows us to identify high and low value areas across the District.
- 3.9 Table 3.1 below provides a summary of these values (Note: not all postcodes within the District have been included, the ones excluded (e.g. SN6 7, SN7 7, OX1 5, and OX14 1) do not have VOWH new build data within our review period.)

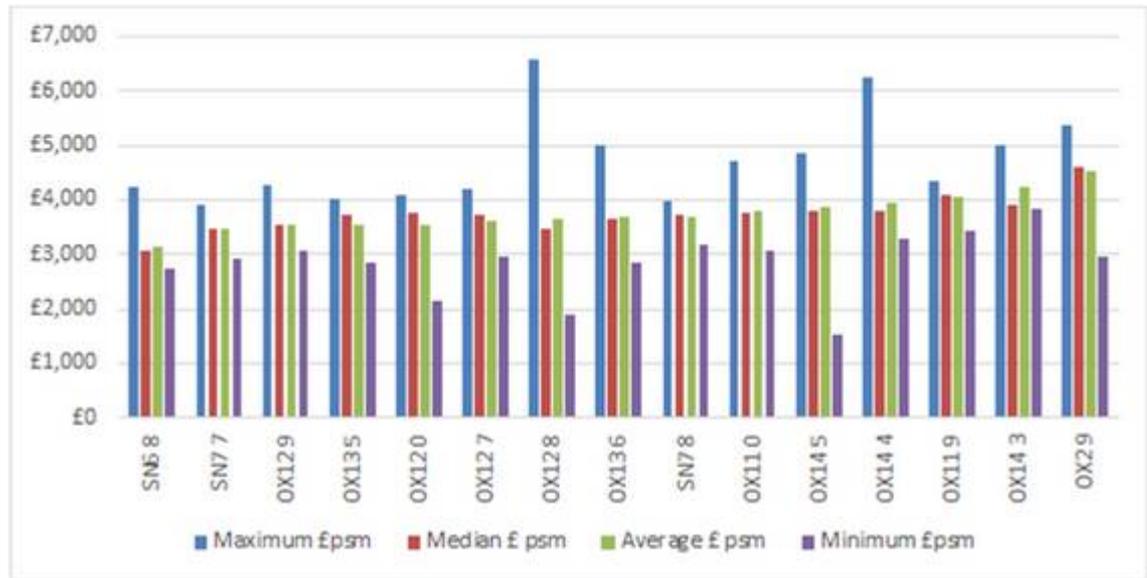
Table 3.1 - New Build Achieved Values - £ psm

Postcode	Maximum £psm	Median £ psm	Average £ psm	Minimum £psm	Total
OX11 0	£4,692	£3,750	£3,800	£3,046	49
OX11 9	£4,356	£4,092	£4,042	£3,441	12
OX12 0	£4,085	£3,764	£3,554	£2,143	21
OX12 7	£4,187	£3,717	£3,613	£2,960	48
OX12 8	£6,591	£3,447	£3,662	£1,907	76
OX12 9	£4,286	£3,553	£3,543	£3,056	48
OX13 5	£4,000	£3,710	£3,554	£2,841	37
OX13 6	£5,000	£3,645	£3,680	£2,845	113
OX14 3	£5,000	£3,916	£4,245	£3,818	3
OX14 4	£6,233	£3,798	£3,951	£3,295	53
OX14 5	£4,872	£3,810	£3,850	£1,539	64
OX2 9	£5,370	£4,597	£4,515	£2,959	31
SN6 8	£4,219	£3,070	£3,150	£2,718	76
SN7 7	£3,900	£3,475	£3,474	£2,927	73
SN7 8	£3,960	£3,734	£3,683	£3,160	6

Source: EGI and Land Registry, December 2018 – ‘181205 New Build Data_v2’

- 3.10 Figure 3.1 below provides a visual representation of the new build achieved values on a £ psm basis. As can be seen from Figure 3.1, there is circa £1,400 psm difference between the area with the highest *average* near Oxford (OX2 9, £4,515) and lowest average near Swindon (SN6 8, £3,150).

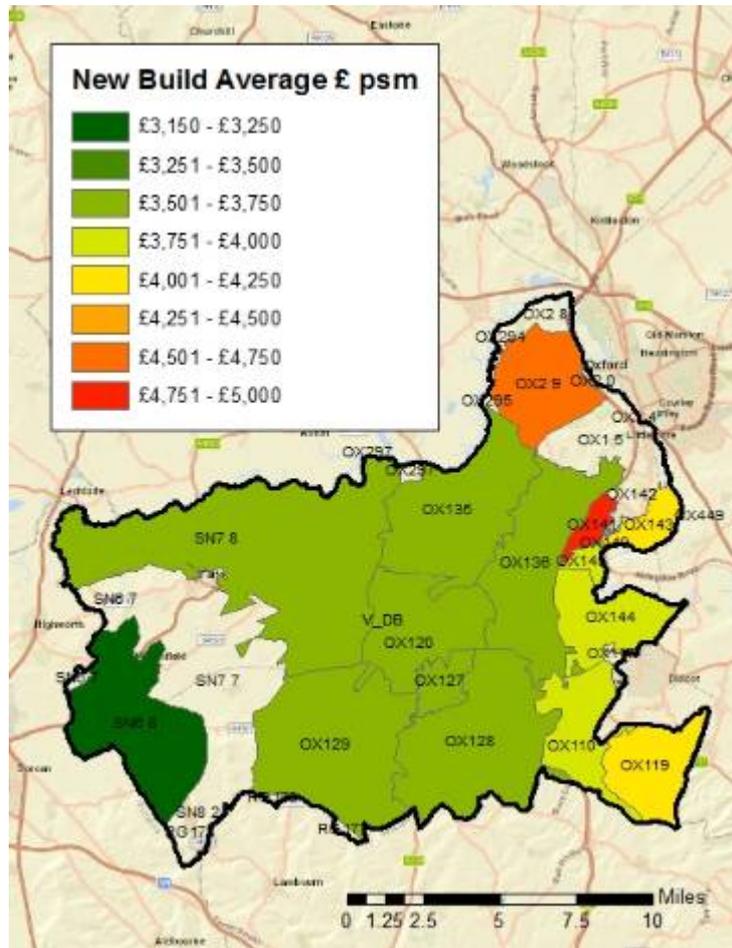
Figure 3.1 - New Build Achieved Values - £ psm



Source: EGI and Land Registry, December 2018 – ‘181205 New Build Data_v2’

- 3.11 Our analysis shows that both the highest £ psm and lowest £ psm for a new build property was achieved in the OX12 8 postcode area (Wantage) at £6,591 psm and £1,907 psm. This shows the diversity of the Wantage market.
- 3.12 OX2 9 (Oxford) postcode area shows the highest average and median £ psm, £4,589 and £4,936 psm.
- 3.13 Figure 3.2 below is a choropleth map of new build achieved values across the District.

Figure 3.2 - New Build Achieved Values Choropleth Map



Source; AspinallVerdi, December 2018

- 3.14 The map shows that based on 18 month new-build achieved data, the district is divided east-west with the eastern side having higher values than the mid and western areas. The highest values can be found on the edge of Oxford. The lowest values are towards Swindon.

Average Achieved Values – by number of beds

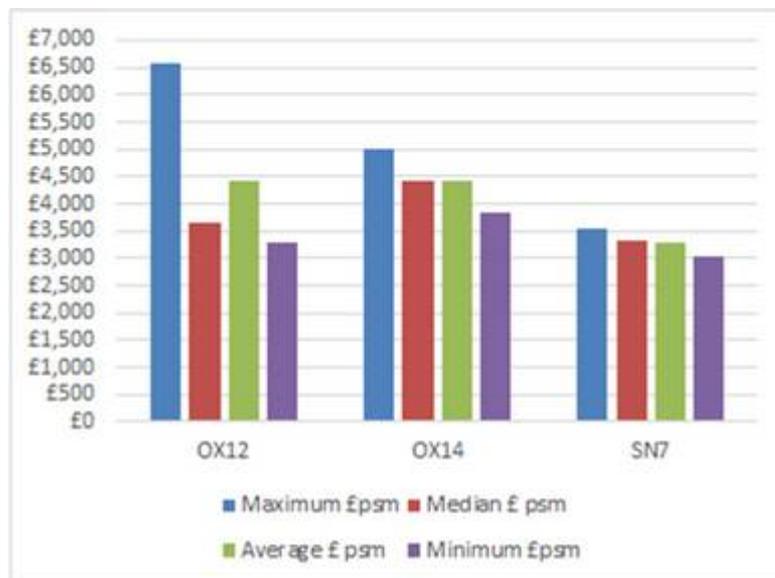
- 3.15 We have reviewed the data taking into account the number of bedrooms for each transaction across the District to identify the £ psm for one, two, three and four+ bedrooms.
- 3.16 The data has been separated into flats and houses (Detached, Semi-Detached, Terrace).
- 3.17 The Land Registry does not provide details of the number of bedrooms and therefore we have had to make certain assumptions. We have assumed the following floor areas and applied these to each transaction. These are based on nationally described space standards.

- Flats are assumed to be one storey;
 - Up to 61 sqm – 1 bed
 - 61 – 80 sqm – 2 bed
 - 81 – 95 sqm – 3 bed
 - 95+sqm 4 bed
- For all houses (Detached, Semi Detached and Terrace) assumed to be two storeys;
 - Up to 70 sqm – 1 bed
 - 71 – 80 sqm – 2 bed
 - 81 – 100 sqm – 3 bed
 - 101 – 130 sqm – 4 bed
 - 131+ - 5 bed+

Flats

3.18 Based on our floor area assumptions, 28 new build one-bedroom flats were sold within the review period, across the District.

Figure 3.3 – £ psm 1-bed flats

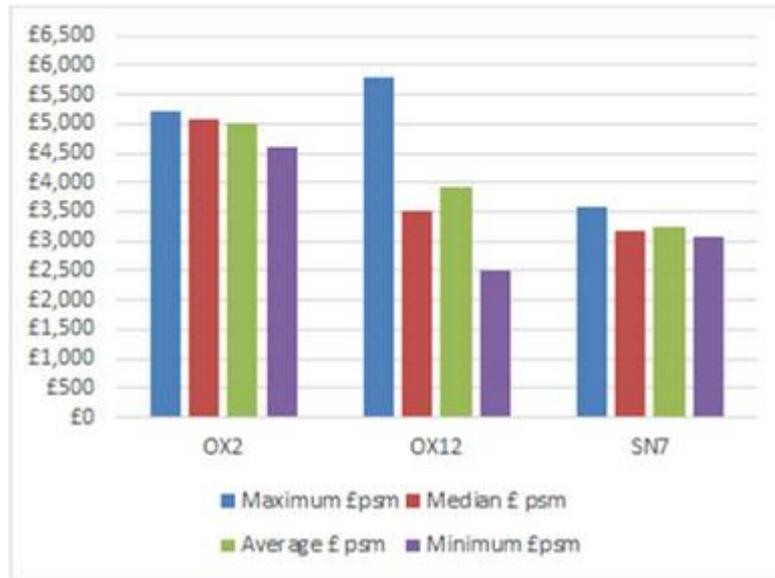


Source: Land Registry and EPC register, December 2018

3.19 Our analysis shows that one-bed flats have achieved between £3,018 and £6,591 psm.

3.20 Based on our floor area assumptions, 38 new build two-bedroom flats were sold within the review period, across the District.

Figure 3.4 - £ psm 2-bed flats



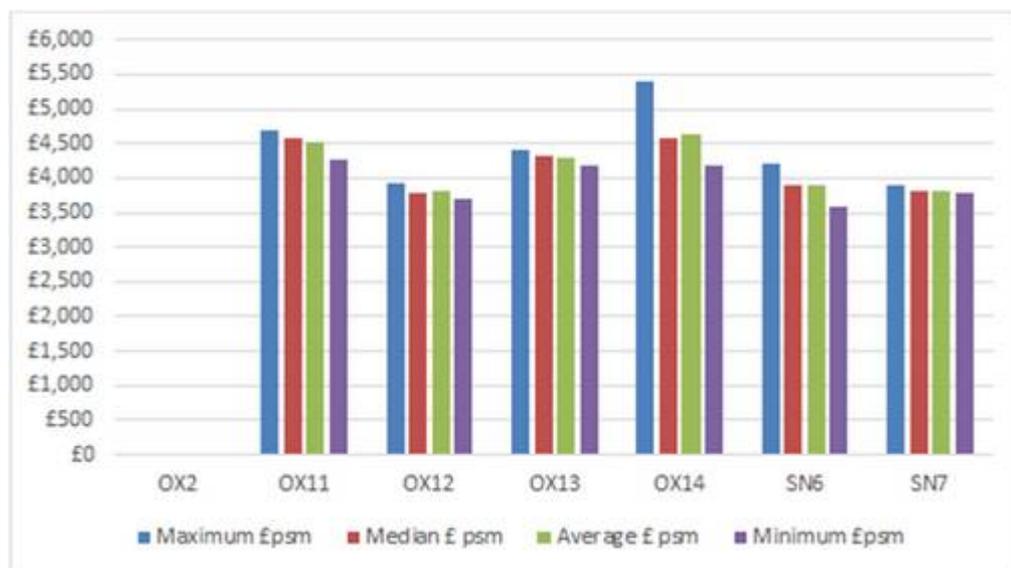
Source: Land Registry and EPC register, December 2018

3.21 Our analysis shows that 2-bed flats have achieved between £2,500 and £5,797 psm.

Houses

3.22 Based on our floor area assumptions, 33 new build one-bedroom houses were sold within the review period, across the District.

Figure 3.5 - £ psm 1-bed houses

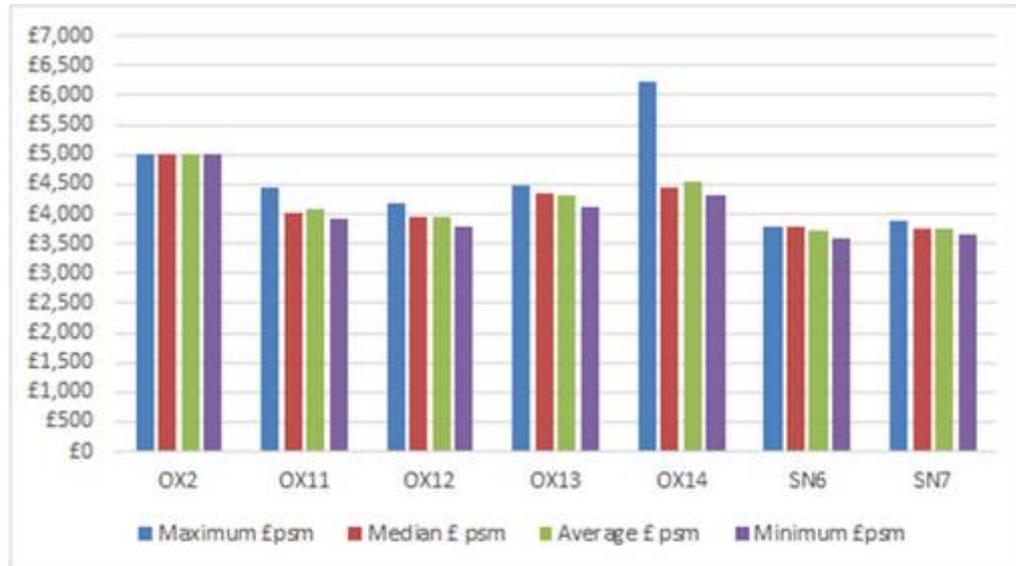


Source: Land Registry and EPC register, December 2018

3.23 Our analysis shows that one bed houses have achieved between £3,594 and £5,385 psm.

3.24 Based on our floor area assumptions, 69 new build two-bedroom houses were sold within the review period, across the District.

Figure 3.6 - £ psm 2-bed houses

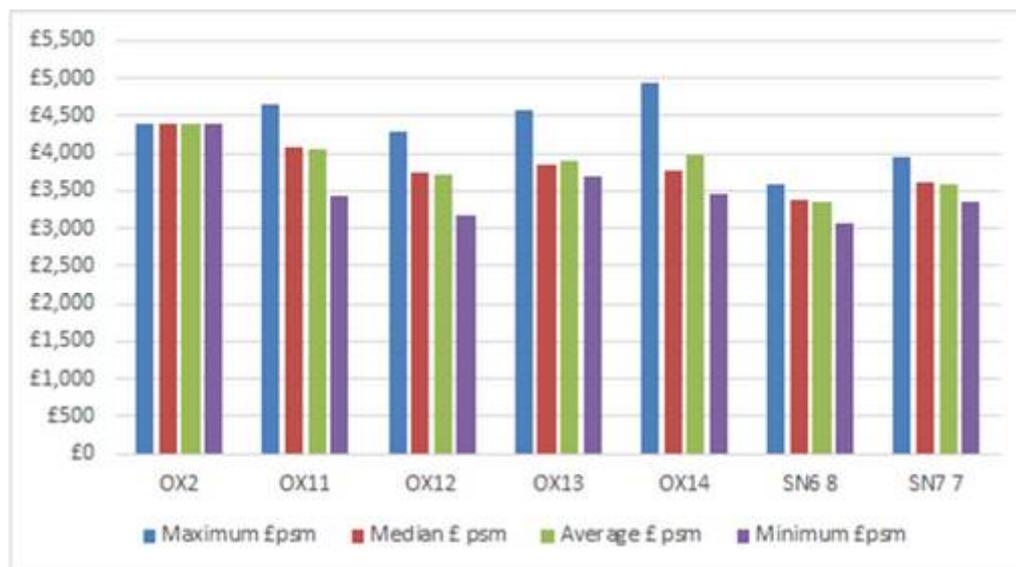


Source: Land Registry and EPC register, December 2018

3.25 Our analysis shows that two bed houses have achieved between £3,597 and £6,233 psm.

3.26 Based on our floor area assumptions, 155 new build three-bedroom houses were sold within the review period, across the District.

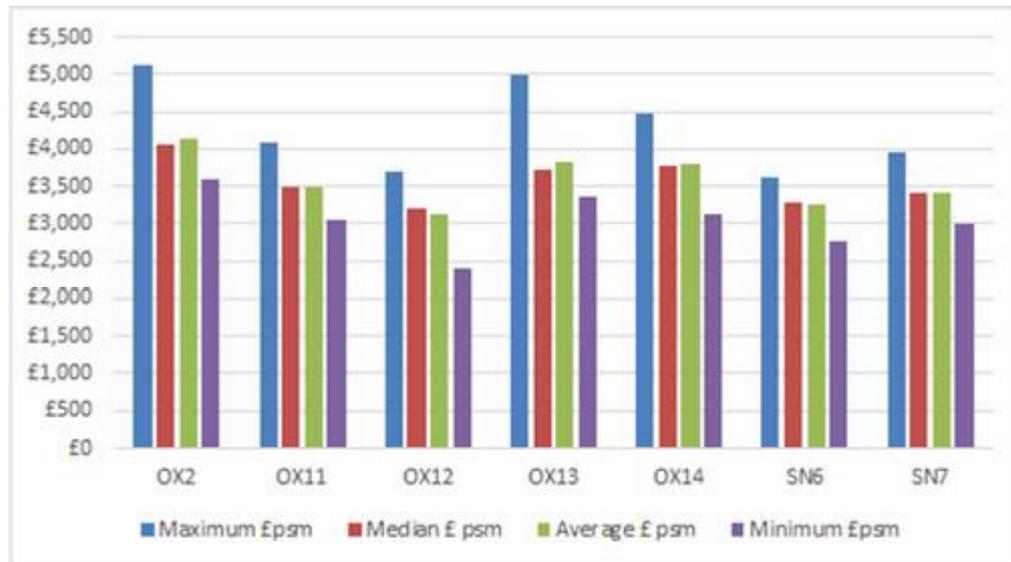
Figure 3.7 - £ psm 3-bed houses



Source: Land Registry and EPC register, December 2018

- 3.27 Our analysis shows that three bed houses have achieved between £3,070 and £4,947 psm
- 3.28 Based on our floor area assumptions, 137 new build four-bedroom houses were sold within the review period, across the District.

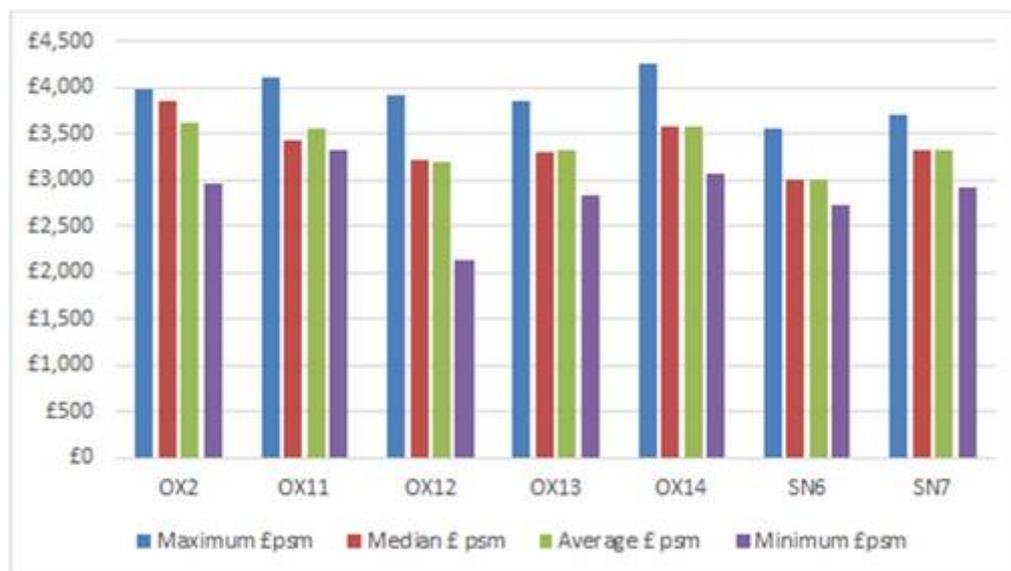
Figure 3.8 - £ psm 4-bed houses



Source: Land Registry and EPC register, December 2018

- 3.29 Our analysis shows that on average four-bedroom houses have achieved between £2,404 and £5,000 psm.
- 3.30 Based on our floor area assumptions, 227 new build five-bedroom or more houses were sold within the review period, across the District.

Figure 3.9 - £ psm 5+ bed houses



Source: Land Registry and EPC register, December 2018

- 3.31 Our analysis shows that on average five-bedroom + houses have achieved between £2,143 and £4,248 psm.

Summary

- 3.32 Below we provide a summary of the average achieved sales values and £ psm in the three main towns of Abingdon-on-Thames, Faringdon and Wantage. We have also included the edge of Oxford, edge of Didcot and edge of Swindon postcodes.
- 3.33 Some areas do not have any new build properties of a certain size.
- 3.34 Table 3.2 below demonstrates that since the previous CIL study in 2016, there has not been significant growth in the higher value areas such as Abingdon-on-Thames and Didcot. However the lower value areas of Faringdon and Wantage have experienced growth.

Table 3.2 - Average New Build Property Values £ psm

Dwelling Type	Abingdon-on-Thames	Faringdon	Wantage	Didcot	Oxford	Swindon
	OX14	SN7	OX12	OX11	OX2	SN6
1 Bed Flat	£3,510	£3,292	£4,428			
2 Bed Flat		£3,245	£3,856		£5,019	
1 Bed Houses	£4,854	£3,824	£3,811	£4,525		£3,906
2 Bed Houses	£4,537	£3,763	£3,949	£4,085	£4,999	£3,720
3 Bed Houses	£3,972	£3,597	£3,720	£4,054	£4,388	£3,351
4 Bed Houses	£3,791	£3,405	£3,139	£3,497	£4,127	£3,251
5 Bed Houses	£3,578	£3,321	£3,191	£3,560	£3,627	£3,009

Table 3.3 - Average New Build Property Values

Dwelling Type	Abingdon-on-Thames	Farringdon	Wantage	Didcot	Oxford	Swindon
	OX14	SN7	OX12	OX11	OX2	SN6
1 Bed Flat	£170,000	£179,000	£217,000			
2 Bed Flat		£209,000	£258,000		£358,000	
1 Bed Houses	£319,000	£268,000	£261,000	£304,000		£250,000
2 Bed Houses	£357,000	£278,000	£303,000	£316,000	£365,000	£289,000
3 Bed Houses	£361,000	£336,000	£330,000	£367,000	£395,000	£306,000
4 Bed Houses	£445,000	£407,000	£361,000	£397,000	£489,000	£380,000
5 Bed Houses	£561,000	£582,000	£489,000	£532,000	£510,000	£479,000

Source: AVL, December 2018, '18105 New Build Data_v2'

4 Second Hand Achieved Values

- 4.1 We carried out a market review of sales values within VOWH district over the previous 6 months (July 2018 - December 2018). This is a shorter review period as there are more second-hand data-points than for new-build sales.
- 4.2 This has been based on a detailed analysis of the Land Registry second hand achieved values, cross-referenced, on an address-by-address basis (approx. 500 properties),⁴ to the floor areas published on the EPC (Energy Performance Certificate) database in order to derive the achieved values (£ per square meter).
- 4.3 Note that we removed the Shared Ownership registrations and the extremely high values, 'one – off' properties from the dataset – to focus on the 'typical' units and avoid skewing the results.
- 4.4 In the same manner as for the new-build properties, we have excluded second hand achieved data that falls under category B.
- 4.5 We have reviewed second hand Land Registry for the VOWH district using postcode shape files provided by the Council, by doing this we have been able to produce a choropleth map identifying the average price per square meter for second hand properties across the District.

Average Achieved Values – all property types

- 4.6 We have reviewed the data (all house types including flats) for each postcode on a price per square metre (£ psm) basis, this allows us to identify high and low value areas across the District.
- 4.7 Table 3.1 below provides a summary of these values (Note: not all postcodes within the District have been included, the ones excluded (e.g. SN6 7, SN8 2, RG17 8, and OX2 8) do not have second hand data within our review period.)

⁴ Over a 6-month review period for second hand achieved values - 1st July 2018- 1st December 2018.

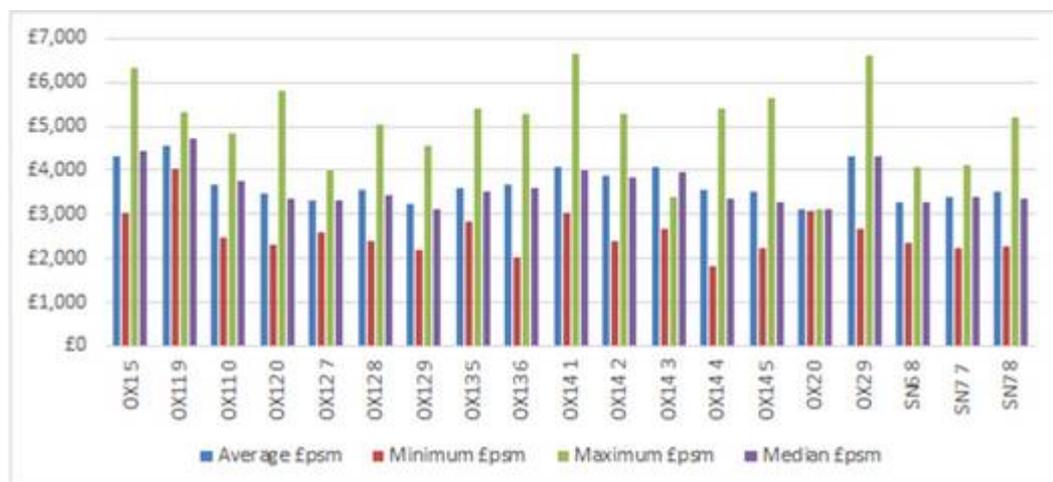
Table 4.1 - New Build Achieved Values - £ psm

Postcode	Average £ psm	Minimum £psm	Maximum £psm	Median £psm	Total
OX1 5	£4,331	£3,040	£6,345	£4,427	19
OX11 9	£4,553	£4,018	£5,324	£4,708	7
OX11 0	£3,656	£2,469	£4,836	£3,738	18
OX12 0	£3,487	£2,295	£5,815	£3,366	40
OX12 7	£3,324	£2,579	£4,000	£3,333	29
OX12 8	£3,546	£2,381	£5,041	£3,428	17
OX12 9	£3,238	£2,205	£4,557	£3,121	27
OX13 5	£3,606	£2,827	£5,386	£3,501	26
OX13 6	£3,680	£2,036	£5,303	£5,379	30
OX14 1	£4,077	£3,038	£6,636	£3,985	63
OX14 2	£3,891	£2,378	£5,267	£3,851	25
OX14 3	£4,077	£2,672	£5,379	£3,956	28
OX14 4	£3,560	£1,843	£5,385	£3,358	27
OX14 5	£3,499	£2,222	£5,643	£3,327	33
OX2 0	£3,093	£3,077	£3,109	£3,093	2
OX2 9	£4,332	£2,688	£6,604	£4,328	38
SN6 8	£3,279	£2,363	£4,088	£3,257	19
SN7 7	£3,396	£2,209	£4,125	£3,390	37
SN7 8	£3,499	£2,266	£5,217	£3,354	21

Source: Land Registry, December 2018 – '181210 Second-hand Data_v1'

4.8 Figure 4.1 provides a visual representation of the second hand achieved values on a £ psm basis. As shown in Figure 4.1, there is circa £1,600 psm difference between the area with the highest average in Didcot (OX11 9, £4,553) and lowest average in Oxford (OX2 0, £3,093). Note that there are only two properties sold in OX2 0, therefore this likely to be an anomaly.

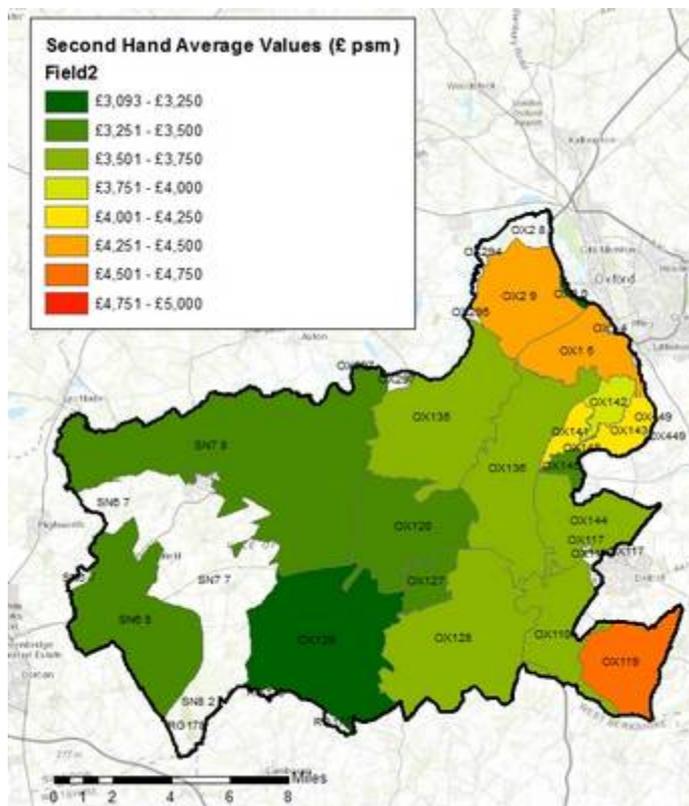
Figure 4.1 – Second Hand Achieved Values - £ psm



Source: Land Registry, December 2018 – '181210 Second-hand Data_v1'

- 4.9 Our analysis shows that the highest £ psm for a second-hand property was achieved in the OX14 1 postcode area (Abingdon) at £6,636 psm. The lowest £ psm was achieved in the OX14 4 postcode area (Abingdon) at £1,843 psm. This shows the diversity of the urban markets (this case Abingdon town).
- 4.10 OX11 9 (Didcot) postcode area shows the highest average £ psm at £4,553 and median £ psm at £4,708.
- 4.11 Figure 3.2 below is a choropleth map of second hand achieved values across the District.

Figure 4.2 – Second Hand Achieved Values Choropleth Map



Source; AspinallVerdi, December 2018

- 4.12 The map shows that based on 6 months of second hand achieved data, the district is divided east-west with the eastern side having higher values than the mid and western areas. The highest values can be found on the edge of Oxford and Didcot.
- 4.13 This map roughly corresponds with the new build data (Figure 3.2) suggesting there is strong evidence for an east-west divide in values. This confirms our findings for new-build development which have to be priced to compete against the second-hand market.

5 New Build Asking Prices

- 5.1 We have reviewed a number of new build developments currently 'on-site' within Vale of White Horse to understand the up to date **asking values** associated with new build properties which can be used in our viability testing.
- 5.2 It should be noted that asking prices may be aspirational, and may not reflect the incentives offered by the developer or the actual value a willing purchaser will pay.
- 5.3 The RICS information paper on comparable evidence in property valuation⁵ states that asking prices 'cannot by themselves provide reliable evidence of value and should be treated with some caution. They will usually vary from the price achieved on exchange in the open market, but when interpreted with care by an experienced valuer they can provide some guidance as to current market sentiment and trends in value.' Thus, whilst the achieved value data (from the Land Registry in sections 4 and 5 above) provides robust data, this is retrospective. The asking price analysis in this section provides a review of **current** prices for new builds.
- 5.4 It is important to note that in arriving at our value assumptions for the appraisals will have had regard to the new build asking prices, but put more weight on the transactional data (section 4). We have also considered the assumptions for the appraisal 'in the round' e.g. having regard to the marketing cost assumptions for sales incentives and discounts (form the headline asking prices).
- 5.5 Finally, it is important to note that the supply ('flow') of new build properties has to be sold within a market place that includes an established 'stock' of competing properties. The asking price is therefore tempered by the wider price mechanism.
- 5.6 We have undertaken market research across the District which has been focused within the three main towns of Abingdon-on-Thames, Faringdon and Wantage (as seen in Figure 2.4). We have also focussed the market research on Didcot as there are a number of strategic sites located in this area.

⁵ Comparable evidence in property valuation, RICS information paper, 1st edition (IP 26/2012)

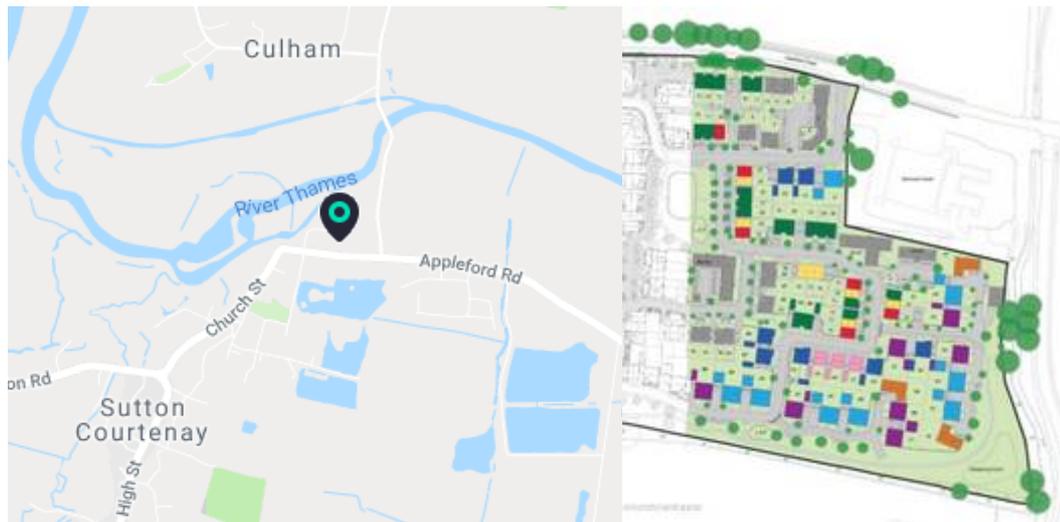
Abingdon-On-Thames

5.7 There are currently two new developments within Abingdon.

Heritage Park at Appleford Road

5.8 A development by Persimmon Homes, Heritage Park is a collection of 2, 3, 4 and 5 bedroom homes, located on the outskirts of Sutton Courtenay, just 2 miles south of Abingdon.

Figure 5.1 Heritage Park - Location and Site Plan



Source; Rightmove and Persimmon Homes, 2018

5.9 Table 5.1 below provides a summary of the properties currently on sale at this development

Table 5.1 Asking Prices at Heritage Park

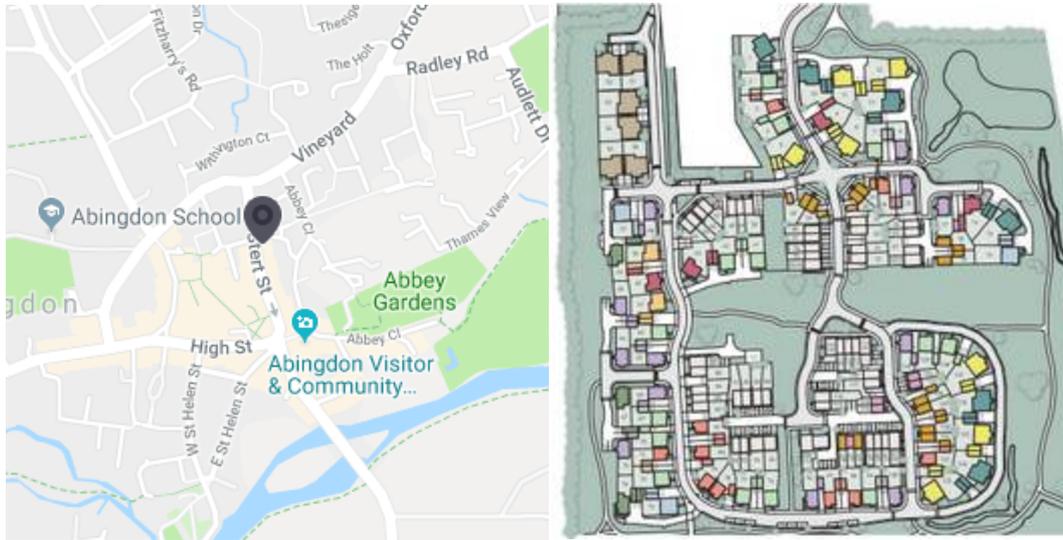
Name	Beds	Property Type	Image	Asking Price
The Hanbury	2	Terrace		£279,995
The Hatfield	3	Terrace		£309,995
The Hatfield	3	Terrace		£314,995
The Clayton	3	Semi-Detached		£319,995
The Knightsbridge	3	Detached		£409,995
The Marylebone	4	Detached		£499,995
The Portland	4	Detached		£649,995
The Holborn	5	Detached		£579,995
The Oxford	5	Detached		£579,995

Source: Rightmove, December 2018

The Dovecote

- 5.10 A development by Bloor Homes consisting of 32 units offering 1,2, and 3 bedroom homes and apartments. The development is located in Abbey Yard within Abingdon town centre.

Figure 5.2 The Dovecote - Location and Site Plan



Source: Rightmove and Bloor Homes, December 2018.

- 5.11 Table 5.2 below provides a summary of the properties currently on sale at this development.

Table 5.2 Asking Prices at The Dovecote

Name	Beds	Property Type	Image	Asking Price
Plot 8	1	Apartment		£205,000
The Hindhead	2	Semi-Detached		£435,000
The Whitfield	3	Detached		£435,000

Name	Beds	Property Type	Image	Asking Price
The Bratton	3	Detached		£485,000
The Bratton	3	Detached		£500,000
The Hylton	3	Detached		£510,000
The Osterley	4	Detached		£660,000
The Sandham	5	Detached		£725,000
The Sandham	5	Detached		£735,000
The Bolberry	5	Detached		£750,000

Source: Bloor Homes, December 2018

Faringdon

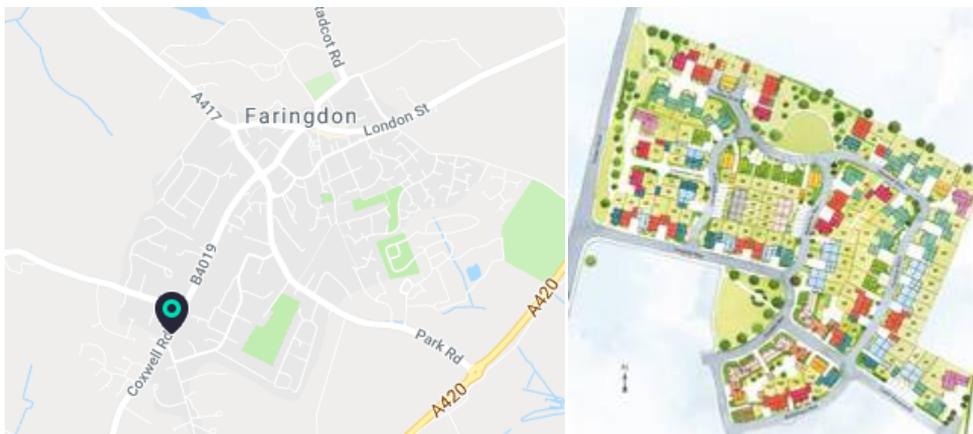
5.12 There are currently two new developments within Faringdon.

Faringdon Fields

5.13 A development by Crest Nicholson consisting of 2,3,4 and 5 bedroom homes and apartments.

5.14 Faringdon Fields is located within south Faringdon, approximately 550 metres north of the A420. This is shown below in Figure 5.3.

Figure 5.3 Faringdon Fields - Location and Site Plan



Source; Rightmove, December 2018

5.15 Table 5.3 below provides a summary of the properties currently on sale at this development.

Table 5.3 Asking Prices at Faringdon Fields

Name	Beds	Property Type	Image	Asking Price
The Coach House	2	Terrace		£230,000
The Coach House	2	Terrace		£230,000
The Hartley	3	Semi-Detached		£320,000
The Slimbridge	3	Detached		£325,000
The Montpellier	4	Detached		£355,000
The Monksfield	4	Detached		£395,000
The Walberswick	4	Detached		£405,000
The Welwyn	4	Detached		£439,000
The Caldwell	4	Detached		£545,000

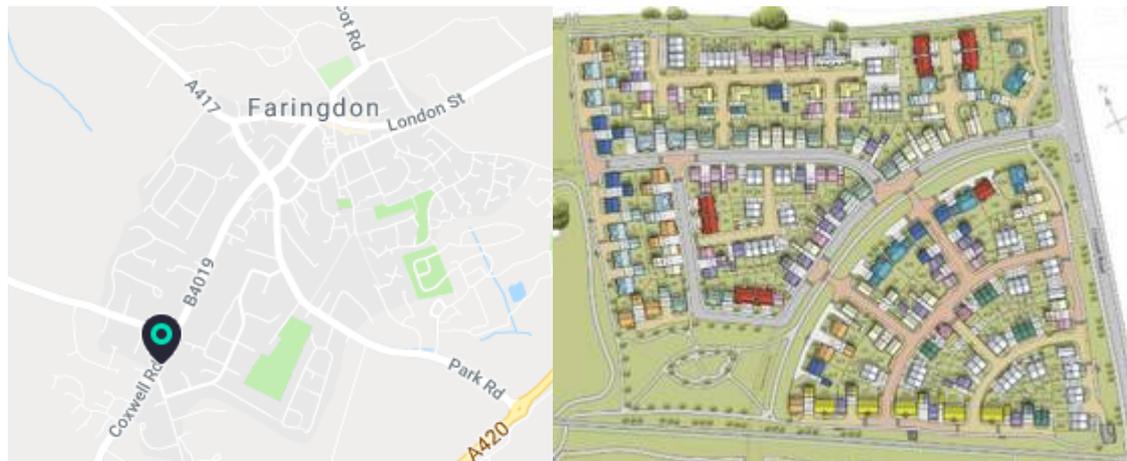
Name	Beds	Property Type	Image	Asking Price
The Oxford	5	Detached		£475,000
The Ascot	5	Detached		£630,000

Source: Rightmove, December 2018

Fern Hill Gardens

- 5.16 A development by Bellway Homes consisting of 1,2,3,4 and 5 bedroom homes.
- 5.17 Fern Hill Gardens is located in south Faringdon approximately 550 metres from the A420. It is also within close proximity to the Faringdon Fields development.

Figure 5.4 – Fern Hill Gardens - Site Plan and Location



Source: Rightmove and Bellway Homes, December 2018.

- 5.18 Table 5.4 below provides a summary of the properties currently on sale at this development.

Table 5.4 Asking Prices at Fern Hill Gardens

Name	Beds	Property Type	Image	Asking Price
The Olive	2	Terrace		£260,000
The Olive	2	Terrace		£262,000
The Olive	2	Terrace		£263,000
The Sipton	3	Detached		£338,000
The Sipton	3	Detached		£338,000
The Sipton	3	Detached		£339,000
The Woodcote	4	Detached		£370,000
The Woodcote	4	Detached		£370,000
The Woodcote	4	Detached		£370,000
The Woodcote	4	Detached		£372,500

Name	Beds	Property Type	Image	Asking Price
The Magnolia	4	Detached		£484,500
The Magnolia	4	Detached		£484,500
The Wycliffe	4	Detached		£529,995
The Wycliffe	4	Detached		£529,995
The Flinton	5	Detached		£596,000
The Flinton	5	Detached		£596,000

Source: Rightmove, December 2018

Wantage

5.19 There are currently two new developments in Wantage.

Kingsgrove

5.20 A multi-phase development by St. Modwen homes and CALA Homes consisting of up to 1,500 units offering 2,3,4 and 5 bed homes.

5.21 The Kingsgrove development is located on the eastern fringe of Wantage in central Charlton.

Figure 5.5 Kingsgrove Location



Source: Rightmove, December 2018

5.22 Figure 5.6 below shows the masterplan for the Kingsgrove development.

Figure 5.6 Kingsgrove Masterplan



Source: St. Modwen Homes, December 2018

- 5.23 As of November 2017, planning permission was granted for Phase 1a which consists of 70 homes. A reserved matters application was submitted for Phase 1b in summer 2018, both of which were submitted by St. Modwen Homes.
- 5.24 Phase 2a will be developed by CALA homes, which a reserved matters application will be submitted in 2019.
- 5.25 Table 5.5 below provides a summary of the properties currently available at Kingsgrove.

Table 5.5 Asking Prices at Kingsgrove

Name	Beds	Property Type	Image	Asking Price
The Houghton	3	Semi-Detached		£335,995
The Kea	3	Detached		£354,995
The Kea	3	Detached		£354,995
The Chichester	4	Detached		£429,995
The Garnet	4	Detached		£514,995

Source: Rightmove, December 2018

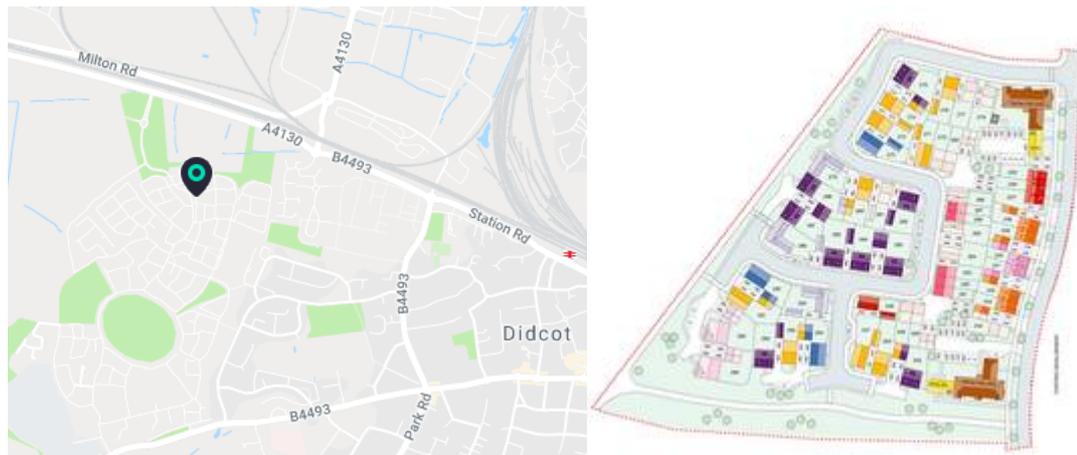
Didcot

- 5.26 As the Valley Park strategic site is within close proximity to Didcot we have decided to include this as a significant area for asking prices. We have taken care not to include older new build stock within our findings for this area as it may affect the representation of asking values in the area.
- 5.27 There are currently two developments in Didcot.

Emerald Quarter

- 5.28 A development by Taylor Wimpey consisting of 2,3,4 and 5 bedroom homes as well as 2 bedroom apartments.
- 5.29 The Emerald Quarter development is located on the western fringe of Didcot and forms part of the larger development, Great Western Park.

Figure 5.7 Emerald Quarter - Location and Site Plan



Source: Rightmove and Taylor Wimpey, December 2018

5.30 Table 5.6 provides a summary of the property currently on sale at this development.

Table 5.6 Asking Prices at Emerald Quarter

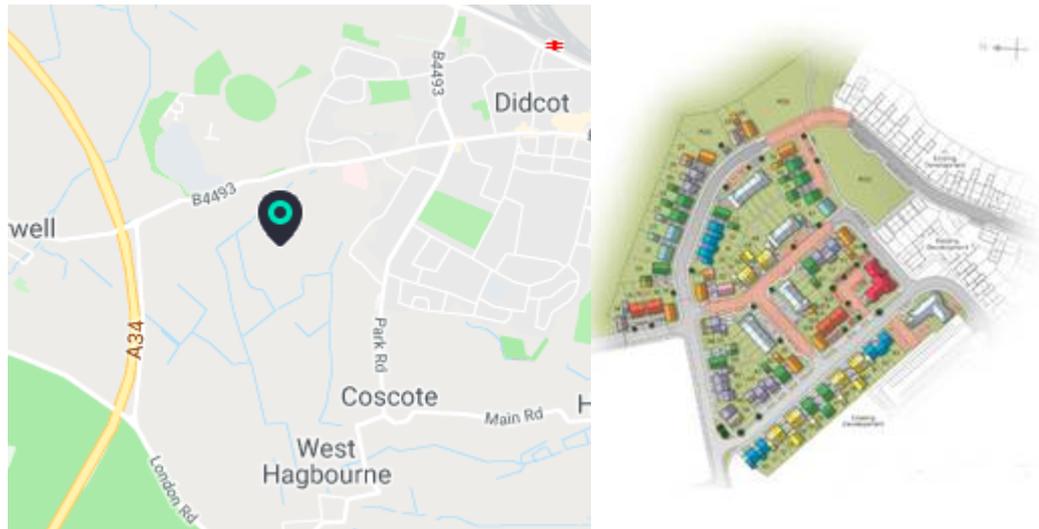
Name	Beds	Property Type	Image	Asking Price
The Belford	2	Terrace		£290,000
The Belford	2	Terrace		£290,000
The Gosford	3	Semi - Detached		£335,000
The Ashton G	3	Semi-Detached		£345,000
The Monkford	4	Detached		£380,000
The Welford	4	Detached		£560,000

Source: Rightmove, December 2018

Brunswick Green

- 5.31 A development by Bellway Homes consisting of 2, 3 and 4 bedroom homes.
- 5.32 Brunswick Green is located on the south western fringe of Didcot and is also situated within the Valley Park strategic site.

Figure 5.8 - Brunswick Green - Location and Site Plan



Source: Rightmove and Bellway Homes, December 2018

- 5.33 Table 5.7 below provides a summary of the properties currently available at Brunswick Green.

Table 5.7 Asking Values at Brunswick Green

Name	Beds	Property Type	Image	Asking Price
The Elm	3	Semi-Detached		£320,000
The Beech	3	Semi - Detached		£335,000
The Hawthorn	4	Semi-Detached		£355,000

Name	Beds	Property Type	Image	Asking Price
The Juniper	4	Detached		£375,000
The Laurel	4	Detached		£440,000

Source: Rightmove, December 2018

New Build Asking Prices Summary

5.34 Table 5.8 provides a summary of the new build asking prices.

Table 5.8 Range of New Build Asking Prices (£)

Property	Abingdon – On - Thames	Faringdon	Wantage	Didcot
1 Bed Apartment	£205,000	N/A	£175,000	N/A
2 Bed Apartment	N/A	N/A	£235,000	N/A
2 Bed Terrace	£279,995	£230,000 - £263,000	£275,000 - £295,000	£290,000
2 Bed Semi-Detached	£300,000	N/A	N/A	N/A
3 Bed Terrace	£309,995 - £314,995	N/A	N/A	N/A
3 Bed Semi-Detached	£319,995	N/A	£335,995	£320,000 - £345,000
3 Bed Detached	£409,995 - £510,000	£325,000 - £339,000	£354,995	N/A
4 Bed Semi-Detached	N/A	N/A	N/A	£355,000
4 Bed Detached	£499,995 - £660,000	£355,000 - £545,000	£429,995- £514,995	£375,000- £560,000
5 Bed Detached	£579,995 - £750,000	£475,000 - £630,000	N/A	N/A

Source: Rightmove, December 2018

5.35

5.36 Table 5.9 below provides a summary of the average asking prices advertised in the four main

Table 5.9 Average New Build Asking Prices (£)

Property	Abingdon – On - Thames	Faringdon	Wantage	Didcot
1 Bed Apartment	£205,000	N/A	£175,000	N/A
2 Bed Apartment	N/A	N/A	£280,000	N/A
2 Bed Terrace	£279,995	£249,000	£289,000	£290,000
3 Bed Terrace	£312,495	N/A	N/A	N/A
2 Bed Semi-Detached	£300,000	N/A	N/A	N/A
3 Bed Semi-Detached	£319,995	£320,000	£335,995	£333,333
3 Bed Detached	£467,999	£335,000	£348,662	N/A
4 Bed Semi-Detached	N/A	N/A	N/A	£355,000
4 Bed Detached	£603,330	£434,653	£472,495	£438,750
5 Bed Detached	£673,998	£574,250	N/A	N/A

towns for new build properties.

Source: AVL 181213 New Build Asking Values_v1, December 2018

6 Residential Value Assumptions

6.1 Based on our market assessment above we have assumed the following values (£ psm) across the District. For our assumptions we have divided the district into two distinct areas;

- The eastern parishes (Cumnor, Wytham, North Hinksey, South Hinksey, Kennington, Wootton, Sunningwell, Radley, Abingdon, Drayton, Sutton Courtenay, Appleford On Thames, Milton, Harwell, Chilton, Upton, and Blewbury)
- Rest of District (all other parishes)

6.2 We set out below in Figure 6.1 and Figure 6.2 below our value assumptions.

Figure 6.1 – VOWH Value Assumptions (£ psm)

Dwelling Type	Eastern Parishes (£)	Rest of District (£)
1 Bed Flat	£235,200	£200,000
2 Bed Flat	£286,000	£255,000
1 Bed House	£300,000	£240,000
2 Bed House	£350,000	£300,000
3 Bed House	£420,000	£365,000
4 Bed House	£500,000	£400,000
5 Bed Houses	£600,000	£525,000

Source: 190301 Market Value Assumptions v2

Figure 6.2 – VOWH Value Assumptions (£ per unit)

Dwelling Type	Eastern Parishes (£ psm)	Rest of District (£ psm)
1 Bed Flat	£4,704	£4,000
2 Bed Flat	£4,086	£3,643
1 Bed House	£4,839	£3,871
2 Bed House	£4,430	£3,797
3 Bed House	£4,200	£3,650
4 Bed House	£4,348	£3,478
5 Bed Houses	£3,636	£3,182

Source: 190301 Market Value Assumptions v2

- 6.3 We have recently carried out similar area-wide viability assessments in the adjacent authorities of South Oxfordshire (2018) and West Oxfordshire (2016). The above values for the Vale are comparable and consistent with these studies taking into consideration the time which has elapsed.

7 Student Housing

- 7.1 This section of the report focuses on student housing, we have undertaken a review of market reports published by JLL, Knight Frank and Savills followed by a market review of asking rents in Oxford.

Market Review

- 7.2 Despite the risks to the economy and the national policy changes introducing higher academic fees for students, student housing is still an attractive investment option. The UK has witnessed a huge surge in student housing investment activity over recent years. 40,000 student beds worth £3.9bn was traded in 2017 and based on the first half of 2018, Savills predicted that 50,000 beds worth £5.25bn would be traded in 2018⁶.
- 7.3 The purpose-built student accommodation (PBSA) sector enjoyed a robust recession (according to Savills UK Student Housing Spotlight (2015)). Student numbers increased to record-breaking levels as the poor employment market encouraged more people to seek higher education and to stay on for postgraduate study. With strong demand, income returns and occupancy rates were high. Although new investment into the market was limited owing to the effects of the credit crunch, the sector had proved its resilience. Since then, there have been some tests for the sector. Student numbers were hit by the introduction of higher fees but are now recovering and look set to expand further with the removal of the cap on numbers.
- 7.4 The revised NPPF 2018 clarifies that local authorities need to account for the housing needs of students in their local plans and allow them to count student housing toward their student housing delivery targets. The strength of this sector is likely to continue, particularly in Oxfordshire. In Savills' student housing development league table, Oxford ranked in their 'first class' category for cities with the very best prospects for student housing development⁷. Note that this is in the city centre and the economics of development further away from the academic institutions will be weaker.
- 7.5 Student accommodation is considered an attractive investment and yields are tightening. As shown in Figure 7.1, yields reduced from 5.7% in 2017 and averaged 5.5% in the first half of 2018. JLL report lower yields with secondary regional yields at 4.25%.

⁶ Savills, Investing in Private Rent, October 2018, page 14.

⁷ Savills, Investing in Private Rent, October 2018, page 14.

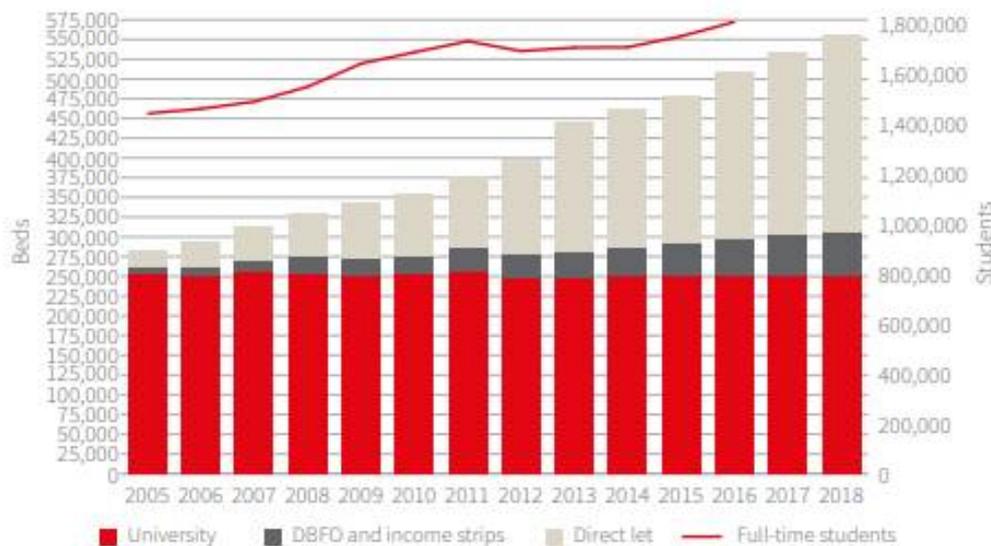
Figure 7.1 - Yield Trends in Student Accommodation



Source: Savills, Investing in Private Rent, October 2018, page 14

7.7 JLL report that there is a wide spectrum of investors wanting to acquire UK PBSA with new foreign investors entering the market. Figure 7.2 below shows that as of October 2018 there were 55,000 PBSA beds in the UK with demand outstripping supply⁸.

Figure 7.2 - PBSA and student numbers in the UK



Source: JLL, UK Student Housing Quarterly Review, 2018 Q3, page 2

⁸ JLL, UK Student Housing Quarterly Review, 2018 Q3, page 2

- 7.8 Similarly, JLL report strong investment flows for Student Housing. According to their UK Student Housing Quarterly Review (2015 Q3), investment flows have remained strong as portfolio transactions continue to define the Student Housing investment landscape with record transactions to date.
- 7.9 Oxford has two large universities – the University of Oxford and Oxford Brookes University, the city also has students studying at other institutions and a number of short-term students who visit the universities and language schools.
- 7.10 According to the 2011 Census, 24% of the city’s adult population were full-time students (30,000 people) – the highest proportion in England and Wales. Whilst the Higher Education Statistics Agency (HESA) recorded that in 2014/15 there were over 32,000 students enrolled for full time study with the two universities.

Knight Frank - UK Student Housing Rental Update

- 7.11 Knight Frank publishes its UK Student Housing Rental Update yearly which provides commentary and research into the Student Housing Sector. The latest 2018 comments are as follows:
- Headline rental growth for purpose-built student accommodation (PBSA) increased by 2.26% for the 2018/2019 academic year.
 - Generally speaking, cities with large, growing student populations and modest delivery pipelines are outperforming the wider market.
 - There has been higher rental growth at the lower end of the market which reflects high demand for more affordable accommodation and a lack of supply at this end of the market.
- 7.12 Knight Frank report the Weekly rental costs and percentage split of room type in regional locations is as follows:

Figure 7.3 - Average rents by room type



Source: Knight Frank, 2018

Rental Values

- 7.13 We were unable to identify any student housing schemes within the District. Therefore, for the purposes of this 'high-level' CIL viability study we have focussed our rental values research on Oxford itself as any student accommodation developed in the District is likely to be catering for growth in Oxford.
- 7.14 Carfax Quarter is a new student accommodation building in the centre of Oxford which opened in September 2017. The standard rooms are priced at £225-250 per week for a term of 51 weeks. This is equivalent to £956 - £1,063 pcm. The penthouse cluster rooms are £260 per week, for a term of 51 weeks this equates to £1,105 pcm. Note that this includes cleaning of communal areas, bills, insurance and access to the games room.
- 7.15 Alice House is a refurbished development of studio flats within walking distance of Oxford City Centre. Wifi, bills and contents insurance are all included in the price. The rents for these units are set out on the table below:

Studio	Sqm	£ per week (pcm)
Bronze	18	£270 (£1,170 pcm)
Silver	18	£290 (£1,257 pcm)
Gold	23	£295 (£1,278 pcm)

Source: IQ Student Accommodation, July 2017

- 7.16 These are the headline rents. The landlord has various ongoing revenue costs which must be deducted from the headline rent and form part of our appraisal model including: Void Loss / Write-offs / Expend on Voids; Regular Maintenance / Insurance / Utilities; Management Fees / Letting Costs; Major repairs / refurb (SF) etc. Again, individual student landlord companies will have different accounting protocols and differing allowances for revenue deductions. The student housing above is also inclusive of bills, in this respect we have included a 30% deduction.

Student Housing Rent Assumptions

- 7.17 We acknowledge that rents within Oxford City itself are likely to be higher than what can be achieved in VOWH. We have therefore had regard to the above and adopted rents at the lower end of the Oxford City Market. These are as follows:

Table 7.1 - Rental Value Assumptions

Property	Rent £ per week (pw) (pcm)
1 bed flat	£250 (£1,080 pcm)

Yields

7.18 There is an established investment market for student accommodation with a high volume of transactions. JLL publish yield benchmarks, as follows:

Figure 7.4 – JLL Yield Forecast

	Direct Let		25 Year FRI Lease	
	Current	Forecast	Current	Forecast
Prime London	4.25%	Stable	3.50%	Stable
Inner London	4.50%	Stable	3.75%	Stable
Prime Regional	5.25-5.50%	Stable	4.00%	Stable
Secondary Regional	6.00%	Stable	4.25%	Stable
Other Regional	7.00%+	Stable	4.25%	Stable

Source: JLL, Student Housing Quarterly Bulletin, Q3, 2018

- 7.19 Savills have quoted that yield averaged 5.5% in the first half of 2018.⁹
- 7.20 In the December 2018 edition of the Knight Frank Yield Guide, the Student Accommodation (Prime Regional – 25 yr lease Annual RPI) yield was 3.75%.
- 7.21 For the purposes of our current appraisals for VOWH we have adopted a yield of 4.25%.

⁹ Savills, Investing in Private Rent, October 2018, page 14

8 Specialist Accommodation for Older People

8.1 This section of the report focuses on the specialist accommodation for older people. We set out a summary of our understanding of the various types of housing for older people and undertake a review of the current market within the District.

Specialist Accommodation for Older People Defined

8.2 We recognise that there are various types of specialist housing for older people ranging from:

- Sheltered / Age Exclusive / Retirement Housing – This is accommodation that is built specifically for sale or rent to older people e.g. McCarthy and Stone or Churchill. They comprise self-contained units (apartments) with communal facilities and a live-in or mobile scheme manager and alarm call systems in case of emergency.
 - Extra Care / Very Sheltered / Assisted Living Housing (ECH) - This is similar to the Sheltered Housing, but is designed to enable residents to retain their independence as they grow older and their need for support and/or care increases. Residents still occupy their own self-contained home within blocks of flats, estates of bungalows or retirement 'villages' but often enjoy enhanced communal accommodation and occupants may also be offered individual care and assistance from support staff, within the complex, 24 hours per day.
 - Close Care or Assisted Living Housing – This is normally situated within the grounds of a care home and takes the form of self-contained, independent flats or bungalows. Units may be rented or purchased by the occupier. Residents will also have access to the care home's other facilities and will normally have some form of direct communication with the care home, for emergencies. There may well be an arrangement whereby, the care home management will buy-back the property if it becomes necessary for them to move into the care home.
 - Care Homes / Residential care homes - Living accommodation for older people and employ staff who provide residents with personal care, such as washing and dressing. Residents normally occupy their own single room but have access to other communal facilities.
 - Care Homes with Nursing / Nursing Homes – Similar to a residential home but, they offer the full-time service of qualified nursing. Such accommodation is suited to residents who are physically or mentally less capable and require a higher level of care.
- 8.3 It is important to note that for the purposes of this viability assessment we have only modelled the Age Restricted and ECH schemes which are more likely to be developed by the private sector and are most similar to C3 Use housing. C2 Use Residential Institutions such as residential care

homes and nursing homes are specialist developments (valued on a turnover or 'profits' basis) and are not included in the viability assessment. Note that some of these schemes are developed by housing associations and others by the private sector and/or charities and all will have a different status in terms of liability for Affordable Housing (and CIL (for example, Charitable Organisations are exempt from CIL)).

Existing Evidence Base

8.4 We have reviewed the existing evidence base to formulate our assumptions and understanding of older persons housing provision in Vale of White Horse. This is outlined below.

Oxfordshire Strategic Housing Market Assessment (GL Hearn), April 2014

8.5 Much of the market analysis and commentary on the private residential market is equally as applicable to supported living. Consistent with national trends, Vale of White Horse district has an ageing population. The key comments are summarised below;

- The SHMA identifies a need to provide housing for older people as part of achieving a good mix of housing, but recognising that many older people are able to exercise choice and control over housing options – e.g. owner occupiers with equity in their homes.
- Falling demand for residential care in some areas, and a rapidly rising average age of people living in sheltered housing over 20 years, requiring higher levels of support.
- New models of enhanced and extra care housing have emerged which aim to meet the needs of those who require high levels of care and support alongside those who are still generally able to care for themselves.
- Providing choice, including supporting people to stay in their own homes including through supporting adaptations to their properties.

8.6 The SHMA identifies the following Older persons' dwelling requirements (2014 – 2035), as follows:

- The number of people across Vale of White Horse district area aged 65 or over is projected to increase by 49% over 20 years.¹⁰
- At present the Council works on the basis of providing around 55 units of extra care housing per 1000 people aged 75 and over.¹¹

¹⁰ SHMA 2014, Page 140, Para 8.10

¹¹ SHMA 2014, Page 148, Para 8.32

Specialist Accommodation Asking Prices – New Build

- 8.7 In January 2019, we reviewed new-build Age Restricted/Extra Care Housing developments which currently had units on the market followed by a district wide review of second-hand asking prices utilising Rightmove.

Didcot - McCarthy & Stone

- 8.8 Williams Place, 170 Greenwood Way, Didcot – Retirement Living Plus (previously assisted living) is a development consisting of 32, one-bedroom and 28, two-bedroom apartments for those over 70.

Figure 8.1 - Williams Place



Source: Zoopla, November 2017

- 8.9 There are currently 15, one bed apartments on the market which range between £270,000 and £335,000.
- 8.10 There are currently 10, two bed apartments on the market which range between £325,000 and £399,000.

Abingdon - Blue Cedar Homes

- 8.11 Southmoor Gardens located on Longworth Road, Abingdon is a bespoke development consisting of ten, three and four bed homes for the over 60s.

Figure 8.2 Southmoor Gardens Location and Site Plan



Source: Blue Cedar Homes, January 2019

- 8.12 Southmoor Gardens currently has five units for sale, with the other five either being reserved or sold.
- 8.13 There are currently two and three bed detached homes for sale which range between £675,000 and £695,000.
- 8.14 There are currently three and four bed detached homes for sale which range from £725,000 and £775,000.

Wantage - Renaissance Retirement

- 8.15 This scheme, known as Fleur-de-lis, is located on Church Street, Wantage, OX12 8BW is a bespoke development of 32, one and two bed apartments.

Figure 8.3 Fleur-de-lis Location



Source: Google Maps, January 2019

- 8.16 There is currently one, one bed apartment on sale for £330,000.
- 8.17 There are currently two, two bed apartments on sale which range between £430,000 and £475,000.

Specialist Accommodation Asking Prices – Second Hand

8.18 We have undertaken a review utilising Rightmove to gain an understanding of the asking values associated with second hand, age restricted and extra care housing.

Faringdon

8.19 In Faringdon, there are currently ten retirement properties on the market. These are shown in Table 8.1.

Table 8.1 Retirement Properties in Faringdon

Address	Property Type	Size (Sqm)	Asking Price	£ psm
Coxwell Gardens	1 Bed Apartment		£85,000	
Coxwell Gardens	1 Bed Apartment		£85,000	
Faringdon	1 Bed Apartment	47	£120,000	£2,553
Church Street, SN7	2 Bed Apartment	57	£145,000	£2,544
Eastfield Court, Church Street, SN7 8SL	2 Bed Apatment	58	£150,000	£2,586
Eastfield Court, Church Street, SN7 8SL	2 Bed Apartment	63	£150,000	£2,381
Faringdon	2 Bed Terrace	70	£140,000	£2,000
Faringdon	2 Bed Terrace	71	£140,000	£1,972
Penstones Court, SN7 8SW	2 Bed Terrace	103	£350,000	£3,398
5, Penstones Court, SN7 8SW	2 Bed Terrace	133	£360,000	£2,707

Source: Rightmove, January 2019

8.20 2 beds range between £145,000 and £360,000 showing the diversity of the market. These asking prices relate to the size of the property which range between 47 sqm to 133 sqm. The average value on a psm basis is £2,500.

Abingdon

8.21 There are currently nine retirement properties listed for sale in Abingdon. These are shown in Table 8.2 overleaf.

Table 8.2 Retirement Properties in Abingdon

Address	Property Type	Size (Sqm)	Asking Price	£ psm
Sweet Briar, Marcham	1 Bed Apartment	39	£100,000	£2,564
Sweet Briar, Marcham	1 Bed Apartment		£100,000	
Caldecott Road	1 Bed Apartment	38	£142,000	£3,737
Caldecott Road	1 Bed Apartment	42	£149,950	£3,570
Mill Stream Court	1 Bed Apartment	47	£179,950	£3,829
Abingdon, OX14	1 Bed Apartment	48	£179,950	£3,749
Wootton Road	1 Bed Apartment	52	£280,000	£5,385
Cygnets Court, Caldecott Road	2 Bed Apartment	58	£179,950	£3,103
Abingdon	2 Bed Apartment	60	£275,000	£4,583

Source: Rightmove, January 2019

- 8.22 Asking prices on a £ psm basis in Abingdon vary widely and range between £2,564 psm and £5,385 psm. The average asking price is £3,800 psm.

Wantage

- 8.23 In Wantage there are currently nine retirement properties on sale. These are listed in Table 8.3 below.

Table 8.3 Retirement Properties in Wantage

Address	Property Type	Size (Sqm)	Asking Price	£ psm
Limborough Road	1 Bed Apartment	48	£110,000	£2,292
Limborough Road	1 Bed Apartment	42	£130,000	£3,095
Limborough Road	1 Bed Apartment	41	£130,000	£3,171
Pegasus Court, OX12 9GZ	1 Bed Apartment	47	£165,000	£3,511
Mill Street	1 Bed Apartment		£165,000	
Portway, Mill Street	1 Bed Apartment	49	£175,000	£3,571
Mill Street	1 Bed Apartment	49	£185,000	£3,776
2, Pegasus Court, Mill Street, OX12 9GZ	2 Bed Semi-Detached	96	£285,000	£2,969

Source: Rightmove, January 2019

8.24 The average asking price on a psm basis is £3,200.

Oxford

8.25 There are currently nine retirement properties listed for sale in Oxford, note that due to limited data we have included properties within Oxford City. These are listed in Table 8.4.

Table 8.4 Retirement Properties in Oxford

Address	Property Type	Size (Sqm)	Asking Price	£ psm
Tumbling Bay Court, Henry Road, OX2 0PE	1 Bed Apartment		£134,950	
Tumbling Bay Court, Henry Road, OX2 0PE	1 Bed Apartment		£139,950	
Tumbling Bay Court, Henry Road, OX2 0PE	1 Bed Apartment	44	£149,000	£3,869
Bayworth Lane, OX1	1 Bed Apartment		£160,000	
4, Woodland Walk, Bayworth Lane, OX1	2 Bed Apartment		£170,000	
5, Woodland Walk, Bayworth Lane, OX1	2 Bed Apartment		£170,000	
7, Woodland Walk, Bayworth Lane, OX1	2 Bed Apartment		£180,000	
Boars Hill	2 Bed Bungalow	46	£140,000	£3,043
West Way, OX2 0JE	4 Bed Terrace		£260,750	

Source: Rightmove, January 2019

Specialist Accommodation for Older People Value Assumptions

- 8.26 The Retirement Housing Group¹² acknowledges that sheltered housing values carry a premium on typical private residential apartments.
- 8.27 The Retirement Housing Group applies a rule of thumb approach which is outlined in the table below. Taking the average price of a 3-Bed property in Vale of White Horse (£365,000), the guidelines presented in Table 8.5 would indicate a value for sheltered housing in Vale of White Horse as follows:
- 1-Beds at 75% of 3-bed semi-detached market value = £273,750
 - 2-Beds at 100% of 3-bed semi-detached market value = £365,000
- 8.28 Evidence from the Retirement Housing Group¹³ recommends that supported living sales values are a premium to private residential apartments as follows:

¹² RHG Retirement Housing Group, Retirement Housing Viability Base Data (April 2013) / Briefing Paper for CIL Practitioners Retirement Housing and the Community Infrastructure Levy (June 2013) by Churchill Retirement Living and McCarthy and Stone

¹³ RHG Retirement Housing Group, Retirement Housing Viability Base Data (April 2013) / Briefing Paper for CIL Practitioners Retirement Housing and the Community Infrastructure Levy (June 2013) by Churchill Retirement Living and McCarthy and Stone

Table 8.5 - Sheltered Housing and ECH Sales Values

Typology	Assumption
Sheltered housing unit prices	In high value areas - <ul style="list-style-type: none"> • 10-15% premium to private market 1/2 bed flats Or, in low value areas (where no apartment scheme comparables) - <ul style="list-style-type: none"> • 75% value of 3-bed semi-detached house for a 1 bed sheltered housing unit, and • 100% value of 3-bed semi-detached house for a 2 bed sheltered housing unit
Extra-care housing unit prices	<ul style="list-style-type: none"> • 25% premium to sheltered housing

Source: Retirement Housing Group 2013¹²

8.29 We have reflected the above value parameters within our supported living appraisals.

Specialist Accommodation Summary

8.30 We have taken the average new build asking prices from Faringdon and Wantage as we have assumed the older persons housing in our appraisals will be located in the 'rest of district' area. This is on the basis that if the scheme is viable in the lower value area it will be viable in the higher value area.

8.31 We have adopted the following values for sheltered housing / retirement living properties:

Table 8.6 - Retirement Living / Sheltered Housing Value Assumptions

No. of Beds	Unit Price	Floor Area (sqm)	Price psm
1-Bed	£240,000	50	£4,800
2-Bed	£300,000	75	£4,000

Source: 190110 Retirement Living v1

8.32 Based on the above values, we have applied a 25% premium to establish a value for the extra-care housing:

Table 8.7 - Extra-Care Housing Value Assumptions

No. of Beds	Unit Price	Floor Area (sqm)	Price psm
1-Bed	£300,000	60	£5,000
2-Bed	£375,000	80	£4,688

Source: 190110 Retirement Living v1

9 Affordable Housing Transfer Values

9.1 In this section we outline our affordable housing transfer value assumptions.

Existing Evidence Base

9.2 We have undertaken a review of HDH's CIL Pre-hearing Viability Update December 2016.

9.3 HDH's affordable housing values are based on the assumption that affordable rent will be set at 80% of market rents and capped at the Local Housing Allowance cap.

9.4 HDH assumed the following market rents.

Table 9.1 - Market rents

	2 bed	3 bed
Abingdon	£950	£1,195
Wantage	£875	£975
Grove	£875	£975
Botley	£1,750	£1,550
Faringdon	£850	£900
Shrivenham	£1,060	£950

Source: HDH, CIL Viability Update, December 2016

9.5 The Broad Housing Market Area caps were unchanged between 2015 and 2016, therefore the assessed affordable housing capitalised values from their 2015 study were carried forward. These are outlined in the table below.

Table 9.2 - Affordable Housing Values

	Abingdon		Wantage	
	2 bed	3 bed	2 bed	3 bed
Gross Rent (£/month)	834.08	997.27	552.54	682.76
Annual Rent	10,009	11,967	6,630	8,193
Net Rent	8,007	9,574	5,304	6,554
Capitalised rent	133,453	159,563	88,406	109,242
£/m ²	1,756	1,855	1,163	1,270
Mid Point	£1,805.67		£1,216.75	

Source: HDH, CIL pre-hearing viability update, December 2015

9.6 Affordable housing values were considered to be 55% of open market value.

9.7 HDH based their intermediate values on 65% of open market value. These values are based on purchasers buying an initial 50% share of a property and a 2.5% per annum rent payable on the equity retained. The rental income is capitalised at 5.5% having made a 10% management allowance.

Affordable Housing Transfer Values

9.8 The Council has provided us with updated affordable housing mix and transfer values for the purposes of this viability study. These are set out below.

Table 9.3 - Affordable Housing Mix and Value Assumptions

Affordable Housing Tenure	% Mix	Transfer Value (% of OMV)
Affordable Housing %	35%	
Of which...		
Intermediate Tenure (LCHO)	25%	76%
Affordable Rent	75%	60%

Source: VOWH Housing

Appendix 5 – Retail and Commercial Market Paper

1 Retail and Commercial Market Paper

- 1.1 This market paper provides the background to the value assumptions made in appraising the retail and commercial (B use classes) development typologies set out in the main report. The purpose of the overarching study is to test the viability implications of the Council's CIL Charging Schedule.
- 1.2 We have reviewed the retail, office and industrial/distribution sectors in terms of planning policies and other policy research/evidence so as to see if these will impact the viability modelling assumptions.
- 1.3 We have reviewed the national market trends in the UK Property Market Chart Book, published by RICS.
- 1.4 We have also reviewed data for 'deals done' and availability for office, industrial/distribution and retail units with a focus on the strategic employment sites within each of the three sub-areas (Abingdon-on-Thames and Oxford Fringe, South East Vale, and Western Vale).
- 1.5 The structure of this Commercial Paper is as follows:
 - **UK Market Overview** – outlines where the trends in the UK commercial market to provide context for the market analysis
 - **Vale of White Horse Context** – provides an economic overview of the Vale of White Horse
 - **Existing Evidence Base** – follows on from the local context to provide a review of previous studies to set the scene for Aspinall Verdi's market assessment
 - **Commercial Market Evidence** – an analysis of the office, industrial and retail markets
 - **Commercial Assumptions** – summary of the value assumptions adopted within the appraisals.

2 UK Market Overview

- 2.1 We have reviewed the UK commercial, industrial and retail markets below to provide context of the macro economics.

RICS UK Research

- 2.2 The RICS publishes a quarterly commercial market survey. The most recent edition is the Q3 2018 study and provides commentary on the commercial market. This report comments as follows:

- Growth in tenant demand is confined to the industrial sector with Brexit affecting occupier decisions;
- Retail availability and inducements continue to rise noticeably;
- Twelve-month capital value expectations downgraded across secondary office markets.

- 2.3 The RICS also publishes its UK Property Market Chart Book which provides economic commentary and research into the commercial property sector. The latest edition is Q4 2018. This reaffirms the trends highlighted above and comments as follows:

- Headline rental expectations signal rental growth will halt at the all-sector level by the middle of 2019. The growth expectations in the industrial sector is offset by a negative outlook in the retail sector.
- Retail occupier demands fell for the sixth consecutive quarter and the availability of vacant space is on the rise. This is expected to result in a 4% decline in rents in the near term. Investor demand is also down.
- 25% of respondents have witnessed evidence of firms looking to relocate away from the UK in response to Brexit, this is up from 18% and 21% in the first and second quarters respectively.
- Capital value expectations point to little all-sector growth in values. The weaknesses in retail is reducing the overall average, while capital values are still expected to rise in the industrial sector.

Carter Jonas Prime Property Outlook 2019

- 2.4 This paper outlines Carter Jonas's view of what will drive property markets in 2019 and provides an outlook for property performance.

- 2.5 Carter Jonas comment that Brexit has created a period of almost unprecedented uncertainty with politics affecting the real economy. Economic growth is forecast to be 1.9% in 2019, however a 'no deal' Brexit would reduce projected growth whilst increased certainty may create a modest

'Brexit bounce'. Uncertainty over Brexit is holding back investment, decision-making and occupier demand. Businesses can adapt quickly to change and would rebound sharply if a clear direction of travel emerges. Related to Brexit uncertainty is the risk of a general election and major shift in political direction under a Labour Government.

2.6 We include below a summary of other key drivers highlighted by Carter Jonas:

- Following the EU referendum, sterling fell by more than 10% against the dollar, further devaluation would encourage overseas investment but increase inflation.
- Skill shortages are expected to increase which will put pressure on wages causing them to rise by circa 3%. With wage growing slightly higher than inflation, consumer spending should rise slightly but is expected to remain historically weak offering little respite for the high street.
- UK short-term interest rates are also likely to rise, although this would be less certain in the event of a 'no deal' Brexit.
- Transport infrastructure such as HS2, Oxford to Cambridge link and Northern Powerhouse rail will be a major driver of growth.
- The UK's broadband capability is not keeping pace with global competition and 5G will require more sites for infrastructure.

Office and Industrial

2.7 Cushman and Wakefield provide quarterly market snapshots for the office and industrial sectors across the UK. The most recent of which is Q4 2018. We summarise these below.

2.8 Office sector:

- Lack of supply has a downward pressure on vacancy levels as take-up remains above average. The availability of Grade A space is particularly low.
- Strong demand encourages rental growth in some regional markets with government and flexible workspace providers driving lease activity.
- Yields remain stable as commercial real estate continues to be of good value; however, UK office investment has fallen to 37% below the 5-year average.
- Strong fundamentals of UK real estate will continue to attract global investors; however, caution will be prominent in the first quarter of 2019 due to geo-political factors weighing on sentiment.

2.9 Industrial sector:

- The UK logistics market remains resilient despite current uncertainty and the e-commerce expansion is expected to fuel demand and help to mitigate any negative Brexit impacts.

- The leasing market had a record-breaking year thanks to e-commerce. eRetailers accounted for 26% of annual take-up.
- Rental growth has slowed with a rise in speculative development rebalancing supply. This new product is testing prime rents with record rents recently achieved in many sub-markets.
- Investor demand remains strong and transactions volumes are in line with the five-year average as a result.
- Prime assets continue to see strong interest from investors and are achieving keen yields. However, yields are likely to stabilise at their current levels.
- Large number of deals in 2018 and lack of clarity concerning Brexit may see a pause in activity and return to more 'normal' rates of growth. However, the demand from e-commerce and supply chain modernisation show no sign of easing providing optimism for the logistics sector despite these uncertain times.

2.10 Similarly, CBRE published their Real Estate Market Outlook 2019 which outlines their property market predictions for 2019 across all sectors in the UK. We summarise their findings below for the office and industrial markets.

2.11 Office outlook:

- Soft economic growth and Brexit uncertainty are likely to result in a slight fall in UK office investment and occupier activity in 2019 as decision makers opt to 'wait and see'.
- Flexible space operators will continue to drive demand. Flexible office operators across the UK in 2018 took more office space than any other part of the business services sector. This sector is expected to continue to grow in 2019.
- The creative industries are a growing presence in core regional cities and the south east.
- The demand for new, high quality space has increased, partly due to companies using high quality workspaces to recruit and retain talent, and partly due to occupiers being able to use new space in a more intensive manner.
- Office markets will continue to be influenced by existing and planned transport infrastructure improvements.
- Prime assets in core regional office markets will be of interest to investors as over-pricing in London is a concern.

2.12 Industrial / Logistics outlook:

- Occupier demand for space grew strongly in 2018 and ecommerce will continue to drive sustained demand with demand for 'bigger boxes' increasing the most – 40% of take up in 2018 was above 500,000 sqft and the average deal size is above 300,000 sqft for the first time.

- ‘No deal’ Brexit is not a major concern and speculative development is starting to address supply-side concerns. For the first time in this cycle, speculative units over 500,000 sqft are under construction although design and build continues to be a preferred option for logistics occupiers.
 - ‘Last mile’ logistics businesses still struggle to find available space due to competition with other land uses. This is likely to continue to be an issue with the increasing demand for online deliveries.
 - Developments in logistics technology will amplify quality differences between industrial assets. There is likely to be moves toward fully automated warehouses and delivery vehicles.
 - Investments have been limited by lack of assets coming to the market as large investment platforms hold onto properties.
- 2.13 This document also comments on the turbulent UK politics due to Brexit. CBRE predict that the EU-UK Withdrawal Agreement is likely to be approved, however place a 40% probability on a ‘no deal’ outcome resulting in significant risk for property markets. The UK’s policy is to reduce migrant numbers and that EU migrants should enjoy no special treatment compared to non-EU migrants. Cuts in migration could cause low-skilled work shortages and therefore wage increases. This may lead to inflation and dampen growth in addition to the growth suppressed inflation effects of Brexit the UK has already experienced.
- 2.14 CBRE predict that restrictions on markets look likely though the government have stated they will prioritise car manufacture and financial services in their negotiations. It is unlikely that a trade deal will be settled in 2019 so uncertainty will continue. CBRE’s analysis suggest that it is principally financial services that are contemplating moving to the EU if market access is withdrawn, however it is only a small subset of those businesses and they appear to be adopting a ‘wait and see’ approach. This implies that most firms believe a deal will be secured. Legal firms are unconcerned about the impact of Brexit and some tech-firms have made big commitments to take space in the UK since the referendum.
- 2.15 Assuming there is an acceptable EU-UK trade deal CBRE predict that job relocations will only amount to a low tens of thousands over an extended period. While CBRE predict that the UK will, in the end, secure an agreement and avoid a ‘hard Brexit’ they also conclude that 2019 is expected to contain a number of surprises.

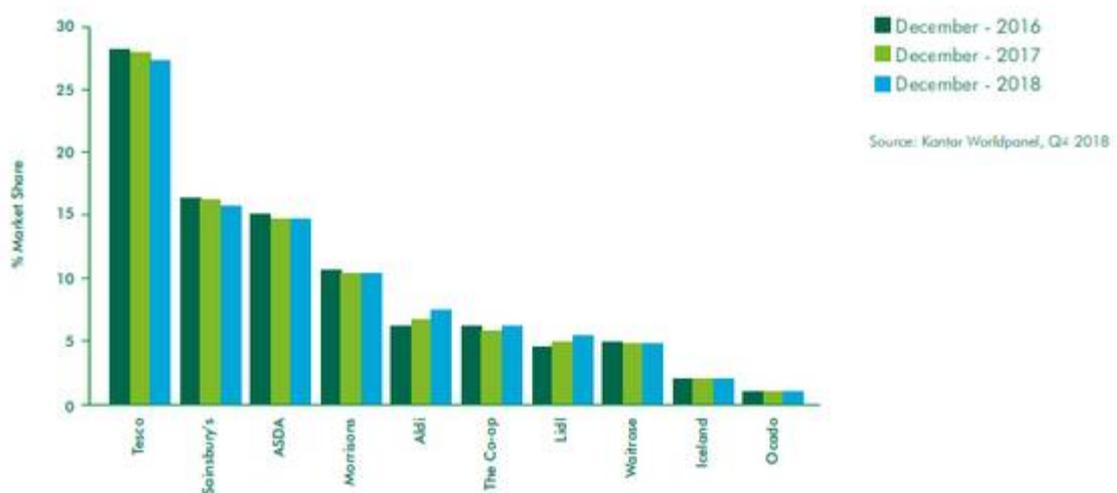
Supermarkets and Retail Warehouses

- 2.16 It should be noted, the only commercial or retail use which currently carries a CIL charge are supermarkets and retail warehouses at £109.44 psm.

Supermarkets

- 2.17 The convenience retail sector has seen a significant change since the financial crisis of 2007/08. In the years following 2008, supermarkets appeared to have weathered the economic storm with most operators aggressively expanding (commonly referred to as the race for space). Operators were able to competitively bid for sites as they were able to take advantage of other sectors in the property market being much weaker. During this period of growth there was a strong appetite from operators to open large format stores of up to circa 11,150 sqm. With this format of store providing a mixture of convenience and comparison retail.
- 2.18 In recent years shopping patterns have changed significantly: there is more reliance for online shopping combined along with customers supplementing a 'big' shopping trip with regular smaller shops during the week. Also some customers are splitting their shopping trips between the big four supermarkets (Tesco, Sainsbury's, Asda and Morrison's) and discounters such as Aldi and Lidl.
- 2.19 This has led to discount supermarkets gaining market share at the expense of the big four convenience retailers offering a more upscale product offer such as Waitrose. The value/discount retailers are, in particular, in the midst of a period of rapid expansion, having gained considerable market share (see Figure 2.1). Aldi is growing at a rate of 0.7% a year and Lidl 0.5% while the big four are experiencing market share erosion with Tesco (-0.6%), Sainsbury's (-0.4%) and Morrisons (-0.1%) losing ground, while ASDA remained flat on the previous year¹.

Figure 2.1 - Gross Market Share of Supermarket Retailers, December 2016 to December 2018

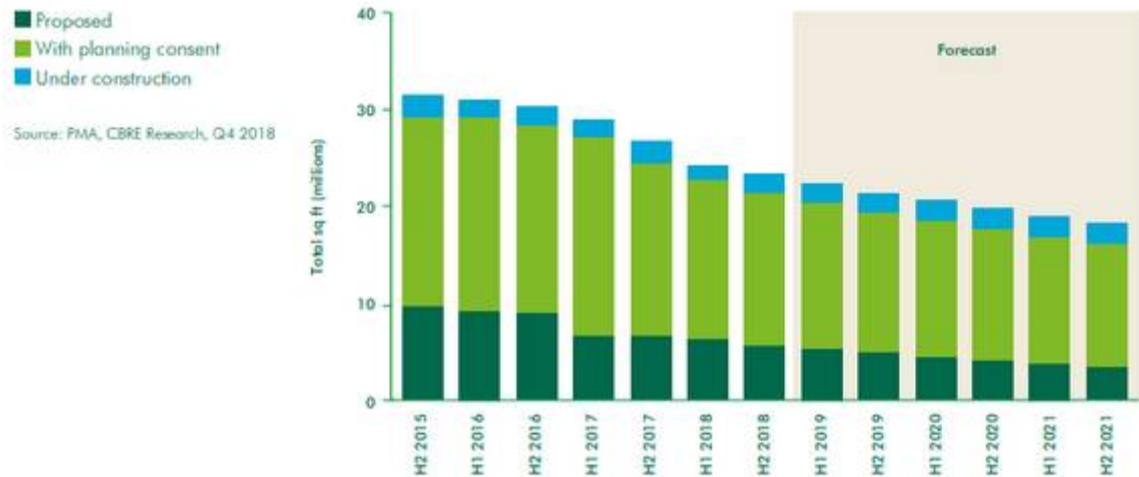


Source: Kantar, World Panel 2018

¹ CBRE, The Property Perspective, 2019

2.20 CBRE report that Supermarket development dropped 3.4% in H2 of 2018 as (Figure 2.2) as the market consolidates and the ‘big four’ focus on improving their existing assets.

Figure 2.2 - Supermarket development H2 2018



Source: CBRE, The Property Perspective, 2019

2.21 Figure 2.1 shows evidence of the big four’s market share falling resulting in lower sales and reported lower profits. The combined effect of a weaker market for the top four has led them to scaling back new store openings, with Tesco, Sainsbury’s and Morrison’s all ‘mothballing’ a number of sites on which they had previously secured planning permission for new supermarkets. Furthermore in 2018, Sainsbury’s and ASDA announce their potential merger and Tesco announce it’s opening of a discount subsidiary Jacks. Tesco is expected to utilise poorly performing metro stores and existing floorspace which is not yet fitted out for the new Jacks stores. This is expected to be roughly 30-40 stores.

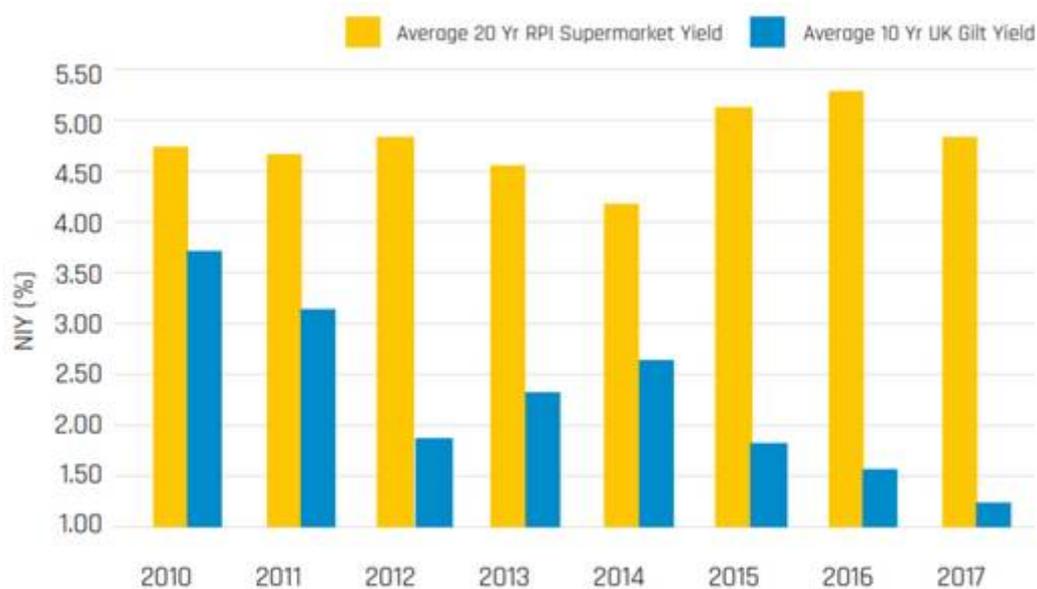
2.22 This trend is expected to continue into 2019 as discount stores such as Lidl and Aldi are expanding into the upper-end of the market through their premium ranges which are growing at rate of circa 20% a year². This is putting a squeeze on more upmarket rivals. In November 2018 The Sunday Times reported that a number of operators were in decline:

- Sainsbury’s have underperformed those of competitors for 18 months despite its strong presence in the convenience store market.
- M&S’s food sales has declined by 2.9%.
- Waitrose is cutting costs and cutting lower margin products from their stores in an attempt to rebuild profit which fell by £172m in 2017

² Sunday Times, My other supermarket is a Lidl, November 2018.

- 2.23 The recent opening of a new Aldi store in Didcot is evidence of the expansion of the discount retailers beyond their traditional heartlands and there is scope for further applications for discount food stores in the District to come forward in the short to medium term.
- 2.24 Investment transactions, which peaked in 2013 at £1.8bn and had reduced to under £1.2bn in 2015 started to increase in 2017. £1.42bn was transacted with yields of 4.25% for prime assets and 5.5% for secondary assets³. In January 2019, Knight Frank report foodstore yields to be 4.25% demonstrating that yields have remained stable.

Figure 2.3 - UK supermarket yield trends



Source: Colliers, UK supermarket investment review, January 2018, page 15

Retail Warehouse

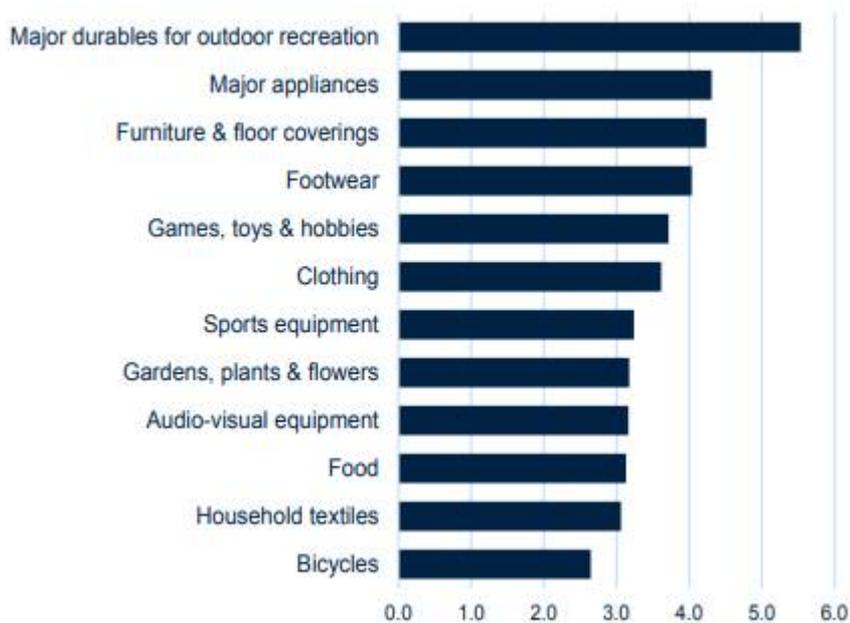
- 2.25 In June 2018 Savills report that the retail warehouse sector in the UK has delivered the strongest annual rental and capital value growth (4.3% pa and 4.6% pa respectively) of any property sector over the period 1980 – 2017⁴.
- 2.26 Initially, this sector was predominantly driven by the needs of bulky goods and DIY retailers. However, other retailers were also attracted to the lower rents and availability of space and car parking compared to high street locations. Demand outstripped supply causing significant rental growth and attracting investors.

³ Colliers, UK supermarket investment review, January 2018, page 15

⁴ Savills, UK retail Warehouse Market, June 2018

- 2.27 In common with the rest of the property market, activity fell and vacancy increased in the 2007 global financial crisis. Vacancy rate in this sector has since recovered, however investment activity has not and rental and capital growth has been slow (0.5% pa and 1.7% pa respectively).⁵
- 2.28 The negative perception of the retail market as a whole (due to the rise of internet shopping, weak sales and Brexit) has deterred investor interest. Growth has also been weak because the rental differential between warehouse parks and high street that initially attracted occupiers has reduced. There has been a number of retail failures and CVAs (Company Voluntary Arrangements) that has also weakened market sentiment e.g. Carpetright.
- 2.29 Savills report that warehouse type goods have been less effected by internet shopping compared to high street stores. They are also set up to easily satisfy click and collect and internet-sourced returns. See Figure 2.4 for the projected growth in retail warehouse type goods.

Figure 2.4 - Projected % PA growth in sales of retail warehouse type goods (2018 – 2022)



Source: Savills, UK retail Warehouse Market, June 2018

- 2.30 The investment market is showing slightly more confidence compared to other segments of retail, however in 2018 it is still 20% down on the five-year average, compared to 38% down for unit shops and 73% down for shopping centres.

⁵ Savills, UK retail Warehouse Market, June 2018

High Street Retail

- 2.31 High street retail does not currently have an associated CIL charge as it was considered to be unviable on the assumption that high street retail development will be in town centre and on current retail land and therefore the existing use value will be high in the first place. There are also likely to be complex site assembly, utilities diversions and abnormal costs associated with town centre development. Finally, CIL is only payable on the net additional floorspace so realises less net funding in a town centre redevelopment context.
- 2.32 In recent years, the comparison retail sector has struggled, mainly due to the growth of online shopping. This has particularly been the case for comparison high-street retail. Other than in prime, city-centre locations, high-street retail has struggled. Consumers are now also displaying a lack of confidence due to the uncertainty associated with Brexit. Other key challenges include high business rates and increased minimum wage.
- 2.33 Cushman and Wakefield report that although there has been robust sales growth throughout much of 2018 averaging at 2.5%, footfall has reduced by 3%⁶.
- 2.34 CBRE report that UK high streets faced a particularly difficult year in 2018 with rising vacancies and a lack of investment placing a downward pressure on regional rents. Average prime rents outside of London fell by 4.4%.
- 2.35 The second half of 2018 saw yields weaken as aptitude for investment, depreciation of rents and increasing vacancies result in negative market sentiment. Transaction volumes fell by 17% in 2018. Yields are currently at 4.5% for prime, 7.5% for good secondary and 10% for secondary⁷.
- 2.36 Cushman and Wakefield report that Brexit could weaken the sector further due to a weakening economic output, rising costs and friction in the supply chain⁸.
- 2.37 Knight Frank also predict further weakening of the market. In their 2019 retail property outlook they predict that there will be a further depreciation of capital values by -1.8% and rents by -0.7%. Yields have also weakened with prime shops moving out to 5.25% and regionally dominant shopping centres to 5.5%.

⁶ Cushman & Wakefield, Retail Market Snapshot, Q4 2018

⁷ CBRE, The Property Perspective, 2019

⁸ Cushman & Wakefield, Retail Market Snapshot, Q4 2019

Prime Rents and Yields Snap Shot (CBRE), Q3 2018

2.38 CBRE have reviewed the prime rent and yields across the UK.

2.39 In terms of the retail sector they comment as follows:

- At the national level shop rents have decreased by 0.4% in Q3 and yields have increased by 13bps to reach 5.3%;
- Prime Shopping Centres reported a 0.1% increase in rents Q3, while Retail Warehouse prime rents were flat for the second quarter in 2018;
- Prime Shopping Centre yields reported a 5bps rise in Q3, while Retail Warehouses prime yields increased by 25bps.

2.40 In terms of the office sector, prime rents in the office sector in Q3 in the South East increased by 0.4% and yields remained relatively stable.

2.41 Prime industrial rents in the South East increased by 2.4% and yields fell by 1bp.

Knight Frank Yield Guide, January 2019

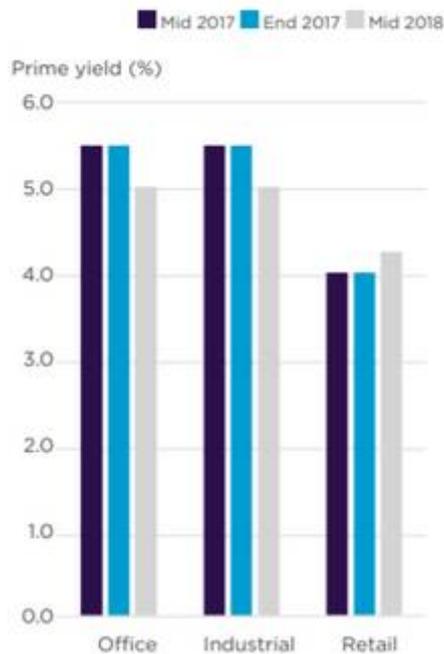
2.42 Knight Frank produce a monthly yield guide for property across the UK. The latest guide is the January 2019. We summarise some key yields below:

- Regional Cities High Street Retail – 5%
- Foodstores (Annual RPI Increases (IY) (25 year income)) – 4.25%
- South East Warehouse & Industrial Space – 4%
- Major Regional Cities – 4.75%

Oxford Context - Commercial Edge Update (Carter Jonas), 2018

- 2.43 The most recent 2018 Commercial Edge report by Carter Jonas provides an analysis of Oxfordshire's office and industrial markets within the first half of 2018. Although the report provides an analysis of towns across the entire County. It provides useful context for VOWH.
- 2.44 The report states that employment growth in Oxford has been strong over the last five years at circa 3% pa which is above the UK average of 1.8%. However, in line with the national trend, Oxford's growth is projected to slow over the next five years to 1.8%.
- 2.45 Carter Jonas consider Brexit to be a risk. Although the impacts remain largely unknown, concerns include:
- Recruitment and staff retention for firms with a European presence;
 - Ability for the University to attract students and teaching staff from the EU;
 - Disruption to supply chains, particularly in the automotive sector; and
 - Funding for R&D projects.
- 2.46 In terms of investment demand, Carter Jonas state that the market remains attractive and transaction volumes are being held back by the shortage of buying opportunities. This has resulted in a sharp downward movement of prime yields to 5% in both office and industrial, see Figure 2.5 below. There is more caution in the retail sector and prime yields have moved out to 4.25%.

Figure 2.5 - Prime Yields (for Oxfordshire)



Source: Carter Jonas, Commercial Edge Update, 2018

- 2.47 Carter Jonas found that Oxfordshire’s science parks are continuing to see strong enquiry levels, however the traditional business parks are seeing somewhat lower demand. In the office and laboratory sector there has been upward pressure on prime headline rents, particularly in the key science locations where £323 psm (£30.00 psf) and upwards was found to be the expected norm.
- 2.48 The study found that activity levels in the industrial market have been strong. 1.36 million sqft was transacted in the first half of 2018 across 20 deals, only slightly lower than the 1.42 million sqft recorded for the whole of 2017. Occupier demand tended to be focused around the 2,000 - 5,000 sqft and 10,000+ sqft size bands, and originated primarily from trade operators and local businesses.
- 2.49 The report states that there is upward pressure on rental values, with the Foxcombe Court scheme in Abingdon quoting £118 psm (£11.00 psf) and most schemes seeing modest increases. Foxcombe Court is in line with prime rents which are now £118 psm (£11.00 psf) however, outside of Oxford they are generally closer to £73 psm (£6.75 psf).
- 2.50 Carter Jonas found that retail and leisure lettings have slowed noticeably in the first half of 2018 against a challenging backdrop for the UK high street sector. There remains a reasonable level of interest from the food & beverage sector, despite concerns over market saturation at the national level, with demand becoming more focused around independent retailers and those with a more unique offering.

- 2.51 Prime retail rental values in Oxford have been stable over the last six months, with Zone A ranging between £2,153 psm and £3,229 psm (£200 psf - £300 psf). Carter Jonas do not expect any increases in rental values until market sentiment has improved.
- 2.52 Overall the property market trends can be summarised in the following diagram.

Figure 2.6 - Property market trends (Oxfordshire)

		PRIME RENT (MID-2018)	CHANGE OVER H1 2018	FORECAST NEXT 12 MONTHS	PRIME YIELD (MID-2018)
VALUES	Office	£30.00+ psf	↑	↑	5.0%
	Industrial	£11.00 psf	↑	↑	5.0%
	Retail	£300 psf ZA	↔	↓	4.25%
		H1 2018 TAKE-UP (SQ FT)	TAKE-UP COMPARED WITH 5-YR AVERAGE	CURRENT AVAILABILITY (SQ FT)	CHANGE OVER H1 2018
BUSINESS SPACE ACTIVITY	Office	135,400 sq ft	Below average	801,000 sq ft	↓
	Industrial	1.36 million sq ft	Above average	1.97 million sq ft	↑
INVESTMENT MARKET ACTIVITY	TOTAL TRANSACTED H1 2018		£134 million		
	6-MONTHLY AVERAGE (LAST 5 YEARS)		£133 million		

Source: Carter Jonas, Commercial Edge Update, 2018

Vale of White Horse Contextual Overview

- 2.53 The Vale of White Horse falls between the larger centres of Oxford to the north-east and Swindon to the south-west. Didcot lies to the south-east boundary of the Vale. Although Didcot is predominantly within South Oxfordshire, the Vale is expected to accommodate a significant portion of Didcot’s major growth within the next decade⁹.
- 2.54 The Vale benefits from a strong knowledge-based economy and has almost 5,500 businesses located within the district¹⁰. There are low levels of unemployment¹¹, and higher than average proportions of managers, professionals and associate professionals¹².
- 2.55 The strategic focus for economic and employment growth in the district is the Science Vale area which is an area of scientific research and innovation. The Science Vale extends east-west from

⁹ VOWH Local Plan 2031 Part 1, adopted December 2016

¹⁰ ONS Business Demography 2012 dataset

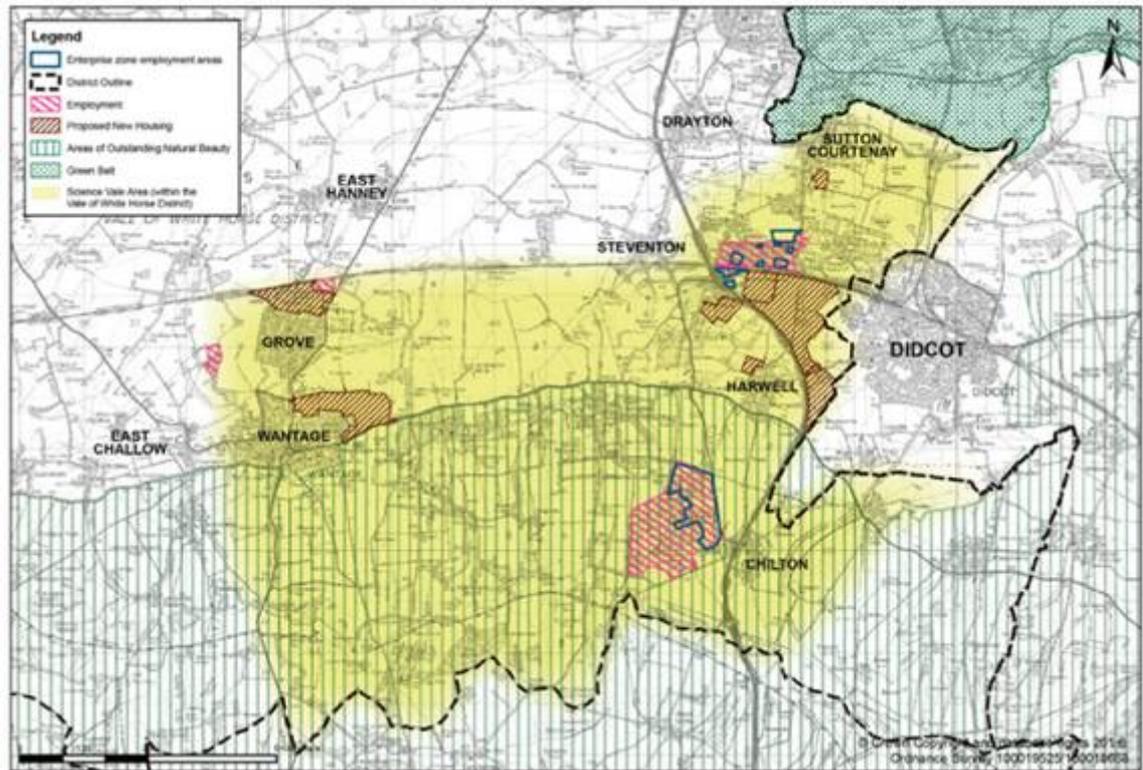
¹¹ VOWH Local Plan 2031 Part 1, adopted December 2016

¹² Labour Market Profile: VWHDC (www.nomisweb.co.uk)

Culham and Didcot to Wantage and Grove (see Figure 2.7 below). There are also enterprise zones located at Milton Park and Harwell Campus.

- 2.56 The district also falls within the Cambridge – Milton Keynes – Oxford corridor which is an arc that encompasses a line of towns and cities with a productive economy and a high concentration of research locations and tech firms.

Figure 2.7 - Science Vale area within VOWH district



Source: VOWH Local Plan 2031 Part 1

- 2.57 As can be seen from Figure 2.8 below, the district has been divided into three locally distinctive sub-area strategies.

- Abingdon-on-Thames and Oxford Fringe Sub-Area – this covers the northern and north-eastern part of the Vale which have strong linkages with the City of Oxford.
- South East Vale Sub-Area – this includes much of the Science Vale area and the two enterprise zones located at Milton Park and Harwell Campus.
- Western Vale Sub-Area – This is a more rural sub-area stretching from the North Wessex downs AONB to the River Thames.

- 2.58 These sub areas are outlined in the map below.

Figure 2.8 - Strategic growth areas



Source: VOWH Local Plan 2033 Part 1, December 2016

- 2.59 We have reviewed the policies within the local plan to identify the sites which have been allocated for growth or safeguarded. Where possible, we have focussed our market research on the sites that policy has identified.
- 2.60 Core Policy 6 of the Local Plan Part 1 (Meeting Business and Employment Needs) outlines the employment sites allocated within the district. The strategic employment sites are identified in Table 2.1 and the other saved Vale Local Plan 2011 employment allocations are identified in Table 2.2 below.

Table 2.1 - Strategic Employment Sites

Site Name	Sub-Area	Type of Site	Available Development Land (Hectares)
Milton Park	South East Vale	Saved Local Plan 2011 allocation	28*
Harwell Campus		Saved Local Plan 2011 allocation	93 (Enterprise Zone)
			35 (Outwith EZ)
Monks Farm, North Grove		New mixed use strategic allocation	6
Didcot A		Identified future potential supply	29**
South of Park Road, Faringdon	Western Vale	New mixed use strategic allocation	3
Other saved Local Plan 2011 allocations			24.2
Total			218

Source: VOWH Local Plan 2033 Part 1, December 2016, page 51

Table 2.2 - Saved Vale Local Plan 2011 employment allocations

Site Name	Sub-Area	Available Development Land (Hectares)
Abingdon Business Park at Wyndyke Furlong	Abingdon/ Oxford Fringe	0.7
Abingdon Science Park at Barton Lane		0.7
Cumnor Hill		0.3
Wootton Business Park		1.5
Milton Hill Business and Technology Park	South East Vale	11.2
Grove Technology Park		5.4
Land adjacent to A420 (4&20 site), Faringdon	Western Vale	4.2
Land north of Park Road (HCA site), Faringdon		0.2
Total		24.2

Source: VOWH Local Plan 2033 Part 1, December 2016, page 51

- 2.61 Core Policy 8: Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area identifies strategic employment sites within the sub-area which will be safeguarded. These are listed in Figure 2.9 below.

Figure 2.9 - Abingdon-on-Thames and Oxford Fringe Employment Sites in Core Policy 8

Employment
3.20 hectares of employment land is identified for future business and employment growth in accordance with Core Policy 6. In addition, the following strategic employment sites will be safeguarded for employment use in line with Core Policy 29.

Strategic employment sites:

Abingdon-on-Thames:

Ashville Trading Estate, Abingdon Business Park, Nuffield Way, Drayton Road Industrial Estate, Fitzharris Trading Estate, Abingdon Science Park, Radley Road Industrial Estate, Barton Mill in Audlett Drive.

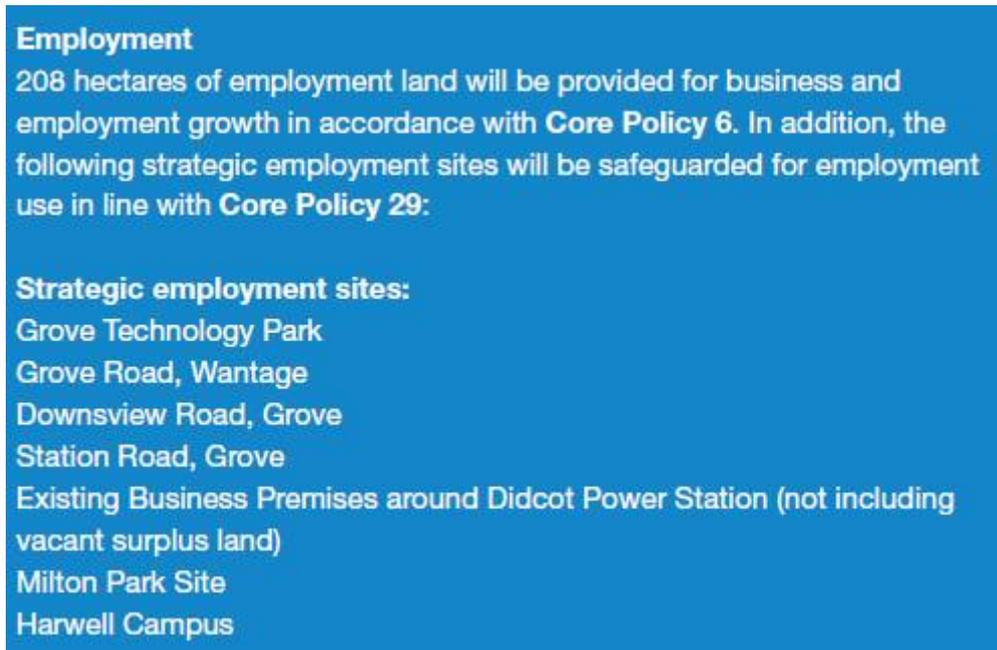
Botley:

Curtis Industrial Estate, Hinksey Business Centre, Minns Business Park, Seacourt Tower.

Source: VOWH Local Plan 2033 Part 1, December 2016, Page 62

- 2.62 Core Policy 15: Spatial Strategy for South East Vale Sub-Area identifies strategic employment sites within the sub-area which will be safeguarded. These are listed in Figure 2.10 below.

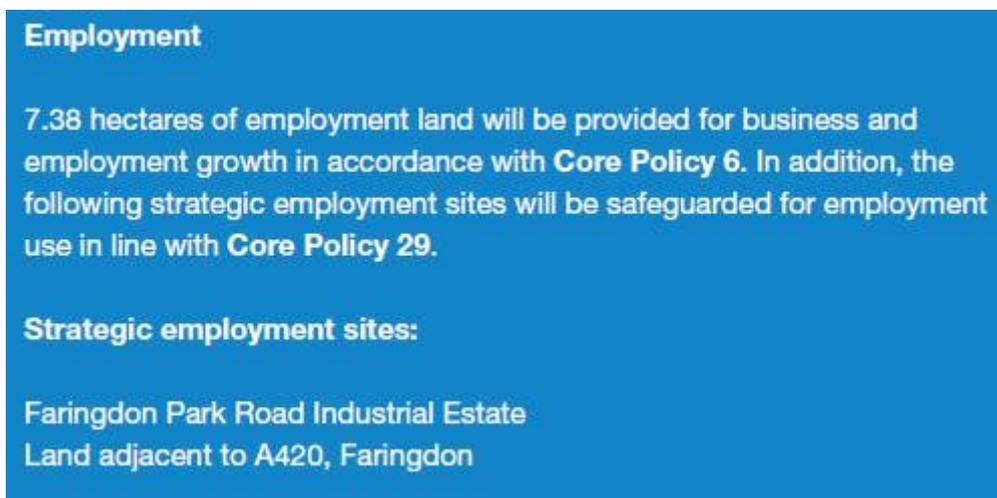
Figure 2.10 – South East Vale Employment Sites in Core Policy 15



Source: Source: VOWH Local Plan 2033 Part 1, December 2016, Page 81

- 2.63 Core Policy 20: Spatial Strategy for Western Sub-Area identifies strategic employment sites within the sub-area which will be safeguarded. These are listed in Figure 2.11 below.

Figure 2.11 - Western Employment Sites in Core Policy 20



Source: VOWH Local Plan 2033 Part 1, December 2016, Page 100

3 Existing Evidence Base

3.1 We have undertaken a review of the existing evidence base in regards to commercial values within the District. In reviewing the relevant studies, we have had regard to any nuances within the South Oxfordshire's commercial market itself:

- VOWHDC Retail and Town Centres Study (NLP), February 2017
- VOWHDC CIL Viability Study (HDH), October 2014
- VOWHDC Local Plan Viability Study (HDH), October 2014
- VOWH Employment Land Review Update (URS), 2012 Update

3.2 In addition to the above existing base, we have also reviewed the 2018 Carter Jonas commercial edge paper and the prime rents and yields snap shot by CBRE. We have reviewed these documents to provide us with the most recent rental values for Oxfordshire and the South East.

VOWHDC Retail and Town Centres Study (NLP), February 2017

3.3 This study was an update to an earlier retail study conducted by NLP in March 2013, and an addendum in October 2014. The 2017 update provides an assessment of the implications of the additional strategic housing options, and the likely associated changes in the retail floorspace needs arising from the revised population figures.

3.4 NLP assessed the health of the town centres in the main settlements and found that in comparison to the Goad national average (56.5%):

- In Abingdon the proportion of Class A1 retail uses (53.8%) is only marginally below the national average;
- In Wantage the proportion of Class A1 retail uses (61.2%) remains above the national average;
- In Faringdon the proportion of Class A1 retail uses (56.8%) is comparable with the national average.

3.5 In terms of retail capacity, NLP found that:

- As a consequence of growth in population and per capita spending, total available convenience goods spending within the study area is forecast to increase by 30.7% from £253.72 million in 2014 to £331.6 million in 2031;
- Total available comparison goods spending is forecast to increase by 112% between 2014 and 2031, increasing from £419.88 million in 2014 to £893.95 million in 2031;
- The surplus of available expenditure up to 2026 indicates that there is a medium-term requirement for additional convenience goods floorspace in the District of 2,135 sqm net (3,049 sqm gross).

- The surplus expenditure at 2026 could support 1,719 sqm net (2,291 sqm gross) comparison goods floorspace, or 6,447 sqm net (8,596 sqm gross) by 2031;
 - The revised baseline Class A1 floorspace projection for 2014 to 2031 is 13,600 sqm over and above commitments. If a further 20% is provided for Class A3-A5 uses then an additional 2,700 sqm gross would be required over and above commitments.
- 3.6 This study shows that, despite the negative outlook of retail in general across the UK (discussed in section 1), the predicted population growth in VOWH will create additional retail demand. Given the current economic climate, we consider the above predictions quite optimistic.

VOWHDC CIL Viability Study (HDH), October 2014

- 3.7 HDH were commissioned to advise the Council in connection with the introduction of the Community Infrastructure Levy (CIL). In particular HDH were commissioned to advise on the viability of CIL.
- 3.8 There have been various updates to this report, however these focus on residential typologies and the commercial typologies have not been reassessed since the original study conducted in 2014.
- 3.9 HDH found that office development is at the margin of viability and industrial is unviable. This was in line with general trends that the development industry is only bringing such development on a speculative basis to a limited extent. Where development was coming forward it was generally from existing businesses for operational reasons – rather than to make a return through property development.
- 3.10 High street retail was considered to be unviable on the assumption that retail development will be on current retail land and therefore the existing use value will be high.
- 3.11 The analysis showed that supermarkets and retail warehouses were viable on greenfield and brownfield sites whilst hotel use was shown to be viable on greenfield land but not on brownfield land.
- 3.12 HDH have not explicitly discussed their assumptions used in the CIL study, however, we assume that HDH used the same value assumptions as outlined in their VOWH Local Plan Viability Study also published in October 2014 (see below).

VOWHDC Local Plan Viability Study (HDH), October 2014

- 3.13 HDH were commissioned to assess the viability of the Local Plan 2031 Part 1 on a plan-wide level. We have reviewed their value assumptions below.

Office

- 3.14 HDH found that new-build prime offices had quoting rents of circa £200 psm (£20 psf). Existing offices around Abingdon (including within the Science Park) were found to generally be advertised for between £120 psm (£11.15 psf) and £150 psm (£13.94). In the lower end of the market at Faringdon and Swindon, rents were in the range of £100 psm to £130 psm (£9.29 to £12.07 psf).
- 3.15 Yields ranged between 5.25% to 10% depending on quality of tenant, terms of the lease, location and passing rent.
- 3.16 HDH adopted the following values in their study:

Table 3.1 - HDH Office rental assumptions 2014

	Rent	Yield	
Abingdon / Oxford	140	5.25%	2,667
South East Vale	130	6.0%	2,167
Western Vale	120	6.0%	2,000
Harwell Campus	200	5.25%	3,810

Source: VOWHDC Local Plan Viability Study (HDH), October 2014

- 3.17 After consultation with agents, HDH reduced the capital value of Harwell campus to £3,600 psm.

Industrial

- 3.18 HDH found that higher rents of £60 psm to £80 psm (£5.6 psf to £7.4 psf) could be achieved towards the east of the district. In the lower value market areas such as Swindon rents were £20 psm (£1.8 psf) for large units however, HDH stated that these should be treated as the exception. In general rents were found to be circa £75 psm (£7 psf).
- 3.19 Yields ranged between 5.35% and 10% depending on quality of tenant, terms of the lease, location and passing rent.
- 3.20 HDH assumed a rent of £75 psm (£7psf) and a yield of 5.25%.

Retail

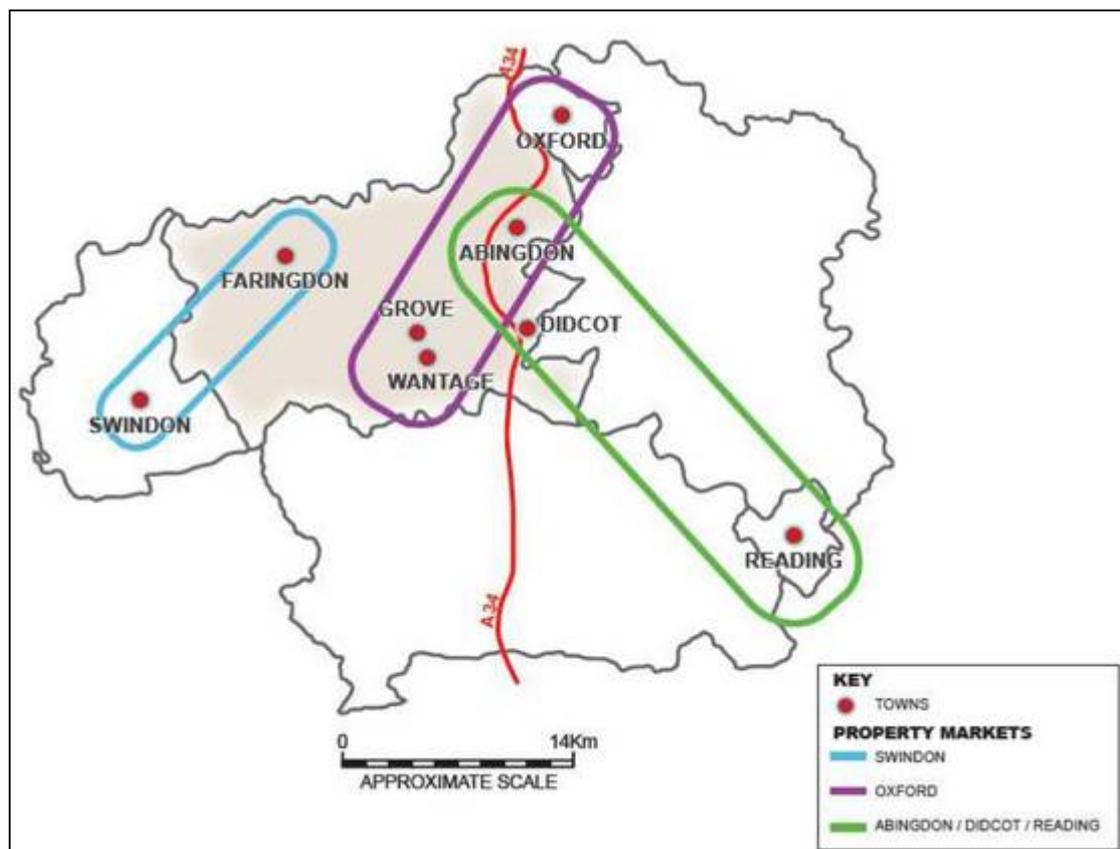
- 3.21 HDH found that rents for small units in primary locations within central Abingdon were around £400 psm (£37 psf), however, in general they were around half this level. HDH assumed a rent of £200 psm (£19 psf) and a yield of 10%.
- 3.22 There was little local evidence regarding supermarkets and retail warehouses, therefore HDH drew on their wider experience and assumed the following values:

- Large supermarkets - rents of £180 psm (£18psf) with a yield of 5.25%;
- Small supermarket - rents of £140 psm (£13 psf) and a 6% yield;
- Retail warehouses – rents of £120 psm (£11 psf) and a yield of 6%.

VOWH Employment Land Review Update (URS), 2012 Update

- 3.23 URS were commissioned to assess the quantity, quality and viability of the District's employment land supply and forecast the future demand for employment land over the next planning period (2012 to 2029). While this study was conducted 7 years ago, it provides a good contextual overview of the employment market.
- 3.24 It was established that the main commercial and industrial property markets impacting the Vale of White Horse were the Science Value, Oxford and Swindon. See Figure 3.1 below.

Figure 3.1 - Commercial and industrial property markets impacting the Vale of White Horse



Source: VOWH Employment Land Review Update (URS), 2012 Update

- 3.25 URS surmised that VOWH contained a diverse range of business activity, therefore, land usage is not specific to defined geographic areas and supply and demand for employment land can differ over relatively short geographic areas.

3.26 We summarise URS' findings in regards to supply and demand in the sections below.

Commercial (B1) supply and demand

- 3.27 URS found a steady demand for B1 sites and premises, particularly in the Science Vale. Premises in this location were generally of high design standard and of varying density, with a mixture of freeholds and leaseholds being in demand.
- 3.28 Milton Park, a 100-hectare Science Park wholly owned by MEPC, was considered to be a major regional and national based hub for knowledge-intensive industries and was therefore a popularly demanded location for these and associated businesses.
- 3.29 Harwell Oxford, near Didcot, was considered to be an expanding employment centre where both B1 land and premises were available. Demand, for office and light-industrial accommodation, at the location was found to be buoyant.
- 3.30 At Abingdon, B1 premises can be found at both the Business and Science Parks. URS found agents to be concerned with long-term vacancy in the town centre becoming a problem due to the high supply of smaller B1 premises.
- 3.31 In the western Vale, office premises were available at several key locations such as Shrivenham Trading Estate and Faringdon, demand generally outstripped supply in these areas due mainly to the lack of available land.

Industrial (B2) supply and demand

- 3.32 Most industry was found to be small-scale and aimed at production for local markets, the main exception being where knowledge-intensive operations outgrow their status of being 'light industry'.
- 3.33 The property market for B2 land-use in the Vale of White Horse was deemed to be of far less significance than that for B1 owing to the nature of the sub-regional economy.
- 3.34 Milton Park was considered an important location for industrial land-use and premises were available for such use. Most vacant accommodation was second-hand, which was generally deemed adequate in meeting demand at this location.
- 3.35 Agents noted that demand for industrial accommodation around Abingdon was generally insignificant and that a supply of vacant premises could be found.
- 3.36 There was healthy demand for industrial style sheds in Faringdon, however agents feared that the lack of supply may hinder demand.

Distribution and Warehousing (B8)

- 3.37 B8 employment land was found to be distributed throughout the Vale of White Horse, though is generally located near major roads such as the A34 and A420. The general condition of the market for B8 land was considered by some agents to be unhealthy due to a lack of supply of suitable sites.
- 3.38 Vale of White Horse Business Park was stated as an important location for B8 businesses in the western Vale.
- 3.39 The consultees suggested that vacant premises were available for B8 land-use in the Vale of White Horse because existing premises were unsuitable for the needs of large businesses, and, most locations were situated too far from major road infrastructure.
- 3.40 Overall there was considered to be a lack of supply of appropriate B8 supply to match demand.

4 Commercial Market Evidence

- 4.1 This section reviews the office (B1), industrial (B1c, B2 & B8) and retail (A1) markets in Vale of the White Horse. There is no CIL charge in place for new-build office and industrial space. The retail CIL charge is limited to supermarkets and retail warehousing.
- 4.2 We have focused on the strategic employment sites within each of the three sub-areas (Abingdon-on-Thames and Oxford Fringe, South East Vale, and Western Vale).
- 4.3 We have extended our search period three years back between December 2016 and December 2018 due to limited evidence of transactions recorded on EGi. For circa half the properties EGI only provided the headline asking price and the actual transacted values may be less than the advertised price (especially when incentives are taken into consideration).
- 4.4 It should be noted that the majority of transactions registered on EGi are for second-hand space, and thus will have a downwards impact on the values presented within this section. In our conclusions, we make note of the values in the most recent deals and where possible, identify any deals for new-build space.
- 4.5 Evidently, the most recent transactions form the most robust evidence but we have also reviewed market listings and quoting prices where necessary as a reference point. However, quoting prices are viewed with caution.
- 4.6 We have specifically reviewed the unit sizes sold, rental values and any yield data that is available.

Abingdon-on-Thames and Oxford Fringe

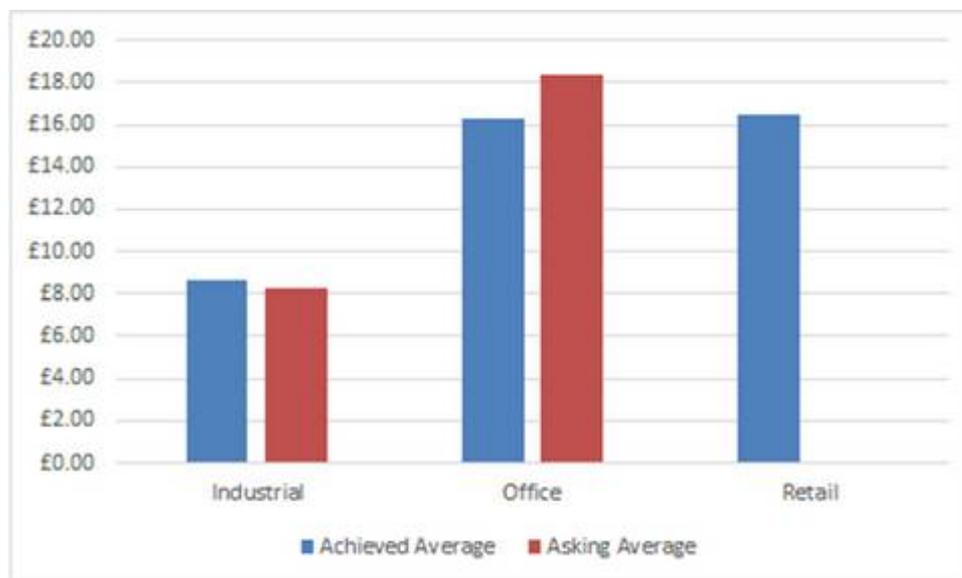
4.7 This covers the northern and north-eastern part of the Vale which has strong linkages with the City of Oxford.

Transactional Evidence

4.8 We have extended our search period three years back between December 2016 and December 2018 due to limited evidence of transactions recorded on EGi. We have included data where only the advertised asking price is listed on EGi.

4.9 The rental values identified are summarised in Figure 4.1 below.

Figure 4.1 - Abingdon and Oxford – Transactional Evidence



Source: AspinallVerdi '181214 Commercial Market research_v2'

4.10 Achieved rents for industrial units range between £67 psm and £118 psm (£6.24 psf and £11 psf). Four of these units were recent refurbishments. These units achieved values at the higher end of this range at between £78 psm (£7.25 psf) and £97 psm (£9.00 psf) demonstrating the new-build premium. The values varied depending on size of unit (between 4,000 sqft and 7,500 sqft).

4.11 All of the industrial transactions were located in Abingdon, and therefore these rents may not represent what is being achieved in Oxford.

4.12 Achieved rents for offices range between £93 psm and £27 psm (£8.65 psf and £26.96 psf). The majority of these units are from Abingdon Business Park or Abingdon Science Park. Eight of

these units were new-builds. These units achieved values at the higher end of this range at between £16.50 psf and £19.75 psf demonstrating the new-build premium.

- 4.13 The majority of the offices identified are located in Abingdon, and therefore these rents may not represent what is being achieved in Oxford.
- 4.14 We have only identified 4 retail properties transacted within the past 3 years. Achieved rents range between £10 psf and £27.34 psf. These units are all in Abingdon.

Current Asking Prices

- 4.15 We have reviewed current *quoting* rents for office and industrial units in the Abingdon-on-Thames and Oxford Fringe sub-area.
- 4.16 We have specifically reviewed the rents and unit sizes currently available on the market and tried to focus on new prime properties wherever possible. We have focussed on the sites allocated or safeguarded in policy (Reviewed in section 1 above).
- 4.17 We have identified a large number of properties available within this sub-area demonstrating that there is high activity within this area.
- 4.18 Asking rents for office units range between £108 psm and £505 psm (£10 psf and £46.88 psf) with an average of £220 psm (£20.44 psf). These are summarised below.

Table 4.1 - Office Asking Values

Location	Floor Area (sqft)	Range of Asking Values (£ psf)	Average Asking Value (£ psf)	Comment
Abingdon Business Park	1,500 – 3,000	£17.75	£17.75	All of the units identified are newly refurbished
Abingdon Science Park	1,500 – 4,300	£10.00 - £17.00	£13.75	New build units advertised at £17 psf
Chawley Park, Cumnor Hill	3,000 – 15,500	£19.75 - £21.50	£20.63	
West Way (incl. Curtis Industrial Estate, Minnis Business Park & Seacourt Tower)	601 – 5,000	£13.31 - £27.50	£22.31	Number of Business parks adjacent to each other, predominantly second-hand stock
Radley Road Industrial Estate	160 - 800	£18.46 - £46.88	£28.49	Second Hand units. Small size of units is inflating values

Source: EGI, Property Link and Rightmove, January 2019

- 4.19 Asking rents for industrial units range between £65 psm and £154 psm (£6 psf and £14.27 psf) with an average of £100 psm (£9.25 psf). These are summarised below.

Table 4.2 - Industrial Asking Values

Location	Floor Area (sqft)	Range of Asking Values (£ psf)	Average Asking Value (£ psf)	Comment
Abingdon Business Park	2,000 – 15,000	£6.00 - £14.27	£9.30	The majority of units are advertised at £6 - £10 psf, these are all second hand grade B. The £14.27 psf unit is a new-build described as 'high tech style'
Curtis Industrial Estate	900 – 5,000	£9	£9	There are 7 second hand grade B properties all advertised at £9 psf
Abingdon Science Park	5,000	£9.75	£9.75	This is a new-build property
Nuffield Way	9,000	£7.05	£7.05	This is a second hand property
Radley Road Industrial Estate	2,000	£12.50	£12.50	This is a second hand property

Source: EGI, Property Link and Rightmove, January 2019

4.20 We have identified 4 second hand retail units with an average asking rent of £14.75 psf. These are summarised below.

Table 4.3 - Retail Asking Values

Address	Floor Area (sqft)	Asking Value (£ psf)
Spring Road, Abingdon-on-Thames, Oxfordshire, OX14	1,250	£12.00
166, Kennington Road, Oxford, OX1 5PG	983	£15.77
1, Stert Street, Abingdon, OX14 3JG	1,600	£10.94
11a, West Way, Oxford, OX2 0JB	986	£20.28

Source: EGI, Property Link and Rightmove, January 2019

South-Eastern

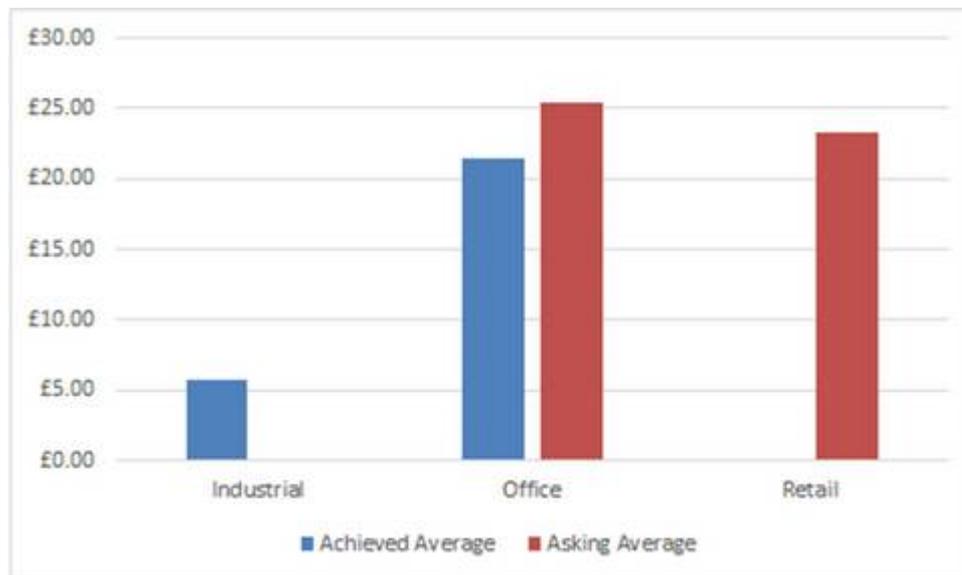
4.21 This sub-area includes much of the Science Vale area which is an area of economic growth and innovation which spans across VOWH and South Oxfordshire Districts. Milton Park and Harwell Science Campus are both enterprise zones located within this sub-area.

Transactional Evidence

4.22 We have extended our search period three years back between December 2016 and December 2018 due to limited evidence of transactions recorded on EGi. We have included data where only the advertised asking price is listed on EGi. Quoting prices are viewed with caution.

4.23 The rental values identified are summarised in Figure 4.2 below.

Figure 4.2 - South Eastern - Transactional Evidence



Source: AspinalVerdi '181214 Commercial Market research_v2'

4.24 Industrial achieved rents range between £52 psm and £70 psm (£4.86 and £6.54 psf). These are substantially lower than the rents achieved in the Abingdon-on Thames and Oxford Fringe sub-area. We have only identified two transactions for this sub-area, neither of these are from business parks which are likely to achieve higher values.

4.25 Office achieved rents range between £129 psm and £361 psm (£12 psf and £33.50 psf). The majority of the office units were located in Harwell Campus. Note that the Science Vale is within the South-Eastern sub-area as well as the Harwell Campus and Milton Park enterprise zones. This is therefore likely an area of high demand and high value.

- 4.26 As expected, the asking prices are higher than the achieved prices demonstrating these are subject to negotiation by agents and occupiers.
- 4.27 We have identified one retail transaction in Wantage, this listing only provided an asking price for this property which was £251 psm (£23.33 psf).

Current Asking Prices

- 4.28 We have reviewed current *quoting* rents for commercial units in the South-Eastern sub-area.
- 4.29 We have specifically reviewed the rents and unit sizes currently available on the market and tried to focus on new prime properties wherever possible. We have focussed on the sites allocated or safeguarded in policy (reviewed in section 1 above).
- 4.30 We have identified a limited number of office and industrial units on the market. This suggests that there is a low vacancy rate within this sub-area.
- 4.31 Asking rents for office units range between £108 psm and £318 psm (£10 psf and £29.50 psf) with an average of £246 psm (£22.87 psf). These are summarised below.

Table 4.4 - Office Asking Values

Location	Floor Area (sqft)	Range of Asking Values (£ psf)	Average Asking Value (£ psf)	Comment
Harwell Campus	1,800 – 2,050	£10.00 - £24.02	£19.35	Asking Values relate to the age and quality of property
Milton Park	2,800 – 27,000	£27.46 - £29.50	£27.66	Most of the units are new build with BREEAM rating and/ or grade A

Source: EGI, Property Link and Rightmove, January 2019

- 4.32 Asking rents for industrial units range between £75 psm and £105 psm (£6.95 psf and £9.75 psf) with an average of £94psm (£8.74 psf). These are summarised below.

Table 4.5 - Industrial Asking Values

Location	Floor Area (sqft)	Range of Asking Values (£ psf)	Average Asking Value (£ psf)	Comment
Trident Business Park, Trident Business Park, Basil Hill Road, Didcot	2,000 – 3,000	£9.75	£9.75	New-build under construction
Southmead Industrial Estate, Moorbrook, Didcot,	10,000 – 30,000	£6.95 - £7.50	£7.23	There is 1 newly refurbished unit which is being advertised at £7.50

Source: EGI, Property Link and Rightmove, January 2019

- 4.33 We have identified 4 second hand retail units with an average asking rent of £217 psm (£20.15 psf). These are summarised below.

Table 4.6 - Retail Asking Values

Address	Floor Area (sqft)	Asking Value (£ psf)
Limborough Road, Wantage	924	£37.88
Hsbc, 38, Market Place, Wantage, OX12 8AP	2,097	£16.06
3, Newbury Street, Wantage, OX12 8BX	2,320	£10.47
Kings Park, Kings Park, Limborough Road, Wantage, OX12 9AJ	5,866	£16.20

Source: EGI, Property Link and Rightmove, January 2019

Western

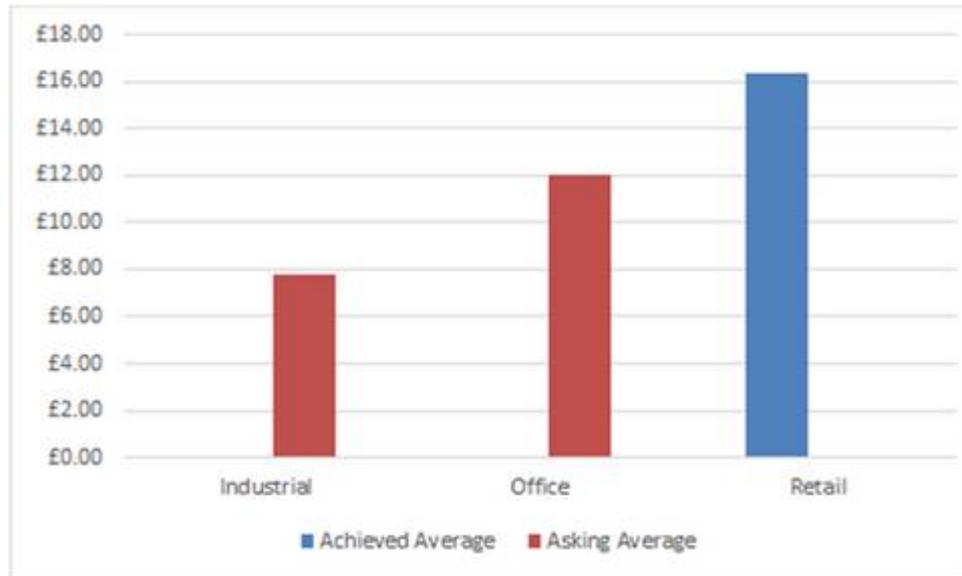
- 4.34 This is a more rural sub-area stretching from the North Wessex downs AONB to the River Thames. There is a smaller commercial market in this sub-area compared to the rest of the district. Nevertheless, there are some business parks on the edge of Farringdon and Swindon.

Transactional Evidence

- 4.35 We have extended our search period three years back between December 2016 and December 2018 due to limited evidence of transactions recorded on EGi. We have included data where only the advertised asking price is listed on EGi. Quoting prices are viewed with caution.

4.36 The rental values identified are summarised in Figure 4.3 below.

Figure 4.3 - Western - Transactional Evidence



Source: AspinallVerdi '181214 Commercial Market research_v2'

- 4.37 We were unable to identify any achieved values for industrial or office units and identified only one achieved value for retail. This illustrates that there is a significantly smaller employment market in the east of the district.
- 4.38 We identified 7 industrial transactions across Swindon and Faringdon which listed their asking values. These asking rents range between £55 psm and £106 psm (£5.15 psf and £9.89 psf).
- 4.39 We identified two office units at Shrivenham Hundred Business Park, Swindon. These both had asking prices of £129 psm (£12 psf).
- 4.40 We identified one retail unit in Faringdon which achieved a rental value of £176 psm (£16.36 psf).

Current Asking Prices

- 4.41 We have reviewed current *quoting* rents for commercial units in the Western sub-area.
- 4.42 We have specifically reviewed the rents and unit sizes currently available on the market and tried to focus on new prime properties wherever possible. We have focussed on the sites allocated for safeguarding in policy (reviewed in section 1 above).
- 4.43 Asking rents for office units range between £105 psm and £212 psm (£9.80 psf and £19.71 psf) with an average of £139 psm (£12.95 psf). These are summarised below.

Table 4.7 - Office Asking Values

Location	Floor Area (sqft)	Range of Asking Values (£ psf)	Average Asking Value (£ psf)	Comment
Shrivenham Hundred Business Park, Enterprise Centre, Murdock Road, Swindon	400 – 2,000	£9.80 - £19.71	£16.64	Second hand units
Henleaze Farm, Fernham Road, Faringdon	750-800	£12.04 - £12.05	£12.05	Second hand units

Source: EGI, Property Link and Rightmove, January 2019

- 4.44 We have only identified industrial asking rents at Shrivenham Hundred Business Park. This is as follows:

Table 4.8 - Industrial Asking Values

Location	Floor Area (sqft)	Range of Asking Values (£ psf)	Average Asking Value (£ psf)	Comment
Shrivenham Hundred Business Park, Majors Road, Swindon	2,000 – 5,000	£5.35 - £11.06	£6.78	The properties advertised at £5.35 psf are all second hand. The £11.06 psf unit is a new refurbishment.

Source: EGI, Property Link and Rightmove, January 2019

- 4.45 We have identified 3 second hand retail units with an average asking rent of £165 psm (£15.35 psf). These are summarised below.

Table 4.9 - Retail Asking Values

Address	Floor Area (sqft)	Asking Value (£ psf)
6A & 8, London Street, Faringdon, SN7 7AA	819	£13.43
11, London Street, Faringdon, SN7 7AE	470	£15.96
10a, Marlborough Street, Faringdon, SN7 7JP	480	£16.67

Source: EGI, Property Link and Rightmove, January 2019

Summary

- 4.46 Table 4.10 provides a summary of typical new-build (where available) asking and achieved rents for office, industrial and retail units taken from the above market evidence.

Table 4.10 - VOWH Rental Values

Sub-area	Office		Industrial		Retail	
	Asking Rents	Achieved Rents	Asking Rents	Achieved Rents	Asking Rents	Achieved Rents
	£ psf	£ psf	£ psf	£ psf	£ psf	£ psf
Abingdon-on-Thames and Oxford Fringe	£17.00	£17.00	£9.00	£8.00	£15.00	£16.00
South Eastern	£25.00	£20.00	£8.50	£5.00	£16.00	N/A
Western	£12.00	N/A	£9.00	N/A	£16.00	£16.00

Source: AspinallVerdi, 2019

- 4.47 Office rents are highest in the South Eastern sub-area. This area is influenced by the Science Vale area and the enterprise zones of Harwell Campus and Milton Park. The next strongest rents are located in the Abingdon-on-Thames and Oxford Fringe sub-area with the lowest average rents found in the Western sub-area where there is a very small market for office units.
- 4.48 There is less variation between the Industrial and Retail markets where rents are on average very similar. We note that the average achieved retail rents in Abingdon-on-Thames are higher than the average asking rents. This may reflect the quality and location of units on offer. Asking values can illustrate a more up-to-date market sentiment compared to dated transactional evidence. The transactional evidence we were able to obtain for this area dates from November 2017 to August 2018. Therefore, the lower current asking values may also reflect the current lack of confidence in this sector.

5 Summary and Conclusions

- 5.1 We have reviewed the commercial and retail market evidence above and in this section, we compare the findings to the assumptions contained in the previous CIL study. We have also compared the change in values to the change in costs to determine whether there is any scope to change the CIL Charging Schedule for commercial and retail property.

Office

- 5.2 The current CIL rate for offices is £0 psm.
- 5.3 Typical office rents across the district range between £130 psm and £215 psm. Agent reports are predicting a slowing of occupier and investment activity due to current political uncertainty. Therefore, there is unlikely to be significant rental growth in 2019.
- 5.4 In their 2014 CIL study, HDH adopted values of between £120 psm and £200 psm demonstrating that there has not been significant uplift in values within the past 5 years. HDH adopted yields of between 5.25% and 6% and a capital value of £3,600 psm for Harwell Campus. HDH found office development to be on the margins of viability.
- 5.5 We have found there to be minimal rental growth in the office sector. However, prime yields have improved and are now at 5%. The resulting capital value for prime office development is now at circa £4,300 psm. This represents an increase in capital values of circa 20% since 2014.
- 5.6 We have also reviewed BCIS costs which have increased by 25% over the same time period.
- 5.7 This increase in costs will mitigate any positive impacts on viability from the increase in capital value. Office development is therefore likely to remain at the margins of viability. This is particularly the case for speculative offices which are harder to fund and carry much more risk in terms of voids, empty rates and holding costs until let.
- 5.8 We therefore recommend that the CIL charge remains at £0 psm.

Industrial

- 5.9 The current CIL rate for industrial is £0 psm.
- 5.10 Typical industrial rents across the district range between £54 psm and £96 psm. Market sentiment regarding this sector is more positive compared to other commercial property and speculative development is on the rise in prime locations.
- 5.11 In 2014 HDH found that industrial rents were between £60 psm and £80 psm in the higher value eastern area. In general rents were found to be £75 psm across the district. HDH applied a yield of 5.25%. HDH found industrial development to be unviable.

- 5.12 We have looked at BCIS rates for general warehouses and found that between Q3 2014 and February 2019 costs have increased by circa 25%.
- 5.13 Rents have grown at a similar rate to costs and yields have improved and are now at circa 5%. This increase in capital value (c30%) is likely to improve the viability from unviable to only marginally viable and therefore there will not create sufficient surplus to enable the charging of CIL. Furthermore, Carter Jonas note that there is a lack of stock¹³. Speculative development remains in the minority and should be encouraged to meet demand. CIL would further inhibit this form of development.
- 5.14 We therefore recommend that CIL remains at its current rate at £0 psm.

Supermarket

- 5.15 We were unable to identify any recent foodstore or supermarket transactions. In recent years supermarket growth has been limited due to the expansion of discount retailers gaining market share. Supermarket chains are consolidating existing stores and supermarket development has reduced. This trend is expected to continue into 2019 particularly given the additional pressures cause by Brexit.
- 5.16 Due to the difficulties within this sector we do not consider there to be scope to increase the CIL charge. We recommend that the CIL charge stays the same at £109.44 psm.

Retail Warehouse

- 5.17 We were unable to obtain any recent retail warehouse transactions. In recent years retail rental growth has been limited due to the negative sentiment concerning the retail sector in general (due to the rise of internet shopping, weak sales and Brexit). Growth has also been weak because the rental differential between warehouse parks and high street that initially attracted occupiers has reduced.
- 5.18 We do not consider there has been sufficient growth in this sector to increase CIL and therefore recommend that the CIL rate remains at £109.44 psm.

High Street Retail

- 5.19 High street retail does not currently have an associated CIL charge as it was considered to be unviable on the assumption that high street retail development will be in the town centres on existing retail land and therefore the existing use value will be high.

¹³ Carter Jonas, Oxford Commercial Edge, 2018.

- 5.20 HDH assumed a rent of £200 psm and a yield of 10%. We found typical high street rents to be £172 psm suggesting that rents have reduced. General market sentiment regarding the high street is also negative due to the rise of e-commerce.
- 5.21 We therefore do not consider there has been sufficient growth in this sector to introduce CIL and recommend that the CIL rate remains at £0 psm.