

**Winchester City Council
Local Plan Viability Study
Interim Stage 1 Report**

**APPENDIX III – Interim Findings Results
*(technical work to date)***

(DSP21766)

October 2022

Winchester City Council - Appendix III - Local Plan Viability Assessment
Residential Indications: Table 3a: 50 Mixed Greenfield - Itchen Catchment Area

Development Scenario	50 Mixed
Typical Site Type	Greenfield
Catchment Area	Itchen
Net Land Area (ha)	1.25
Gross Land Area (ha)	1.90
Site Density (dph)	40

30% Affordable Housing	CIL Zone 2 £168.10 (Winchester Town)					CIL Zone 3 £112.06 (Market Towns and Rural Areas)				
	Base FHS 2021 Part L	Option A FHS 2025	Option C LETI	Option B Reduced Fabric	Option C.1 LETI without PVs	Base FHS 2021 Part L	Option A FHS 2025	Option C LETI	Option B Reduced Fabric	Option C.1 LETI without PVs
	Residual Land Value (£)					Residual Land Value (£)				
VL1 £4,000/sq. m	£357,728	£331,792	£42,147	£87,048	£171,510	£515,964	£490,028	£205,970	£250,433	£331,942
VL2 £4,250/sq. m	£922,444	£896,508	£613,682	£656,909	£738,422	£1,080,679	£1,054,743	£771,918	£815,144	£896,657
VL3 £4,500/sq. m	£1,487,159	£1,461,223	£1,178,398	£1,221,624	£1,303,137	£1,645,395	£1,619,459	£1,336,634	£1,379,860	£1,461,373
VL4 £4,750/sq. m	£2,051,875	£2,025,939	£1,743,114	£1,786,340	£1,867,853	£2,210,111	£2,184,175	£1,901,349	£1,944,576	£2,026,089
VL5 £5,000/sq. m	£2,616,591	£2,590,655	£2,307,829	£2,351,056	£2,432,569	£2,774,827	£2,748,891	£2,466,065	£2,509,292	£2,590,805
VL6 £5,250/sq. m	£3,181,300	£3,155,371	£2,872,545	£2,915,772	£2,997,285	£3,339,542	£3,313,606	£3,030,781	£3,074,007	£3,155,516
VL7 £5,500/sq. m	£3,747,604	£3,721,668	£3,438,843	£3,482,069	£3,563,582	£3,905,840	£3,879,904	£3,597,078	£3,640,305	£3,721,818
VL8 £5,750/sq. m	£4,312,320	£4,286,384	£4,003,559	£4,046,785	£4,128,298	£4,470,556	£4,444,620	£4,161,794	£4,205,021	£4,286,534
VL9 £6,000/sq. m	£4,877,036	£4,851,100	£4,568,274	£4,611,501	£4,693,014	£5,035,272	£5,009,336	£4,726,510	£4,769,728	£4,851,250
VL10 £6,500/sq. m	£6,006,467	£5,980,531	£5,697,706	£5,740,932	£5,822,445	£6,164,713	£6,138,767	£5,855,942	£5,899,168	£5,980,681
VL10 £7,000/sq. m	£7,135,899	£7,109,963	£6,827,140	£6,870,364	£6,951,872	£7,294,135	£7,268,199	£6,985,373	£7,028,600	£7,110,113
	Residual Land Value (£/ha)					Residual Land Value (£/ha)				
VL1 £4,000/sq. m	£188,278	£174,627	£22,182	£45,815	£90,269	£271,560	£257,909	£108,405	£131,807	£174,706
VL2 £4,250/sq. m	£485,497	£471,846	£322,991	£345,741	£388,643	£568,779	£555,128	£406,273	£429,023	£471,925
VL3 £4,500/sq. m	£782,715	£769,065	£620,209	£642,960	£685,862	£865,997	£852,347	£703,491	£726,242	£769,144
VL4 £4,750/sq. m	£1,079,934	£1,066,284	£917,428	£940,179	£983,081	£1,163,216	£1,149,566	£1,000,710	£1,023,461	£1,066,363
VL5 £5,000/sq. m	£1,377,153	£1,363,503	£1,214,647	£1,237,398	£1,280,299	£1,460,435	£1,446,785	£1,297,929	£1,320,680	£1,363,581
VL6 £5,250/sq. m	£1,674,368	£1,660,721	£1,511,866	£1,534,617	£1,577,518	£1,757,654	£1,744,003	£1,595,148	£1,617,899	£1,660,798
VL7 £5,500/sq. m	£1,972,423	£1,958,773	£1,809,917	£1,832,668	£1,875,570	£2,055,705	£2,042,055	£1,893,199	£1,915,950	£1,958,852
VL8 £5,750/sq. m	£2,269,642	£2,255,992	£2,107,136	£2,129,887	£2,172,789	£2,352,924	£2,339,274	£2,190,418	£2,213,169	£2,256,070
VL9 £6,000/sq. m	£2,566,861	£2,553,210	£2,404,355	£2,427,106	£2,470,007	£2,650,143	£2,636,492	£2,487,637	£2,510,383	£2,553,289
VL10 £6,500/sq. m	£3,161,299	£3,147,648	£2,998,793	£3,021,543	£3,064,445	£3,244,586	£3,230,930	£3,082,074	£3,104,825	£3,147,727
VL10 £7,000/sq. m	£3,755,736	£3,742,086	£3,593,231	£3,615,981	£3,658,880	£3,839,018	£3,825,368	£3,676,512	£3,699,263	£3,742,165

40% Affordable Housing	CIL Zone 2 £168.10 (Winchester Town)					CIL Zone 3 £112.06 (Market Towns and Rural Areas)				
	Base FHS 2021 Part L	Option A FHS 2025	Option C LETI	Option B Reduced Fabric Performance	Option C.1 LETI without PVs	Base FHS 2021 Part L	Option A FHS 2025	Option C LETI	Option B Reduced Fabric Performance	Option C.1 LETI without PVs
	Residual Land Value (£)					Residual Land Value (£)				
VL1 £4,000/sq. m	£31,241	£4,922	-£292,785	-£247,002	-£161,044	£171,914	£145,804	-£146,196	-£100,662	-£15,088
VL2 £4,250/sq. m	£543,410	£518,073	£241,533	£284,004	£363,636	£679,040	£653,703	£377,406	£419,635	£499,266
VL3 £4,500/sq. m	£1,048,352	£1,023,015	£746,717	£788,946	£868,578	£1,183,983	£1,158,646	£882,348	£924,577	£1,004,208
VL4 £4,750/sq. m	£1,553,295	£1,527,957	£1,251,660	£1,293,889	£1,373,520	£1,688,925	£1,663,588	£1,387,290	£1,429,519	£1,509,151
VL5 £5,000/sq. m	£2,058,237	£2,032,900	£1,756,602	£1,798,831	£1,878,463	£2,193,868	£2,168,530	£1,892,233	£1,934,462	£2,014,093
VL6 £5,250/sq. m	£2,563,179	£2,537,842	£2,261,545	£2,303,773	£2,383,405	£2,698,810	£2,673,473	£2,397,175	£2,439,404	£2,519,036
VL7 £5,500/sq. m	£3,069,536	£3,044,199	£2,767,901	£2,810,130	£2,889,762	£3,205,167	£3,179,829	£2,903,532	£2,945,761	£3,025,392
VL8 £5,750/sq. m	£3,574,479	£3,549,141	£3,272,844	£3,315,073	£3,394,700	£3,710,109	£3,684,772	£3,408,474	£3,450,703	£3,530,335
VL9 £6,000/sq. m	£4,079,421	£4,054,084	£3,777,786	£3,820,015	£3,899,647	£4,215,055	£4,189,719	£3,913,417	£3,955,646	£4,035,277
VL10 £6,500/sq. m	£5,089,306	£5,063,968	£4,787,665	£4,829,892	£4,909,531	£5,224,936	£5,199,599	£4,923,301	£4,965,530	£5,045,162
VL10 £7,000/sq. m	£6,099,190	£6,073,853	£5,797,556	£5,839,784	£5,919,416	£6,234,821	£6,209,484	£5,933,186	£5,975,415	£6,055,047
	Residual Land Value (£/ha)					Residual Land Value (£/ha)				
VL1 £4,000/sq. m	£16,443	£2,591	-£154,097	-£130,001	-£84,760	£90,481	£76,739	-£76,945	-£52,980	-£7,941
VL2 £4,250/sq. m	£286,005	£272,670	£127,122	£149,476	£191,387	£357,390	£344,054	£198,635	£220,860	£262,772
VL3 £4,500/sq. m	£551,764	£538,429	£393,009	£415,235	£457,146	£623,149	£609,813	£464,394	£486,619	£528,531
VL4 £4,750/sq. m	£817,523	£804,188	£658,768	£680,994	£722,905	£888,908	£875,573	£730,153	£752,379	£794,290
VL5 £5,000/sq. m	£1,083,283	£1,069,947	£924,527	£946,753	£988,665	£1,154,667	£1,141,332	£995,912	£1,018,138	£1,060,049
VL6 £5,250/sq. m	£1,349,042	£1,335,706	£1,190,287	£1,212,512	£1,254,424	£1,420,426	£1,407,091	£1,261,671	£1,283,897	£1,325,808
VL7 £5,500/sq. m	£1,615,545	£1,602,210	£1,456,790	£1,479,016	£1,520,927	£1,686,930	£1,673,594	£1,528,175	£1,550,400	£1,592,312
VL8 £5,750/sq. m	£1,881,305	£1,867,969	£1,722,549	£1,744,775	£1,786,684	£1,952,689	£1,939,354	£1,793,934	£1,816,160	£1,858,071
VL9 £6,000/sq. m	£2,147,064	£2,133,728	£1,988,308	£2,010,534	£2,052,446	£2,218,450	£2,205,115	£2,059,693	£2,081,919	£2,123,830
VL10 £6,500/sq. m	£2,678,582	£2,665,247	£2,519,824	£2,542,048	£2,583,964	£2,749,966	£2,736,631	£2,591,211	£2,613,437	£2,655,348
VL10 £7,000/sq. m	£3,210,100	£3,196,765	£3,051,345	£3,073,571	£3,115,482	£3,281,485	£3,268,149	£3,122,730	£3,144,955	£3,186,867

Key:

Non-viability position	RLV beneath Viability Test Range 1 (RLV <£0/ha)
Indicative/likely non-viability position	Viability Test Range 2 (RLV £0 to £250,000/ha)
Indicative viability (Greenfield - lower reflecting larger scale/strategic development)	Viability Test Range 3 (RLV £250,000 to £500,000/ha)
Indicative viability (Greenfield - upper reflecting smaller scale development)	Viability Test Range 4 (RLV >£500,000/ha)

BLV Notes:

EUV+ £/ha	Notes - BLVs representative of sites in range of existing uses
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Winchester City Council - Appendix III - Local Plan Viability Assessment
Residential Indications: Table 3b: 50 Mixed Greenfield - East Hampshire Catchment Area

Development Scenario	50 Mixed
Typical Site Type	Greenfield
Catchment Area	East Hampshire
Net Land Area (ha)	1.25
Gross Land Area (ha)	1.90
Site Density (dph)	40

30% Affordable Housing	CIL Zone 2 £168.10 (Winchester Town)					CIL Zone 3 £112.06 (Market Towns and Rural Areas)				
	Base FHS 2021 Part L	Option A FHS 2025	Option C LETI	Option B Reduced Fabric	Option C.1 LETI without PVs	Base FHS 2021 Part L	Option A FHS 2025	Option C LETI	Option B Reduced Fabric	Option C.1 LETI without PVs
	Residual Land Value (£)					Residual Land Value (£)				
VL1 £4,000/sq. m	£847,657	£825,104	£538,896	£582,122	£687,638	£1,005,893	£983,340	£697,131	£740,358	£845,874
VL2 £4,250/sq. m	£1,412,373	£1,389,820	£1,103,611	£1,146,838	£1,252,354	£1,570,609	£1,548,056	£1,261,847	£1,305,074	£1,410,590
VL3 £4,500/sq. m	£1,977,089	£1,954,536	£1,668,327	£1,711,554	£1,817,070	£2,135,325	£2,112,772	£1,826,563	£1,869,790	£1,975,306
VL4 £4,750/sq. m	£2,541,805	£2,519,252	£2,233,043	£2,276,270	£2,381,786	£2,700,040	£2,677,487	£2,391,279	£2,434,505	£2,540,021
VL5 £5,000/sq. m	£3,106,520	£3,083,967	£2,797,759	£2,840,985	£2,946,501	£3,264,756	£3,242,203	£2,955,995	£2,999,221	£3,104,737
VL6 £5,250/sq. m	£3,671,236	£3,648,683	£3,362,475	£3,405,701	£3,511,217	£3,829,472	£3,806,919	£3,520,710	£3,563,937	£3,669,453
VL7 £5,500/sq. m	£4,237,534	£4,214,981	£3,928,772	£3,971,999	£4,077,515	£4,395,769	£4,373,216	£4,087,008	£4,130,235	£4,235,750
VL8 £5,750/sq. m	£4,802,250	£4,779,696	£4,493,488	£4,536,715	£4,642,230	£4,960,485	£4,937,932	£4,651,724	£4,694,950	£4,800,466
VL9 £6,000/sq. m	£5,366,965	£5,344,412	£5,058,204	£5,101,430	£5,206,946	£5,525,201	£5,502,648	£5,216,439	£5,259,666	£5,365,182
VL10 £6,500/sq. m	£6,496,394	£6,473,841	£6,187,635	£6,230,862	£6,336,378	£6,654,632	£6,632,079	£6,345,870	£6,389,095	£6,494,604
VL10 £7,000/sq. m	£7,625,828	£7,603,275	£7,317,067	£7,360,293	£7,465,809	£7,784,064	£7,761,511	£7,475,302	£7,518,529	£7,624,045
Residual Land Value (£/ha)										
VL1 £4,000/sq. m	£446,135	£434,265	£283,629	£306,380	£361,915	£529,417	£517,547	£366,911	£389,662	£445,197
VL2 £4,250/sq. m	£743,354	£731,484	£580,848	£603,599	£659,134	£826,636	£814,766	£664,130	£686,881	£742,416
VL3 £4,500/sq. m	£1,040,573	£1,028,703	£878,067	£900,818	£956,353	£1,123,855	£1,111,985	£961,349	£984,100	£1,039,634
VL4 £4,750/sq. m	£1,337,792	£1,325,922	£1,175,286	£1,198,037	£1,253,571	£1,421,074	£1,409,204	£1,258,568	£1,281,319	£1,336,853
VL5 £5,000/sq. m	£1,635,011	£1,623,141	£1,472,505	£1,495,255	£1,550,790	£1,718,293	£1,706,423	£1,555,787	£1,578,537	£1,634,072
VL6 £5,250/sq. m	£1,932,230	£1,920,360	£1,769,723	£1,792,474	£1,848,009	£2,015,511	£2,003,641	£1,853,005	£1,875,756	£1,931,291
VL7 £5,500/sq. m	£2,230,281	£2,218,411	£2,067,775	£2,090,526	£2,146,060	£2,313,563	£2,301,693	£2,151,057	£2,173,808	£2,229,342
VL8 £5,750/sq. m	£2,527,500	£2,515,630	£2,364,994	£2,387,745	£2,443,279	£2,610,782	£2,598,912	£2,448,276	£2,471,026	£2,526,561
VL9 £6,000/sq. m	£2,824,719	£2,812,849	£2,662,212	£2,684,963	£2,740,497	£2,908,001	£2,896,131	£2,745,494	£2,768,245	£2,823,780
VL10 £6,500/sq. m	£3,419,155	£3,407,285	£3,256,650	£3,279,401	£3,334,935	£3,502,438	£3,490,568	£3,339,932	£3,362,681	£3,418,213
VL10 £7,000/sq. m	£4,013,594	£4,001,724	£3,851,088	£3,873,839	£3,929,373	£4,096,876	£4,085,006	£3,934,370	£3,957,121	£4,012,655

40% Affordable Housing	CIL Zone 2 £168.10 (Winchester Town)					CIL Zone 3 £112.06 (Market Towns and Rural Areas)				
	Base FHS 2021 Part L	Option A FHS 2025	Option C LETI	Option B Reduced Fabric Performance	Option C.1 LETI without PVs	Base FHS 2021 Part L	Option A FHS 2025	Option C LETI	Option B Reduced Fabric Performance	Option C.1 LETI without PVs
	Residual Land Value (£)					Residual Land Value (£)				
VL1 £4,000/sq. m	£528,397	£503,060	£226,093	£268,991	£348,623	£664,028	£638,690	£362,393	£404,622	£484,253
VL2 £4,250/sq. m	£1,033,339	£1,008,002	£731,704	£773,933	£853,565	£1,168,970	£1,143,633	£867,335	£909,564	£989,196
VL3 £4,500/sq. m	£1,538,282	£1,512,944	£1,236,647	£1,278,876	£1,358,507	£1,673,912	£1,648,575	£1,372,277	£1,414,506	£1,494,138
VL4 £4,750/sq. m	£2,043,224	£2,017,887	£1,741,589	£1,783,818	£1,863,450	£2,178,855	£2,153,517	£1,877,220	£1,919,449	£1,999,080
VL5 £5,000/sq. m	£2,548,166	£2,522,829	£2,246,532	£2,288,760	£2,368,392	£2,683,797	£2,658,460	£2,382,162	£2,424,391	£2,504,023
VL6 £5,250/sq. m	£3,053,109	£3,027,772	£2,751,474	£2,793,703	£2,873,334	£3,188,739	£3,163,402	£2,887,105	£2,929,333	£3,008,965
VL7 £5,500/sq. m	£3,559,466	£3,534,128	£3,257,830	£3,300,056	£3,379,691	£3,695,096	£3,669,759	£3,393,461	£3,435,690	£3,515,322
VL8 £5,750/sq. m	£4,064,408	£4,039,071	£3,762,773	£3,805,002	£3,884,634	£4,200,037	£4,174,701	£3,898,404	£3,940,633	£4,020,264
VL9 £6,000/sq. m	£4,569,350	£4,544,013	£4,267,716	£4,309,947	£4,389,575	£4,704,981	£4,679,644	£4,403,342	£4,445,569	£4,525,207
VL10 £6,500/sq. m	£5,579,235	£5,553,898	£5,277,600	£5,319,829	£5,399,461	£5,714,866	£5,689,528	£5,413,231	£5,455,460	£5,535,091
VL10 £7,000/sq. m	£6,589,120	£6,563,782	£6,287,485	£6,329,714	£6,409,345	£6,724,750	£6,699,413	£6,423,116	£6,465,344	£6,544,976
Residual Land Value (£/ha)										
VL1 £4,000/sq. m	£278,104	£264,768	£118,997	£141,574	£183,486	£349,488	£336,153	£190,733	£212,959	£254,870
VL2 £4,250/sq. m	£543,863	£530,527	£385,108	£407,333	£449,245	£615,247	£601,912	£456,492	£478,718	£520,629
VL3 £4,500/sq. m	£809,622	£796,287	£650,867	£673,092	£715,004	£881,006	£867,671	£722,251	£744,477	£786,388
VL4 £4,750/sq. m	£1,075,381	£1,062,046	£916,626	£938,852	£980,764	£1,146,766	£1,133,430	£988,010	£1,010,236	£1,052,148
VL5 £5,000/sq. m	£1,341,140	£1,327,805	£1,182,385	£1,204,611	£1,246,522	£1,412,525	£1,399,189	£1,253,770	£1,275,995	£1,317,907
VL6 £5,250/sq. m	£1,606,899	£1,593,564	£1,448,144	£1,470,370	£1,512,281	£1,678,284	£1,664,948	£1,519,529	£1,541,754	£1,583,666
VL7 £5,500/sq. m	£1,873,403	£1,860,068	£1,714,647	£1,736,872	£1,778,785	£1,944,787	£1,931,452	£1,786,032	£1,808,258	£1,850,169
VL8 £5,750/sq. m	£2,139,162	£2,125,827	£1,980,407	£2,002,633	£2,044,544	£2,210,546	£2,197,211	£2,051,791	£2,074,017	£2,115,929
VL9 £6,000/sq. m	£2,404,921	£2,391,582	£2,246,166	£2,268,393	£2,310,303	£2,476,306	£2,462,970	£2,317,548	£2,339,773	£2,381,688
VL10 £6,500/sq. m	£2,936,440	£2,923,104	£2,777,684	£2,799,910	£2,841,821	£3,007,824	£2,994,489	£2,849,069	£2,871,295	£2,913,206
VL10 £7,000/sq. m	£3,467,958	£3,454,622	£3,309,203	£3,331,428	£3,373,340	£3,539,342	£3,526,007	£3,380,587	£3,402,813	£3,444,724

Key:	
Non-viability position	RLV beneath Viability Test Range 1 (RLV <£0/ha)
Indicative/likely non-viability position	Viability Test Range 2 (RLV £0 to £250,000/ha)
Indicative viability (Greenfield - lower reflecting larger scale/strategic development)	Viability Test Range 3 (RLV £250,000 to £500,000/ha)
Indicative viability (Greenfield - upper reflecting smaller scale development)	Viability Test Range 4 (RLV >£500,000/ha)

BLV Notes:	
EUV+ £/ha	Notes - BLVs representative of sites in range of existing uses
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Winchester City Council - Appendix III - Local Plan Viability Assessment
Residential Indications: Table 3c: 50 Mixed PDL - Itchen Catchment Area

Development Scenario	50 Mixed
Typical Site Type	PDL
Catchment Area	Itchen
Net Land Area (ha)	0.91
Gross Land Area (ha)	1.05
Site Density (dph)	55

30% Affordable Housing	CIL Zone 2 £168.10 (Winchester Town)					CIL Zone 3 £112.06 (Market Towns and Rural Areas)				
	Base FHS 2021 Part L	Option A FHS 2025	Option C LETI	Option B Reduced Fabric	Option C.1 LETI without PVs	Base FHS 2021 Part L	Option A FHS 2025	Option C LETI	Option B Reduced Fabric	Option C.1 LETI without PVs
	Residual Land Value (£)					Residual Land Value (£)				
VL1 £4,000/sq. m	£991,006	£965,070	£682,245	£725,472	£806,985	£1,149,242	£1,123,306	£840,481	£883,707	£965,220
VL2 £4,250/sq. m	£1,555,722	£1,529,786	£1,246,961	£1,290,187	£1,371,700	£1,713,958	£1,688,022	£1,405,196	£1,448,423	£1,529,936
VL3 £4,500/sq. m	£2,120,438	£2,094,502	£1,811,676	£1,854,903	£1,936,416	£2,278,674	£2,252,738	£1,969,912	£2,013,139	£2,094,652
VL4 £4,750/sq. m	£2,685,154	£2,659,218	£2,376,392	£2,419,619	£2,501,132	£2,843,389	£2,817,454	£2,534,628	£2,577,855	£2,659,368
VL5 £5,000/sq. m	£3,249,870	£3,223,934	£2,941,108	£2,984,335	£3,065,843	£3,408,105	£3,382,169	£3,099,344	£3,142,570	£3,224,083
VL6 £5,250/sq. m	£3,814,585	£3,788,649	£3,505,824	£3,549,050	£3,630,563	£3,972,819	£3,946,884	£3,664,059	£3,707,286	£3,788,799
VL7 £5,500/sq. m	£4,380,883	£4,354,947	£4,072,121	£4,115,348	£4,196,859	£4,539,119	£4,513,183	£4,230,350	£4,273,584	£4,355,097
VL8 £5,750/sq. m	£4,945,599	£4,919,663	£4,636,837	£4,680,064	£4,761,577	£5,103,834	£5,077,898	£4,795,073	£4,838,299	£4,919,813
VL9 £6,000/sq. m	£5,510,314	£5,484,378	£5,201,553	£5,244,780	£5,326,293	£5,668,550	£5,642,614	£5,359,789	£5,403,015	£5,484,528
VL10 £6,500/sq. m	£6,639,746	£6,613,810	£6,330,984	£6,374,211	£6,455,724	£6,797,982	£6,772,046	£6,489,220	£6,532,447	£6,613,960
VL10 £7,000/sq. m	£7,769,177	£7,743,242	£7,460,416	£7,503,643	£7,585,156	£7,927,413	£7,901,477	£7,618,652	£7,661,878	£7,743,391
	Residual Land Value (£/ha)					Residual Land Value (£/ha)				
VL1 £4,000/sq. m	£943,816	£919,115	£649,757	£690,925	£768,557	£1,094,516	£1,069,815	£800,458	£841,626	£919,257
VL2 £4,250/sq. m	£1,481,640	£1,456,939	£1,187,582	£1,228,750	£1,306,381	£1,632,341	£1,607,640	£1,338,282	£1,379,450	£1,457,082
VL3 £4,500/sq. m	£2,019,465	£1,994,764	£1,725,406	£1,766,574	£1,844,206	£2,170,165	£2,145,465	£1,876,107	£1,917,275	£1,994,907
VL4 £4,750/sq. m	£2,557,289	£2,532,588	£2,263,231	£2,304,399	£2,382,030	£2,707,990	£2,683,289	£2,413,931	£2,455,100	£2,532,731
VL5 £5,000/sq. m	£3,095,114	£3,070,413	£2,801,055	£2,842,223	£2,919,851	£3,245,815	£3,221,114	£2,951,756	£2,992,924	£3,070,556
VL6 £5,250/sq. m	£3,632,938	£3,608,237	£3,338,880	£3,380,048	£3,457,679	£3,783,637	£3,758,937	£3,489,580	£3,530,749	£3,608,380
VL7 £5,500/sq. m	£4,172,269	£4,147,569	£3,878,211	£3,919,379	£3,997,009	£4,322,970	£4,298,269	£4,028,905	£4,070,080	£4,147,711
VL8 £5,750/sq. m	£4,710,094	£4,685,393	£4,416,035	£4,457,204	£4,534,835	£4,860,795	£4,836,094	£4,566,736	£4,607,904	£4,685,536
VL9 £6,000/sq. m	£5,247,919	£5,223,218	£4,953,860	£4,995,028	£5,072,660	£5,398,619	£5,373,918	£5,104,561	£5,145,729	£5,224,360
VL10 £6,500/sq. m	£6,323,568	£6,298,867	£6,029,509	£6,070,677	£6,148,309	£6,474,268	£6,449,567	£6,180,210	£6,221,378	£6,299,009
VL10 £7,000/sq. m	£7,399,217	£7,374,516	£7,105,158	£7,146,326	£7,223,958	£7,549,917	£7,525,216	£7,255,859	£7,297,027	£7,374,658

40% Affordable Housing	CIL Zone 2 £168.10 (Winchester Town)					CIL Zone 3 £112.06 (Market Towns and Rural Areas)				
	Base FHS 2021 Part L	Option A FHS 2025	Option C LETI	Option B Reduced Fabric Performance	Option C.1 LETI without PVs	Base FHS 2021 Part L	Option A FHS 2025	Option C LETI	Option B Reduced Fabric Performance	Option C.1 LETI without PVs
	Residual Land Value (£)					Residual Land Value (£)				
VL1 £4,000/sq. m	£667,413	£642,076	£365,778	£408,007	£487,639	£803,044	£777,706	£501,409	£543,638	£623,269
VL2 £4,250/sq. m	£1,172,355	£1,147,018	£870,721	£912,950	£992,581	£1,307,986	£1,282,649	£1,006,351	£1,048,580	£1,128,212
VL3 £4,500/sq. m	£1,677,298	£1,651,961	£1,375,663	£1,417,892	£1,497,523	£1,812,928	£1,787,591	£1,511,294	£1,553,522	£1,633,154
VL4 £4,750/sq. m	£2,182,240	£2,156,903	£1,880,605	£1,922,834	£2,002,466	£2,317,871	£2,292,534	£2,016,236	£2,058,465	£2,138,096
VL5 £5,000/sq. m	£2,687,183	£2,661,846	£2,385,548	£2,427,777	£2,507,408	£2,822,813	£2,797,476	£2,521,178	£2,563,407	£2,643,039
VL6 £5,250/sq. m	£3,192,125	£3,166,788	£2,890,490	£2,932,719	£3,012,351	£3,327,756	£3,302,418	£3,026,118	£3,068,344	£3,147,981
VL7 £5,500/sq. m	£3,698,488	£3,673,152	£3,396,847	£3,439,076	£3,518,707	£3,834,112	£3,808,775	£3,532,478	£3,574,714	£3,654,338
VL8 £5,750/sq. m	£4,203,424	£4,178,087	£3,901,794	£3,944,021	£4,023,650	£4,339,055	£4,313,717	£4,037,420	£4,079,649	£4,159,280
VL9 £6,000/sq. m	£4,708,366	£4,683,029	£4,406,732	£4,448,961	£4,528,592	£4,843,997	£4,818,660	£4,542,362	£4,584,591	£4,664,223
VL10 £6,500/sq. m	£5,718,251	£5,692,914	£5,416,616	£5,458,845	£5,538,477	£5,853,882	£5,828,544	£5,552,247	£5,594,476	£5,674,107
VL10 £7,000/sq. m	£6,728,136	£6,702,799	£6,426,501	£6,468,730	£6,548,361	£6,863,766	£6,838,429	£6,562,132	£6,604,361	£6,683,992
	Residual Land Value (£/ha)					Residual Land Value (£/ha)				
VL1 £4,000/sq. m	£635,632	£611,501	£348,360	£388,578	£464,418	£764,804	£740,673	£477,532	£517,750	£593,590
VL2 £4,250/sq. m	£1,116,529	£1,092,398	£829,258	£869,476	£945,315	£1,245,701	£1,221,570	£958,430	£998,648	£1,074,487
VL3 £4,500/sq. m	£1,597,427	£1,573,296	£1,310,155	£1,350,373	£1,426,213	£1,726,599	£1,702,468	£1,439,327	£1,479,545	£1,555,385
VL4 £4,750/sq. m	£2,078,324	£2,054,193	£1,791,053	£1,831,271	£1,907,110	£2,207,496	£2,183,365	£1,920,225	£1,960,443	£2,036,282
VL5 £5,000/sq. m	£2,559,222	£2,535,091	£2,271,950	£2,312,168	£2,388,008	£2,688,394	£2,664,263	£2,401,122	£2,441,340	£2,517,180
VL6 £5,250/sq. m	£3,040,119	£3,015,988	£2,752,848	£2,793,066	£2,868,905	£3,169,291	£3,145,160	£2,882,017	£2,922,233	£2,998,077
VL7 £5,500/sq. m	£3,522,370	£3,498,240	£3,235,092	£3,275,310	£3,351,150	£3,651,536	£3,627,405	£3,364,264	£3,404,489	£3,480,322
VL8 £5,750/sq. m	£4,003,261	£3,979,130	£3,715,994	£3,756,211	£3,832,047	£4,132,433	£4,108,302	£3,845,162	£3,885,380	£3,961,219
VL9 £6,000/sq. m	£4,484,159	£4,460,028	£4,196,887	£4,237,105	£4,312,945	£4,613,331	£4,589,200	£4,326,059	£4,366,277	£4,442,117
VL10 £6,500/sq. m	£5,445,954	£5,421,823	£5,158,682	£5,198,900	£5,274,740	£5,575,125	£5,550,995	£5,287,854	£5,328,072	£5,403,912
VL10 £7,000/sq. m	£6,407,748	£6,383,618	£6,120,477	£6,160,695	£6,236,535	£6,536,920	£6,512,790	£6,249,649	£6,289,867	£6,365,707

Key:

Indicative non-viability	RLV beneath Viability Test Range 1 (RLV <£1,200,000/ha)
Potential viability on lower value PDL	Viability Test Range 2 (RLV £1,200,000 to £2,500,000/ha)
Viability indications - Medium value PDL	Viability Test Range 3 (RLV £2,500,000 to £4,500,000/ha)
Viability indications on higher value PDL	Viability Test Range 4 (>RLV £4,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes - BLVs representative of sites in range of existing uses
£1,200,000	Low-grade PDL (e.g. former community uses, yards, workshops etc.)
£2,500,000	Typical/medium PDL - Industrial /Commercial
£4,500,000	Upper PDL Benchmark/Residential land values

Winchester City Council - Appendix III - Local Plan Viability Assessment
Residential Indications: Table 3d: 50 Mixed PDL - East Hampshire Catchment Area

Development Scenario	50 Mixed
Typical Site Type	PDL
Catchment Area	East Hampshire
Net Land Area (ha)	0.91
Gross Land Area (ha)	1.05
Site Density (dph)	55

30% Affordable Housing	CIL Zone 2 £168.10 (Winchester Town)					CIL Zone 3 £112.06 (Market Towns and Rural Areas)				
	Base FHS 2021 Part L	Option A FHS 2025	Option C LETI	Option B Reduced Fabric	Option C.1 LETI without PVs	Base FHS 2021 Part L	Option A FHS 2025	Option C LETI	Option B Reduced Fabric	Option C.1 LETI without PVs
	Residual Land Value (£)					Residual Land Value (£)				
VL1 £4,000/sq. m	£1,480,936	£1,455,000	£1,172,174	£1,215,401	£1,296,914	£1,639,172	£1,613,236	£1,330,410	£1,373,637	£1,455,150
VL2 £4,250/sq. m	£2,045,652	£2,019,716	£1,736,890	£1,780,117	£1,861,630	£2,203,887	£2,177,951	£1,895,126	£1,938,352	£2,019,866
VL3 £4,500/sq. m	£2,610,367	£2,584,431	£2,301,606	£2,344,833	£2,426,346	£2,768,603	£2,742,667	£2,459,842	£2,503,068	£2,584,581
VL4 £4,750/sq. m	£3,175,083	£3,149,147	£2,866,322	£2,909,548	£2,991,056	£3,333,319	£3,307,383	£3,024,557	£3,067,784	£3,149,297
VL5 £5,000/sq. m	£3,739,799	£3,713,863	£3,431,037	£3,474,264	£3,555,777	£3,898,028	£3,872,094	£3,589,273	£3,632,500	£3,714,013
VL6 £5,250/sq. m	£4,304,515	£4,278,579	£3,995,753	£4,038,978	£4,120,487	£4,462,750	£4,436,815	£4,153,989	£4,197,216	£4,278,729
VL7 £5,500/sq. m	£4,870,812	£4,844,876	£4,562,051	£4,605,277	£4,686,790	£5,029,048	£5,003,112	£4,720,287	£4,763,513	£4,845,026
VL8 £5,750/sq. m	£5,435,534	£5,409,599	£5,126,767	£5,169,993	£5,251,506	£5,593,764	£5,567,828	£5,285,002	£5,328,229	£5,409,742
VL9 £6,000/sq. m	£6,000,244	£5,974,308	£5,691,485	£5,734,710	£5,816,222	£6,158,480	£6,132,544	£5,849,718	£5,892,945	£5,974,458
VL10 £6,500/sq. m	£7,129,675	£7,103,739	£6,820,914	£6,864,140	£6,945,654	£7,287,911	£7,261,975	£6,979,150	£7,022,376	£7,103,889
VL10 £7,000/sq. m	£8,259,107	£8,233,171	£7,950,345	£7,993,572	£8,075,085	£8,417,342	£8,391,407	£8,108,581	£8,151,808	£8,233,321
Residual Land Value (£/ha)					Residual Land Value (£/ha)					
VL1 £4,000/sq. m	£1,410,415	£1,385,714	£1,116,357	£1,157,525	£1,235,156	£1,561,116	£1,536,415	£1,267,057	£1,308,225	£1,385,857
VL2 £4,250/sq. m	£1,948,240	£1,923,539	£1,654,181	£1,695,349	£1,772,981	£2,098,940	£2,074,239	£1,804,882	£1,846,050	£1,923,681
VL3 £4,500/sq. m	£2,486,064	£2,461,363	£2,192,006	£2,233,174	£2,310,805	£2,636,765	£2,612,064	£2,342,706	£2,383,874	£2,461,506
VL4 £4,750/sq. m	£3,023,889	£2,999,188	£2,729,830	£2,770,998	£2,848,625	£3,174,589	£3,149,889	£2,880,531	£2,921,699	£2,999,331
VL5 £5,000/sq. m	£3,561,713	£3,537,012	£3,267,655	£3,308,823	£3,386,454	£3,712,408	£3,687,708	£3,418,355	£3,459,524	£3,537,155
VL6 £5,250/sq. m	£4,099,538	£4,074,837	£3,805,479	£3,846,646	£3,924,274	£4,250,239	£4,225,538	£3,956,180	£3,997,348	£4,074,980
VL7 £5,500/sq. m	£4,638,869	£4,614,168	£4,344,810	£4,385,979	£4,463,610	£4,789,570	£4,764,869	£4,495,511	£4,536,679	£4,614,311
VL8 £5,750/sq. m	£5,176,699	£5,151,999	£4,882,635	£4,923,803	£5,001,435	£5,327,394	£5,302,693	£5,033,336	£5,074,504	£5,152,135
VL9 £6,000/sq. m	£5,714,518	£5,689,817	£5,420,462	£5,461,628	£5,539,259	£5,865,219	£5,840,518	£5,571,160	£5,612,328	£5,689,960
VL10 £6,500/sq. m	£6,790,167	£6,765,466	£6,496,108	£6,537,277	£6,614,908	£6,940,868	£6,916,167	£6,646,809	£6,687,977	£6,765,609
VL10 £7,000/sq. m	£7,865,816	£7,841,115	£7,571,758	£7,612,926	£7,690,557	£8,016,517	£7,991,816	£7,722,458	£7,763,626	£7,841,258

40% Affordable Housing	CIL Zone 2 £168.10 (Winchester Town)					CIL Zone 3 £112.06 (Market Towns and Rural Areas)				
	Base FHS 2021 Part L	Option A FHS 2025	Option C LETI	Option B Reduced Fabric Performance	Option C.1 LETI without PVs	Base FHS 2021 Part L	Option A FHS 2025	Option C LETI	Option B Reduced Fabric Performance	Option C.1 LETI without PVs
	Residual Land Value (£)					Residual Land Value (£)				
VL1 £4,000/sq. m	£1,157,343	£1,132,005	£855,708	£897,937	£977,568	£1,292,973	£1,267,636	£991,338	£1,033,567	£1,113,199
VL2 £4,250/sq. m	£1,662,285	£1,636,948	£1,360,650	£1,402,879	£1,482,511	£1,797,916	£1,772,578	£1,496,281	£1,538,510	£1,618,141
VL3 £4,500/sq. m	£2,167,227	£2,141,890	£1,865,592	£1,907,821	£1,987,453	£2,302,858	£2,277,521	£2,001,223	£2,043,452	£2,123,084
VL4 £4,750/sq. m	£2,672,170	£2,646,832	£2,370,535	£2,412,764	£2,492,395	£2,807,800	£2,782,463	£2,506,165	£2,548,394	£2,628,026
VL5 £5,000/sq. m	£3,177,112	£3,151,775	£2,875,477	£2,917,706	£2,997,332	£3,312,749	£3,287,412	£3,011,108	£3,053,337	£3,132,968
VL6 £5,250/sq. m	£3,682,056	£3,656,720	£3,380,420	£3,422,648	£3,502,280	£3,817,685	£3,792,348	£3,516,055	£3,558,279	£3,637,911
VL7 £5,500/sq. m	£4,188,411	£4,163,074	£3,886,776	£3,929,005	£4,008,637	£4,324,042	£4,298,704	£4,022,407	£4,064,636	£4,144,267
VL8 £5,750/sq. m	£4,693,354	£4,668,016	£4,391,719	£4,433,948	£4,513,579	£4,828,984	£4,803,647	£4,527,349	£4,569,578	£4,649,210
VL9 £6,000/sq. m	£5,198,296	£5,172,959	£4,896,661	£4,938,890	£5,018,522	£5,333,926	£5,308,589	£5,032,292	£5,074,521	£5,154,152
VL10 £6,500/sq. m	£6,208,181	£6,182,843	£5,906,546	£5,948,775	£6,028,406	£6,343,811	£6,318,474	£6,042,176	£6,084,405	£6,164,037
VL10 £7,000/sq. m	£7,218,065	£7,192,728	£6,916,430	£6,958,659	£7,038,291	£7,353,696	£7,328,359	£7,052,061	£7,094,290	£7,173,922
Residual Land Value (£/ha)					Residual Land Value (£/ha)					
VL1 £4,000/sq. m	£1,102,231	£1,078,100	£814,960	£855,178	£931,017	£1,231,403	£1,207,272	£944,132	£984,350	£1,060,189
VL2 £4,250/sq. m	£1,583,128	£1,558,998	£1,295,857	£1,336,075	£1,411,915	£1,712,300	£1,688,170	£1,425,029	£1,465,247	£1,541,087
VL3 £4,500/sq. m	£2,064,026	£2,039,895	£1,776,755	£1,816,973	£1,892,812	£2,193,198	£2,169,067	£1,905,927	£1,946,145	£2,021,984
VL4 £4,750/sq. m	£2,544,923	£2,520,793	£2,257,652	£2,297,870	£2,373,710	£2,674,096	£2,649,965	£2,386,824	£2,427,042	£2,502,882
VL5 £5,000/sq. m	£3,025,821	£3,001,690	£2,738,550	£2,778,768	£2,854,602	£3,154,999	£3,130,869	£2,867,722	£2,907,940	£2,983,779
VL6 £5,250/sq. m	£3,506,720	£3,482,590	£3,219,447	£3,259,665	£3,335,505	£3,635,891	£3,611,760	£3,348,624	£3,388,837	£3,464,677
VL7 £5,500/sq. m	£3,988,963	£3,964,832	£3,701,692	£3,741,910	£3,817,749	£4,118,135	£4,094,004	£3,830,864	£3,871,082	£3,946,921
VL8 £5,750/sq. m	£4,469,861	£4,445,730	£4,182,589	£4,222,807	£4,298,647	£4,599,033	£4,574,902	£4,311,761	£4,351,979	£4,427,819
VL9 £6,000/sq. m	£4,950,758	£4,926,627	£4,663,487	£4,703,705	£4,779,544	£5,079,930	£5,055,799	£4,792,659	£4,832,877	£4,908,716
VL10 £6,500/sq. m	£5,912,553	£5,888,422	£5,625,282	£5,665,500	£5,741,339	£6,041,725	£6,017,594	£5,754,454	£5,794,672	£5,870,511
VL10 £7,000/sq. m	£6,874,348	£6,850,217	£6,587,077	£6,627,295	£6,703,134	£7,003,520	£6,979,389	£6,716,249	£6,756,467	£6,832,306

Key:

Indicative non-viability	RLV beneath Viability Test Range 1 (RLV <£1,200,000/ha)
Potential viability on lower value PDL	Viability Test Range 2 (RLV £1,200,000 to £2,500,000/ha)
Viability indications - Medium value PDL	Viability Test Range 3 (RLV £2,500,000 to £4,500,000/ha)
Viability indications on higher value PDL	Viability Test Range 4 (>RLV £4,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes - BLVs representative of sites in range of existing uses
£1,200,000	Low-grade PDL (e.g. former community uses, yards, workshops etc.)
£2,500,000	Typical/medium PDL - Industrial/Commercial
£4,500,000	Upper PDL Benchmark/Residential land values

Winchester City Council - Appendix III - Local Plan Viability Assessment
Residential Indications: Table 3e: Summary Results Analysis

30% Affordable Housing 50 Mixed Greenfield <i>(assuming £500,000/ha BLV)</i>	Itchen Catchment Area				East Hampshire Catchment Area			
	CIL Zone 2 Winchester Town		CIL Zone 3 Market Towns & Rural Areas		CIL Zone 2 Winchester Town		CIL Zone 3 Market Towns & Rural Areas	
	VL4	VL5	VL3	VL4	VL4	VL5	VL3	VL4
	£4,750/sq.m.	£5,000/sq.m.	£4,500/sq.m.	£4,750/sq.m.	£4,750/sq.m.	£5,000/sq.m.	£4,500/sq.m.	£4,750/sq.m.
	RLV/ha		RLV/ha		RLV/ha		RLV/ha	
Base	£1.07m/ha	£1.37m/ha	£865k/ha	£1.16m/ha	£1.33m/ha	£1.63m/ha	£1.12m/ha	£1.42m/ha
FHS 2021 Part L	(viable)	(viable)	(viable)	(viable)	(viable)	(viable)	(viable)	(viable)
Option A	£1.06m/ha	£1.36m/ha	£850k/ha	£1.14m/ha	£1.32m/ha	£1.62m/ha	£1.11m/ha	£1.40m/ha
FHS 2025	(viable)	(viable)	(viable)	(viable)	(viable)	(viable)	(viable)	(viable)
Option C	£920k/ha	£1.21m/ha	£700k/ha	£1m/ha	£1.17m/ha	£1.47m/ha	£960k/ha	£1.25m/ha
LETI	(viable)	(viable)	(viable)	(viable)	(viable)	(viable)	(viable)	(viable)
Option B	£940k/ha	£1.23m/ha	£725k/ha	£1.02m/ha	£1.19m/ha	£1.49m/ha	£985k/ha	£1.28m/ha
Reduced Fabric Performance	(viable)	(viable)	(viable)	(viable)	(viable)	(viable)	(viable)	(viable)
Option C.1	£980k/ha	£1.28m/ha	£770k/ha	£1.06m/ha	£1.25m/ha	£1.55m/ha	£1.03m/ha	£1.33m/ha
LETI without PVs	(viable)	(viable)	(viable)	(viable)	(viable)	(viable)	(viable)	(viable)

40% Affordable Housing 50 Mixed Greenfield <i>(assuming £500,000/ha BLV)</i>	Itchen Catchment Area				East Hampshire Catchment Area			
	CIL Zone 2 Winchester Town		CIL Zone 3 Market Towns & Rural Areas		CIL Zone 2 Winchester Town		CIL Zone 3 Market Towns & Rural Areas	
	VL4	VL5	VL3	VL4	VL4	VL5	VL3	VL4
	£4,750/sq.m.	£5,000/sq.m.	£4,500/sq.m.	£4,750/sq.m.	£4,750/sq.m.	£5,000/sq.m.	£4,500/sq.m.	£4,750/sq.m.
	RLV/ha		RLV/ha		RLV/ha		RLV/ha	
Base	£820k/ha	£1.1m/ha	£625k/ha	£890k/ha	£1.07m/ha	£1.34m/ha	£880k/ha	£1.15m/ha
FHS 2021 Part L	(viable)	(viable)	(marginal>viable)	(viable)	(viable)	(viable)	(viable)	(viable)
Option A	£800k/ha	£1.05m/ha	£610k/ha	£875k/ha	£1.06m/ha	£1.32m/ha	£870k/ha	£1.13m/ha
FHS 2025	(viable)	(viable)	(marginal>viable)	(viable)	(viable)	(viable)	(viable)	(viable)
Option C	£660k/ha	£925k/ha	£465k/ha	£730k/ha	£915k/ha	£1.18m/ha	£720k/ha	£990k/ha
LETI	(marginal>viable)	(viable)	(non-viable)	(viable)	(viable)	(viable)	(viable)	(viable)
Option B	£680k/ha	£945k/ha	£485k/ha	£750k/ha	£940k/ha	£1.20m/ha	£745k/ha	£1.01m/ha
Reduced Fabric Performance	(marginal>viable)	(viable)	(non-viable)	(viable)	(viable)	(viable)	(viable)	(viable)
Option C.1	£720k/ha	£990k/ha	£530k/ha	£795k/ha	£980k/ha	£1.24m/ha	£785k/ha	£1.05m/ha
LETI without PVs	(viable)	(viable)	(marginal>non-viable)	(viable)	(viable)	(viable)	(viable)	(viable)

30% Affordable Housing 50 Mixed PDL <i>(assuming £1.2m-£4.5m/ha BLV)</i>	Itchen Catchment Area				East Hampshire Catchment Area			
	CIL Zone 2 Winchester Town		CIL Zone 3 Market Towns & Rural Areas		CIL Zone 2 Winchester Town		CIL Zone 3 Market Towns & Rural Areas	
	VL4	VL5	VL3	VL4	VL4	VL5	VL3	VL4
	£4,750/sq.m.	£5,000/sq.m.	£4,500/sq.m.	£4,750/sq.m.	£4,750/sq.m.	£5,000/sq.m.	£4,500/sq.m.	£4,750/sq.m.
	RLV/ha		RLV/ha		RLV/ha		RLV/ha	
Base	£2.55m/ha	£3.10m/ha	£2.17m/ha	£2.70m/ha	£3.02m/ha	£3.56m/ha	£2.63m/ha	£3.17m/ha
FHS 2021 Part L	(viable)	(viable)	(marginal>viable)	(viable)	(viable)	(viable)	(viable)	(viable)
Option A	£2.53m/ha	£3.07m/ha	£2.14m/ha	£2.68m/ha	£2.99m/ha	£3.53m/ha	£2.61m/ha	£3.14m/ha
FHS 2025	(viable)	(viable)	(marginal>viable)	(viable)	(viable)	(viable)	(viable)	(viable)
Option C	£2.26m/ha	£2.80m/ha	£1.87m/ha	£2.41m/ha	£2.72m/ha	£3.26m/ha	£2.34m/ha	£2.88m/ha
LETI	(marginal>viable)	(viable)	(marginal)	(viable)	(viable)	(viable)	(marginal>viable)	(viable)
Option B	£2.30m/ha	£2.84m/ha	£1.91m/ha	£2.45m/ha	£2.77m/ha	£3.30m/ha	£2.38m/ha	£2.92m/ha
Reduced Fabric Performance	(marginal>viable)	(viable)	(marginal)	(viable)	(viable)	(viable)	(marginal>viable)	(viable)
Option C.1	£2.38m/ha	£2.92m/ha	£1.99m/ha	£2.53m/ha	£2.84m/ha	£3.38m/ha	£2.46m/ha	£2.99m/ha
LETI without PVs	(marginal>viable)	(viable)	(marginal)	(viable)	(viable)	(viable)	(marginal>viable)	(viable)

40% Affordable Housing 50 Mixed PDL <i>(assuming £1.2m-£4.5m/ha BLV)</i>	Itchen Catchment Area				East Hampshire Catchment Area			
	CIL Zone 2 Winchester Town		CIL Zone 3 Market Towns & Rural Areas		CIL Zone 2 Winchester Town		CIL Zone 3 Market Towns & Rural Areas	
	VL4	VL5	VL3	VL4	VL4	VL5	VL3	VL4
	£4,750/sq.m.	£5,000/sq.m.	£4,500/sq.m.	£4,750/sq.m.	£4,750/sq.m.	£5,000/sq.m.	£4,500/sq.m.	£4,750/sq.m.
	RLV/ha		RLV/ha		RLV/ha		RLV/ha	
Base	£2.07m/ha	£2.55m/ha	£1.72m/ha	£2.20m/ha	£2.54m/ha	£3.02m/ha	£2.19m/ha	£2.67m/ha
FHS 2021 Part L	(marginal>viable)	(viable)	(marginal)	(marginal>viable)	(viable)	(viable)	(marginal>viable)	(viable)
Option A	£2.05m/ha	£2.53m/ha	£1.70m/ha	£2.18m/ha	£2.52m/ha	£3m/ha	£2.16m/ha	£2.64m/ha
FHS 2025	(marginal>viable)	(viable)	(marginal)	(marginal>viable)	(viable)	(viable)	(marginal>viable)	(viable)
Option C	£1.79m/ha	£2.27m/ha	£1.43m/ha	£1.92m/ha	£2.25m/ha	£2.78m/ha	£1.90m/ha	£2.38m/ha
LETI	(marginal)	(marginal>viable)	(marginal)	(marginal)	(marginal>viable)	(viable)	(marginal)	(marginal>viable)
Option B	£1.83m/ha	£2.31m/ha	£1.47m/ha	£1.96m/ha	£2.29m/ha	£2.77m/ha	£1.94m/ha	£2.42m/ha
Reduced Fabric Performance	(marginal)	(marginal>viable)	(marginal)	(marginal)	(marginal>viable)	(viable)	(marginal)	(marginal>viable)
Option C.1	£1.90m/ha	£2.38m/ha	£1.55m/ha	£2.03m/ha	£2.37m/ha	£2.85m/ha	£2.02m/ha	£2.5m/ha
LETI without PVs	(marginal)	(marginal>viable)	(marginal)	(marginal>viable)	(marginal>viable)	(viable)	(marginal>viable)	(marginal>viable)