

# Winchester City Council



## Local Plan Viability Report Further information

### Appendix 4: Non-residential / Commercial typologies test results (Tables 4a – 4e)

July - August 2024

DSP21766

**Winchester City Council - Local Plan Viability Assessment - Appendix 4 - Table 4a Residual Land Value Results by Use Class, Scheme Type & Value Level  
Business - Research & Development - Office/ research space/ warehousing (5.0% - 6.5% Yield)**

Use Class / Type	Business - Research & Development		Residual Land Value (£)				CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£/ha)			
Scheme Type	Offices / research space/ warehousing		5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield	CIL test £ / per sq. m	Value Level	Site Size (Ha)	5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield
£0/m² CIL	L	5.00	£524,471	Negative RLV - indicative non-viability			£0/m² CIL	L	5.00	£104,894	Negative RLV - indicative non-viability		
	M	5.00	Negative RLV - indicative non-viability			M		5.00	Negative RLV - indicative non-viability				
	H	5.00	Negative RLV - indicative non-viability			H		5.00	Negative RLV - indicative non-viability				

Key:

<b>Indicative non-viability</b>	RLV beneath Viability Test 1 (RLV <£500,000/ha)
<b>Potential viability on lower PDL</b>	Viability Test 2 (RLV £500,000 to £1,500,000/ha)
<b>Viable indications - Medium value PDL</b>	Viability Test 3 (RLV £1,500,000 to £3,000,000/ha)
<b>Viability indications - Medium to higher value PDL</b>	Viability Test 4 (RLV £3,000,000 to £5,000,000/ha)
<b>Viability indications - Medium to higher value PDL</b>	Viability Test 5 (RLV £5,000,000 to £7,500,000/ha)
<b>Viability indications - higher value PDL</b>	Viability Test 6 (RLV >£7,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
<b>£500,000</b>	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
<b>£1,500,000</b>	
<b>£3,000,000</b>	PDL - industrial/commercial
<b>£5,000,000</b>	
<b>£7,500,000</b>	Upper PDL/residential land values

Source: Dixon Searle Partnership (2024)

**Winchester City Council - Local Plan Viability Assessment - Appendix 4 - Table 4b Residual Land Value Results by Use Class, Scheme Type & Value Level  
Business - Industrial or Warehousing - Smaller Type (5.0% - 7.5% Yield)**

Use Class / Type	Business - Industrial or Warehousing		Residual Land Value (£)						CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£/ha)					
	Scheme Type	Value Level	Site Size (Ha)	5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield	7.0% Yield				7.5% Yield	5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield	7.0% Yield
	Smaller/ Move-on type industrial unit including offices - industrial estate																
£0/m² CIL	L	0.25	Negative RLV - indicative non-viability						£0/m² CIL	L	0.25	Negative RLV - indicative non-viability					
	M	0.25															
	H	0.25															

Key:

<b>Indicative non-viability</b>	RLV beneath Viability Test 1 (RLV <£500,000/ha)
<b>Potential viability on lower PDL</b>	Viability Test 2 (RLV £500,000 to £1,500,000/ha)
<b>Viable indications - Medium value PDL</b>	Viability Test 3 (RLV £1,500,000 to £3,000,000/ha)
<b>Viability indications - Medium to higher value PDL</b>	Viability Test 4 (RLV £3,000,000 to £5,000,000/ha)
<b>Viability indications - Medium to higher value PDL</b>	Viability Test 5 (RLV £5,000,000 to £7,500,000/ha)
<b>Viability indications - higher value PDL</b>	Viability Test 6 (RLV >£7,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,500,000	
£3,000,000	PDL - industrial/commercial
£5,000,000	
£7,500,000	Upper PDL/residential land values

Source: Dixon Searle Partnership (2024)

**Winchester City Council - Local Plan Viability Assessment - Appendix 4 - Table 4c Residual Land Value Results by Use Class, Scheme Type & Value Level  
Business - Industrial or Warehousing - Larger Type (5.0% - 6.5% Yield)**

Use Class / Type	Business - Industrial or Warehousing		Residual Land Value (£)				CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£/ha)			
Scheme Type	Larger industrial/ warehousing unit including offices - industrial estate		5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield	CIL test £ / per sq. m	Value Level	Site Size (Ha)	5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield
£0/m <sup>2</sup> CIL	L	5.00	Negative RLV - indicative non-viability				£0/m <sup>2</sup> CIL	L	5.00	Negative RLV - indicative non-viability			
	M	5.00											
	H	5.00											

**Key:**

<b>Indicative non-viability</b>	RLV beneath Viability Test 1 (RLV <£500,000/ha)
<b>Potential viability on lower PDL</b>	Viability Test 2 (RLV £500,000 to £1,500,000/ha)
<b>Viable indications - Medium value PDL</b>	Viability Test 3 (RLV £1,500,000 to £3,000,000/ha)
<b>Viability indications - Medium to higher value PDL</b>	Viability Test 4 (RLV £3,000,000 to £5,000,000/ha)
<b>Viability indications - Medium to higher value PDL</b>	Viability Test 5 (RLV £5,000,000 to £7,500,000/ha)
<b>Viability indications - higher value PDL</b>	Viability Test 6 (RLV >£7,500,000/ha)

**BLV Notes:**

EUV+ £/ha	Notes
<b>£500,000</b>	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
<b>£1,500,000</b>	
<b>£3,000,000</b>	PDL - industrial/commercial
<b>£5,000,000</b>	
<b>£7,500,000</b>	Upper PDL/residential land values

Source: Dixon Searle Partnership (2024)

Winchester City Council - Local Plan Viability Assessment - Appendix 4 - Table 4d Residual Land Value Results by Use Class, Scheme Type & Value Level  
C2 - Residential Institution - Nursing Home (4.5% - 6.5% Yield)

Use Class / Type		C2 - Residential Institution													
Scheme Type		Nursing Home (65-Bed)													
CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£)					CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£/ha)				
			4.5% Yield	5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield				4.5% Yield	5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield
£0/m² CIL	L	0.32	Negative RLV - indicative non-viability					£0/m² CIL	L	0.32	Negative RLV - indicative non-viability				
	M	0.32							M	0.32					
	H	0.32							H	0.32					

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £1,500,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,500,000 to £3,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £3,000,000 to £5,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £5,000,000 to £7,500,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£7,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,500,000	
£3,000,000	PDL - industrial/commercial
£5,000,000	
£7,500,000	Upper PDL/residential land values

Source: Dixon Searle Partnership (2024)

**Winchester City Council - Local Plan Viability Assessment - Appendix 4 - Table 4e Residual Land Value Results by Use Class, Scheme Type & Value Level  
Purpose Built Student Accommodation - (4.5% - 6.5% Yield)**

Use Class / Type	Purpose Built Student Accommodation		Residual Land Value (£)					CIL test £ / per sq. m	Value Level	Site Size (Ha)	Residual Land Value (£/ha)						
Scheme Type	Cluster/Studio Accommodation		4.5% Yield	5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield				4.5% Yield	5.0% Yield	5.5% Yield	6.0% Yield	6.5% Yield		
£0/m² CIL	L	0.96	£1,380,293	Negative RLV - indicative non-viability					£0/m² CIL	L	0.96	£1,437,805	Negative RLV - indicative non-viability				
	M	0.96	£5,037,188	£2,895,210	£1,142,683	Negative RLV - indicative non-viability		M		0.96	£5,247,071	£3,015,844	£1,190,294	Negative RLV - indicative non-viability			
	H	0.96	£7,109,428	£4,758,831	£2,835,614	£1,232,934	Negative RLV - indicative non-viability	H		0.96	£7,405,654	£4,957,115	£2,953,765	£1,284,307	Negative RLV - indicative non-viability		

Key:

<b>Indicative non-viability</b>	RLV beneath Viability Test 1 (RLV <£500,000/ha)
<b>Potential viability on lower PDL</b>	Viability Test 2 (RLV £500,000 to £1,500,000/ha)
<b>Viable indications - Medium value PDL</b>	Viability Test 3 (RLV £1,500,000 to £3,000,000/ha)
<b>Viability indications - Medium to higher value PDL</b>	Viability Test 4 (RLV £3,000,000 to £5,000,000/ha)
<b>Viability indications - Medium to higher value PDL</b>	Viability Test 5 (RLV £5,000,000 to £7,500,000/ha)
<b>Viability indications - higher value PDL</b>	Viability Test 6 (RLV >£7,500,000/ha)

**BLV Notes:**

EUV+ £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,500,000	
£3,000,000	PDL - industrial/commercial
£5,000,000	
£7,500,000	Upper PDL/residential land values

Source: Dixon Searle Partnership (2024)