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# St Albans District Council: Local Plan Viability Assessment

Prepared for  
St Albans District Council

September 2024



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Anthony Lee MRTPI MRICS  
Senior Director  
UK Development Viability  
BNP Paribas Real Estate  
5 Aldermanbury Square  
London EC2V 7BP

020 7338 4061  
[anthony.lee@bnpparibas.com](mailto:anthony.lee@bnpparibas.com)

[realestate.bnpparibas.com](http://realestate.bnpparibas.com)

Jamie Purvis MRICS  
Senior Associate Director  
UK Development Viability  
BNP Paribas Real Estate  
5 Aldermanbury Square  
London EC2V 7BP

020 7338 4142  
[james.purvis@bnpparibas.com](mailto:james.purvis@bnpparibas.com)

# 1 Summary

- 1.1 This report tests the ability of developments typologies across St Albans District to accommodate emerging policies in the draft St Albans District Council Local Plan.
- 1.2 The study takes account of the impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG'), the RICS Guidance Note 'Assessing *viability in Planning under the National Planning Policy Framework for England (2021)*' and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'.

## Methodology

- 1.3 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the district over the life of the emerging Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels and tenure mixes of affordable housing and other emerging policy requirements) to a range of benchmark land values to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's emerging policy requirements generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the viability section of the PPG.
- 1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development and guides a developer in determining an appropriate offer price for the site.
- 1.5 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of potential development sites at a time when the market has experienced a period of volatility following the coronavirus pandemic in 2020/21. Forecasts for future house price growth point to growth in the south east housing markets, although this growth is expected to be muted in the short term as a result of high interest rates, which are expected to fall by the end of 2024. We have allowed for this by running a sensitivity analysis which varies the sales values and base build costs. In this scenario the values increase by 10% and build costs by 5%. This analysis is only indicative but is intended to assist the Council in understanding the ability of developments to absorb its requirements in both today's terms as well as when market conditions change.
- 1.6 This sensitivity analysis is indicative only but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. In any urban/greenfield area such as St Albans, differences between sites in terms of capacity, existing use value, residential values and infrastructure costs will mean that there may not be a precise correlation between the outputs of this study and scheme-specific viability when applications are submitted. Inputs to scheme-specific appraisals submitted with applications will need to be justified by reference to comparable and other supporting evidence relevant to the particular site and scheme at the time of the application.

## Key findings

- 1.7 The key findings of the study are as follows:
  - **Affordable Housing:** We have appraised residential schemes with a range of affordable housing from 0% to 40% in line with existing policy requirements and to inform emerging Policy. The tenure mix of the affordable housing also has a bearing on viability and we have tested the Council's preferred mix (60% social/affordable rents, 15% shared ownership and 25% First

Homes).

- There. There are slight variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition and benchmark land value. The results indicate that 40% affordable housing is generally viable in Harpenden and St Albans when benchmarked against all site values. In the Rest of St Albans 40% affordable housing is generally achievable against the industrial, car park and greenfield site values with the exception of Typology 12 (30 flats) which can support 30% when benchmarked against the industrial site value. When benchmarked against the office site value, the Rest of St Albans can support a range of 30% to 40% (with the exception of Typology 12 at 10%). We have previously highlighted that there is a variation in the affordable housing percentages that can be supported in the Zone of Influence, however, any development in this zone is likely to be on greenfield sites and our testing supports 40% affordable housing across all typologies. We therefore recommend that the emerging target of 40% is adopted and applied on a 'maximum reasonable proportion' basis taking site-specific circumstances into account.
- We therefore recommend that the emerging target of 40% is adopted and applied on a 'maximum reasonable proportion' basis taking site-specific circumstances into account.
- Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so. The Council also seeks to prioritise social rent and could, if necessary and on a case-by-case basis, accept some affordable rent in lieu of social rent to address scheme-specific viability issues. This would mitigate the need to reduce the overall percentage below 40% to some extent.
- **Older Persons Living Accommodation:** Our appraisals indicate for retirement living and extra care units that between 25% to 40% affordable housing and all policy requirements can be supported across the 4 value areas with the highest percentages applying in Harpenden and St Albans. In relation to care homes, 40% affordable units are viable when benchmarked against greenfield land on the basis that a rent of £1,300 per week is charged for the private units across all value areas.
- **S106 Contributions and SAMMS/SANG:** We have tested the S106 contributions provided to us by the Council which range from £14,082 to £16,245 per unit in addition to emerging policy SP10 that requires a payment towards SAMMS/SANG in the Zone of Influence at £7,432 per unit. Our appraisals indicate that these payments can be viably absorbed alongside affordable housing.
- **Biodiversity Net Gain:** We have tested the impact of the Council's emerging policies in relation to these requirements and they have a very modest impact on residual land values and can therefore be viably absorbed.
- **Accessibility :** We have tested the impact of the Council's emerging policies in relation to Accessibility and our costs to reflect Building regulations Part M4(2), Part M4(3)(a) and Part M4(3)(b) have a modest impact on residual land values and can therefore be viably absorbed.
- **Cumulative impact of policies:** In addition to the specific policies above, our appraisals have regard to the cumulative impact of other plan policies which may have cost implications. In this regard, our appraisals therefore comply with the requirement in national guidance for a comprehensive assessment of all relevant plan policies in the viability assessment.

## 2 Introduction

- 2.1 The Council has commissioned this study to consider the ability of developments to accommodate policy requirements in the emerging Local Plan (based upon Regulation 18 policies and it is understood that the Regulation 19 policies contain broadly similar provisions). The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward over the life of the Plan to test the impact of emerging policies.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies and identified strategic development sites, with particular reference to the impact on viability of the Council's emerging planning policies. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that the conclusions may need to be moderated by a level of flexibility in application of policy requirements at the development management stage.
- 2.3 The purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policy requirements. The study will form part of the Council's evidence base for its emerging Local Plan. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and the PPG are satisfied.
- 2.4 As an area wide study this assessment makes overall judgements as to viability of development within the District and does not account for individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the sites tested. The schemes tested on these sites are based on assessments of likely development capacity on the sites and clearly this may differ from the quantum of development in actual planning applications that will come forward.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance<sup>1</sup>, which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan"*.

### Economic and housing market context

- 2.6 Since early 2020, the global economy has been subject to a degree of turbulence arising from the consequences of the Covid-19 pandemic; subsequent supply chain and labour market issues; and steep increases in energy prices resulting from Russia's invasion of Ukraine. In addition to these global issues, the UK economy has also been adversely affected by its departure from the European Union and the resulting impact on trade and tourism, as well as the government's September 2022 'Fiscal Event'. The combined effect of these issues resulted in a sharp increase in inflation to 10.7% in October 2022. In response, the Bank of England ('BoE') increased its base rate from 0.1% in March 2020 to 5.25% in September 2023 and in May 2024, inflation fell to 2.3%.
- 2.7 Despite the impact of these events, the UK housing market outperformed expectations between 2020 and mid 2022 and has subsequently remained resilient despite increasing costs of borrowing.
- 2.8 In its June 2024 House Price Index release, Nationwide reported that UK house prices increased by 0.2% month-on-month in June, after having increased by 0.4% month-on-month in May 2024 and falling by 0.4% month-on-month in April 2024. As a result, the annual rate of change increased to 1.5% from 1.3% in May. Commenting on these changes, Nationwide's Chief Economist, Robert

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

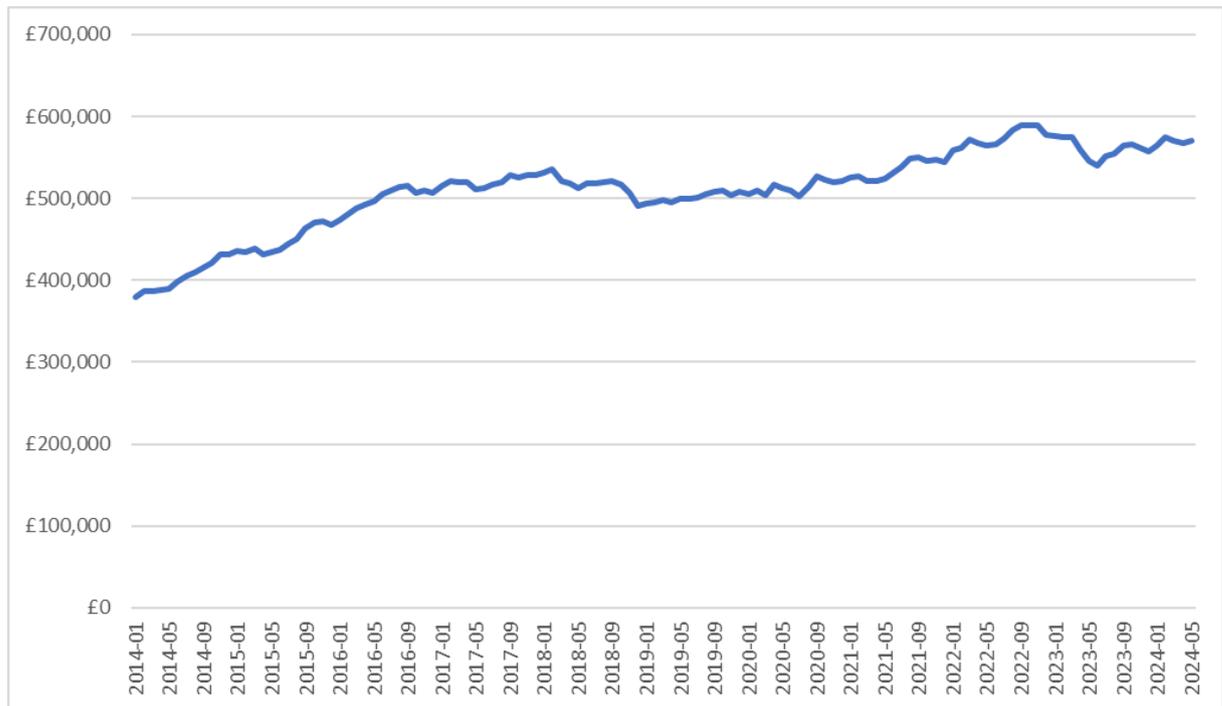
Gardener, noted that *“while earnings growth has been much stronger than house price growth in recent years, this hasn’t been enough to offset the impact of higher mortgage rates, which are still well above the record lows prevailing in 2021 in the wake of the pandemic”*. He notes that house prices are now circa 3% below the all time highs recorded in the summer of 2022, after taking account of seasonal effects.

- 2.9 Nationwide is not forecasting significant growth in 2024 and indicates that significant change is unlikely until interest rates start to fall and affordability improves; *“housing market activity has been broadly flat over the last year with the total number of transactions down by 15% compared with 2019 levels. Transactions involving a mortgage are down even more (nearly 25%), reflecting the impact of higher borrowing costs”*.
- 2.10 Halifax report a slightly less optimistic picture in its June 2024 release, with a month-on-month fall of -0.2% and annual growth of 1.6% (unchanged from the previous month).
- 2.11 Commenting on the modest month-on-month fall, Amanda Bryden (Head of Mortgages, Halifax Mortgages) observed that *“the continued stability in house prices – rising by just 0.4% do far this year – reflects a market that remains subdued, though overall activity has been recovering. For now it’s the shortage of available properties, rather than demand from buyers, that continues to underpin higher prices”*.
- 2.12 Halifax points to ongoing affordability constraints for both first time buyers and existing mortgage holders who need to refinance at the end of fixed term deals. Providing the Bank of England reduces the base rate in the short term, Halifax expects prices to rise modestly over the remainder of 2024.
- 2.13 In their May 2024 Housing Market Update, Savills reflect improvements in market sentiment in response to falling mortgage rates, which has triggered an increase in demand from potential buyers.
- 2.14 Savills note that *“greater demand will be unlocked by a drop in mortgage rates, with all eyes on the Bank of England and an anticipated base rate cut which Oxford Economics expect in August”*. Savills now expect that UK house prices will increase by 2.5% in 2024.
- 2.15 Forecasts for house price growth indicate that values for the UK as a whole are expected to increase over the next five years. Savills forecast an increase of 21.6% across the UK as a whole over the period 2024 to 2028 (up from 17.9% in their November forecast). They forecast lower cumulative growth of 18.2% over the same period in south-east England (up from 16.7% in their November forecast) and 14.2% in London (up from 13.9% in their November 2023 forecast). The other major agents report similar rates of cumulative growth over the same period.

### **Local Housing Market Context**

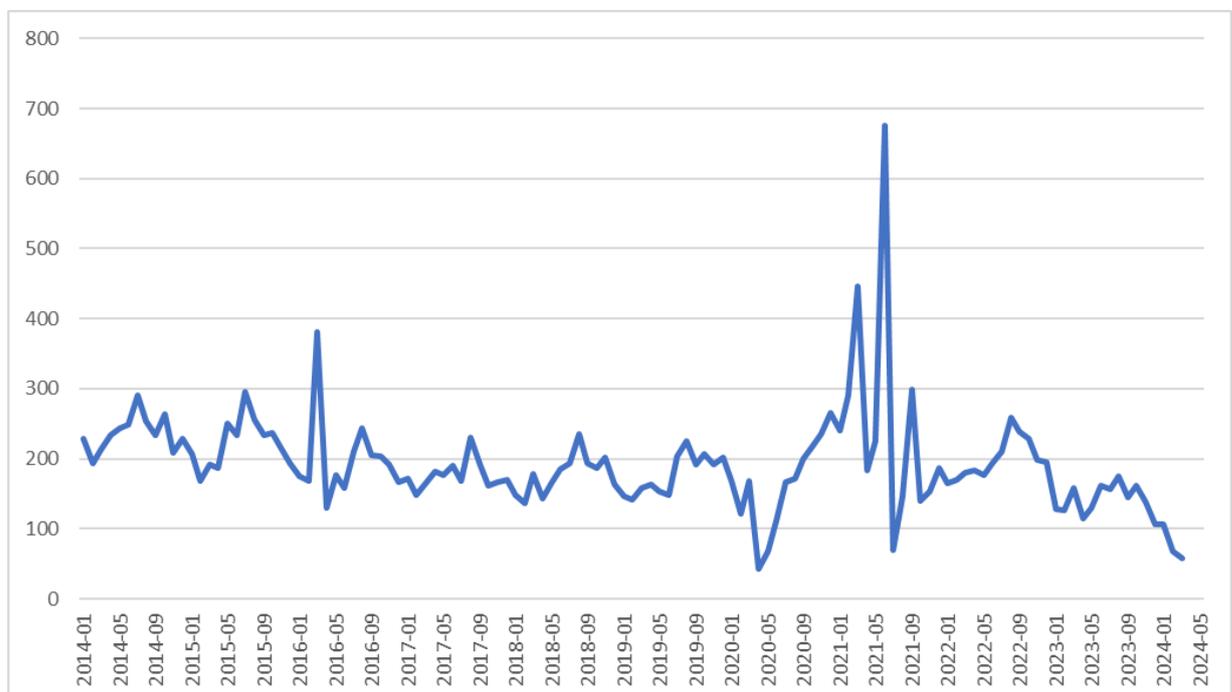
- 2.16 House prices in St Albans District have followed recent national trends, with values increasing rapidly between the beginning to 2014 and early 2017, and then remaining flat until 2020, when there was a further increase following the first Coronavirus lockdown, as shown in Figure 2.16.1. Sales values between early 2022 have been volatile but have ended this period relatively unchanged. Sales volumes fell below historic levels in the first half of 2020 due to the Coronavirus pandemic, but have since recovered (see Figure 2.16.2), although somewhat volatile during the period after the first coronavirus lockdown. There was a significant increase in sales volumes in June 2021 as purchasers completed sales prior to the ending of the Stamp Duty holiday introduced by the government following the earlier closure in the market during the first lockdown. In subsequent months, sales volumes have returned to normal levels (varying in a range from circa 100 to 200 units per month).

**Figure 2.16.1: Average sales values in St Albans District Council**



Source: Land Registry

**Figure 2.16.2: Sales volumes in St Albans District Council (sales per month)**



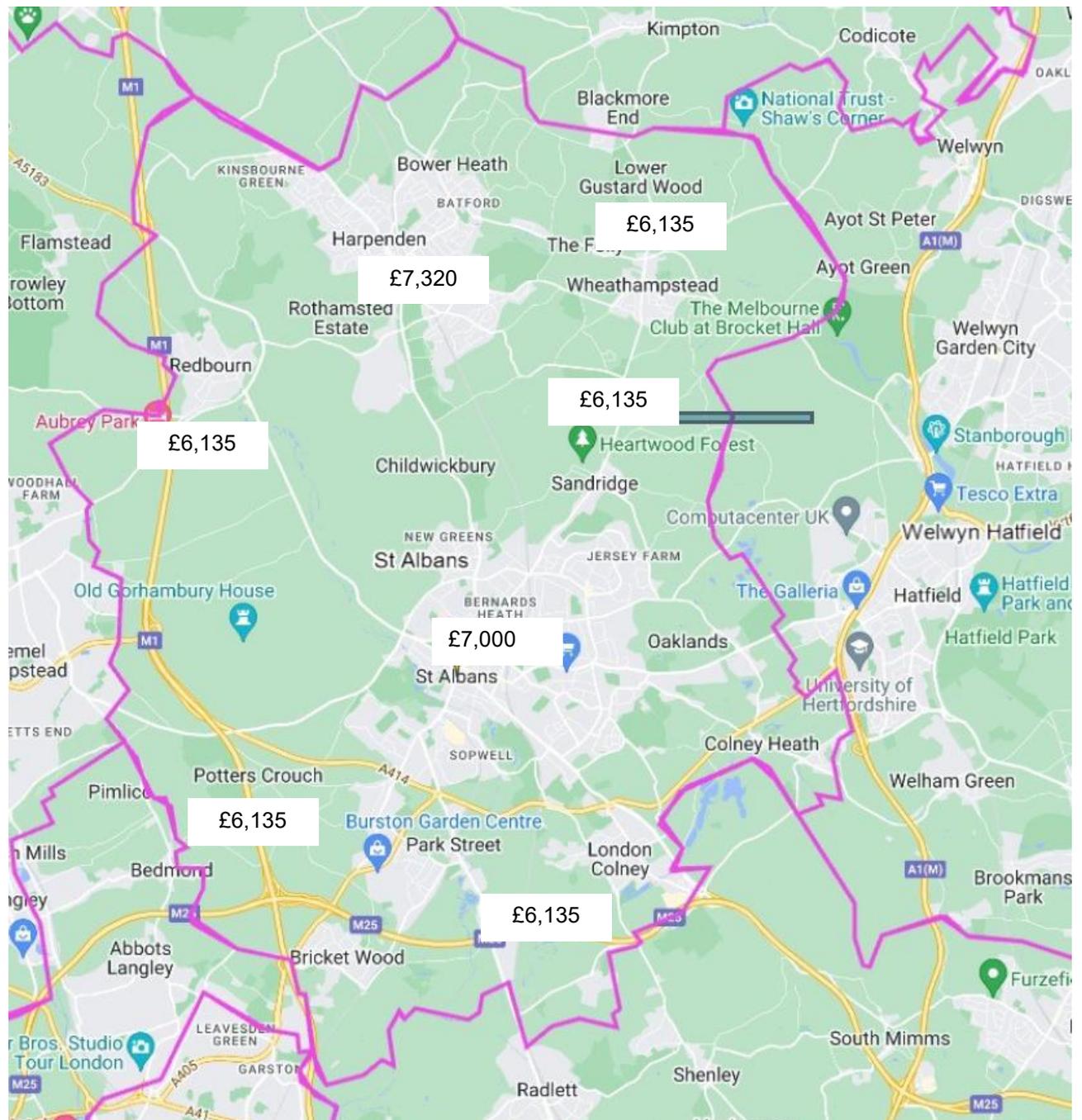
Source: Land Registry

- 2.17 The future trajectory of house prices is currently uncertain, although Savills' most recent housing market forecast issued in May 2024 is that values in 'mainstream' south-east markets are expected to increase by 1.5% in 2024; 3% in 2025; 4.5% in 2026; 5.5% in 2027 and 4.5% in 2028, equating to

cumulative growth of 18.2% over the period 2024-2028.

- 2.18 In common with other locations in the south-east of England, there are variations in sales values between different parts of St Albans District Council, as shown in Figure 2.18.1.

**Figure 2.18.1: Sales values in St Albans District Council (£s per square metre)**



Sources: Map – Google; Values – Land Registry;

- 2.19 As can be noted in Figure 2.18.1, values in Harpenden to the north and in St Albans to the south of the district, with lower values in the rest of the District. In arriving at sales values for the value areas we have had regard to sales of new build and second-hand dwellings in the District from January 2023 (1,115 sales in total) and new build asking prices.

## National Policy Context

### The National Planning Policy Framework

- 2.20 In February 2019, the government published a revised NPPF, with subsequent updates in 2021 and 2023, and revised PPG, with subsequent updates in May and September 2019 and February 2024.
- 2.21 Paragraph 34 of the NPPF states that “*Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan*”.
- 2.22 Paragraph 58 of the NPPF suggests that “*Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available*”.
- 2.23 In many locations in the south east, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. Developments coming forwards in St Albans District are ‘subject to viability’, having regards to site-specific circumstances. This enables schemes that cannot provide as much as the relevant policy target for affordable housing to still come forward rather than being sterilised by a fixed or ‘quota’ based approach to affordable housing.
- 2.24 The 2024 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted<sup>2</sup>, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The risk of the approach in the NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

### CIL Policy Context

- 2.25 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system’ i.e. the use of ‘pooled’ S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.

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<sup>2</sup> And also following the publication of Planning Policy Statement 3 which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley’s Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.

- 2.26 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 57 of the NPPF, and to the provision of affordable housing.
- 2.27 The CIL regulations state that in setting a charge, local authorities must strike “*an appropriate balance*” between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates.
- 2.28 From September 2019 onwards, the previous two stage consultation was amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.29 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres (or any new dwelling, regardless of floor area) once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development’s economic viability.
- 2.30 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted, however, that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.31 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.32 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the PPG (paragraph 022 Reference ID: 25-022-20230104) clarifies that CIL Regulation 13 permits charging authorities to “*apply differential rates in a flexible way, to help ensure the viability of development is not put at risk [including] in relation to geographical zones within the charging authority’s boundary; types of development; and/or scales of development*”. Charging Authorities taking this approach need to ensure that different rates are justified by a comparative assessment of the economic viability of those categories of development. Furthermore, the PPG clarifies that the definition of “*use*” for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987 (as amended), although that Order does provide “*a useful reference point*”<sup>3</sup>. The PPG also sets out (paragraph 024 Reference ID: 25-024-20190901) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.
- 2.33 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the

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<sup>3</sup> Difficulties may emerge, for example, with regards to Class E, which includes very different uses which are interchangeable, such as offices and retail. Applying CIL rates to use classes (*rather than intended uses of development*) in these circumstances may be inconsistent with viability evidence.

payment of CIL under regulation 69B if they choose to do so. This is an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).

- 2.34 Regulation 73 enables charging authorities to secure physical infrastructure on a development site, or land, in lieu (or 'in kind') of a Developer's CIL liability. The PPG (paragraph 133) notes that *"there may be circumstances where the charging authority and the person liable for the levy will wish land and/or infrastructure to be provided, instead of money, to satisfy a charge arising from the levy"*. The PPG goes on to note that the charging authority can enter into agreements with developers to receive infrastructure as payment of a CIL liability.
- 2.35 Revised regulations came into effect on 1 September 2019 which introduced the following changes:
- Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
  - Removal of the pooling restrictions contained within Regulation 123.
  - Charging authorities are no longer required to publish a Regulation 123 list.
  - Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
  - Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
  - Introduction of 'carry-over' provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
  - Charging authorities are required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
  - Charging authorities are required to publish annual CIL rate summaries showing the rates after indexation.

### Local Policy Context

- 2.36 The Council's emerging policies include 14 strategic policies and the plan identifies the Council's preferred approaches to spatial policies and land use designations, including identifying strategic site locations; housing; economy; transport; infrastructure; and environment.
- 2.37 In order to assess the ability of schemes to absorb emerging plan policies, it is also necessary to factor in the pre-existing requirements in the policies. The affordable housing policy is tested at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for a considerable period.
- 2.38 The emerging consultation draft Local Plan includes a range of development management policies. We have reviewed all these policies and have identified those, which we consider to have a specific cost impact upon developments summarised in Table 2.53.1.

**Table 2.38.1: Emerging policies with Cost Implications**

Policy	Requirement	How policy is addressed in this Study
HOU1	<b>Housing Mix</b>  In the case of proposals of 10 or more homes to provide a housing mix as follows –	The generic housing mix underpins the unit mixes in the appraisals which has been adapted to take account of

Policy	Requirement	How policy is addressed in this Study																				
	<table border="1"> <thead> <tr> <th data-bbox="379 331 547 365">Tenure</th> <th data-bbox="555 331 667 365">1 Bed</th> <th data-bbox="675 331 794 365">2 Bed</th> <th data-bbox="802 331 922 365">3 Bed</th> <th data-bbox="930 331 1082 365">4 + Beds</th> </tr> </thead> <tbody> <tr> <td data-bbox="379 376 547 409">Market</td> <td data-bbox="555 376 667 409">5%</td> <td data-bbox="675 376 794 409">20%</td> <td data-bbox="802 376 922 409">45%</td> <td data-bbox="930 376 1082 409">30%</td> </tr> <tr> <td data-bbox="379 409 547 477">Affordable Housing (Home Ownership)</td> <td data-bbox="555 409 667 477">25%</td> <td data-bbox="675 409 794 477">40%</td> <td data-bbox="802 409 922 477">25%</td> <td data-bbox="930 409 1082 477">10%</td> </tr> <tr> <td data-bbox="379 477 547 521">Affordable Housing (Rent)</td> <td data-bbox="555 477 667 521">30%</td> <td data-bbox="675 477 794 521">35%</td> <td data-bbox="802 477 922 521">25%</td> <td data-bbox="930 477 1082 521">10%</td> </tr> </tbody> </table>	Tenure	1 Bed	2 Bed	3 Bed	4 + Beds	Market	5%	20%	45%	30%	Affordable Housing (Home Ownership)	25%	40%	25%	10%	Affordable Housing (Rent)	30%	35%	25%	10%	<p>individual typologies as shown in Table 4.4.1. For example, sites comprising 100% houses are unlikely to provide 1 bed houses.</p>
Tenure	1 Bed	2 Bed	3 Bed	4 + Beds																		
Market	5%	20%	45%	30%																		
Affordable Housing (Home Ownership)	25%	40%	25%	10%																		
Affordable Housing (Rent)	30%	35%	25%	10%																		
<b>HOU2</b>	<p><b>Affordable Housing</b></p> <p>Requiring residential development proposals (Use Class C3) with a gain of 10 or more homes, or where the site has an area of 0.5 hectares or more to provide,</p> <p>40% of homes as on-site affordable housing.</p> <p>Requiring development proposals within Use Class C2 with a gain of 10 or more units to provide 40% of the units as on-site affordable housing.</p>	<p>All typologies tested with varying percentages of Affordable Housing (0% to 40%).</p> <p>A tenure split of 30% Social Rented units, 30% Affordable Rented Units, 15% Shared Ownership Units and 25% First Homes has been tested.</p>																				
<b>HOU4</b>	<p><b>Accessible and Adaptable Housing</b></p> <p>All residential development (Use Class C3) to achieve compliance with Building Regulations Part M4(2) and for residential development proposals of for 10 homes or more (Use Class C3) 5% of market dwellings to comply with Part M4(3)(a) and 10% of affordable housing dwellings (rent and home ownership) to comply with wheelchair standard Part M4 (3)(b) of the building regulations.</p>	<p>Cost uplifts for achieving these standards reflected in the appraisals.</p>																				
<b>HOU5</b>	<p><b>Self Build &amp; Custom Build Housing</b></p> <p>On broad locations and housing sites with a capacity of 100 + dwellings 3% of the total of the developable plots to be provided for self build and custom build</p>	<p>Assumed that this will be neutral in the appraisal as cost will equate to the revenue received</p>																				
<b>SP10</b>	<p><b>Natural Environment and Biodiversity</b></p> <p>Make appropriate contributions towards the Strategic Access Management and Monitoring Strategy (SAMMS), where the proposal is for additional housing within the Chiltern Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Such development proposals will also need to make provision for new Suitable Alternative Natural Greenspace (SANG), or alternatively contribute towards the maintenance of a suitable SANG project elsewhere.</p>	<p>See section 4.33 below</p>																				
<b>NEB6</b>	<p><b>Biodiversity and Biodiversity Net Gain</b></p> <p>In line with national guidance, development should provide a net gain in biodiversity on site.</p> <p>Development proposals must ensure they meet a minimum 10% net gain in biodiversity on-site that is calculated using the Biodiversity Metric from Government guidance and is approved via a Net Gain Plan.</p>	<p>10%, 15% and 20% Biodiversity Net Gain tested in the appraisals.</p>																				
<b>NEB8</b>	<p><b>Managing Flood Risk</b></p> <p>Where a development may affect a watercourse or waterbody, the proposal must demonstrate:</p> <p>a) A comprehensive approach to watercourse management;</p> <p>b) The full use of Sustainable Drainage Systems (SuDS);</p> <p>c) Flood and drainage storage areas as necessary.</p>	<p>SuDS etc reflected in base build costs.</p>																				

## Development context

- 2.39 St Albans City and District lies within the south west of the county of Hertfordshire and covers an area of 161 square kilometres. The south of the District is more heavily populated while the central and northern areas are more rural, with over 81% of the District being covered by the Metropolitan Green Belt. The District is 20 miles north of London. The largest settlements are St Albans City and Harpenden, followed in size by London Colney, then the two large, historic villages of Redbourn and Wheathampstead, and numerous smaller villages and hamlets. The historic environment is an important aspect of the District, with 19 Conservation Areas and over 800 statutory listed buildings. The remains of the Roman Town of Verulamium and St Albans Cathedral are particularly notable historic features that draw visitors to the area.
- 2.40 The 2021 Census showed the population of the District to be 148,200, a number that has been growing steadily in recent years, increasing approximately 6% since 2011. In common with the national picture, the population of the District is ageing, but the desirability of the location for families due to quality of life and good schools means that there are also a high proportion of people in the 30 to 60 year old age bracket and of under 18 year olds. In terms of ethnicity the majority of the District is White British, with Asian/ Asian British as the second largest category at 8%, and Black/ Black British around 2%.
- 2.41 St Albans has a very long history, growing from a small, ancient Celtic settlement to become the Roman town of Verulamium, then building the Abbey by Norman times which, in 1877, became a Cathedral (officially the Cathedral and Abbey Church of St Alban). Harpenden's origins date back to at least medieval times. For both St Albans and Harpenden their major periods of growth came with the arrival of the railways which enabled them to develop as popular commuter locations for London, a situation which continues to this day.
- 2.42 The District is very well connected by railway and road, and is close to international airports. The Midlands Main Line from London to Nottingham and Sheffield passes through the District, with the fast Thameslink service connecting directly to central London. There is also a low-service local rail route (branch line) known as the Abbey Line that connects St Albans and Watford. The rail options to London underpin the popularity of commuting, giving the District the 13<sup>th</sup> highest commuting rate nationally out of 348 local authorities. The District is also very well connected by key national road routes, with the M25 running east west through the south of the District, paralleled by the A414 dual carriageway, while the M1 runs down the west and the A1M is just outside the District to the east. Luton Airport is approximately five miles north of the District, while Heathrow and Stansted are both within 25 miles.
- 2.43 Overall the District is prosperous, with above average levels of highly qualified professionals and high average salaries of residents. Combined with the good quality of life offered in the area, this means that house prices are very high throughout the District, averaging £619,567 in 2022. This success has the effect of making the area unaffordable for many, and a shortage of reasonably-priced accommodation is an important issue. Whilst the residents are on average prosperous, there are individuals and areas that are more deprived.
- 2.44 The District has significant areas of woodland, with the new Heartwood Forest planted in recent years between St Albans and Harpenden. There are a number of 'commons' of varying scales that contribute significant areas of publicly accessible green space in a mix of urban and rural settings. The rivers Lea/ Lee, Colne and Ver flow through the District, providing globally rare habitats as three of only 210 chalk streams in the world, with the Ver flowing through St Albans City.

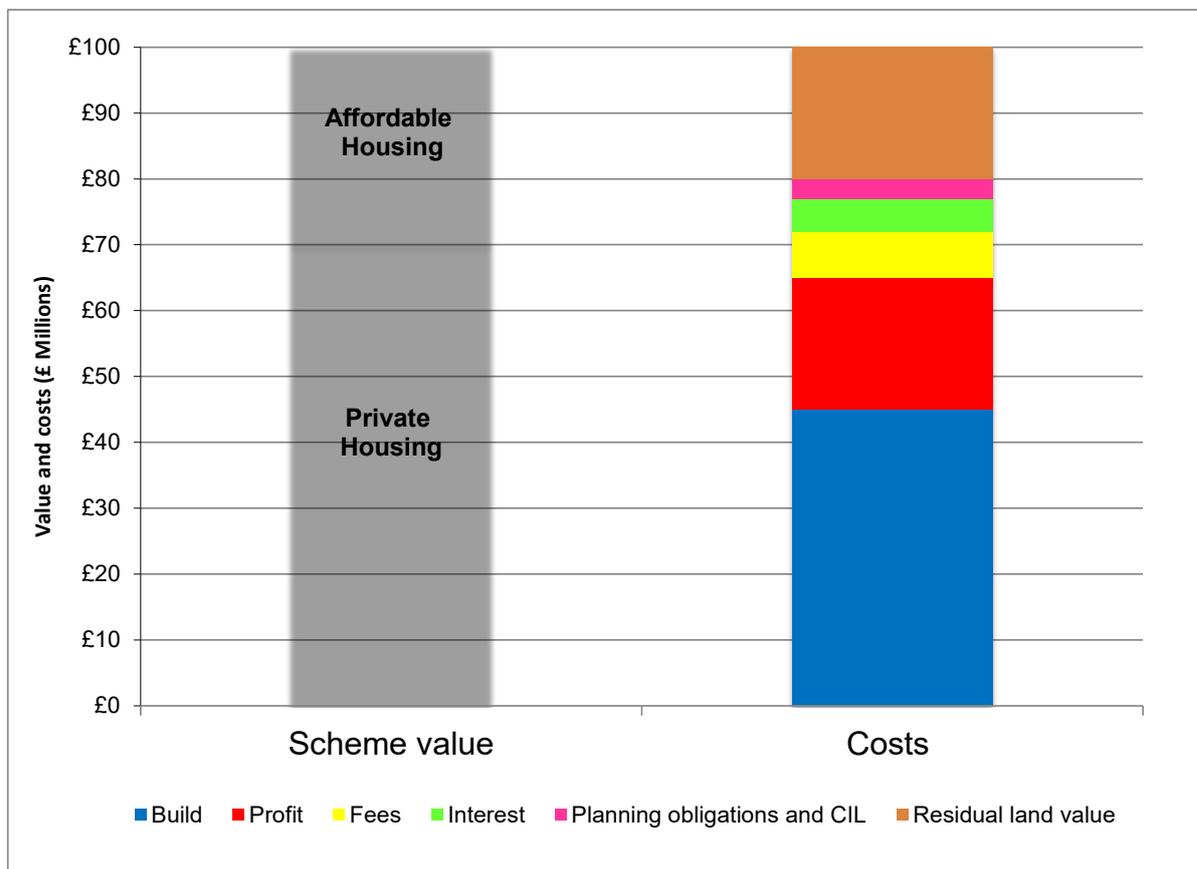
## 3 Methodology and appraisal approach

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

### Approach to testing development viability

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

**Figure 3.2.1: Components of a residual valuation**



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 Issues with establishing key appraisal variables are summarised as follows:
- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In districts like St Albans, most sites will have been developed previously. These sites can sometimes encounter 'exceptional' costs such as

decontamination. Such costs can be very difficult to anticipate before detailed site investigations are undertaken;

- Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
- While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. The PPG identifies a range of 15% to 20% for private housing development, with lower rates for some forms of housing such as BTR. Typically, developers and banks are targeting around 17.5 profit on value of the private housing element.

- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'<sup>4</sup> or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the existing use. Ultimately, if landowners' *reasonable* expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development is brought forward also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of these expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

### Viability benchmark

- 3.7 In 2019 (with re-issues in 2021 and 2023), the government published a revised NPPF, which indicates at paragraph 34 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*. The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 Although the District is located outside of Greater London, The Mayor of London's Affordable Housing and Viability SPG (August 2017) provides useful context for approached to benchmark land value. The SPG focuses on decision making in development management, rather than plan making, but indicates that benchmark land values should be based on existing use value plus a premium which should be *"fully justified based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes hope value associated with development on the site or alternative uses"*.
- 3.9 The Local Housing Delivery Group published guidance<sup>5</sup> in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that *"consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy"*

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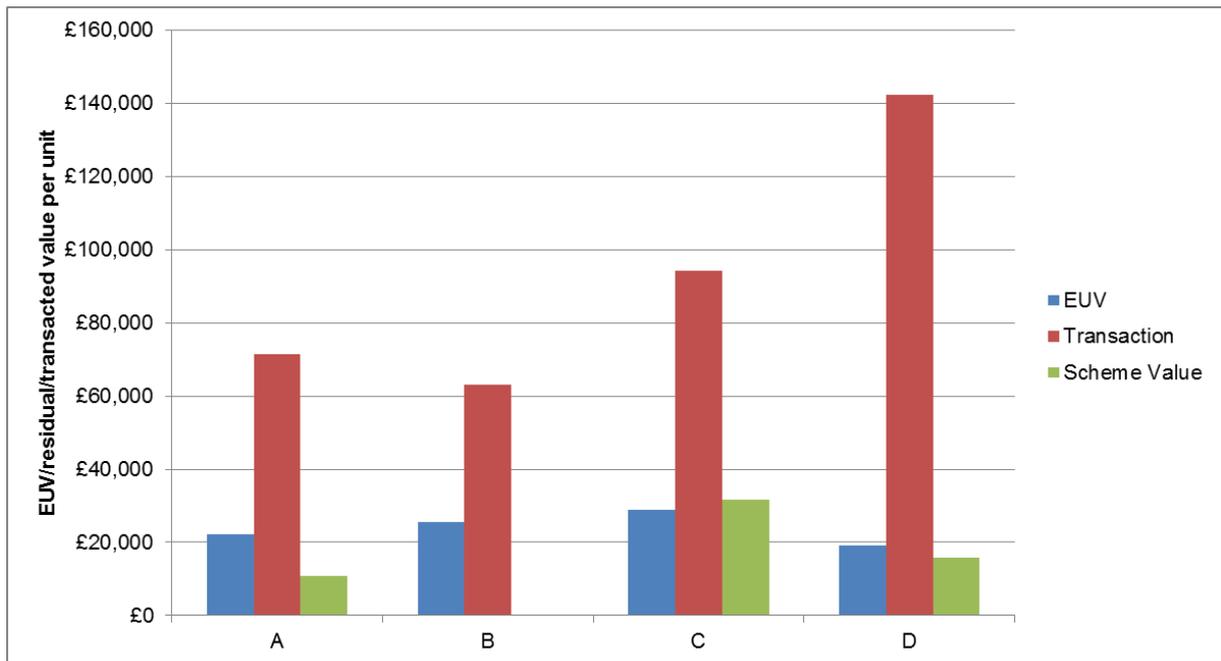
<sup>4</sup> For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

<sup>5</sup> Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

*costs rather than helping to inform the potential for future policy”.*

- 3.10 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's existing use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.
- 3.11 Relying upon historic transactions to inform benchmark land values is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements. Consequently, and exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Even prior to the publication of the 2019 PPG, various Local Plan inspectors and CIL examiners accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as St Albans, where a number of site are previously developed, the 'bottom line' in terms of land value will be the value of the site in its existing use.
- 3.12 Commentators frequently make reference to 'market testing' of benchmark land values and advocating the use of benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of advocates of this approach have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
- Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' emerging Local Plan policies and/or CIL rates, the outcome would be unreliable and potentially highly misleading.
  - Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.
  - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
  - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.13 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.13.1. This chart compares the residual value of four central London development proposals to the sites' existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

**Figure 3.13.1: Comparison of residual values to existing use value and price paid for site**



- 3.14 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.
- 3.15 The PPG indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value can be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The PPG does temper this approach by indicating that *“the landowner premium should be tested and balanced against emerging policies”* and that *“the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements”*. The guidance also stresses in several places that *“price paid for land”* should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 3.11 and 3.12.

## 4 Appraisal assumptions

- 4.1 We have appraised 19 development typologies (including 3 older persons housing typologies) across the district, these include a range of typologies which were formulated with the Council, informed by past development types and current pipeline sites, to reflect the development expected to come forward under the new Local Plan. The market led development typologies are identified in Table 4.1.1.

**Table 4.1.1: Market Housing led Development typologies tested in the study**

Typology	Units	Units	Dev density (units per ha)
1	1	Houses	20.00
2	2	Houses	20.00
3	4	Houses	30.00
4	6	Houses	35.00
5	8	Flats	145.00
6	10	Flats	85.00
7	10	Houses	25.00
8	11	Flats	85.00
9	11	Houses	25.00
10	15	Flats	95.00
11	20	Houses	25.00
12	30	Flats	75.00
13	50	Flats and Houses	115.00
14	50	Houses	40.00
15	50	Flats and Houses	65.00
16	100	Flats and Houses	65.00

**Table 4.1.2: Older Persons Led Development Typologies**

Typology	Units	Units	Dev density (units per ha)
1	30	Retirement Housing	75
2	80	Extra Care	75
3	80	Care Home	70

We summarise in Tables 4.1.3, 4.1.4 and 4.1.5 the unit mixes that we have adopted in our typology testing. With respect to the size of the units adopted in the study, these have been informed by the minimum gross internal floor areas set out in the DCLG's Technical Housing Standards 'Nationally described space standards' published in March 2015.

**Table 4.1.3: Market Housing Unit Mix**

Typology	Units	1B/2P Flat	2B/4P Flat	3B 5P flat	4B7P flat	2B 4P house	3B 5P house	4B 7P house
<i>Unit size</i>	-	<i>50 sq m</i>	<i>70 sq m</i>	<i>86 sq m</i>	<i>108 sq m</i>	<i>79 sq m</i>	<i>93 sq m</i>	<i>115 sq m</i>
1	Houses	-	-	-	-	-	-	100%
2	Houses	-	-	-	-	-	50%	50%
3	Houses	-	-	-	-	-	50%	50%
4	Houses	-	-	-	-	25%	45%	30%

Typology	Units	1B/2P Flat	2B/4P Flat	3B 5P flat	4B7P flat	2B 4P house	3B 5P house	4B 7P house
<i>Unit size</i>	-	<i>50 sq m</i>	<i>70 sq m</i>	<i>86 sq m</i>	<i>108 sq m</i>	<i>79 sq m</i>	<i>93 sq m</i>	<i>115 sq m</i>
5	Flats	5%	20%	45%	30%	-	-	-
6	Flats	28%	37%	25%	10%	-	-	-
7	Houses	-	-	-	-	65%	25%	10%
8	Flats	28%	37%	25%	10%	-	-	-
9	Houses	-	-	-	-	65%	25%	10%
10	Flats	5%	20%	45%	30%	-	-	-
11	Houses	-	-	-	-	25%	45%	30%
12	Flats	5%	20%	45%	30%	-	-	-
13	Flats/ Houses	5%	20%	20%	-	5%	30%	20%
14	Houses	-	-	-	-	25%	45%	30%
15	Flats/ Houses	5%	20%	20%	-	5%	30%	20%
16	Flats/ Houses	5%	20%	20%	-	5%	30%	20%

**Table 4.1.4: Affordable Housing Mix**

Typology	Units	1B/2P Flat	2B/4P Flat	3B 5P flat	4B7P flat	2B 4P house	3B 5P house	4B 7P house
<i>Unit size</i>	-	<i>50 sq m</i>	<i>70 sq m</i>	<i>86 sq m</i>	<i>108 sq m</i>	<i>79 sq m</i>	<i>93 sq m</i>	<i>115 sq m</i>
1	Houses	-	-	-	-	-	-	100%
2	Houses	-	-	-	-	-	50%	50%
3	Houses	-	-	-	-	-	50%	50%
4	Houses	-	-	-	-	25%	45%	30%
5	Flats	5%	20%	45%	30%	-	-	-
6	Flats	28%	37%	25%	10%	-	-	-
7	Houses	-	-	-	-	65%	25%	10%
8	Flats	28%	37%	25%	10%	-	-	-
9	Houses	-	-	-	-	65%	25%	10%
10	Flats	28%	37%	25%	10%	-	-	-
11	Houses	-	-	-	-	46%	34%	19%
12	Flats	5%	20%	20%	-	5%	30%	20%
13	Flats/ Houses	5%	20%	20%	-	5%	30%	20%
14	Houses	-	-	-	-	46%	34%	19%
15	Flats/ Houses	5%	20%	20%	-	5%	30%	20%
16	Flats/ Houses	5%	20%	20%	-	5%	30%	20%

**Table 4.1.5: Older Persons Unit Mix**

Typology	Units	1B/2P Flat	2B/4P Flat
Unit size	-	50 sq m	70 sq m
1 (Retirement)	Flats	50%	50%
2 (Extra Care)	Flats	50%	50%
3	Flats	See section 4.18	

## Residential Sales Values

- 4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets within the District of St Albans, as noted in Section 2. We have considered comparable evidence of second hand and new build transactions in the district to establish appropriate values for testing purposes. This exercise involved analysis of over 1,100 sales transactions recorded by the Land Registry Database between January 2023 and June 2024

This exercise indicates that developments in the district will attract average sales values ranging from circa £6,028 per sq/m (£560 per sq/ft) to £7,320 per sq/m (£680 per sq/ft). As noted in Section 2, the highest sales values are achieved in Harpenden and St Albans whereas sales values in the Rest of St Albans (South of St Albans, Redbourn, Wheathampstead) are lower.

**Table 4.2.1: Residential Value areas within St Albans District Council**

Value Area	Value per sq/m	Value Per Sq/ft
Harpenden	£7,320	£680
St Albans	£7,000	£650
Rest of St Albans	£6,135	£570
Zone of Influence	£6,135	£570

## Affordable Housing Tenure and Values

- 4.3 The emerging Local Plan indicates that the Council will require schemes capable of providing 10 or more units to provide 40% affordable housing with a tenure mix of 30% Social Rent, 30% Affordable Rent, 15% Shared Ownership and 25% First Homes.
- 4.4 The social rent element is generally for households either on full or part welfare benefits and who are nominated for this housing by way of being registered on the local authority waiting list. We would, however, comment that working people on low incomes who are not receiving state benefits could be eligible for this tenure.
- 4.5 Target rents are determined by Ministry for Housing Communities and Local Government's ("MHCLG") 'Rent Restructuring Framework' introduced into the registered provider sector in 2002. Under this framework, RPs are required to calculate a target rent for each property based on relative property values and relative local earnings, together with a bedroom weighting.

The weekly social rent for an individual property is calculated as follows:

- 70% of the average rent for the RP sector multiplied by relative county earnings multiplied by the bedroom weighting; plus

- 30% of the average rent for the RP sector multiplied by the relative property value (using January 1999 values as a common base date).

4.6 Consequently, our appraisals assume that the social rented housing is let at social rents summarised in Table 4.6.1.

**Table 4.6.1: Social Housing Rents (Per Week)**

Value Area	Flats			Houses		
	1 bed	2 bed	3 bed	2 bed	3 bed	4 bed
Harpenden	£109.08	£134.96	£153.43	£143.55	£162.43	£190.00
St Albans	£106.98	£132.02	£153.43	£140.23	£159.71	£186.68
Rest of St Albans	£100.67	£123.19	£144.81	£132.63	£150.48	£175.15
Zone of Influence	£100.67	£123.19	£144.81	£132.63	£150.48	£175.15

4.7 In order to value the Affordable Rented Units we have had regard to Local House Allowance Rents (South West Herts BRMA) which apply to all value areas and we summarise these rents in Table 4.7.1.

**Table 4.7.1: Affordable Housing Rents (Per Week)**

1 Bed	2 Bed	3 Bed	4 Bed
£218.63	£287.67	£345.21	£460.27

4.8 To establish the capital value of the rented units, we have used a discounted cashflow model which replicates the approach used by registered providers when preparing bids to acquire new housing stock. The model projects the rents over a 40 year period and deducts the estimated voids and bad debts, management costs, maintenance costs and allowances for major repairs. The model establishes the present value of the net rental income by applying a discount rate (reflecting the cost of funds and RP's risk margin), reflecting the price that can, in principle be paid to acquire the completed units from a developer. We summarise in Tables 4.9.1 and 4.9.2 the capital values we have adopted in our appraisals for the social and affordable rented units.

**Table 4.8.1: Capital Values of the Social Rented Affordable Housing (£PSF)**

Value Area	Flats			Houses			Blended £PSF Value <sup>6</sup>
	1 Bed (£PSF)	2 Bed (£PSF)	3 Bed (£PSF)	2 Bed (£PSF)	3 Bed (£PSF)	4 Bed (£PSF)	
Harpenden	£249	£224	£209	£212	£205	£196	£201
St Albans	£243	£218	£205	£206	£201	£192	£197
Rest of St Albans	£225	£200	£195	£192	£187	£178	£183
Zone of Influence	£225	£200	£195	£192	£187	£178	£183

<sup>6</sup> Net of RP's on-costs (5% of Capital Value)

**Table 4.8.2: Capital Values of the Affordable Rented Affordable Housing (£PSF)**

Flats			Houses			Blended £PSF Value <sup>7</sup>
1 Bed (£PSF)	2 Bed (£PSF)	3 Bed (£PSF)	2 Bed (£PSF)	3 Bed (£PSF)	4 Bed (£PSF)	
£504	£478	£469	£415	£428	£473	£435

- 4.9 We have valued the shared ownership units by firstly establishing the unrestricted market value of each unit by reference to comparable evidence of similar units. The value of the initial equity stake sold to the purchaser (typically 25%) is the first segment of value. The purchaser (with an income cap of £80,000 per annum) will also pay a rent on the retained equity at rate not exceeding 2.75% of the retained equity. The capital value of this rent is calculated using a discounted cashflow model. The two elements (initial equity stake sold plus capital value of rental income) are added together to establish a total value.
- 4.10 We summarise in Table 4.10.1 the capital values of the shared ownership units we have adopted in our appraisals.

**Table 4.10.1: Capital Values of Shared Ownership Units (£PSF)**

Value Area	1 Bed (£PSF)	2 Bed (£PSF)	3 Bed (£PSF)	2 Bed (£PSF)	3 Bed (£PSF)	4 Bed (£PSF)	Blended £PSF Value <sup>8</sup>
Harpenden	£436	£436	£338	£343	£314	£216	£313
St Albans	£423	£423	£361	£361	£304	£233	£319
Rest of St Albans	£364	£364	£347	£347	£330	£246	£308
Zone of Influence	£364	£364	£347	£347	£330	£246	£308

- 4.11 We have valued the First Homes on the basis of a value cap of £250,000 per unit which represents a discount on average market values across the values areas of c. 63% in Harpenden, c. 62% in St Albans and c. 56% in the rest of St Albans and Zone of Influence.
- 4.12 The 'Affordable Homes Programme 2021-2026' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

<sup>7</sup> Net of RP's on-costs (5% of Capital Value)

<sup>8</sup> Net of RP's on-costs (5% of Capital Value)

## Retirement Housing, Extra Care and Care Homes

- 4.13 Market Retirement / Sheltered Housing developments are housing schemes consisting of flats or bungalows in a block, or on a small estate, where all the other residents are older people (usually restricted to purchasers over 55) built for sale. These developments provide independent, self-contained homes with their own front doors and often offer an ability to buy in care. Such schemes have lower gross to net ratios due to the need to provide communal facilities (residents' lounge, guest suite, laundry, etc.). Given the restricted market, such schemes are identified as taking additional time to sell the accommodation by comparison to standard housing. However, this will differ from scheme to scheme and the demand for such units in the area, and where there is high demand and not much supply such developments sell largely off plan. We also note that such schemes achieve premium values over standard housing.
- 4.14 We have appraised the retirement housing typology (Typology 1 of Appendix 4) comprising 30 units allowing for varying levels of affordable housing and policy requirements. We have adopted the following assumptions which differ from our standard market housing led typologies summarised in Table 4.14.1.

**Table 4.14.1: Retirement Housing Assumptions**

Appraisal Input	Adopted Assumption
Sales Revenue	10% premium added to the value areas Harpenden - £8,052 per sq/m (£748 per sq/ft) St Albans - £7,700 per sq/m (£715 per sq/ft) Rest of St Albans - £6,631 per sq/m (£616 per sq/ft) Zone of Influence - £6,631 per sq/m (£616 per sq/ft)
Gross to Net Floorspace Ratio	70%
Sales Rate Per Month	2 per month

- 4.15 **Extra Care Housing (C3 Use)** can be precisely defined (and differentiated from other types of residential institutions) by reason of some specific characteristics, as set out in the Royal Town Planning Institute ('RTPI') Good Practice Note. The RTPI defines Extra Care Housing as, 'purpose-built accommodation in which varying amounts of care and support can be offered and where some services are shared'. People who live in Extra Care Housing have their own self-contained homes and a legal right to occupy the property. It comes in many built forms, including blocks of flats, bungalow estates and retirement villages. It is a popular choice among older people because it can sometimes provide an alternative to a care home. In addition to the communal facilities often found in retirement housing Extra Care often includes a restaurant or dining room, health & fitness facilities, hobby rooms and even computer rooms. Domestic support and personal care are available, usually provided by on-site staff.
- 4.16 As with retirement housing, Extra Care developments have significantly different viability considerations to standard residential dwellings. These arise due to an even lower gross to net ratio of such developments than retirement housing (due to the need for more communal facilities) as well as the additional time that it takes to sell the accommodation due to the restricted market for that type of unit. In our experience such units also achieve premium values.
- 4.17 We have appraised the Extra Care typology (Appendix 4) comprising 80 units allowing for varying levels of affordable housing and policy requirements. We have adopted the following assumptions which differ from our standard market housing led typologies summarised in Table 4.17.1.

**Table 4.17.1: Extra Care Housing Assumptions**

Appraisal Input	Adopted Assumption
Revenue	20% premium added to the value areas Harpenden - £8,784 per sq/m (£816 per sq/ft) St Albans - £8,400 per sq/m (£780 per sq/ft) Rest of St Albans - £7,234 per sq/m (£672 per sq/ft) Zone of Influence - £7,234 per sq/m (£672 per sq/ft)
Gross to Net Floorspace Ratio	60%
Sales Rate Per Month	2 per month

- 4.18 **Care Homes (C2 Use)** are residential institutions where older people live, usually in single rooms but sometimes in shared rooms, and have access to on-site care services. A home registered simply as a care home will provide personal care only (i.e. help with washing, dressing and giving medication). A home registered as a care home with nursing will provide the same personal care but also have a qualified nurse on duty 24 hours a day to carry out nursing tasks. These homes are for people who are physically or mentally frail or people who need regular attention from a nurse. Some homes, registered either for personal care or nursing care, can be registered for a specific care need, for example dementia or terminal illness. All homes provide meals and staff on call at all times.
- 4.19 The cost of care homes (C2 Use) depend on the specific level of care required. Based on research of rents for care homes in the District our appraisals allow for private rents of £1,300 per week for a single room, which is considered to be a conservative rent by comparison to some of the care homes rents charged in the District. We have also allowed for 40% of the accommodation in our appraisal to be provided as affordable care rooms at £784 per week. This is based on rents in-line with the average County allowance for a single room with nursing at £784.24 per week.
- 4.20 We have appraised the Care Home typology (Appendix 4) comprising 80 rooms on the basis of 100% market housing and 40% affordable housing,

### Build Costs

- 4.21 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes. Base costs (adjusted for local circumstances by reference to BCIS multiplier) with the addition of a 10% external works allowance are as follows:

**Table 4.21.1: BCIS Build Costs**

Type of Development	BCIS Median Cost	Base Cost (Per sq/m)	External Works	Total (before policy costs)	Gross to Net Ratio
Houses	810.1 Estate Housing	£1,489	10%	£1,638	100%
Flats	816 Flats 'Generally'	£1,725	10%	£1,898	80%
Older Persons Accommodation	843. Supported Housing	£1,800	10%	£1,980	See section above

- 4.22 We have also adopted a 2% allowance on the base build for demolition and a 5% cost contingency which is linked to the base cost and external works.

### Accessibility Standards

- 4.23 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.23.1. These costs are based on the MHCLG 'Housing Standards Review: Cost Impacts' study but converted into percentages of base construction costs so that they can be applied to contemporary costs.

**Table 4.23.1: Costs of accessibility standards (% uplift to base construction costs)**

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

- 4.24 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) and that Category 3(a) applies to 5% of the market housing dwellings (sites of 10 units and more) and Category 3(b) applies to 10% of the affordable housing units (rented and shared ownership). These costs address both parts A and B of the requirements (i.e. that the communal areas are designed and fitted out to allow wheelchair access and also that the dwellings themselves are designed and fitted out to facilitate occupation by wheelchair users).

### Biodiversity Net Gain

- 4.25 We have tested the requirement for a 10% enhancement to biodiversity in perpetuity on greenfield sites by applying an increase in build costs of 0.7%, which is reflective of the central estimate in the 2019 DEFRA report 'Biodiversity net gain and local nature recovery strategies impact assessment'. The Impact Assessment indicates that costs on brownfield sites for a 10% biodiversity net gain equate to 0.1% of build costs. The costs are lower on brownfield sites as they typically have lower starting levels of biodiversity than greenfield sites. Where we have tested a 15% and 20% net gain, we have applied a cost uplift of c. 1% and 1.4% in our appraisals.

### Professional fees

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

### Development finance

- 4.27 Our appraisals assume that development finance can be secured at a rate of 6.5%, inclusive of arrangement and exit fees, reflective of medium funding conditions over the plan period.

### Sales & Marketing costs

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

### Section 106 Obligations and SAMMS/SANG

- 4.29 The Council has provided us with an estimated cost required for Hertfordshire County Council contributions summarised in Table 4.33.1. The table also provides the payments per unit required under Policy SP10 relating to SAMMS/SANG in the Zone of Influence.

**Table 4.29.1: S106 Obligations (HCC Contributions Per Unit)**

Typology	Units	Units	HCC S106 Per Unit	Additional S106 in Zone of Influence Per Unit
1	1	Houses	£15,245	£7,431.61
2	2	Houses	£16,245	£7,431.61
3	4	Houses	£16,245	£7,431.61
4	6	Houses	£16,245	£7,431.61
5	8	Flats	£14,082	£7,431.61

Typology	Units	Units	HCC S106 Per Unit	Additional S106 in Zone of Influence Per Unit
6	10	Flats	£14,082	£7,431.61
7	10	Houses	£16,245	£7,431.61
8	11	Flats	£14,082	£7,431.61
9	11	Houses	£16,245	£7,431.61
10	15	Flats	£14,082	£7,431.61
11	20	Houses	£16,245	£7,431.61
12	30	Flats	£14,082	£7,431.61
13	50	Flats and Houses	£15,164	£7,431.61
14	50	Houses	£16,245	£7,431.61
15	50	Flats and Houses	£15,164	£7,431.61
16	100	Flats and Houses	£15,164	£7,431.61

Regarding the HCC S106 contributions for developments below 10 units, the Council has advised that whilst it is not anticipated that the cost per unit will be required for these developments, the Council has requested that we test the S106 assumptions should this requirement change in the future.

We have also adopted a S106 payment of £5,000 per unit for the older persons living accommodation.

#### Development and sales periods

- 4.30 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 6 units per month (reflecting typical rates of sales in developments across the south-east), with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. We also note that many schemes in the southeast have sold entirely off-plan, in some cases well in advance of completion of construction. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units are sold over varying periods after completion, which is a conservative approach. The price points achieved by schemes within St Albans District Council are at a level which is still achieving good rates of sale.

#### Developer's profit

- 4.31 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).
- 4.32 The views of the banks which fund development are a relevant consideration; if banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals. However, they also need to remain competitive and if margins are set at unsustainably high levels, new entrants will be attracted into the market which will reduce rates due to competition.
- 4.33 Following a significant period of turbulence, including the UK's departure from the European Union, the Coronavirus pandemic, the war in Ukraine and the September 2022 'fiscal event', the market has remained relatively resilient. We have adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. For example, schemes of houses are relatively low risk in comparison to large flatted

developments as the latter tends to be built over long periods of time with significant capital lock-up.

- 4.34 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer. First Homes are a hybrid in terms of risk, as the Developer will typically market these units individually to purchasers, rather than disposing of them in bulk to RPs. However, the prices the units are sold at will be heavily discounted values, which reduces risk relative to unrestricted market housing. We have subsequently applied a profit of 12% of GDV to First Homes.

### **Exceptional costs**

- 4.35 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of details site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.

### **Benchmark Land Value**

- 4.36 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.37 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the existing use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings that were developed more recently; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed existing use values in these circumstances.
- 4.38 Redevelopment proposals that generate residual land values below existing use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven existing use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, existing use values should be regarded as benchmarks rather than definitive fixed variables on a site.
- 4.39 Previously developed sites in the main towns and village centres may be in various existing uses (redundant or secondary pubs, industrial units, retail units or offices) which are likely attract limited demand and are thus relatively unattractive as long term investments to landowners. To establish benchmark land values for the office and industrial uses, we have had regard to rents secured on lower quartile lettings within the District. These rents are likely to be reflective of offices that are close to the end of their economic life and require significant capital expenditure to continue to be lettable.
- 4.40 The office benchmark assumes lower value secondary office space on 1 hectare of land, with 40% site coverage and 4 storeys. We have adopted a rent of c. £16 per sq/ft based upon lettings of second hand offices in the District. We have assumed a £130 per sq/ft allowance for refurbishment and a letting void of 2.5 years. We have capitalised the rent at 8% which generates an EUV of c. £2.92m

(following the deduction of purchaser's costs of 6.8%) to which we have added a 20% premium, resulting in a benchmark of £3.50m.

- 4.41 The industrial/warehousing benchmark assumes secondary space on 1 hectare of land with 40% site coverage and 1.5 storeys. The rent assumed is based on such lettings of second hand premises in the District at £10 per square foot. We have assumed a £59 per sq/ft allowance for refurbishment and a letting void of 2.5 years. We have capitalised the rent at 8% which generates an EUV of c. £2.29m (following the deduction of purchaser's costs of 6.8%) to which we have added a 20% premium, resulting in a benchmark of c. £2.74m.
- 4.42 The car park benchmark assumes a 1 hectare car parking comprising 300 parking spaces. We have assumed an average daily parking rate of £6 day based upon car parking rates at Council operated car parks in the district. We have assumed that the car park will achieve 40% occupancy and we have deducted 30% management costs from the gross rent. We have capitalised the net rent at 10% which generates an EUV of c. £1.48m (following the deduction of purchaser's costs of 6.8%). We have applied a 20% landowner's premium resulting in a benchmark of c. £1.77m.
- 4.43 We have adopted a greenfield land value, which has a low existing use value as agricultural land (typically £20,000 to £23,000 per hectare) . For greenfield sites, benchmark land values typically range from £0.25 million and £0.37 million per gross hectare, which is reflective of typical minimum option pricing for greenfield development land. This represents a multiple of 12.5 to 18.5 times agricultural land value, which is within the 10 to 20 times multiple typically applied in policy testing studies. In our viability testing we have adopted the upper end of this value range at £370,000 per hectare. This provides a significant premium above existing use value of £20,000 - £23,000 agricultural land value to the landowner to incentivise them to bring forward land for development.

We summarise in Table 4.43.1 the benchmark land values we have adopted in our viability testing.

**Table 4.43.1: Benchmark Land Values**

Use	Benchmark per gross hectare
Secondary Office	£3.50m
Secondary Industrial	£2.74m
Car Parks	£1.77m
Greenfield (Higher Value)	£0.37m

## 5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 3 and 4. We have appraised 16 development typologies, reflecting different densities and types of residential development across the District in addition to older persons living accommodation.
- 5.2 Each appraisal incorporates (where relevant) the following levels of affordable housing to test the ability of developments to meet the requirements of emerging local plan policy, which seeks the provision of 40% affordable housing, subject to individual site circumstances:
- 0% affordable housing;
  - 10% affordable housing;
  - 15% affordable housing;
  - 20% affordable housing;
  - 25% affordable housing;
  - 30% affordable housing;
  - 35% affordable housing and
  - 40% affordable housing.
- 5.3 For small sites that fall below the 10-unit threshold, we have factored in the affordable housing requirement as on-site units to test their ability to make a potential affordable housing requirement (either as on-site provision, if practical, or as a payment in lieu). If the Council decides to seek affordable housing contributions from schemes providing fewer than 10 units, for practical reasons the Council may need to secure payments in lieu of on-site delivery, but the method of calculation reflects our approach for viability testing<sup>9</sup>.
- 5.4 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable. Where the residual land value is either negative or lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.
- 5.5 The appraisal results also test the cumulative impact of the Council's requirements. The first set of results indicate the residual values of schemes with base build costs and the additional; policy requirements are added incrementally as shown in Table 5.5.1.

**Table 5.5.1: Table of Cumulative impact of costs tested**

Base Costs (BCIS Build Costs)	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Accessibility M4(2) & M4(3)	Base Costs, S106 & Accessibility M4(2), M4(3) & Biodiversity 10%	Base Costs, S106 & Accessibility M4(2), M4(3) & Biodiversity 15%	Base Costs, S106 & Accessibility M4(2), M4(3) & Biodiversity 20%
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- 5.6 An example of the layout and costs used to present the appraisal outputs in this study is provided below. In the example below, this particular development typology located in the Zone of Influence could currently viably absorb 25% Affordable housing and all policy requirements up to 20% Biodiversity.

<sup>9</sup> This approach involves calculating a payment that is the financial equivalent on on-site affordable housing delivery

**Figure 5.6.1: Example of Appraisal Results**

T9 - 11 Houses				Value Area		Zone of Influence			
No Units	11			Sales value inflation				0%	
Site Area	0.44 Ha			Build cost inflation				0%	
Residual land values:				Affordable Housing Tenure		60% Rent / 15% SO / 25% FH			
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%	
70% SR & 5% SO & 25%FH	0%	£2,237,795	£2,007,644	£2,000,045	£1,992,467	£1,981,209	£1,975,580	£1,972,765	
70% SR & 5% SO & 25%FH	10%	£2,093,888	£1,863,737	£1,856,138	£1,845,969	£1,834,711	£1,829,082	£1,826,268	
70% SR & 5% SO & 25%FH	15%	£2,021,935	£1,791,784	£1,784,184	£1,772,720	£1,761,462	£1,755,833	£1,753,018	
70% SR & 5% SO & 25%FH	20%	£1,949,982	£1,719,831	£1,712,231	£1,699,470	£1,688,213	£1,682,584	£1,679,770	
70% SR & 5% SO & 25%FH	25%	£1,878,028	£1,647,877	£1,640,278	£1,626,222	£1,614,964	£1,609,335	£1,606,520	
70% SR & 5% SO & 25%FH	30%	£1,806,075	£1,575,923	£1,568,323	£1,552,973	£1,541,714	£1,536,086	£1,533,271	
70% SR & 5% SO & 25%FH	35%	£1,734,121	£1,503,970	£1,496,372	£1,479,723	£1,468,466	£1,462,838	£1,460,022	
70% SR & 5% SO & 25%FH	40%	£1,662,168	£1,432,017	£1,424,418	£1,406,475	£1,395,216	£1,389,588	£1,386,773	
Residual Land values compared to benchmark land values Secondary Office						£3,500,000			
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%	
70% SR & 5% SO & 25%FH	0%	£997,795	£467,644	£460,045	£452,467	£441,209	£435,580	£432,765	
70% SR & 5% SO & 25%FH	10%	£553,888	£323,737	£316,138	£305,969	£294,711	£289,082	£286,268	
70% SR & 5% SO & 25%FH	15%	£481,935	£251,784	£244,184	£232,720	£221,462	£215,833	£213,018	
70% SR & 5% SO & 25%FH	20%	£409,982	£179,831	£172,231	£159,470	£148,213	£142,584	£139,770	
70% SR & 5% SO & 25%FH	25%	£338,028	£107,877	£100,278	£86,222	£74,964	£69,335	£66,520	
70% SR & 5% SO & 25%FH	30%	£266,075	£35,923	£28,323	£12,973	£1,714	£-3,914	£-6,728	
70% SR & 5% SO & 25%FH	35%	£194,121	£-36,030	£-43,628	£-60,277	£-71,534	£-77,164	£-79,978	
70% SR & 5% SO & 25%FH	40%	£122,168	£-107,983	£-115,582	£-133,535	£-144,784	£-150,412	£-153,227	

## 6 Assessment of appraisal results

- 6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the district. We have tested the impact of emerging plan policies to assist the Council in its decision making on potential options.
- 6.2 Development value is finite and in areas where development is primarily sourced from previously developed sites, it is rarely enhanced through the adoption of new policy requirements. This is because existing use values are to a degree relatively high prior to development. In contrast, areas which have previously undeveloped land clearly have greater scope to secure an uplift in land value through the planning process. In setting policy requirements, the Council will need to prioritise its requirements due to finite development value.
- 6.3 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are unviable regardless of the Council's policy requirements and schemes that are viable prior to the imposition of policy requirements. If a scheme is unviable before policy requirements, it is unlikely to come forward and planning requirements would not be a factor that comes into play in the developer's/landowner's decision making. The unviable schemes will either remain in their existing use or only become viable following an increase in values or a reduction in costs. Some unviable sites may come forward for redevelopment under permitted development rights (where available) instead of redevelopment.

### **Affordable housing**

- 6.4 As noted in Section 5, we have tested a series of affordable housing scenarios, as follows:
- 0% affordable housing;
  - 10% affordable housing;
  - 15% affordable housing;
  - 20% affordable housing;
  - 25% affordable housing;
  - 30% affordable housing;
  - 35% affordable housing and
  - 40% affordable housing.
- 6.5 There are differences in the viability of schemes and the level of affordable housing that can be viably provided. These differences manifest themselves both on a value area basis and also between schemes located in the same value area.
- 6.6 Our appraisal results are attached as Appendix 3, in relation to typologies 1 to 5 which are developments of under 10 units that do not trigger affordable housing the schemes can support all of the policy requirements across all value areas when benchmarked against all of the site values.
- 6.7 In the highest value area of Harpenden (£7,320 per sq/m), all of the typologies are viable with 40% affordable housing and all policy requirements when benchmarked against all site values. The second highest value area of St Albans (£7,000 per sq/m) is viable at 40% affordable housing and all policy requirements when benchmarked against all of the site values.
- 6.8 Where sales values are at the lower end of the tested range in the Rest of St Albans (£6,135 per sq/m) 40% affordable housing can generally be supported against the industrial, car park and greenfield site values. The exception to this can be found in typology 12 (30 flats) where the maximum viable affordable housing reduces to 30% when benchmarked against the industrial site value. In relation to the office benchmark, the typologies in the Rest of St Albans provide ranges of affordable housing from 10% (typology 12 – 30 flats) to 40% where typologies comprise houses and flats & houses. The average affordable housing percentage is c. 35% when tested against the office site value in the Rest of St Albans across typologies 6 to 16 which trigger the affordable housing requirement.
- 6.9 Viability is slightly more challenging within the Zone of Influence despite having the same value per sq/sm as the Rest of St Albans which can be attributed to the additional S106 contribution towards

SAMM/SANG of £7,431.61 per unit. When benchmarked against the car park and greenfield site values the typologies can support 40% affordable housing.

- 6.10 When benchmarked against the industrial site value typology 12 can support 20% affordable housing whilst the additional flatted typologies 6 and 9 can support 40% whilst typology 10 can support 35% affordable housing. The typologies that provide houses and flats/houses (typology 7, 9, 11, 13, 14, 15, 16) can support 40% affordable housing.
- 6.11 When benchmarked against the office site value, typology 12 (30 flats) cannot support any affordable housing whilst the additional flatted typologies (6, 8, 10) can support between 25%. The smaller house typologies (7, 9 and 11) can support a range of 30% to 35% affordable housing whilst the typologies that provide houses and flats/houses (typology 13, 14, 15, 16) can support 40% affordable housing. However, we highlight that any development coming forwards in the Zone of Influence is likely to constitute greenfield development which supports 40% affordable housing.

#### **Affordable Housing Small Sites Contribution**

- 6.12 The Council is not currently proposing to seek financial contributions from developments providing fewer than 10 units. As noted previously, our development typologies include schemes providing fewer than 10 units and these typologies are incorporated within the testing of the affordable housing requirement.
- 6.13 Our appraisals test the provision of affordable housing using a 'notional on-site' approach and Typologies 1 to 5 are all schemes providing fewer than 10 units and the appraisals indicate that in the majority of scenarios the typologies can support 40% affordable housing. Therefore a policy seeking financial contributions would be financially viable, should the Council wish to consider this option.
- 6.14 There are three main approaches to calculating payments in lieu. The first is to run a hypothetical appraisal of the scheme incorporating the required level of affordable housing provided as on-site units, which is then compared to an appraisal of the same scheme, but with all units provided as private housing. The difference between the two residual land values would equate to the payment in lieu, leaving the Applicant no better and no worse off in comparison to on-site delivery.
- 6.15 The second approach is to adopt a formulaic approach to calculating a payment in lieu which does not require any appraisals of the development proposal. The formula determines the uplift in value arising from the affordable housing not being physically provided on-site, in the same way as the first approach, but the calculations are more high level. The formula would be as follows:
- 6.16 If it is established to the Council's satisfaction that a development proposal could not viably provide 40% of units as affordable, a (lower) agreed affordable housing percentage would be used when calculating the formula above. For example, the payment in lieu for an 8 unit development would require 3 units (40%) to be provided as affordable housing to meet the policy target. If it is agreed that only (say) 25% affordable housing could be viably provided on site, then the calculation would be based on an assumption of 2 units of affordable housing.
- 6.17 The third approach is a tariff based system, in which a flat rate fee is charged per unit provided on the development. The tariff would need to be established, most likely using the first approach outlined above (i.e. a comparison of residuals), but then discounted below the maximum potential rate to allow for site specific differences in costs and benchmark land value. This type of approach is more straightforward to operate, but inevitably results in lower overall income than a more nuanced approach would raise.

#### **Older Persons Living Accommodation**

- 6.18 We attach as Appendix 4 the appraisal results that have been assessed on the basis of a tenure split of 60% affordable rent and 40% shared ownership units for the extra care and retirement units.
- 6.19 For the retirement living apartments, schemes in Harpenden can support 35% affordable housing and all policy requirements when benchmarked against the office site value and 40% affordable housing and all policy requirements when benchmarked against the other site values.

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- 6.20 Schemes in St Albans can support 25% affordable housing and all policy requirements when benchmarked against the office site value and 40% when benchmarked against the other site values.
- 6.21 Schemes in the Rest of St Albans and the Zone of Influence can support 25% affordable housing and all policy requirements when benchmarked against the car park site value and 40% affordable housing when benchmarked against the greenfield site value.
- 6.22 For the extra care apartments, schemes in Harpenden can support 15% affordable housing and all policy requirements when benchmarked against the office site value, 25% affordable housing when benchmarked against the industrial site value and 40% affordable housing when benchmarked against the car park and greenfield site values.
- 6.23 Schemes in the Rest of St Albans and the Zone of Influence can support 10% affordable housing and all policy requirements when benchmarked against office site value, 20% affordable housing when benchmarked against the industrial site value, 30% affordable housing when benchmarked against the car park site value and 40% against the greenfield site value.
- 6.24 In relation to the care homes appraisals, 40% affordable care rooms can be supported when benchmarked against the greenfield site value. However, as previously highlighted the will require the viability of each older persons living development to be considered on a site specific basis at the planning application stage.

### **Impact of other emerging Local Plan Policies**

- 6.25 We have assessed the viability of other the emerging Local Plan policies together with the affordable housing and highlight that all typologies can support the requirements for S106 contributions, Accessibility and Biodiversity. However, we have highlighted in the previous section that there is some variation in the levels of affordable housing across each of the value areas and as a result the maximum affordable housing percentages also include the additional policy requirements. The results of the appraisals are attached as Appendix 3 and 4.

## 7 Conclusions and recommendations

- 7.1 The NPPF states that “Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan”. This report and its supporting appendices test the ability of development typologies in St Albans District Council support emerging Local Plan policies.
- 7.2 We have tested the impact of the main emerging policies which may have an impact on viability:
- **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 40% in line with existing policy requirements and to inform emerging Policy. The tenure mix of the affordable housing also has a bearing on viability and we have tested the Council’s preferred mix (60% social/affordable rents, 15% shared ownership and 25% First Homes).
  - There are slight variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition and benchmark land value. The results indicate that 40% affordable housing is generally viable in Harpenden and St Albans when benchmarked against all site values. In the Rest of St Albans 40% affordable housing is generally achievable against the industrial, car park and greenfield site values with the exception of Typology 12 (30 flats) which can support 30% when benchmarked against the industrial site value. When benchmarked against the office site value, the Rest of St Albans can support a range of 30% to 40% (with the exception of Typology 12 at 10%). We have previously highlighted that there is a variation in the affordable housing percentages that can be supported in the Zone of Influence, however, any development in this zone is likely to be on greenfield sites and our testing supports 40% affordable housing across all typologies. We therefore recommend that the emerging target of 40% is adopted and applied on a ‘maximum reasonable proportion’ basis taking site-specific circumstances into account.
  - Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so. The Council also seeks to prioritise social rent and could, if necessary and on a case-by-case basis, accept some affordable rent in lieu of social rent to address scheme-specific viability issues. This would mitigate the need to reduce the overall percentage below 40% to some extent.
  - **Older Persons Living Accommodation:** Our appraisals indicate for retirement living and extra care units that 25% to 40% affordable housing and all policy requirements can be supported across the 4 value areas with the highest percentages applying in Harpenden and St Albans. In relation to care homes, 40% affordable units are viable when benchmarked against greenfield land on the basis that a rent of £1,300 per week is charged for the private units across all value areas.
  - **S106 Contributions and SAMMS/SANG:** We have tested the S106 contributions provided to us by the Council which range from £14,082 to £16,245 per unit in addition to emerging policy SP10 that requires a payment towards SAMMS/SANG in the Zone of Influence at £7,432 per unit. Our appraisals indicate that these payments can be viably absorbed in the typologies together with affordable housing.
  - **Biodiversity Net Gain:** We have tested the impact of the Council’s emerging policies in relation to these requirements and they have a very modest impact on residual land values and can therefore be viably absorbed.
  - **Accessibility :** We have tested the impact of the Council’s emerging policies in relation to Accessibility and our costs to reflect Building regulations Part M4(2), Part M4(3)(a) and Part M4(3)(b) have a modest impact on residual land values and can therefore be viably absorbed.

### **Additional observations**

- 7.3 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes in policy can be absorbed in most all circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the landowner at the bid stage without adversely impacting on the supply of land for development.
- 7.4 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements.
- 7.5 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing and to meet other planning policy requirements. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.

## Appendix 1 - Land Registry sales data

Location	Postcode Area	Type	Number of Sales	Total Floor Area (sq/ft)	Total Sales	£PSF
<b>St Albans</b>	AL1	NB Flats	-	-	-	-
	AL1	NB Houses	-	-	-	-
	AL1	SH Flats	132	30,310	£ 19,591,999	£ 646
	AL1	SH Houses	77	85,412	£ 56,401,250	£ 660
	<b>Total/Average</b>		<b>209</b>	<b>115,722</b>	<b>£ 75,993,249</b>	<b>£ 657</b>
<b>Bricket Wood/Colney</b>	AL2	NB Flats	-	-	-	-
<b>South of St Albans</b>	AL2	NB Houses	1	2,024	£ 1,329,995	£ 657
	AL2	SH Flats	6	3,466	£ 1,761,000	£ 508
	AL2	SH Houses	74	83,679	£ 48,014,050	£ 574
	<b>Total/Average</b>		<b>81</b>	<b>89,169</b>	<b>£ 51,105,045</b>	<b>£ 573</b>
<b>St Albans</b>	AL3	NB Flats	-	-	-	-
	AL3	NB Houses	-	-	-	-
	AL3	SH Flats	28	18,234	£ 8,915,500	£ 489
	AL3	SH Houses	115	124,312	£ 81,673,050	£ 657
	<b>Total/Average</b>		<b>143</b>	<b>142,546</b>	<b>£ 90,588,550</b>	<b>£ 636</b>
<b>Redbourn</b>	AL3	NB Flats	-	-	-	-
	AL3	NB Houses	-	-	-	-
	AL3	SH Flats	1	484	£ 245,000	£ 506
	AL3	SH Houses	39	55,563	£ 29,706,500	£ 535
	<b>Total/Average</b>		<b>40</b>	<b>56,047</b>	<b>£ 29,951,500</b>	<b>£ 534</b>
<b>St Albans</b>	AL4	NB Flats	-	-	-	-
	AL4	NB Houses	1	1,507	£ 1,035,000	£ 687
	AL4	SH Flats	26	18,083	£ 8,304,000	£ 459
	AL4	SH Houses	154	164,053	£ 104,970,090	£ 640
	<b>Total/Average</b>		<b>181</b>	<b>183,643</b>	<b>£ 114,309,090</b>	<b>£ 622</b>
<b>Wheathampstead</b>	AL4	NB Flats	-	-	-	-
	AL4	NB Houses	-	-	-	-
	AL4	SH Flats	9	6,082	£ 2,557,000	£ 420
	AL4	SH Houses	106	147,472	£ 83,306,600	£ 565
	<b>Total/Average</b>		<b>115</b>	<b>153,554</b>	<b>£ 85,863,600</b>	<b>£ 559</b>
<b>Colney Heath</b>	AL4	NB Flats	-	-	-	-
	AL4	NB Houses	-	-	-	-
	AL4	SH Flats	6	4,197	£ 1,812,500	£ 432
	AL4	SH Houses	31	33,637	£ 16,596,500	£ 493
	<b>Total/Average</b>		<b>37</b>	<b>37,834</b>	<b>£ 18,409,000</b>	<b>£ 487</b>
<b>Harpenden</b>	AL5	NB Flats	-	-	-	-
	AL5	NB Houses	-	-	-	-
	AL5	SH Flats	26	16,652	£ 8,944,950	£ 537
	AL5	SH Houses	283	401,461	£ 278,961,931	£ 695
	<b>Total/Average</b>		<b>309</b>	<b>418,113</b>	<b>£ 287,906,881</b>	<b>£ 689</b>
	<b>Total/Average</b>		<b>1115</b>	<b>2,393,256</b>	<b>£ 1,508,253,830</b>	<b>£ 630</b>

## Appendix 2 - Commercial lettings data

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use
11/06/2024	11/07/2024	8 Holywell HI	St Albans	1st	427	56.00	Achieved	FRI	23,912.00	Office
23/05/2024	22/06/2024	19 Watsons Walk	St Albans	GRND	693	25.25	Asking	FRI	17,498.25	Office
08/05/2024	09/05/2024	V159 Colney St	St Albans	GRND	34,918	17.00	Achieved		593,606.00	Industrial
02/04/2024	02/04/2024	Hatfield Rd	St Albans	GRND,1	37,076	10.50	Asking	FRI	389,298.00	Industrial
18/12/2023	17/01/2024	3 Holywell HI	St Albans	2nd	538					Office
30/11/2023	30/12/2023	Park St	St Albans	GRND,1	4,169	15.00	Asking		62,535.00	Office
20/09/2023	20/10/2023	Porters Wood	St Albans	GRND,1	4,771	15.13	Asking		72,185.23	Industrial
29/08/2023	30/08/2023	Annables Ln	Harpenden	GRND,1	3,500	20.14	Achieved	FRI	70,490.00	Office
16/08/2023	16/08/2023	Park St	St Albans	GRND,1	9,137					Industrial
01/08/2023	31/08/2023	12B Chequer St	St Albans	GRND,1	1,704	44.86	Asking	FRI	76,441.44	Office/Retail
04/07/2023	03/08/2023	London Colney	St Albans	GRND,1-2	29,650	13.72	Achieved	FRI	406,798.00	Industrial
28/06/2023	28/06/2023	Ashley Rd	St Albans	GRND,1	11,420			FRI		Industrial
25/06/2023	25/07/2023	15A-15B Station Rd	Harpenden	1st	585	29.00	Asking		16,965.00	Office
17/04/2023	17/05/2023	42 High St	St Albans	2nd	388	16.75	Achieved		6,499.00	Office
17/04/2023	17/05/2023	96-100 Luton Rd	Harpenden	1st	860	23.00	Asking		19,780.00	Office
01/03/2023	31/03/2023	156 St. Albans Rd	St. Albans	GRND	1,749	15.72	Asking		27,494.28	Industrial
28/02/2023	30/03/2023	5-7 London Rd	St Albans	GRND	1,904	31.51	Asking		59,995.04	Office
28/02/2023	30/03/2023	Lower Dagnall St	St Albans	GRND	1,005	25.00	Asking	FRI	25,125.00	Office
28/02/2023	30/03/2023	6 Upper Dagnall St	St Albans	GRND	357	35.00	Asking	FRI	12,495.00	Office/Retail
21/02/2023	21/02/2023	Old Parkbury Ln	St Albans	GRND	86,000					Industrial
15/02/2023	17/03/2023	96-100 Luton Rd	Harpenden	2nd	604	23.00	Asking		13,892.00	Office
01/02/2023	01/02/2023	64 London Rd	St Albans	GRND,1	1,725	28.50	Asking		49,162.50	Office
29/01/2023	30/01/2023	Griffiths Way	St Albans	GRND,1-2	18,470	39.00	Achieved	FRI	720,330.00	Office
26/01/2023	25/02/2023	45 Grosvenor Rd	St Albans	3rd	4,705	37.50	Asking		176,437.50	Office
18/01/2023	18/01/2023	Old Parkbury Ln	St Albans	GRND,1	32,825	20.00	Asking		656,500.00	Industrial
12/01/2023	11/02/2023	10 Bricket Rd	St Albans	2nd	5,963	41.00	Achieved		244,483.00	Office
23/12/2022	11/02/2023	10 Bricket Rd	St Albans	3rd	10,901	42.50	Achieved	FRI	463,292.50	Office
06/12/2022	05/01/2023	36-38 London Rd	St Albans	GRND	1,000	22.00	Asking		22,000.00	Office
27/11/2022	09/04/2023	45 Grosvenor Rd	St Albans	1st	6,538	37.50	Achieved		245,175.00	Office
15/11/2022	15/12/2022	23 The Forresters	Harpenden	1st	1,043	26.46	Asking		27,597.78	Office
14/11/2022	14/12/2022	Cottonmill Ln	St Albans	GRND	896	23.40	Asking		20,966.40	Office
09/11/2022	07/02/2023	London Colney	St Albans	GRND	16,160	15.16	Asking	FRI	244,985.60	Industrial
20/10/2022	28/11/2023	Station Way	St Albans	4th	7,368	40.50	Achieved	FRI	298,404.00	Office
17/10/2022	07/12/2022	72 High St	St Albans	GRND,MEZZ	9,674	13.44	Asking		130,018.56	Industrial
13/10/2022	12/11/2022	Frogmore	St Albans	GRND,1	7,286	14.50	Asking		105,647.00	Office
13/10/2022	14/10/2022	41 Holywell HI	St Albans	GRND	238	15.20	Achieved	FRI	3,617.60	Office
04/10/2022	05/10/2022	Station Way	St Albans	3rd	8,100	40.00	Achieved		324,000.00	Office
04/10/2022	05/10/2022	Station Way	St Albans	1st	7,370					Office
12/09/2022	13/09/2022	Station Way	St Albans	4th	7,368	38.50	Asking		283,668.00	Office
01/09/2022	01/09/2022	45 Grosvenor Rd	St Albans	2nd	7,466	35.00	Achieved	FRI	261,310.00	Office
22/08/2022	29/10/2022	45-49 Victoria St	St Albans	GRND,1	4,711	35.00	Achieved	FRI	164,885.00	Office
22/07/2022	21/08/2022	Coldharbour Ln	Harpenden	GRND	1,452	17.18	Asking		24,945.36	Industrial
22/07/2022	21/08/2022	14-15 Hatfield Rd	St Albans	GRND	2,466	17.00	Asking		41,922.00	Office
22/07/2022	21/08/2022	4 Place Farm	St Albans	GRND,1	1,694	25.00	Asking		42,350.00	Office
21/07/2022	21/07/2022	Campfield Rd	St Albans	GRND	500					Industrial
20/07/2022	20/07/2022	Park St	St Albans	1st	1,660	20.00	Asking		33,200.00	Office
13/07/2022	12/08/2022	32 Mountbatten Close	St. Albans	GRND	1,024	29.29	Asking		29,992.96	Office
11/07/2022	10/08/2022	8 Spicer St	St Albans	GRND	355	38.00	Asking		13,490.00	Office
01/07/2022	01/07/2022	48 Coldharbour Ln	Harpenden	GRND,1	8,274					Industrial
03/06/2022	03/06/2022	2 Harpenden Rd	St. Albans	1st	1,036	24.13	Effective	FRI	24,998.62	Office
24/05/2022	10/07/2022	45-49 Victoria St	St Albans	GRND	1,105	35.00	Asking		38,675.00	Office
23/05/2022	10/07/2022	45-49 Victoria St	St Albans	3rd	2,697	35.00	Asking		94,395.00	Office
14/03/2022	13/04/2022	104 High St	St Albans	1st	662					Office
16/02/2022	18/03/2022	42-44 High St	St Albans	GRND	450	14.44	Asking		6,498.00	Office
10/02/2022	12/03/2022	Acrewood Way	St Albans	GRND,1	15,839	12.50	Asking		197,987.50	Industrial
10/02/2022	12/03/2022	Acrewood Way	St Albans	GRND,1	8,811	12.50	Asking		110,137.50	Industrial
01/01/2022	01/01/2022	16 Hatfield Rd	St Albans	GRND,1	5,316	17.00	Asking		90,372.00	Office

## Appendix 3 - Appraisal Results (Typologies 1 – 16)

St Albans District Council  
Local Plan Testing 2024

T1 - 1 House
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Value Area	Harpenden
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No Units	1
Site Area	0.05 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£294,922	£362,032	£381,092	£381,092	£379,625	£378,906	£378,547
70% SR & 5% SO & 25% FH	10%	£365,178	£352,290	£351,319	£351,319	£349,881	£349,163	£348,804
70% SR & 5% SO & 25% FH	15%	£359,307	£337,418	£336,447	£336,447	£335,010	£334,292	£333,933
70% SR & 5% SO & 25% FH	20%	£335,435	£322,546	£321,575	£321,575	£320,138	£319,420	£319,060
70% SR & 5% SO & 25% FH	25%	£320,563	£307,674	£306,703	£306,703	£305,266	£304,548	£304,189
70% SR & 5% SO & 25% FH	30%	£305,692	£292,803	£291,833	£291,833	£290,395	£289,677	£289,317
70% SR & 5% SO & 25% FH	35%	£290,820	£277,931	£276,961	£276,961	£275,523	£274,805	£274,445
70% SR & 5% SO & 25% FH	40%	£275,948	£263,059	£262,089	£262,089	£260,651	£259,933	£259,573

Residual Land values compared to benchmark land values  
Secondary Office

£3,560,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£219,922	£207,032	£206,062	£206,062	£204,625	£203,906	£203,547
70% SR & 5% SO & 25% FH	10%	£199,178	£177,290	£176,319	£176,319	£174,881	£174,163	£173,804
70% SR & 5% SO & 25% FH	15%	£175,307	£162,418	£161,447	£161,447	£160,010	£159,292	£158,933
70% SR & 5% SO & 25% FH	20%	£160,435	£147,546	£146,575	£146,575	£145,138	£144,420	£144,060
70% SR & 5% SO & 25% FH	25%	£145,563	£132,674	£131,703	£131,703	£130,266	£129,548	£129,189
70% SR & 5% SO & 25% FH	30%	£130,692	£117,803	£116,833	£116,833	£115,395	£114,677	£114,317
70% SR & 5% SO & 25% FH	35%	£115,820	£102,931	£101,961	£101,961	£100,523	£99,805	£99,445
70% SR & 5% SO & 25% FH	40%	£100,948	£88,059	£87,089	£87,089	£85,651	£84,933	£84,573

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£257,922	£245,032	£244,062	£244,062	£242,625	£241,906	£241,547
70% SR & 5% SO & 25% FH	10%	£228,178	£215,290	£214,319	£214,319	£212,881	£212,163	£211,804
70% SR & 5% SO & 25% FH	15%	£213,307	£200,418	£199,447	£199,447	£198,010	£197,292	£196,933
70% SR & 5% SO & 25% FH	20%	£188,435	£185,546	£184,575	£184,575	£183,138	£182,420	£182,060
70% SR & 5% SO & 25% FH	25%	£183,563	£170,674	£169,703	£169,703	£168,266	£167,548	£167,189
70% SR & 5% SO & 25% FH	30%	£168,692	£155,803	£154,833	£154,833	£153,395	£152,677	£152,317
70% SR & 5% SO & 25% FH	35%	£153,820	£140,931	£139,961	£139,961	£138,523	£137,805	£137,445
70% SR & 5% SO & 25% FH	40%	£138,948	£126,059	£125,089	£125,089	£123,651	£122,933	£122,573

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£306,422	£293,532	£292,562	£292,562	£291,125	£290,406	£290,047
70% SR & 5% SO & 25% FH	10%	£276,678	£263,790	£262,819	£262,819	£261,381	£260,663	£260,304
70% SR & 5% SO & 25% FH	15%	£261,807	£248,918	£247,947	£247,947	£246,510	£245,792	£245,433
70% SR & 5% SO & 25% FH	20%	£246,935	£234,046	£233,075	£233,075	£231,638	£230,920	£230,560
70% SR & 5% SO & 25% FH	25%	£232,063	£219,174	£218,203	£218,203	£216,766	£216,048	£215,689
70% SR & 5% SO & 25% FH	30%	£217,192	£204,303	£203,333	£203,333	£201,895	£201,177	£200,817
70% SR & 5% SO & 25% FH	35%	£202,320	£189,431	£188,461	£188,461	£187,023	£186,305	£185,945
70% SR & 5% SO & 25% FH	40%	£187,448	£174,559	£173,589	£173,589	£172,151	£171,433	£171,073

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£378,422	£363,532	£362,562	£362,562	£361,125	£360,406	£360,047
70% SR & 5% SO & 25% FH	10%	£348,678	£333,790	£332,819	£332,819	£331,381	£330,663	£330,304
70% SR & 5% SO & 25% FH	15%	£333,807	£318,918	£317,947	£317,947	£316,510	£315,792	£315,433
70% SR & 5% SO & 25% FH	20%	£318,935	£304,046	£303,075	£303,075	£301,638	£300,920	£300,560
70% SR & 5% SO & 25% FH	25%	£304,063	£289,174	£288,203	£288,203	£286,766	£286,048	£285,689
70% SR & 5% SO & 25% FH	30%	£289,192	£274,303	£273,333	£273,333	£271,895	£271,177	£270,817
70% SR & 5% SO & 25% FH	35%	£274,320	£259,431	£258,461	£258,461	£257,023	£256,305	£255,945
70% SR & 5% SO & 25% FH	40%	£259,448	£244,559	£243,589	£243,589	£242,151	£241,433	£241,073

St Albans District Council  
Local Plan Testing 2024

T1 - 1 House

Value Area  
St Albans

No Units: 1  
Site Area: 0.05 Ha

Sales value inflation: 0%  
Build cost inflation: 0%  
Affordable Housing Tenure: 60% Rent / 10% SO / 20% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£368,860	£355,971	£355,001	£355,001	£353,994	£352,845	£352,486
70% SR & 5% SO & 25% FH	10%	£341,152	£329,262	£327,292	£327,292	£325,855	£325,137	£324,777
70% SR & 5% SO & 25% FH	15%	£327,298	£314,408	£313,438	£313,438	£312,001	£311,282	£310,923
70% SR & 5% SO & 25% FH	20%	£313,444	£300,554	£299,584	£299,584	£298,147	£297,428	£297,068
70% SR & 5% SO & 25% FH	25%	£299,590	£286,700	£285,730	£285,730	£284,293	£283,574	£283,214
70% SR & 5% SO & 25% FH	30%	£285,736	£272,846	£271,876	£271,876	£270,439	£269,720	£269,360
70% SR & 5% SO & 25% FH	35%	£271,881	£258,992	£258,021	£258,021	£256,584	£255,866	£255,506
70% SR & 5% SO & 25% FH	40%	£258,027	£245,137	£244,167	£244,167	£242,730	£242,012	£241,652

Residual Land values compared to benchmark land values

Secondary Office: £3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£150,860	£180,971	£180,001	£180,001	£178,564	£177,845	£177,486
70% SR & 5% SO & 25% FH	10%	£166,152	£153,262	£152,292	£152,292	£150,855	£150,137	£149,777
70% SR & 5% SO & 25% FH	15%	£152,298	£138,408	£137,438	£137,438	£136,001	£135,282	£134,923
70% SR & 5% SO & 25% FH	20%	£138,444	£123,554	£122,584	£122,584	£121,147	£120,428	£120,068
70% SR & 5% SO & 25% FH	25%	£124,590	£108,700	£107,730	£107,730	£106,293	£105,574	£105,214
70% SR & 5% SO & 25% FH	30%	£110,736	£93,846	£92,876	£92,876	£91,439	£90,720	£90,360
70% SR & 5% SO & 25% FH	35%	£96,881	£78,992	£78,021	£78,021	£76,584	£75,866	£75,506
70% SR & 5% SO & 25% FH	40%	£83,027	£64,137	£63,167	£63,167	£61,730	£61,012	£60,652

Residual Land values compared to benchmark land values

Secondary Industrial: £2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£231,860	£218,971	£218,001	£218,001	£216,564	£215,845	£215,486
70% SR & 5% SO & 25% FH	10%	£204,152	£191,262	£190,292	£190,292	£188,855	£188,137	£187,777
70% SR & 5% SO & 25% FH	15%	£190,298	£176,408	£175,438	£175,438	£174,001	£173,282	£172,923
70% SR & 5% SO & 25% FH	20%	£176,444	£161,554	£160,584	£160,584	£159,147	£158,428	£158,068
70% SR & 5% SO & 25% FH	25%	£162,590	£146,700	£145,730	£145,730	£144,293	£143,574	£143,214
70% SR & 5% SO & 25% FH	30%	£148,736	£131,846	£130,876	£130,876	£129,439	£128,720	£128,360
70% SR & 5% SO & 25% FH	35%	£134,881	£116,992	£116,021	£116,021	£114,584	£113,866	£113,506
70% SR & 5% SO & 25% FH	40%	£121,027	£102,137	£101,167	£101,167	£99,730	£99,012	£98,652

Residual Land values compared to benchmark land values

Car Parks: £1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£290,360	£267,471	£266,501	£266,501	£265,064	£264,345	£263,986
70% SR & 5% SO & 25% FH	10%	£252,652	£239,762	£238,792	£238,792	£237,355	£236,637	£236,277
70% SR & 5% SO & 25% FH	15%	£238,798	£224,908	£223,938	£223,938	£222,501	£221,782	£221,423
70% SR & 5% SO & 25% FH	20%	£224,944	£210,054	£209,084	£209,084	£207,647	£206,928	£206,568
70% SR & 5% SO & 25% FH	25%	£211,090	£195,200	£194,230	£194,230	£192,793	£192,074	£191,714
70% SR & 5% SO & 25% FH	30%	£197,236	£180,346	£179,376	£179,376	£177,939	£177,220	£176,860
70% SR & 5% SO & 25% FH	35%	£183,381	£165,492	£164,521	£164,521	£163,084	£162,366	£162,006
70% SR & 5% SO & 25% FH	40%	£169,527	£150,637	£149,667	£149,667	£148,230	£147,512	£147,152

Residual Land values compared to benchmark land values

Greenfield Land: £370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£350,360	£337,471	£336,501	£336,501	£335,064	£334,345	£333,986
70% SR & 5% SO & 25% FH	10%	£322,652	£309,762	£308,792	£308,792	£307,355	£306,637	£306,277
70% SR & 5% SO & 25% FH	15%	£308,798	£294,908	£293,938	£293,938	£292,501	£291,782	£291,423
70% SR & 5% SO & 25% FH	20%	£294,944	£280,054	£279,084	£279,084	£277,647	£276,928	£276,568
70% SR & 5% SO & 25% FH	25%	£281,090	£265,200	£264,230	£264,230	£262,793	£262,074	£261,714
70% SR & 5% SO & 25% FH	30%	£267,236	£250,346	£249,376	£249,376	£247,939	£247,220	£246,860
70% SR & 5% SO & 25% FH	35%	£253,381	£235,492	£234,521	£234,521	£233,084	£232,366	£232,006
70% SR & 5% SO & 25% FH	40%	£239,527	£220,637	£219,667	£219,667	£218,230	£217,512	£217,152

St Albans District Council  
Local Plan Testing 2024

T1 - 1 House
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Value Area	Rest of St Albans
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No Units	1
Site Area	0.05 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 19% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£298,414	£298,526	£294,555	£294,555	£293,117	£292,399	£292,039
70% SR & 5% SO & 25% FH	10%	£277,339	£264,440	£263,470	£263,470	£262,033	£261,314	£260,955
70% SR & 5% SO & 25% FH	15%	£266,788	£253,886	£252,928	£252,928	£251,491	£250,772	£250,413
70% SR & 5% SO & 25% FH	20%	£256,246	£243,356	£242,398	£242,398	£240,961	£240,242	£239,883
70% SR & 5% SO & 25% FH	25%	£245,703	£232,815	£231,844	£231,844	£230,407	£229,688	£229,329
70% SR & 5% SO & 25% FH	30%	£235,161	£222,272	£221,302	£221,302	£219,865	£219,146	£218,787
70% SR & 5% SO & 25% FH	35%	£224,619	£211,730	£210,760	£210,760	£209,323	£208,604	£208,244
70% SR & 5% SO & 25% FH	40%	£214,077	£201,188	£200,218	£200,218	£198,781	£198,061	£197,702

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£3,500,000</b>								
70% SR & 5% SO & 25% FH	0%	£123,414	£110,525	£109,555	£109,555	£108,117	£107,399	£107,039
70% SR & 5% SO & 25% FH	10%	£102,339	£89,440	£88,470	£88,470	£87,033	£86,314	£85,955
70% SR & 5% SO & 25% FH	15%	£91,788	£78,886	£77,928	£77,928	£76,491	£75,772	£75,413
70% SR & 5% SO & 25% FH	20%	£81,246	£68,356	£67,398	£67,398	£65,961	£65,242	£64,883
70% SR & 5% SO & 25% FH	25%	£70,703	£57,815	£56,844	£56,844	£55,407	£54,688	£54,329
70% SR & 5% SO & 25% FH	30%	£60,161	£47,272	£46,302	£46,302	£44,865	£44,146	£43,787
70% SR & 5% SO & 25% FH	35%	£49,619	£36,730	£35,760	£35,760	£34,323	£33,604	£33,244
70% SR & 5% SO & 25% FH	40%	£39,077	£26,188	£25,218	£25,218	£23,781	£23,061	£22,702

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£2,740,000</b>								
70% SR & 5% SO & 25% FH	0%	£161,414	£148,526	£147,555	£147,555	£146,117	£145,399	£145,039
70% SR & 5% SO & 25% FH	10%	£140,339	£127,440	£126,470	£126,470	£125,033	£124,314	£123,955
70% SR & 5% SO & 25% FH	15%	£129,788	£116,886	£115,928	£115,928	£114,491	£113,772	£113,413
70% SR & 5% SO & 25% FH	20%	£119,246	£106,356	£105,398	£105,398	£103,961	£103,242	£102,883
70% SR & 5% SO & 25% FH	25%	£108,703	£95,815	£94,844	£94,844	£93,407	£92,688	£92,329
70% SR & 5% SO & 25% FH	30%	£98,161	£85,272	£84,302	£84,302	£82,865	£82,146	£81,787
70% SR & 5% SO & 25% FH	35%	£87,619	£74,730	£73,760	£73,760	£72,323	£71,604	£71,244
70% SR & 5% SO & 25% FH	40%	£77,077	£64,188	£63,218	£63,218	£61,781	£61,061	£60,702

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£1,770,000</b>								
70% SR & 5% SO & 25% FH	0%	£209,914	£197,025	£196,055	£196,055	£194,617	£193,899	£193,539
70% SR & 5% SO & 25% FH	10%	£188,839	£175,940	£174,970	£174,970	£173,533	£172,814	£172,455
70% SR & 5% SO & 25% FH	15%	£177,288	£165,398	£164,428	£164,428	£162,991	£162,272	£161,913
70% SR & 5% SO & 25% FH	20%	£166,746	£154,856	£153,886	£153,886	£152,449	£151,730	£151,371
70% SR & 5% SO & 25% FH	25%	£156,203	£144,315	£143,344	£143,344	£141,907	£141,188	£140,829
70% SR & 5% SO & 25% FH	30%	£145,661	£133,772	£132,802	£132,802	£131,365	£130,646	£130,287
70% SR & 5% SO & 25% FH	35%	£135,119	£123,230	£122,260	£122,260	£120,823	£120,104	£119,744
70% SR & 5% SO & 25% FH	40%	£124,577	£112,688	£111,718	£111,718	£110,281	£109,561	£109,202

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£370,000</b>								
70% SR & 5% SO & 25% FH	0%	£279,914	£267,025	£266,055	£266,055	£264,617	£263,899	£263,539
70% SR & 5% SO & 25% FH	10%	£258,839	£245,940	£244,970	£244,970	£243,533	£242,814	£242,455
70% SR & 5% SO & 25% FH	15%	£247,288	£235,398	£234,428	£234,428	£232,991	£232,272	£231,913
70% SR & 5% SO & 25% FH	20%	£236,746	£224,856	£223,886	£223,886	£222,449	£221,730	£221,371
70% SR & 5% SO & 25% FH	25%	£226,203	£214,315	£213,344	£213,344	£211,907	£211,188	£210,829
70% SR & 5% SO & 25% FH	30%	£215,661	£203,772	£202,802	£202,802	£201,365	£200,646	£200,287
70% SR & 5% SO & 25% FH	35%	£205,119	£193,230	£192,260	£192,260	£190,823	£190,104	£189,744
70% SR & 5% SO & 25% FH	40%	£194,577	£182,688	£181,718	£181,718	£180,281	£179,561	£179,202

St Albans District Council  
Local Plan Testing 2024

T1 - 1 House
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Value Area	Zone of Influence
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No Units	1
Site Area	0.03 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£298,414	£278,722	£277,752	£277,752	£276,315	£275,596	£275,236
70% SR & 5% SO & 25% FH	10%	£277,330	£257,838	£256,868	£256,868	£255,230	£254,611	£254,153
70% SR & 5% SO & 25% FH	15%	£266,788	£247,096	£246,126	£246,126	£244,688	£243,970	£243,512
70% SR & 5% SO & 25% FH	20%	£256,246	£236,554	£235,584	£235,584	£234,146	£233,428	£232,970
70% SR & 5% SO & 25% FH	25%	£245,703	£226,012	£225,042	£225,042	£223,604	£222,885	£222,526
70% SR & 5% SO & 25% FH	30%	£235,161	£215,469	£214,499	£214,499	£213,061	£212,343	£211,984
70% SR & 5% SO & 25% FH	35%	£224,619	£204,927	£203,957	£203,957	£202,520	£201,801	£201,442
70% SR & 5% SO & 25% FH	40%	£214,077	£194,385	£193,415	£193,415	£191,977	£191,258	£190,900

Residual Land values compared to benchmark land values  
Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£123,414	£103,722	£102,752	£102,752	£101,315	£100,596	£100,236
70% SR & 5% SO & 25% FH	10%	£102,330	£82,838	£81,868	£81,868	£80,230	£79,611	£79,153
70% SR & 5% SO & 25% FH	15%	£91,788	£72,096	£71,126	£71,126	£69,688	£69,070	£68,612
70% SR & 5% SO & 25% FH	20%	£81,246	£61,554	£60,584	£60,584	£59,146	£58,428	£58,070
70% SR & 5% SO & 25% FH	25%	£70,703	£51,012	£50,042	£50,042	£48,604	£47,885	£47,526
70% SR & 5% SO & 25% FH	30%	£60,161	£40,469	£39,499	£39,499	£38,061	£37,343	£36,984
70% SR & 5% SO & 25% FH	35%	£49,619	£29,927	£28,957	£28,957	£27,520	£26,801	£26,442
70% SR & 5% SO & 25% FH	40%	£39,077	£19,385	£18,415	£18,415	£16,977	£16,258	£15,900

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£181,414	£141,722	£140,752	£140,752	£139,315	£138,596	£138,236
70% SR & 5% SO & 25% FH	10%	£140,330	£120,838	£119,868	£119,868	£118,230	£117,611	£117,153
70% SR & 5% SO & 25% FH	15%	£129,788	£110,096	£109,126	£109,126	£107,688	£107,070	£106,612
70% SR & 5% SO & 25% FH	20%	£119,246	£99,554	£98,584	£98,584	£97,146	£96,428	£96,070
70% SR & 5% SO & 25% FH	25%	£108,703	£89,012	£88,042	£88,042	£86,604	£85,885	£85,526
70% SR & 5% SO & 25% FH	30%	£98,161	£78,469	£77,499	£77,499	£76,061	£75,343	£74,984
70% SR & 5% SO & 25% FH	35%	£87,619	£67,927	£66,957	£66,957	£65,520	£64,801	£64,442
70% SR & 5% SO & 25% FH	40%	£77,077	£57,385	£56,415	£56,415	£54,977	£54,258	£53,900

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£209,814	£190,222	£189,252	£189,252	£187,815	£187,096	£186,736
70% SR & 5% SO & 25% FH	10%	£188,830	£169,138	£168,168	£168,168	£166,730	£166,011	£165,653
70% SR & 5% SO & 25% FH	15%	£178,288	£158,596	£157,626	£157,626	£156,188	£155,470	£155,112
70% SR & 5% SO & 25% FH	20%	£167,746	£148,054	£147,084	£147,084	£145,646	£144,928	£144,570
70% SR & 5% SO & 25% FH	25%	£157,203	£137,512	£136,542	£136,542	£135,104	£134,385	£134,026
70% SR & 5% SO & 25% FH	30%	£146,661	£126,969	£125,999	£125,999	£124,561	£123,843	£123,484
70% SR & 5% SO & 25% FH	35%	£136,119	£116,427	£115,457	£115,457	£114,020	£113,301	£112,942
70% SR & 5% SO & 25% FH	40%	£125,577	£105,885	£104,915	£104,915	£103,477	£102,758	£102,400

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£278,914	£260,222	£259,252	£259,252	£257,815	£257,096	£256,736
70% SR & 5% SO & 25% FH	10%	£258,830	£239,138	£238,168	£238,168	£236,730	£236,011	£235,653
70% SR & 5% SO & 25% FH	15%	£248,288	£228,596	£227,626	£227,626	£226,188	£225,470	£225,112
70% SR & 5% SO & 25% FH	20%	£237,746	£218,054	£217,084	£217,084	£215,646	£214,928	£214,570
70% SR & 5% SO & 25% FH	25%	£227,203	£207,512	£206,542	£206,542	£205,104	£204,385	£204,026
70% SR & 5% SO & 25% FH	30%	£216,661	£196,969	£195,999	£195,999	£194,561	£193,843	£193,484
70% SR & 5% SO & 25% FH	35%	£206,119	£186,427	£185,457	£185,457	£184,020	£183,301	£182,942
70% SR & 5% SO & 25% FH	40%	£195,577	£175,885	£174,915	£174,915	£173,477	£172,758	£172,400

St Albans District Council  
Local Plan Testing 2024

T2 - 2 Houses	
No Limits	2
Site Area	0.1 Ha

Value Area	Harpenden
Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 10% SO / 20% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£700,132	£870,423	£868,683	£868,683	£866,105	£864,816	£864,172
70% SR & 5% SO & 25% FH	10%	£848,446	£818,736	£818,996	£818,996	£814,419	£813,130	£812,485
70% SR & 5% SO & 25% FH	15%	£922,602	£802,893	£811,153	£811,153	£808,576	£807,287	£806,642
70% SR & 5% SO & 25% FH	20%	£986,759	£807,049	£805,310	£805,310	£802,732	£801,443	£800,799
70% SR & 5% SO & 25% FH	25%	£5,103,816	£841,207	£839,467	£839,467	£836,889	£835,600	£834,956
70% SR & 5% SO & 25% FH	30%	£345,073	£815,363	£813,623	£813,623	£811,045	£809,756	£809,112
70% SR & 5% SO & 25% FH	35%	£819,229	£889,520	£887,780	£887,780	£885,202	£883,913	£883,269
70% SR & 5% SO & 25% FH	40%	£493,386	£493,677	£491,936	£491,936	£489,358	£488,070	£487,426

Residual Land values compared to benchmark land values  
Secondary Office

£3,600,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£890,130	£390,423	£388,683	£388,683	£386,105	£384,816	£384,172
70% SR & 5% SO & 25% FH	10%	£286,446	£268,736	£268,996	£268,996	£264,419	£263,130	£262,485
70% SR & 5% SO & 25% FH	15%	£272,602	£242,893	£241,153	£241,153	£236,576	£235,287	£234,642
70% SR & 5% SO & 25% FH	20%	£246,759	£217,049	£215,310	£215,310	£212,732	£211,443	£210,799
70% SR & 5% SO & 25% FH	25%	£220,916	£181,207	£180,467	£180,467	£178,889	£178,600	£178,956
70% SR & 5% SO & 25% FH	30%	£185,073	£165,363	£163,623	£163,623	£161,045	£159,756	£159,112
70% SR & 5% SO & 25% FH	35%	£169,229	£159,520	£157,780	£157,780	£155,202	£153,913	£153,269
70% SR & 5% SO & 25% FH	40%	£143,386	£113,677	£111,936	£111,936	£109,358	£108,070	£107,426

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£426,130	£396,423	£394,683	£394,683	£392,105	£390,816	£390,172
70% SR & 5% SO & 25% FH	10%	£374,446	£344,736	£342,996	£342,996	£340,419	£339,130	£338,485
70% SR & 5% SO & 25% FH	15%	£272,602	£318,893	£317,153	£317,153	£314,576	£313,287	£312,642
70% SR & 5% SO & 25% FH	20%	£246,759	£293,049	£291,310	£291,310	£288,732	£287,443	£286,799
70% SR & 5% SO & 25% FH	25%	£220,916	£267,207	£265,467	£265,467	£262,889	£261,600	£260,956
70% SR & 5% SO & 25% FH	30%	£171,073	£241,363	£239,623	£239,623	£237,045	£235,756	£235,112
70% SR & 5% SO & 25% FH	35%	£155,229	£215,520	£213,780	£213,780	£211,202	£209,913	£209,269
70% SR & 5% SO & 25% FH	40%	£219,386	£189,677	£187,936	£187,936	£185,358	£184,070	£183,426

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£823,130	£493,423	£491,683	£491,683	£489,105	£487,816	£487,172
70% SR & 5% SO & 25% FH	10%	£471,446	£441,736	£439,996	£439,996	£437,419	£436,130	£435,485
70% SR & 5% SO & 25% FH	15%	£445,602	£415,893	£414,153	£414,153	£411,576	£410,287	£409,642
70% SR & 5% SO & 25% FH	20%	£419,759	£390,049	£388,310	£388,310	£385,732	£384,443	£383,799
70% SR & 5% SO & 25% FH	25%	£393,916	£364,207	£362,467	£362,467	£359,889	£358,600	£357,956
70% SR & 5% SO & 25% FH	30%	£368,073	£338,363	£336,623	£336,623	£334,045	£332,756	£332,112
70% SR & 5% SO & 25% FH	35%	£342,229	£312,520	£310,780	£310,780	£308,202	£306,913	£306,269
70% SR & 5% SO & 25% FH	40%	£316,386	£286,677	£284,936	£284,936	£282,358	£281,070	£280,426

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£863,132	£633,423	£631,683	£631,683	£629,105	£627,816	£627,172
70% SR & 5% SO & 25% FH	10%	£811,446	£618,736	£616,996	£616,996	£614,419	£613,130	£612,485
70% SR & 5% SO & 25% FH	15%	£855,602	£655,893	£654,153	£654,153	£651,576	£650,287	£649,642
70% SR & 5% SO & 25% FH	20%	£899,759	£630,049	£628,310	£628,310	£625,732	£624,443	£623,799
70% SR & 5% SO & 25% FH	25%	£873,916	£604,207	£602,467	£602,467	£599,889	£598,600	£597,956
70% SR & 5% SO & 25% FH	30%	£848,073	£578,363	£576,623	£576,623	£574,045	£572,756	£572,112
70% SR & 5% SO & 25% FH	35%	£822,229	£552,520	£550,780	£550,780	£548,202	£546,913	£546,269
70% SR & 5% SO & 25% FH	40%	£496,386	£426,677	£424,936	£424,936	£422,358	£421,070	£420,426

T2 - 2 Houses	
No Units	2
Site Area	0.1 Ha

Value Area	St Albans
Sales value inflation	6%
Build cost inflation	6%
Affordable Housing Tenure	60% Rent / 10% SO / 28% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£653,750	£624,040	£622,300	£622,300	£619,722	£618,433	£617,789
70% SR & 5% SO & 25% FH	10%	£656,676	£674,967	£674,227	£674,227	£671,650	£670,361	£669,716
70% SR & 5% SO & 25% FH	15%	£661,840	£693,930	£693,190	£693,190	£690,612	£689,323	£688,678
70% SR & 5% SO & 25% FH	20%	£670,603	£722,893	£722,153	£722,153	£719,576	£718,287	£717,642
70% SR & 5% SO & 25% FH	25%	£683,566	£762,857	£762,117	£762,117	£759,539	£758,250	£757,605
70% SR & 5% SO & 25% FH	30%	£700,530	£812,821	£812,081	£812,081	£809,503	£808,214	£807,569
70% SR & 5% SO & 25% FH	35%	£721,493	£872,785	£872,045	£872,045	£869,467	£868,178	£867,533
70% SR & 5% SO & 25% FH	40%	£746,457	£942,747	£942,007	£942,007	£939,429	£938,140	£937,495

Residual Land values compared to benchmark land values  
Secondary Office

£3,600,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£303,750	£274,040	£272,300	£272,300	£269,722	£268,433	£267,789
70% SR & 5% SO & 25% FH	10%	£306,676	£324,967	£324,227	£324,227	£321,650	£320,361	£319,716
70% SR & 5% SO & 25% FH	15%	£311,840	£353,930	£353,190	£353,190	£350,612	£349,323	£348,678
70% SR & 5% SO & 25% FH	20%	£320,603	£392,893	£392,153	£392,153	£389,576	£388,287	£387,642
70% SR & 5% SO & 25% FH	25%	£333,566	£442,857	£442,117	£442,117	£439,539	£438,250	£437,605
70% SR & 5% SO & 25% FH	30%	£350,530	£502,821	£502,081	£502,081	£499,503	£498,214	£497,569
70% SR & 5% SO & 25% FH	35%	£371,493	£572,785	£572,045	£572,045	£569,467	£568,178	£567,533
70% SR & 5% SO & 25% FH	40%	£396,457	£652,747	£652,007	£652,007	£649,429	£648,140	£647,495

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£373,750	£344,040	£342,300	£342,300	£339,722	£338,433	£337,789
70% SR & 5% SO & 25% FH	10%	£376,676	£404,967	£404,227	£404,227	£401,650	£400,361	£399,716
70% SR & 5% SO & 25% FH	15%	£381,840	£453,930	£453,190	£453,190	£450,612	£449,323	£448,678
70% SR & 5% SO & 25% FH	20%	£390,603	£512,893	£512,153	£512,153	£509,576	£508,287	£507,642
70% SR & 5% SO & 25% FH	25%	£403,566	£582,857	£582,117	£582,117	£579,539	£578,250	£577,605
70% SR & 5% SO & 25% FH	30%	£420,530	£662,821	£662,081	£662,081	£659,503	£658,214	£657,569
70% SR & 5% SO & 25% FH	35%	£441,493	£752,785	£752,045	£752,045	£749,467	£748,178	£747,533
70% SR & 5% SO & 25% FH	40%	£466,457	£852,747	£852,007	£852,007	£849,429	£848,140	£847,495

Car Parks

£1,776,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£473,750	£444,040	£442,300	£442,300	£439,722	£438,433	£437,789
70% SR & 5% SO & 25% FH	10%	£476,676	£504,967	£504,227	£504,227	£501,650	£500,361	£499,716
70% SR & 5% SO & 25% FH	15%	£481,840	£553,930	£553,190	£553,190	£550,612	£549,323	£548,678
70% SR & 5% SO & 25% FH	20%	£490,603	£612,893	£612,153	£612,153	£609,576	£608,287	£607,642
70% SR & 5% SO & 25% FH	25%	£503,566	£682,857	£682,117	£682,117	£679,539	£678,250	£677,605
70% SR & 5% SO & 25% FH	30%	£520,530	£762,821	£762,081	£762,081	£759,503	£758,214	£757,569
70% SR & 5% SO & 25% FH	35%	£541,493	£852,785	£852,045	£852,045	£849,467	£848,178	£847,533
70% SR & 5% SO & 25% FH	40%	£566,457	£952,747	£952,007	£952,007	£949,429	£948,140	£947,495

Residual Land values compared to benchmark land values  
Greenfield Land

£376,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£613,750	£584,040	£582,300	£582,300	£579,722	£578,433	£577,789
70% SR & 5% SO & 25% FH	10%	£616,676	£644,967	£644,227	£644,227	£641,650	£640,361	£639,716
70% SR & 5% SO & 25% FH	15%	£621,840	£693,930	£693,190	£693,190	£690,612	£689,323	£688,678
70% SR & 5% SO & 25% FH	20%	£630,603	£752,893	£752,153	£752,153	£749,576	£748,287	£747,642
70% SR & 5% SO & 25% FH	25%	£643,566	£822,857	£822,117	£822,117	£819,539	£818,250	£817,605
70% SR & 5% SO & 25% FH	30%	£660,530	£902,821	£902,081	£902,081	£899,503	£898,214	£897,569
70% SR & 5% SO & 25% FH	35%	£681,493	£992,785	£992,045	£992,045	£989,467	£988,178	£987,533
70% SR & 5% SO & 25% FH	40%	£706,457	£1,092,747	£1,092,007	£1,092,007	£1,089,429	£1,088,140	£1,087,495

St Albans District Council  
Local Plan Testing 2024

T2 - 2 Houses
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Value Area	Rest of St Albans
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No Units	2
Site Area	0.1 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 10% SO / 30% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£528,370	£498,861	£498,822	£498,822	£498,344	£493,055	£492,410
70% SR & 5% SO & 25% FH	10%	£492,081	£492,372	£490,632	£490,632	£458,054	£456,795	£459,121
70% SR & 5% SO & 25% FH	15%	£473,936	£444,227	£442,487	£442,487	£439,909	£438,620	£437,676
70% SR & 5% SO & 25% FH	20%	£455,791	£426,082	£424,341	£424,341	£421,764	£420,475	£419,831
70% SR & 5% SO & 25% FH	25%	£437,646	£407,937	£406,196	£406,196	£403,619	£402,330	£401,685
70% SR & 5% SO & 25% FH	30%	£419,501	£389,791	£388,050	£388,050	£385,474	£384,185	£383,540
70% SR & 5% SO & 25% FH	35%	£401,357	£371,647	£369,907	£369,907	£367,329	£366,040	£365,395
70% SR & 5% SO & 25% FH	40%	£383,211	£353,502	£351,762	£351,762	£349,184	£347,895	£347,251

Residual Land values compared to benchmark land values  
Secondary Office

£1,600,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£178,370	£148,861	£148,822	£148,822	£144,344	£143,055	£142,410
70% SR & 5% SO & 25% FH	10%	£142,081	£112,372	£110,632	£110,632	£108,054	£106,765	£106,121
70% SR & 5% SO & 25% FH	15%	£123,936	£94,227	£92,487	£92,487	£89,909	£88,620	£87,976
70% SR & 5% SO & 25% FH	20%	£105,791	£76,082	£74,341	£74,341	£71,764	£70,475	£69,831
70% SR & 5% SO & 25% FH	25%	£87,646	£57,937	£56,196	£56,196	£53,619	£52,330	£51,685
70% SR & 5% SO & 25% FH	30%	£69,501	£39,791	£38,050	£38,050	£35,474	£34,185	£33,540
70% SR & 5% SO & 25% FH	35%	£51,357	£21,647	£19,907	£19,907	£17,329	£16,040	£15,395
70% SR & 5% SO & 25% FH	40%	£33,211	£3,502	£1,762	£1,762	£0	£0	£0

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£254,370	£224,861	£222,822	£222,822	£220,344	£219,055	£218,410
70% SR & 5% SO & 25% FH	10%	£218,081	£188,372	£186,632	£186,632	£184,054	£182,765	£182,121
70% SR & 5% SO & 25% FH	15%	£199,936	£170,227	£168,487	£168,487	£165,909	£164,620	£163,976
70% SR & 5% SO & 25% FH	20%	£181,791	£152,082	£150,341	£150,341	£147,764	£146,475	£145,831
70% SR & 5% SO & 25% FH	25%	£163,646	£133,937	£132,196	£132,196	£129,619	£128,330	£127,685
70% SR & 5% SO & 25% FH	30%	£145,501	£115,791	£114,050	£114,050	£111,474	£110,185	£109,540
70% SR & 5% SO & 25% FH	35%	£127,357	£97,647	£95,907	£95,907	£93,329	£92,040	£91,395
70% SR & 5% SO & 25% FH	40%	£109,211	£79,502	£77,762	£77,762	£75,184	£73,895	£73,251

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£231,370	£201,861	£199,822	£199,822	£197,344	£196,055	£195,410
70% SR & 5% SO & 25% FH	10%	£195,081	£165,372	£163,632	£163,632	£161,054	£159,765	£159,121
70% SR & 5% SO & 25% FH	15%	£176,936	£147,227	£145,487	£145,487	£142,909	£141,620	£140,976
70% SR & 5% SO & 25% FH	20%	£158,791	£129,082	£127,341	£127,341	£124,764	£123,475	£122,831
70% SR & 5% SO & 25% FH	25%	£140,646	£110,937	£109,196	£109,196	£106,619	£105,330	£104,685
70% SR & 5% SO & 25% FH	30%	£122,501	£92,791	£91,050	£91,050	£88,474	£87,185	£86,540
70% SR & 5% SO & 25% FH	35%	£104,357	£74,647	£72,907	£72,907	£70,329	£69,040	£68,395
70% SR & 5% SO & 25% FH	40%	£86,211	£56,502	£54,762	£54,762	£52,184	£50,895	£50,251

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£497,370	£467,861	£465,822	£465,822	£463,344	£462,055	£461,410
70% SR & 5% SO & 25% FH	10%	£461,081	£441,372	£439,632	£439,632	£437,054	£435,765	£435,121
70% SR & 5% SO & 25% FH	15%	£442,936	£423,227	£421,487	£421,487	£418,909	£417,620	£416,976
70% SR & 5% SO & 25% FH	20%	£424,791	£405,082	£403,341	£403,341	£400,764	£399,475	£398,831
70% SR & 5% SO & 25% FH	25%	£406,646	£386,937	£385,196	£385,196	£382,619	£381,330	£380,685
70% SR & 5% SO & 25% FH	30%	£388,501	£368,791	£367,050	£367,050	£364,474	£363,185	£362,540
70% SR & 5% SO & 25% FH	35%	£370,357	£350,647	£348,907	£348,907	£346,329	£345,040	£344,395
70% SR & 5% SO & 25% FH	40%	£352,211	£332,502	£330,762	£330,762	£328,184	£326,895	£326,251

St Albans District Council  
Local Plan Testing 2024

T2 - 2 Houses
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Value Area	Zone of Influence
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No Units	2
Site Area	0.1 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£28,370	£48,070	£48,330	£48,330	£48,752	£479,463	£478,819
70% SR & 5% SO & 25% FH	10%	£492,081	£448,779	£447,039	£447,039	£444,492	£443,173	£442,528
70% SR & 5% SO & 25% FH	15%	£473,936	£430,634	£428,895	£428,895	£426,317	£425,028	£424,383
70% SR & 5% SO & 25% FH	20%	£455,791	£412,490	£410,750	£410,750	£408,172	£406,883	£406,239
70% SR & 5% SO & 25% FH	25%	£437,646	£394,345	£392,605	£392,605	£390,027	£388,738	£388,094
70% SR & 5% SO & 25% FH	30%	£419,501	£376,200	£374,460	£374,460	£371,882	£370,593	£369,949
70% SR & 5% SO & 25% FH	35%	£401,357	£358,055	£356,315	£356,315	£353,737	£352,448	£351,804
70% SR & 5% SO & 25% FH	40%	£383,211	£339,910	£338,170	£338,170	£335,593	£334,304	£333,659

Residual Land values compared to benchmark land values  
Secondary Office

£3,600,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£178,370	£138,070	£133,330	£133,330	£130,752	£129,463	£128,819
70% SR & 5% SO & 25% FH	10%	£142,081	£98,779	£97,039	£97,039	£94,462	£93,173	£92,528
70% SR & 5% SO & 25% FH	15%	£123,936	£80,634	£78,895	£78,895	£76,317	£75,028	£74,383
70% SR & 5% SO & 25% FH	20%	£105,791	£62,490	£60,750	£60,750	£58,172	£56,883	£56,239
70% SR & 5% SO & 25% FH	25%	£87,646	£44,345	£42,605	£42,605	£40,027	£38,738	£38,094
70% SR & 5% SO & 25% FH	30%	£69,501	£26,200	£24,460	£24,460	£21,882	£20,593	£19,949
70% SR & 5% SO & 25% FH	35%	£51,357	£8,055	£6,315	£6,315	£3,737	£2,448	£1,804
70% SR & 5% SO & 25% FH	40%	£33,211	£-9,910	£-11,650	£-11,650	£-14,027	£-16,288	£-18,549

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£254,370	£211,070	£208,330	£208,330	£206,752	£205,463	£204,819
70% SR & 5% SO & 25% FH	10%	£218,081	£174,779	£173,039	£173,039	£170,462	£169,173	£168,528
70% SR & 5% SO & 25% FH	15%	£199,936	£156,634	£154,895	£154,895	£152,317	£151,028	£150,383
70% SR & 5% SO & 25% FH	20%	£181,791	£138,490	£136,750	£136,750	£134,172	£132,883	£132,239
70% SR & 5% SO & 25% FH	25%	£163,646	£120,345	£118,605	£118,605	£116,027	£114,738	£114,094
70% SR & 5% SO & 25% FH	30%	£145,501	£102,200	£100,460	£100,460	£97,882	£96,593	£95,949
70% SR & 5% SO & 25% FH	35%	£127,357	£84,055	£82,315	£82,315	£79,737	£78,448	£77,804
70% SR & 5% SO & 25% FH	40%	£109,211	£65,910	£64,170	£64,170	£61,593	£60,304	£59,659

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£251,370	£208,070	£208,330	£208,330	£203,752	£202,463	£201,819
70% SR & 5% SO & 25% FH	10%	£315,081	£271,779	£270,039	£270,039	£267,462	£266,173	£265,528
70% SR & 5% SO & 25% FH	15%	£296,936	£253,634	£251,895	£251,895	£249,317	£248,028	£247,383
70% SR & 5% SO & 25% FH	20%	£278,791	£235,490	£233,750	£233,750	£231,172	£229,883	£229,239
70% SR & 5% SO & 25% FH	25%	£260,646	£217,345	£215,605	£215,605	£213,027	£211,738	£211,094
70% SR & 5% SO & 25% FH	30%	£242,501	£199,200	£197,460	£197,460	£194,882	£193,593	£192,949
70% SR & 5% SO & 25% FH	35%	£224,357	£181,055	£179,315	£179,315	£176,737	£175,448	£174,804
70% SR & 5% SO & 25% FH	40%	£206,211	£162,910	£161,170	£161,170	£158,593	£157,304	£156,659

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£491,370	£448,070	£446,330	£446,330	£443,752	£442,463	£441,819
70% SR & 5% SO & 25% FH	10%	£455,081	£411,779	£410,039	£410,039	£407,462	£406,173	£405,528
70% SR & 5% SO & 25% FH	15%	£436,936	£393,634	£391,895	£391,895	£389,317	£388,028	£387,383
70% SR & 5% SO & 25% FH	20%	£418,791	£375,490	£373,750	£373,750	£371,172	£369,883	£369,239
70% SR & 5% SO & 25% FH	25%	£400,646	£357,345	£355,605	£355,605	£353,027	£351,738	£351,094
70% SR & 5% SO & 25% FH	30%	£382,501	£339,200	£337,460	£337,460	£334,882	£333,593	£332,949
70% SR & 5% SO & 25% FH	35%	£364,357	£321,055	£319,315	£319,315	£316,737	£315,448	£314,804
70% SR & 5% SO & 25% FH	40%	£346,211	£302,910	£301,170	£301,170	£298,593	£297,304	£296,659

St Albans District Council  
Local Plan Testing 2024

T3 - 4 Houses	
No Units	4
Site Area	0.13 Ha

Value Area	Harpenden
Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 16% SO / 24% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,356,483	£1,292,072	£1,288,676	£1,288,676	£1,283,846	£1,281,131	£1,279,874
70% SR & 5% SO & 25% FH	10%	£1,251,102	£1,192,691	£1,189,295	£1,189,295	£1,184,265	£1,181,750	£1,180,493
70% SR & 5% SO & 25% FH	15%	£1,201,411	£1,143,000	£1,139,605	£1,139,605	£1,134,575	£1,132,059	£1,130,802
70% SR & 5% SO & 25% FH	20%	£1,151,721	£1,093,310	£1,089,914	£1,089,914	£1,084,884	£1,082,369	£1,081,112
70% SR & 5% SO & 25% FH	25%	£1,102,030	£1,043,619	£1,040,224	£1,040,224	£1,035,194	£1,032,678	£1,031,421
70% SR & 5% SO & 25% FH	30%	£1,052,340	£993,929	£990,533	£990,533	£985,503	£982,988	£981,731
70% SR & 5% SO & 25% FH	35%	£1,002,649	£944,238	£940,843	£940,843	£935,813	£933,297	£932,040
70% SR & 5% SO & 25% FH	40%	£952,959	£894,548	£891,152	£891,152	£886,122	£883,607	£882,350

Residual Land values compared to benchmark land values  
Secondary Office

£3,600,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£863,817	£825,405	£822,009	£822,009	£816,979	£814,465	£813,208
70% SR & 5% SO & 25% FH	10%	£784,436	£720,024	£722,628	£722,628	£717,598	£715,084	£713,826
70% SR & 5% SO & 25% FH	15%	£734,745	£676,333	£672,938	£672,938	£667,908	£665,393	£664,135
70% SR & 5% SO & 25% FH	20%	£685,054	£632,042	£628,247	£628,247	£623,217	£620,703	£619,445
70% SR & 5% SO & 25% FH	25%	£635,363	£587,751	£583,557	£583,557	£578,527	£576,011	£574,754
70% SR & 5% SO & 25% FH	30%	£585,673	£543,460	£538,866	£538,866	£533,836	£531,321	£530,064
70% SR & 5% SO & 25% FH	35%	£535,982	£499,169	£494,176	£494,176	£489,146	£486,630	£485,373
70% SR & 5% SO & 25% FH	40%	£486,292	£454,878	£449,485	£449,485	£444,455	£441,940	£440,683

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£565,150	£526,739	£523,343	£523,343	£518,313	£515,798	£514,541
70% SR & 5% SO & 25% FH	10%	£485,769	£467,358	£463,962	£463,962	£458,932	£456,417	£455,160
70% SR & 5% SO & 25% FH	15%	£436,078	£427,767	£424,371	£424,371	£419,341	£416,826	£415,569
70% SR & 5% SO & 25% FH	20%	£386,387	£387,577	£384,181	£384,181	£379,151	£376,636	£375,379
70% SR & 5% SO & 25% FH	25%	£336,696	£347,966	£344,570	£344,570	£339,540	£337,025	£335,768
70% SR & 5% SO & 25% FH	30%	£287,005	£308,755	£305,359	£305,359	£300,329	£297,814	£296,557
70% SR & 5% SO & 25% FH	35%	£237,314	£279,564	£276,168	£276,168	£271,138	£268,623	£267,366
70% SR & 5% SO & 25% FH	40%	£187,623	£239,873	£236,477	£236,477	£231,447	£228,932	£227,675

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,114,483	£1,056,072	£1,052,676	£1,052,676	£1,047,846	£1,045,131	£1,043,874
70% SR & 5% SO & 25% FH	10%	£1,015,102	£956,691	£953,295	£953,295	£948,465	£945,750	£944,493
70% SR & 5% SO & 25% FH	15%	£965,411	£907,000	£903,605	£903,605	£898,775	£896,059	£894,802
70% SR & 5% SO & 25% FH	20%	£915,721	£857,310	£853,914	£853,914	£849,084	£846,369	£845,112
70% SR & 5% SO & 25% FH	25%	£866,030	£807,619	£804,224	£804,224	£799,394	£796,679	£795,421
70% SR & 5% SO & 25% FH	30%	£816,340	£757,929	£754,533	£754,533	£749,703	£746,988	£745,731
70% SR & 5% SO & 25% FH	35%	£766,649	£708,238	£704,843	£704,843	£699,913	£697,197	£695,940
70% SR & 5% SO & 25% FH	40%	£716,959	£658,548	£655,152	£655,152	£650,222	£647,507	£646,250

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,301,150	£1,242,739	£1,239,343	£1,239,343	£1,234,513	£1,231,798	£1,230,541
70% SR & 5% SO & 25% FH	10%	£1,201,769	£1,143,368	£1,139,972	£1,139,972	£1,135,142	£1,132,427	£1,131,170
70% SR & 5% SO & 25% FH	15%	£1,102,388	£1,043,997	£1,040,601	£1,040,601	£1,035,771	£1,033,056	£1,031,799
70% SR & 5% SO & 25% FH	20%	£1,003,007	£944,626	£941,230	£941,230	£936,400	£933,685	£932,428
70% SR & 5% SO & 25% FH	25%	£903,626	£845,255	£841,859	£841,859	£837,029	£834,314	£833,057
70% SR & 5% SO & 25% FH	30%	£804,245	£745,884	£742,488	£742,488	£737,658	£734,943	£733,686
70% SR & 5% SO & 25% FH	35%	£704,864	£646,513	£643,117	£643,117	£638,287	£635,572	£634,315
70% SR & 5% SO & 25% FH	40%	£605,483	£547,142	£543,746	£543,746	£538,916	£536,201	£534,944

T3 - 4 Houses
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Value Area	St Albans
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No Units	4
Site Area	0.13 Ha

Sales value inflation	6%
Build cost inflation	6%
Affordable Housing Tenure	60% Rent / 10% SO / 28% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,260,660	£1,202,249	£1,198,854	£1,198,854	£1,193,824	£1,191,308	£1,190,051
70% SR & 5% SO & 25% FH	10%	£1,168,260	£1,106,849	£1,106,454	£1,106,454	£1,101,424	£1,098,908	£1,097,651
70% SR & 5% SO & 25% FH	15%	£1,122,061	£1,063,849	£1,060,253	£1,060,253	£1,055,223	£1,052,707	£1,051,451
70% SR & 5% SO & 25% FH	20%	£1,078,861	£1,017,450	£1,014,054	£1,014,054	£1,009,023	£1,006,507	£1,005,251
70% SR & 5% SO & 25% FH	25%	£1,029,661	£971,249	£967,854	£967,854	£962,824	£960,308	£959,051
70% SR & 5% SO & 25% FH	30%	£983,460	£926,049	£921,654	£921,654	£916,624	£914,108	£912,851
70% SR & 5% SO & 25% FH	35%	£937,260	£879,849	£875,454	£875,454	£870,424	£867,908	£866,651
70% SR & 5% SO & 25% FH	40%	£891,060	£832,650	£828,253	£828,253	£823,223	£820,707	£819,451

Residual Land values compared to benchmark land values  
Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£793,993	£735,582	£732,187	£732,187	£727,157	£724,641	£723,384
70% SR & 5% SO & 25% FH	10%	£701,594	£643,183	£639,787	£639,787	£634,757	£632,241	£630,984
70% SR & 5% SO & 25% FH	15%	£655,394	£596,983	£593,587	£593,587	£588,557	£586,041	£584,784
70% SR & 5% SO & 25% FH	20%	£609,194	£550,783	£547,387	£547,387	£542,357	£539,841	£538,584
70% SR & 5% SO & 25% FH	25%	£562,994	£504,583	£501,187	£501,187	£496,157	£493,641	£492,384
70% SR & 5% SO & 25% FH	30%	£516,794	£458,382	£454,987	£454,987	£449,957	£447,441	£446,184
70% SR & 5% SO & 25% FH	35%	£470,594	£412,183	£408,788	£408,788	£403,757	£401,241	£400,000
70% SR & 5% SO & 25% FH	40%	£424,394	£365,983	£362,587	£362,587	£357,557	£355,041	£353,784

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£895,327	£836,915	£833,520	£833,520	£828,490	£825,975	£824,717
70% SR & 5% SO & 25% FH	10%	£802,927	£744,515	£741,120	£741,120	£736,090	£733,575	£732,317
70% SR & 5% SO & 25% FH	15%	£756,727	£698,315	£694,920	£694,920	£689,890	£687,375	£686,117
70% SR & 5% SO & 25% FH	20%	£710,527	£652,115	£648,720	£648,720	£643,690	£641,175	£639,917
70% SR & 5% SO & 25% FH	25%	£664,327	£605,915	£602,520	£602,520	£597,490	£594,975	£593,717
70% SR & 5% SO & 25% FH	30%	£618,127	£559,715	£556,320	£556,320	£551,290	£548,775	£547,517
70% SR & 5% SO & 25% FH	35%	£571,927	£513,515	£510,120	£510,120	£505,090	£502,575	£501,317
70% SR & 5% SO & 25% FH	40%	£525,727	£467,315	£463,920	£463,920	£458,890	£456,375	£455,117

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,024,660	£966,249	£962,854	£962,854	£957,824	£955,308	£954,051
70% SR & 5% SO & 25% FH	10%	£932,260	£873,849	£870,454	£870,454	£865,424	£862,908	£861,651
70% SR & 5% SO & 25% FH	15%	£886,060	£827,649	£824,253	£824,253	£819,223	£816,707	£815,451
70% SR & 5% SO & 25% FH	20%	£839,860	£781,449	£778,054	£778,054	£773,023	£770,507	£769,251
70% SR & 5% SO & 25% FH	25%	£793,660	£735,249	£731,854	£731,854	£726,823	£724,307	£723,051
70% SR & 5% SO & 25% FH	30%	£747,460	£689,049	£685,654	£685,654	£680,623	£678,107	£676,851
70% SR & 5% SO & 25% FH	35%	£701,260	£642,849	£639,454	£639,454	£634,423	£631,907	£630,651
70% SR & 5% SO & 25% FH	40%	£655,060	£596,649	£593,253	£593,253	£588,223	£585,707	£584,451

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,211,327	£1,152,915	£1,149,520	£1,149,520	£1,144,490	£1,141,975	£1,140,717
70% SR & 5% SO & 25% FH	10%	£1,118,927	£1,060,515	£1,057,120	£1,057,120	£1,052,090	£1,049,575	£1,048,317
70% SR & 5% SO & 25% FH	15%	£1,072,727	£1,014,315	£1,010,920	£1,010,920	£1,005,890	£1,003,375	£1,002,117
70% SR & 5% SO & 25% FH	20%	£1,026,527	£968,115	£964,720	£964,720	£959,690	£957,175	£955,917
70% SR & 5% SO & 25% FH	25%	£980,327	£921,915	£918,520	£918,520	£913,490	£910,975	£909,717
70% SR & 5% SO & 25% FH	30%	£934,127	£875,715	£872,320	£872,320	£867,290	£864,775	£863,517
70% SR & 5% SO & 25% FH	35%	£887,927	£829,515	£826,120	£826,120	£821,090	£818,575	£817,317
70% SR & 5% SO & 25% FH	40%	£841,727	£783,315	£779,920	£779,920	£774,890	£772,375	£771,117

St Albans District Council  
Local Plan Testing 2024

T3 - 4 Houses
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Value Area	Rest of St Albans
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No Units	4
Site Area	0.13 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3)) & Biodiversity 10%	Base Costs, S106, Access (M4(3)), Biodiversity 15%	Base Costs, S106, Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,017,899	£959,448	£956,051	£956,051	£951,021	£948,507	£947,248
70% SR & 5% SO & 25% FH	10%	£848,265	£869,854	£886,459	£886,459	£881,420	£878,913	£877,656
70% SR & 5% SO & 25% FH	15%	£913,469	£856,058	£851,663	£851,663	£846,633	£844,117	£842,860
70% SR & 5% SO & 25% FH	20%	£787,873	£926,262	£916,866	£916,866	£911,836	£909,321	£908,064
70% SR & 5% SO & 25% FH	25%	£843,877	£788,465	£782,070	£782,070	£777,039	£774,525	£773,267
70% SR & 5% SO & 25% FH	30%	£899,080	£750,668	£747,273	£747,273	£742,243	£739,728	£738,470
70% SR & 5% SO & 25% FH	35%	£774,284	£775,872	£772,477	£772,477	£767,447	£764,932	£763,674
70% SR & 5% SO & 25% FH	40%	£739,487	£861,076	£877,680	£877,680	£872,650	£870,135	£868,878

Residual Land values compared to benchmark land values  
Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3)) & Biodiversity 10%	Base Costs, S106, Access (M4(3)), Biodiversity 15%	Base Costs, S106, Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£551,192	£492,780	£489,385	£489,385	£484,355	£481,840	£480,582
70% SR & 5% SO & 25% FH	10%	£481,598	£423,187	£419,792	£419,792	£414,762	£412,247	£410,989
70% SR & 5% SO & 25% FH	15%	£448,802	£388,391	£384,996	£384,996	£379,966	£377,451	£376,193
70% SR & 5% SO & 25% FH	20%	£412,006	£353,595	£350,199	£350,199	£345,169	£342,654	£341,397
70% SR & 5% SO & 25% FH	25%	£377,210	£318,798	£315,403	£315,403	£310,373	£307,858	£306,600
70% SR & 5% SO & 25% FH	30%	£342,414	£284,002	£280,607	£280,607	£275,577	£273,061	£271,804
70% SR & 5% SO & 25% FH	35%	£307,617	£249,206	£245,811	£245,811	£240,780	£238,265	£237,008
70% SR & 5% SO & 25% FH	40%	£272,821	£214,409	£211,013	£211,013	£205,983	£203,468	£202,211

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3)) & Biodiversity 10%	Base Costs, S106, Access (M4(3)), Biodiversity 15%	Base Costs, S106, Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£852,525	£594,113	£590,718	£590,718	£585,688	£583,173	£581,915
70% SR & 5% SO & 25% FH	10%	£566,932	£624,921	£621,526	£621,526	£616,496	£613,981	£612,723
70% SR & 5% SO & 25% FH	15%	£548,138	£489,725	£486,329	£486,329	£481,299	£478,784	£477,527
70% SR & 5% SO & 25% FH	20%	£513,342	£454,929	£451,533	£451,533	£446,503	£443,988	£442,730
70% SR & 5% SO & 25% FH	25%	£478,546	£420,131	£416,736	£416,736	£411,706	£409,191	£407,933
70% SR & 5% SO & 25% FH	30%	£443,750	£385,335	£381,940	£381,940	£376,910	£374,394	£373,137
70% SR & 5% SO & 25% FH	35%	£408,954	£350,539	£347,144	£347,144	£342,114	£339,598	£338,341
70% SR & 5% SO & 25% FH	40%	£374,158	£315,743	£312,347	£312,347	£307,317	£304,802	£303,545

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3)) & Biodiversity 10%	Base Costs, S106, Access (M4(3)), Biodiversity 15%	Base Costs, S106, Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£787,859	£729,446	£726,051	£726,051	£721,021	£718,507	£717,248
70% SR & 5% SO & 25% FH	10%	£712,265	£693,854	£690,459	£690,459	£685,429	£682,913	£681,656
70% SR & 5% SO & 25% FH	15%	£677,469	£610,058	£615,663	£615,663	£610,633	£608,117	£606,860
70% SR & 5% SO & 25% FH	20%	£642,673	£584,262	£580,866	£580,866	£575,836	£573,321	£572,064
70% SR & 5% SO & 25% FH	25%	£607,877	£549,465	£546,070	£546,070	£541,039	£538,525	£537,267
70% SR & 5% SO & 25% FH	30%	£573,080	£514,668	£511,273	£511,273	£506,243	£503,728	£502,470
70% SR & 5% SO & 25% FH	35%	£538,284	£479,872	£476,477	£476,477	£471,447	£468,932	£467,674
70% SR & 5% SO & 25% FH	40%	£503,487	£445,076	£441,680	£441,680	£436,650	£434,135	£432,878

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3)) & Biodiversity 10%	Base Costs, S106, Access (M4(3)), Biodiversity 15%	Base Costs, S106, Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£368,525	£310,113	£306,718	£306,718	£301,688	£299,173	£297,915
70% SR & 5% SO & 25% FH	10%	£288,932	£280,921	£277,526	£277,526	£272,496	£269,981	£268,723
70% SR & 5% SO & 25% FH	15%	£264,136	£250,725	£247,329	£247,329	£242,299	£239,784	£238,527
70% SR & 5% SO & 25% FH	20%	£239,340	£220,529	£217,133	£217,133	£212,103	£209,588	£208,330
70% SR & 5% SO & 25% FH	25%	£214,544	£190,331	£186,936	£186,936	£181,906	£179,391	£178,133
70% SR & 5% SO & 25% FH	30%	£189,748	£170,135	£166,739	£166,739	£161,709	£159,194	£157,936
70% SR & 5% SO & 25% FH	35%	£164,952	£149,939	£146,543	£146,543	£141,513	£138,998	£137,740
70% SR & 5% SO & 25% FH	40%	£140,156	£129,743	£126,347	£126,347	£121,317	£118,802	£117,545

St Albans District Council  
Local Plan Testing 2024

T3 - 4 Houses
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Value Area	Zone of Influence
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No Units	4
Site Area	0.13 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3)) & Biodiversity 10%	Base Costs, S106, Access (M4(3)), Biodiversity 15%	Base Costs, S106, Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,017,859	£932,724	£929,329	£929,329	£924,298	£921,783	£920,526
70% SR & 5% SO & 25% FH	10%	£948,265	£863,131	£859,735	£859,735	£854,705	£852,191	£850,933
70% SR & 5% SO & 25% FH	15%	£913,489	£828,335	£824,939	£824,939	£819,909	£817,394	£816,137
70% SR & 5% SO & 25% FH	20%	£878,713	£793,539	£790,143	£790,143	£785,113	£782,598	£781,341
70% SR & 5% SO & 25% FH	25%	£843,937	£758,742	£755,347	£755,347	£750,317	£747,801	£746,544
70% SR & 5% SO & 25% FH	30%	£809,161	£723,946	£720,551	£720,551	£715,521	£713,005	£711,748
70% SR & 5% SO & 25% FH	35%	£774,385	£689,150	£685,754	£685,754	£680,724	£678,208	£676,951
70% SR & 5% SO & 25% FH	40%	£739,609	£654,353	£650,957	£650,957	£645,927	£643,411	£642,154

Residual Land values compared to benchmark land values  
Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3)) & Biodiversity 10%	Base Costs, S106, Access (M4(3)), Biodiversity 15%	Base Costs, S106, Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£551,192	£466,057	£462,662	£462,662	£457,632	£455,116	£453,859
70% SR & 5% SO & 25% FH	10%	£481,598	£396,465	£393,069	£393,069	£388,039	£385,524	£384,267
70% SR & 5% SO & 25% FH	15%	£446,802	£361,669	£358,272	£358,272	£353,242	£350,726	£349,471
70% SR & 5% SO & 25% FH	20%	£412,006	£326,873	£323,476	£323,476	£318,446	£315,930	£314,673
70% SR & 5% SO & 25% FH	25%	£377,210	£292,077	£288,680	£288,680	£283,650	£281,134	£279,877
70% SR & 5% SO & 25% FH	30%	£342,414	£257,279	£253,884	£253,884	£248,854	£246,338	£245,081
70% SR & 5% SO & 25% FH	35%	£307,618	£222,483	£219,087	£219,087	£214,057	£211,541	£210,284
70% SR & 5% SO & 25% FH	40%	£272,822	£187,687	£184,291	£184,291	£179,261	£176,745	£175,488

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3)) & Biodiversity 10%	Base Costs, S106, Access (M4(3)), Biodiversity 15%	Base Costs, S106, Access (M4(3)), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£952,525	£567,390	£563,995	£563,995	£558,965	£556,450	£555,192
70% SR & 5% SO & 25% FH	10%	£882,931	£497,798	£494,402	£494,402	£489,372	£486,857	£485,600
70% SR & 5% SO & 25% FH	15%	£813,337	£428,206	£424,810	£424,810	£419,780	£417,265	£416,007
70% SR & 5% SO & 25% FH	20%	£743,743	£358,614	£355,218	£355,218	£350,188	£347,673	£346,415
70% SR & 5% SO & 25% FH	25%	£674,149	£289,022	£285,626	£285,626	£280,596	£278,081	£276,823
70% SR & 5% SO & 25% FH	30%	£604,555	£219,430	£216,034	£216,034	£211,004	£208,489	£207,231
70% SR & 5% SO & 25% FH	35%	£534,961	£149,838	£146,442	£146,442	£141,412	£138,897	£137,639
70% SR & 5% SO & 25% FH	40%	£465,367	£80,246	£76,850	£76,850	£71,820	£69,305	£68,047

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3)) & Biodiversity 10%	Base Costs, S106, Access (M4(3)), Biodiversity 15%	Base Costs, S106, Access (M4(3)), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£781,859	£596,724	£593,329	£593,329	£588,298	£585,783	£584,526
70% SR & 5% SO & 25% FH	10%	£712,265	£527,131	£523,735	£523,735	£518,705	£516,191	£514,933
70% SR & 5% SO & 25% FH	15%	£642,671	£457,539	£454,143	£454,143	£449,113	£446,598	£445,341
70% SR & 5% SO & 25% FH	20%	£573,077	£387,946	£384,551	£384,551	£379,521	£377,005	£375,748
70% SR & 5% SO & 25% FH	25%	£503,483	£318,354	£314,958	£314,958	£309,928	£307,412	£306,155
70% SR & 5% SO & 25% FH	30%	£433,889	£248,762	£245,366	£245,366	£240,336	£237,820	£236,563
70% SR & 5% SO & 25% FH	35%	£364,295	£179,170	£175,774	£175,774	£170,744	£168,228	£166,971
70% SR & 5% SO & 25% FH	40%	£294,701	£109,578	£106,182	£106,182	£101,152	£98,636	£97,379

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3)) & Biodiversity 10%	Base Costs, S106, Access (M4(3)), Biodiversity 15%	Base Costs, S106, Access (M4(3)), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£566,525	£381,390	£377,995	£377,995	£372,965	£370,450	£369,192
70% SR & 5% SO & 25% FH	10%	£496,931	£311,798	£308,402	£308,402	£303,372	£300,857	£299,600
70% SR & 5% SO & 25% FH	15%	£427,337	£242,206	£238,810	£238,810	£233,780	£231,265	£230,007
70% SR & 5% SO & 25% FH	20%	£357,743	£172,614	£169,218	£169,218	£164,188	£161,673	£160,415
70% SR & 5% SO & 25% FH	25%	£288,149	£103,022	£99,626	£99,626	£94,596	£92,081	£90,823
70% SR & 5% SO & 25% FH	30%	£218,555	£33,430	£30,034	£30,034	£25,004	£22,489	£21,231
70% SR & 5% SO & 25% FH	35%	£148,961	£33,838	£30,442	£30,442	£25,412	£22,897	£21,639
70% SR & 5% SO & 25% FH	40%	£79,367	£33,246	£29,850	£29,850	£24,820	£22,305	£21,047

St Albans District Council  
Local Plan Testing 2024

T4 - 6 Houses

Value Area Harpenden

No Limits 0  
Site Area 0.17 Ha

Sales value inflation 0%  
Build cost inflation 0%  
Affordable Housing Tenure 60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
% SR & 5% SO & 25% FH	0%	£1,871,847	£1,784,230	£1,779,524	£1,779,524	£1,772,552	£1,769,066	£1,767,324
% SR & 5% SO & 25% FH	10%	£1,736,143	£1,648,525	£1,643,819	£1,643,819	£1,636,847	£1,633,361	£1,631,618
% SR & 5% SO & 25% FH	15%	£1,668,289	£1,580,672	£1,575,966	£1,575,966	£1,568,994	£1,565,508	£1,563,766
% SR & 5% SO & 25% FH	20%	£1,600,437	£1,512,820	£1,508,114	£1,508,114	£1,501,142	£1,497,656	£1,495,912
% SR & 5% SO & 25% FH	25%	£1,532,585	£1,444,967	£1,440,261	£1,440,261	£1,433,289	£1,429,803	£1,428,060
% SR & 5% SO & 25% FH	30%	£1,464,731	£1,377,114	£1,372,408	£1,372,408	£1,365,436	£1,361,950	£1,360,207
% SR & 5% SO & 25% FH	35%	£1,396,879	£1,309,261	£1,304,556	£1,304,556	£1,297,584	£1,294,098	£1,292,354
% SR & 5% SO & 25% FH	40%	£1,329,026	£1,241,409	£1,236,702	£1,236,702	£1,229,730	£1,226,244	£1,224,502

Residual Land values compared to benchmark land values  
Secondary Office £3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
% SR & 5% SO & 25% FH	0%	£1,271,847	£1,184,230	£1,179,524	£1,179,524	£1,172,552	£1,169,066	£1,167,324
% SR & 5% SO & 25% FH	10%	£1,136,143	£1,048,525	£1,043,819	£1,043,819	£1,036,847	£1,033,361	£1,031,618
% SR & 5% SO & 25% FH	15%	£1,068,289	£980,672	£975,966	£975,966	£968,994	£965,508	£963,766
% SR & 5% SO & 25% FH	20%	£1,000,437	£912,820	£908,114	£908,114	£901,142	£897,656	£895,912
% SR & 5% SO & 25% FH	25%	£932,585	£844,967	£840,261	£840,261	£833,289	£829,803	£828,060
% SR & 5% SO & 25% FH	30%	£864,731	£777,114	£772,408	£772,408	£765,436	£761,950	£760,207
% SR & 5% SO & 25% FH	35%	£796,879	£709,261	£704,556	£704,556	£697,584	£694,098	£692,354
% SR & 5% SO & 25% FH	40%	£729,026	£641,409	£636,702	£636,702	£629,730	£626,244	£624,502

Residual Land values compared to benchmark land values  
Secondary Industrial £2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
% SR & 5% SO & 25% FH	0%	£1,402,133	£1,314,516	£1,309,810	£1,309,810	£1,302,838	£1,299,352	£1,297,609
% SR & 5% SO & 25% FH	10%	£1,266,428	£1,178,810	£1,174,105	£1,174,105	£1,167,132	£1,163,646	£1,161,904
% SR & 5% SO & 25% FH	15%	£1,198,574	£1,110,958	£1,106,252	£1,106,252	£1,099,280	£1,095,794	£1,094,051
% SR & 5% SO & 25% FH	20%	£1,130,720	£1,043,106	£1,038,399	£1,038,399	£1,031,428	£1,027,942	£1,026,199
% SR & 5% SO & 25% FH	25%	£1,062,866	£975,252	£970,547	£970,547	£963,574	£960,088	£958,346
% SR & 5% SO & 25% FH	30%	£995,012	£907,598	£902,892	£902,892	£895,920	£892,434	£890,691
% SR & 5% SO & 25% FH	35%	£927,158	£839,944	£835,238	£835,238	£828,266	£824,780	£823,037
% SR & 5% SO & 25% FH	40%	£859,304	£772,190	£767,484	£767,484	£760,512	£757,026	£755,283

Residual Land values compared to benchmark land values  
Car Parks £1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
% SR & 5% SO & 25% FH	0%	£1,568,419	£1,480,802	£1,476,096	£1,476,096	£1,469,124	£1,465,638	£1,463,895
% SR & 5% SO & 25% FH	10%	£1,432,714	£1,345,096	£1,340,391	£1,340,391	£1,333,419	£1,329,933	£1,328,190
% SR & 5% SO & 25% FH	15%	£1,364,861	£1,277,244	£1,272,537	£1,272,537	£1,265,565	£1,262,079	£1,260,337
% SR & 5% SO & 25% FH	20%	£1,297,008	£1,209,391	£1,204,685	£1,204,685	£1,197,713	£1,194,227	£1,192,484
% SR & 5% SO & 25% FH	25%	£1,229,155	£1,141,538	£1,136,832	£1,136,832	£1,129,860	£1,126,374	£1,124,631
% SR & 5% SO & 25% FH	30%	£1,161,302	£1,073,686	£1,068,979	£1,068,979	£1,062,008	£1,058,522	£1,056,779
% SR & 5% SO & 25% FH	35%	£1,093,449	£1,005,832	£1,001,127	£1,001,127	£994,155	£990,669	£988,926
% SR & 5% SO & 25% FH	40%	£1,025,596	£937,976	£933,271	£933,271	£926,300	£922,814	£921,071

Residual Land values compared to benchmark land values  
Greenfield Land £370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
% SR & 5% SO & 25% FH	0%	£1,868,419	£1,780,802	£1,776,096	£1,776,096	£1,769,124	£1,765,638	£1,763,895
% SR & 5% SO & 25% FH	10%	£1,732,714	£1,645,096	£1,640,391	£1,640,391	£1,633,419	£1,629,933	£1,628,190
% SR & 5% SO & 25% FH	15%	£1,664,861	£1,577,244	£1,572,537	£1,572,537	£1,565,565	£1,562,079	£1,560,337
% SR & 5% SO & 25% FH	20%	£1,597,008	£1,509,391	£1,504,685	£1,504,685	£1,497,713	£1,494,227	£1,492,484
% SR & 5% SO & 25% FH	25%	£1,529,155	£1,441,538	£1,436,832	£1,436,832	£1,429,860	£1,426,374	£1,424,631
% SR & 5% SO & 25% FH	30%	£1,461,302	£1,373,686	£1,368,979	£1,368,979	£1,362,008	£1,358,522	£1,356,779
% SR & 5% SO & 25% FH	35%	£1,393,449	£1,305,832	£1,301,127	£1,301,127	£1,294,155	£1,290,669	£1,288,926
% SR & 5% SO & 25% FH	40%	£1,325,596	£1,237,976	£1,233,271	£1,233,271	£1,226,300	£1,222,814	£1,221,071

T4 - 6 Houses
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Value Area	St Albans
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No Units	4
Site Area	0.17 Ha

Sales value inflation	6%
Build cost inflation	6%
Affordable Housing Tenure	60% Rent / 10% SO / 28% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25% FH	0%	£1,747,348	£1,659,731	£1,655,025	£1,655,025	£1,648,053	£1,644,567	£1,642,824
70% SR & 5% SO & 25% FH	10%	£1,621,319	£1,533,702	£1,528,995	£1,528,995	£1,522,024	£1,518,537	£1,516,795
70% SR & 5% SO & 25% FH	15%	£1,558,305	£1,470,688	£1,465,981	£1,465,981	£1,459,010	£1,455,523	£1,453,780
70% SR & 5% SO & 25% FH	20%	£1,495,290	£1,407,673	£1,402,967	£1,402,967	£1,395,996	£1,392,509	£1,390,766
70% SR & 5% SO & 25% FH	25%	£1,432,275	£1,344,658	£1,339,952	£1,339,952	£1,332,981	£1,329,494	£1,327,751
70% SR & 5% SO & 25% FH	30%	£1,369,260	£1,281,643	£1,276,937	£1,276,937	£1,269,966	£1,266,479	£1,264,736
70% SR & 5% SO & 25% FH	35%	£1,306,245	£1,218,628	£1,213,922	£1,213,922	£1,206,951	£1,203,464	£1,201,721
70% SR & 5% SO & 25% FH	40%	£1,243,230	£1,155,613	£1,150,907	£1,150,907	£1,143,936	£1,140,449	£1,138,706

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
<b>£3,600,000</b>								
70% SR & 5% SO & 25% FH	0%	£1,147,348	£1,060,731	£1,056,025	£1,056,025	£1,049,053	£1,045,567	£1,043,824
70% SR & 5% SO & 25% FH	10%	£1,021,319	£933,702	£928,995	£928,995	£922,024	£918,537	£916,795
70% SR & 5% SO & 25% FH	15%	£958,305	£870,688	£865,981	£865,981	£859,010	£855,523	£853,780
70% SR & 5% SO & 25% FH	20%	£895,290	£807,673	£802,967	£802,967	£795,996	£792,509	£790,766
70% SR & 5% SO & 25% FH	25%	£832,275	£744,658	£739,952	£739,952	£732,981	£729,494	£727,751
70% SR & 5% SO & 25% FH	30%	£769,260	£681,643	£676,937	£676,937	£669,966	£666,479	£664,736
70% SR & 5% SO & 25% FH	35%	£706,245	£618,628	£613,922	£613,922	£606,951	£603,464	£601,721
70% SR & 5% SO & 25% FH	40%	£643,230	£555,613	£550,907	£550,907	£543,936	£540,449	£538,706

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
<b>£2,740,000</b>								
70% SR & 5% SO & 25% FH	0%	£1,277,834	£1,190,017	£1,185,310	£1,185,310	£1,178,339	£1,174,852	£1,173,109
70% SR & 5% SO & 25% FH	10%	£1,151,605	£1,063,888	£1,059,281	£1,059,281	£1,052,309	£1,048,822	£1,047,079
70% SR & 5% SO & 25% FH	15%	£1,088,590	£1,000,973	£996,267	£996,267	£989,295	£985,808	£984,065
70% SR & 5% SO & 25% FH	20%	£1,025,575	£937,958	£933,251	£933,251	£926,280	£922,793	£921,050
70% SR & 5% SO & 25% FH	25%	£962,560	£874,943	£870,236	£870,236	£863,265	£859,778	£858,035
70% SR & 5% SO & 25% FH	30%	£899,545	£811,928	£807,221	£807,221	£800,250	£796,763	£795,020
70% SR & 5% SO & 25% FH	35%	£836,530	£748,913	£744,206	£744,206	£737,235	£733,748	£732,005
70% SR & 5% SO & 25% FH	40%	£773,515	£685,898	£681,191	£681,191	£674,220	£670,733	£668,990

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
<b>£1,776,000</b>								
70% SR & 5% SO & 25% FH	0%	£1,443,000	£1,356,303	£1,351,596	£1,351,596	£1,344,624	£1,341,137	£1,339,394
70% SR & 5% SO & 25% FH	10%	£1,317,890	£1,230,773	£1,225,967	£1,225,967	£1,218,995	£1,215,508	£1,213,765
70% SR & 5% SO & 25% FH	15%	£1,254,875	£1,167,258	£1,162,452	£1,162,452	£1,155,480	£1,152,093	£1,150,350
70% SR & 5% SO & 25% FH	20%	£1,191,860	£1,103,743	£1,098,937	£1,098,937	£1,091,965	£1,088,478	£1,086,735
70% SR & 5% SO & 25% FH	25%	£1,128,845	£1,040,228	£1,035,422	£1,035,422	£1,028,450	£1,024,963	£1,023,220
70% SR & 5% SO & 25% FH	30%	£1,065,830	£976,713	£971,907	£971,907	£964,935	£961,448	£959,705
70% SR & 5% SO & 25% FH	35%	£1,002,815	£913,198	£908,392	£908,392	£901,420	£897,933	£896,190
70% SR & 5% SO & 25% FH	40%	£939,800	£849,683	£844,877	£844,877	£837,905	£834,418	£832,675

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
<b>£376,000</b>								
70% SR & 5% SO & 25% FH	0%	£1,683,020	£1,596,303	£1,591,596	£1,591,596	£1,584,624	£1,581,137	£1,579,394
70% SR & 5% SO & 25% FH	10%	£1,557,890	£1,470,773	£1,465,967	£1,465,967	£1,458,995	£1,455,508	£1,453,765
70% SR & 5% SO & 25% FH	15%	£1,494,875	£1,407,258	£1,402,452	£1,402,452	£1,395,480	£1,392,093	£1,390,350
70% SR & 5% SO & 25% FH	20%	£1,431,860	£1,343,743	£1,338,937	£1,338,937	£1,331,965	£1,328,478	£1,326,735
70% SR & 5% SO & 25% FH	25%	£1,368,845	£1,280,228	£1,275,422	£1,275,422	£1,268,450	£1,264,963	£1,263,220
70% SR & 5% SO & 25% FH	30%	£1,305,830	£1,216,713	£1,211,907	£1,211,907	£1,204,935	£1,201,448	£1,200,705
70% SR & 5% SO & 25% FH	35%	£1,242,815	£1,153,198	£1,148,392	£1,148,392	£1,141,420	£1,137,933	£1,136,190
70% SR & 5% SO & 25% FH	40%	£1,179,800	£1,089,683	£1,084,877	£1,084,877	£1,077,905	£1,074,418	£1,072,675

St Albans District Council  
Local Plan Testing 2024

T4 - 6 Houses
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Value Area	Rest of St Albans
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No Units	6
Site Area	0.17 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,410,810	£1,323,193	£1,318,487	£1,318,487	£1,311,515	£1,308,029	£1,306,280
70% SR & 5% SO & 25% FH	10%	£1,316,393	£1,228,776	£1,224,070	£1,224,070	£1,217,098	£1,213,612	£1,211,869
70% SR & 5% SO & 25% FH	15%	£1,269,185	£1,181,567	£1,176,862	£1,176,862	£1,169,890	£1,166,404	£1,164,661
70% SR & 5% SO & 25% FH	20%	£1,221,976	£1,134,359	£1,129,653	£1,129,653	£1,122,681	£1,119,195	£1,117,452
70% SR & 5% SO & 25% FH	25%	£1,174,768	£1,087,151	£1,082,444	£1,082,444	£1,075,472	£1,071,986	£1,070,244
70% SR & 5% SO & 25% FH	30%	£1,127,560	£1,039,942	£1,035,236	£1,035,236	£1,028,264	£1,024,778	£1,023,035
70% SR & 5% SO & 25% FH	35%	£1,080,351	£992,734	£988,027	£988,027	£981,056	£977,569	£975,826
70% SR & 5% SO & 25% FH	40%	£1,033,143	£945,525	£940,820	£940,820	£933,847	£930,362	£928,618

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£10,810	£723,193	£718,487	£718,487	£711,515	£708,029	£706,280
70% SR & 5% SO & 25% FH	10%	£716,393	£628,776	£624,070	£624,070	£617,098	£613,612	£611,869
70% SR & 5% SO & 25% FH	15%	£669,185	£533,567	£528,862	£528,862	£521,890	£518,404	£516,661
70% SR & 5% SO & 25% FH	20%	£621,976	£438,359	£433,653	£433,653	£426,681	£423,195	£421,452
70% SR & 5% SO & 25% FH	25%	£574,768	£343,151	£338,444	£338,444	£331,472	£327,986	£326,244
70% SR & 5% SO & 25% FH	30%	£527,560	£247,942	£243,236	£243,236	£236,264	£232,778	£231,035
70% SR & 5% SO & 25% FH	35%	£480,351	£152,734	£148,027	£148,027	£141,056	£137,569	£135,826
70% SR & 5% SO & 25% FH	40%	£433,143	£57,525	£52,820	£52,820	£45,847	£42,362	£40,618

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£941,096	£953,478	£948,772	£948,772	£941,801	£938,314	£936,572
70% SR & 5% SO & 25% FH	10%	£846,679	£759,062	£754,356	£754,356	£747,384	£743,897	£742,154
70% SR & 5% SO & 25% FH	15%	£759,471	£711,853	£707,148	£707,148	£700,176	£696,690	£694,946
70% SR & 5% SO & 25% FH	20%	£726,262	£634,365	£629,659	£629,659	£622,687	£619,201	£617,458
70% SR & 5% SO & 25% FH	25%	£700,053	£617,436	£612,730	£612,730	£605,758	£602,272	£600,530
70% SR & 5% SO & 25% FH	30%	£673,844	£570,228	£565,522	£565,522	£558,550	£555,064	£553,321
70% SR & 5% SO & 25% FH	35%	£647,635	£523,020	£518,313	£518,313	£511,341	£507,855	£506,112
70% SR & 5% SO & 25% FH	40%	£593,426	£475,811	£471,105	£471,105	£464,133	£460,647	£458,904

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,107,381	£1,018,784	£1,013,058	£1,013,058	£1,006,086	£1,002,600	£1,000,858
70% SR & 5% SO & 25% FH	10%	£1,012,965	£926,346	£920,641	£920,641	£913,670	£910,183	£908,440
70% SR & 5% SO & 25% FH	15%	£965,757	£879,139	£873,433	£873,433	£866,461	£862,975	£861,232
70% SR & 5% SO & 25% FH	20%	£918,548	£831,631	£825,924	£825,924	£818,953	£815,466	£813,723
70% SR & 5% SO & 25% FH	25%	£871,339	£783,722	£778,016	£778,016	£771,044	£767,558	£765,815
70% SR & 5% SO & 25% FH	30%	£824,131	£735,815	£730,108	£730,108	£723,136	£719,650	£717,907
70% SR & 5% SO & 25% FH	35%	£776,922	£687,908	£682,201	£682,201	£675,229	£671,743	£670,000
70% SR & 5% SO & 25% FH	40%	£729,714	£640,000	£634,293	£634,293	£627,321	£623,835	£622,092

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,347,381	£1,258,784	£1,253,058	£1,253,058	£1,246,086	£1,242,600	£1,240,858
70% SR & 5% SO & 25% FH	10%	£1,252,965	£1,166,346	£1,160,641	£1,160,641	£1,153,670	£1,150,183	£1,148,440
70% SR & 5% SO & 25% FH	15%	£1,205,757	£1,118,139	£1,112,433	£1,112,433	£1,105,461	£1,101,975	£1,100,232
70% SR & 5% SO & 25% FH	20%	£1,158,548	£1,070,631	£1,064,924	£1,064,924	£1,057,953	£1,054,466	£1,052,723
70% SR & 5% SO & 25% FH	25%	£1,111,339	£1,022,722	£1,017,016	£1,017,016	£1,010,044	£1,006,558	£1,004,815
70% SR & 5% SO & 25% FH	30%	£1,064,131	£974,815	£969,108	£969,108	£962,136	£958,650	£956,907
70% SR & 5% SO & 25% FH	35%	£1,016,922	£926,908	£921,201	£921,201	£914,229	£910,743	£909,000
70% SR & 5% SO & 25% FH	40%	£969,714	£879,000	£873,293	£873,293	£866,321	£862,835	£861,092

St Albans District Council  
Local Plan Testing 2024

T4 - 6 Houses
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Value Area	Zone of Influence
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No Units	4
Site Area	0.17 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,410,810	£1,283,109	£1,278,403	£1,279,403	£1,271,431	£1,267,944	£1,268,201
70% SR & 5% SO & 25% FH	10%	£1,316,393	£1,188,691	£1,183,986	£1,183,986	£1,177,013	£1,173,526	£1,171,785
70% SR & 5% SO & 25% FH	15%	£1,269,165	£1,141,463	£1,136,777	£1,136,777	£1,129,806	£1,126,319	£1,124,578
70% SR & 5% SO & 25% FH	20%	£1,221,978	£1,094,274	£1,089,569	£1,089,569	£1,082,598	£1,079,111	£1,077,368
70% SR & 5% SO & 25% FH	25%	£1,174,768	£1,047,067	£1,042,360	£1,042,360	£1,035,389	£1,031,902	£1,030,159
70% SR & 5% SO & 25% FH	30%	£1,127,560	£999,858	£995,151	£995,151	£988,180	£984,693	£982,951
70% SR & 5% SO & 25% FH	35%	£1,080,351	£952,649	£947,943	£947,943	£940,971	£937,485	£935,742
70% SR & 5% SO & 25% FH	40%	£1,033,143	£905,441	£900,735	£900,735	£893,763	£890,277	£888,535

Residual Land values compared to benchmark land values

<b>£3,600,000</b>								
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£910,810	£683,109	£678,403	£678,403	£671,431	£667,944	£668,201
70% SR & 5% SO & 25% FH	10%	£716,393	£588,691	£583,986	£583,986	£577,013	£573,526	£571,785
70% SR & 5% SO & 25% FH	15%	£669,165	£541,463	£536,777	£536,777	£529,806	£526,319	£524,578
70% SR & 5% SO & 25% FH	20%	£621,978	£494,274	£489,569	£489,569	£482,598	£479,111	£477,368
70% SR & 5% SO & 25% FH	25%	£574,768	£447,067	£442,360	£442,360	£435,389	£431,902	£430,159
70% SR & 5% SO & 25% FH	30%	£527,560	£399,858	£395,151	£395,151	£388,180	£384,693	£382,951
70% SR & 5% SO & 25% FH	35%	£480,351	£352,649	£347,943	£347,943	£340,971	£337,485	£335,742
70% SR & 5% SO & 25% FH	40%	£433,143	£305,441	£300,735	£300,735	£293,763	£290,277	£288,535

Residual Land values compared to benchmark land values

<b>£2,740,000</b>								
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£841,090	£613,390	£608,686	£608,686	£601,717	£598,230	£598,487
70% SR & 5% SO & 25% FH	10%	£646,679	£418,977	£414,271	£414,271	£407,299	£403,813	£402,070
70% SR & 5% SO & 25% FH	15%	£789,471	£671,769	£667,063	£667,063	£660,091	£656,605	£654,861
70% SR & 5% SO & 25% FH	20%	£742,262	£624,560	£619,855	£619,855	£612,883	£609,397	£607,654
70% SR & 5% SO & 25% FH	25%	£705,053	£577,352	£572,646	£572,646	£565,674	£562,188	£560,445
70% SR & 5% SO & 25% FH	30%	£657,844	£530,143	£525,437	£525,437	£518,465	£514,979	£513,237
70% SR & 5% SO & 25% FH	35%	£610,635	£482,935	£478,229	£478,229	£471,256	£467,771	£466,028
70% SR & 5% SO & 25% FH	40%	£563,426	£435,727	£431,020	£431,020	£424,049	£420,562	£418,819

Residual Land values compared to benchmark land values

<b>£1,770,000</b>								
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£1,107,381	£979,680	£974,974	£974,974	£968,002	£964,516	£962,773
70% SR & 5% SO & 25% FH	10%	£1,012,965	£885,263	£880,557	£880,557	£873,585	£870,099	£868,356
70% SR & 5% SO & 25% FH	15%	£965,757	£838,055	£833,349	£833,349	£826,377	£822,891	£821,147
70% SR & 5% SO & 25% FH	20%	£918,548	£790,846	£786,140	£786,140	£779,168	£775,682	£773,939
70% SR & 5% SO & 25% FH	25%	£871,339	£743,638	£738,932	£738,932	£731,960	£728,474	£726,730
70% SR & 5% SO & 25% FH	30%	£824,131	£696,429	£691,723	£691,723	£684,751	£681,265	£679,522
70% SR & 5% SO & 25% FH	35%	£776,922	£649,220	£644,515	£644,515	£637,542	£634,056	£632,314
70% SR & 5% SO & 25% FH	40%	£729,714	£602,012	£597,306	£597,306	£590,334	£586,848	£585,105

Residual Land values compared to benchmark land values

<b>£370,000</b>								
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£1,347,361	£1,219,660	£1,214,974	£1,214,974	£1,208,002	£1,204,516	£1,202,773
70% SR & 5% SO & 25% FH	10%	£1,252,945	£1,125,243	£1,120,557	£1,120,557	£1,113,585	£1,110,099	£1,108,356
70% SR & 5% SO & 25% FH	15%	£1,205,737	£1,078,035	£1,073,349	£1,073,349	£1,066,377	£1,062,891	£1,061,147
70% SR & 5% SO & 25% FH	20%	£1,158,528	£1,030,826	£1,026,140	£1,026,140	£1,019,168	£1,015,682	£1,013,939
70% SR & 5% SO & 25% FH	25%	£1,111,319	£983,618	£978,932	£978,932	£971,960	£968,474	£966,730
70% SR & 5% SO & 25% FH	30%	£1,064,111	£936,409	£931,723	£931,723	£924,751	£921,265	£919,522
70% SR & 5% SO & 25% FH	35%	£1,016,902	£889,200	£884,515	£884,515	£877,542	£874,056	£872,314
70% SR & 5% SO & 25% FH	40%	£969,694	£842,012	£837,306	£837,306	£830,334	£826,848	£825,105

St Albans District Council  
Local Plan Testing 2024

TS - 8 Flats
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Value Area	Harpenden
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No Units	8
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,098,599	£997,330	£986,215	£986,215	£978,483	£974,617	£972,683
70% SR & 5% SO & 25% FH	10%	£999,169	£897,901	£886,786	£886,786	£879,053	£875,187	£873,253
70% SR & 5% SO & 25% FH	15%	£940,455	£841,186	£830,070	£830,070	£822,338	£818,472	£816,538
70% SR & 5% SO & 25% FH	20%	£899,749	£798,471	£787,355	£787,355	£779,624	£775,758	£773,824
70% SR & 5% SO & 25% FH	25%	£860,029	£767,152	£756,036	£756,036	£748,305	£744,439	£742,505
70% SR & 5% SO & 25% FH	30%	£830,310	£736,433	£725,317	£725,317	£717,586	£713,720	£711,786
70% SR & 5% SO & 25% FH	35%	£750,596	£640,327	£629,211	£629,211	£621,479	£617,613	£615,679
70% SR & 5% SO & 25% FH	40%	£700,881	£599,612	£588,496	£588,496	£580,765	£576,899	£574,965

Residual Land values compared to benchmark land values  
Secondary Office

£3,600,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£857,218	£756,951	£744,835	£744,835	£737,104	£733,237	£731,304
70% SR & 5% SO & 25% FH	10%	£757,789	£656,522	£644,406	£644,406	£636,674	£632,807	£630,874
70% SR & 5% SO & 25% FH	15%	£708,075	£606,807	£594,691	£594,691	£586,959	£583,092	£581,159
70% SR & 5% SO & 25% FH	20%	£658,360	£557,092	£544,976	£544,976	£537,244	£533,377	£531,444
70% SR & 5% SO & 25% FH	25%	£608,645	£507,377	£495,262	£495,262	£487,530	£483,663	£481,730
70% SR & 5% SO & 25% FH	30%	£558,930	£457,662	£445,547	£445,547	£437,815	£433,948	£432,015
70% SR & 5% SO & 25% FH	35%	£509,216	£407,947	£395,832	£395,832	£388,100	£384,233	£382,300
70% SR & 5% SO & 25% FH	40%	£459,501	£358,232	£346,117	£346,117	£338,385	£334,518	£332,585

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£908,633	£808,366	£797,250	£797,250	£789,517	£785,651	£783,718
70% SR & 5% SO & 25% FH	10%	£810,203	£709,936	£698,820	£698,820	£691,087	£687,221	£685,288
70% SR & 5% SO & 25% FH	15%	£760,489	£660,220	£649,104	£649,104	£641,372	£637,506	£635,573
70% SR & 5% SO & 25% FH	20%	£710,774	£609,505	£598,389	£598,389	£590,656	£586,790	£584,857
70% SR & 5% SO & 25% FH	25%	£661,059	£559,791	£548,675	£548,675	£540,943	£537,077	£535,144
70% SR & 5% SO & 25% FH	30%	£611,344	£509,076	£497,960	£497,960	£490,228	£486,362	£484,429
70% SR & 5% SO & 25% FH	35%	£561,629	£459,361	£448,245	£448,245	£440,513	£436,647	£434,714
70% SR & 5% SO & 25% FH	40%	£511,914	£409,646	£398,530	£398,530	£390,798	£386,932	£385,000

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£976,530	£876,263	£864,148	£864,148	£856,414	£852,548	£850,615
70% SR & 5% SO & 25% FH	10%	£877,100	£776,833	£764,717	£764,717	£756,984	£753,118	£751,184
70% SR & 5% SO & 25% FH	15%	£827,386	£727,117	£715,002	£715,002	£707,269	£703,403	£701,469
70% SR & 5% SO & 25% FH	20%	£777,671	£676,402	£664,286	£664,286	£656,553	£652,687	£650,753
70% SR & 5% SO & 25% FH	25%	£727,956	£626,688	£614,572	£614,572	£606,840	£602,974	£601,040
70% SR & 5% SO & 25% FH	30%	£678,241	£576,973	£564,857	£564,857	£557,125	£553,259	£551,325
70% SR & 5% SO & 25% FH	35%	£628,526	£527,258	£515,142	£515,142	£507,410	£503,544	£501,610
70% SR & 5% SO & 25% FH	40%	£578,811	£477,543	£465,427	£465,427	£457,695	£453,829	£451,895

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,073,062	£971,813	£960,697	£960,697	£952,966	£949,099	£947,166
70% SR & 5% SO & 25% FH	10%	£973,631	£872,384	£861,268	£861,268	£853,536	£849,669	£847,736
70% SR & 5% SO & 25% FH	15%	£923,917	£822,669	£811,553	£811,553	£803,821	£799,954	£798,021
70% SR & 5% SO & 25% FH	20%	£874,202	£773,954	£762,838	£762,838	£755,107	£751,240	£749,307
70% SR & 5% SO & 25% FH	25%	£824,487	£724,240	£713,124	£713,124	£705,393	£701,526	£699,593
70% SR & 5% SO & 25% FH	30%	£774,772	£674,525	£663,409	£663,409	£655,677	£651,810	£649,877
70% SR & 5% SO & 25% FH	35%	£725,057	£624,810	£613,694	£613,694	£605,962	£602,095	£600,162
70% SR & 5% SO & 25% FH	40%	£675,342	£575,095	£563,979	£563,979	£556,248	£552,381	£550,448

T5 - 8 Flats
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Value Area	St Albans
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No Units	8
Site Area	0.07 Ha

Sales value inflation	6%
Build cost inflation	6%
Affordable Housing Tenure	60% Rent / 10% SO / 20% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,003,249	£901,080	£890,864	£890,864	£883,132	£879,266	£877,333
70% SR & 5% SO & 25% FH	10%	£911,194	£809,526	£798,810	£798,810	£791,078	£787,211	£785,278
70% SR & 5% SO & 25% FH	15%	£866,166	£763,898	£752,783	£752,783	£745,050	£741,184	£739,251
70% SR & 5% SO & 25% FH	20%	£819,139	£717,871	£706,755	£706,755	£699,023	£695,156	£693,223
70% SR & 5% SO & 25% FH	25%	£773,112	£671,844	£660,728	£660,728	£653,000	£649,133	£647,200
70% SR & 5% SO & 25% FH	30%	£727,085	£625,817	£614,701	£614,701	£606,969	£603,102	£601,169
70% SR & 5% SO & 25% FH	35%	£681,057	£579,789	£568,674	£568,674	£560,956	£557,089	£555,156
70% SR & 5% SO & 25% FH	40%	£635,030	£533,762	£522,646	£522,646	£514,928	£511,061	£509,128

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£761,898	£660,800	£649,485	£649,485	£641,752	£637,887	£635,954
70% SR & 5% SO & 25% FH	10%	£669,814	£568,546	£557,431	£557,431	£549,698	£545,833	£543,900
70% SR & 5% SO & 25% FH	15%	£622,787	£522,519	£511,404	£511,404	£503,671	£499,806	£497,873
70% SR & 5% SO & 25% FH	20%	£577,760	£476,491	£465,376	£465,376	£457,643	£453,778	£451,845
70% SR & 5% SO & 25% FH	25%	£531,733	£430,464	£419,349	£419,349	£411,617	£407,751	£405,818
70% SR & 5% SO & 25% FH	30%	£485,706	£384,437	£373,322	£373,322	£365,590	£361,724	£359,791
70% SR & 5% SO & 25% FH	35%	£439,679	£338,410	£327,295	£327,295	£319,563	£315,697	£313,764
70% SR & 5% SO & 25% FH	40%	£393,652	£292,382	£281,267	£281,267	£273,535	£269,669	£267,736

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£814,263	£713,014	£701,899	£701,899	£694,166	£690,301	£688,368
70% SR & 5% SO & 25% FH	10%	£722,228	£620,980	£609,865	£609,865	£602,132	£598,267	£596,334
70% SR & 5% SO & 25% FH	15%	£676,201	£574,953	£563,837	£563,837	£556,104	£552,239	£550,306
70% SR & 5% SO & 25% FH	20%	£630,174	£528,926	£517,810	£517,810	£510,077	£506,212	£504,279
70% SR & 5% SO & 25% FH	25%	£584,147	£482,898	£471,783	£471,783	£464,050	£460,185	£458,252
70% SR & 5% SO & 25% FH	30%	£538,120	£436,871	£425,755	£425,755	£418,022	£414,157	£412,224
70% SR & 5% SO & 25% FH	35%	£492,093	£390,844	£379,729	£379,729	£371,996	£368,131	£366,198
70% SR & 5% SO & 25% FH	40%	£446,066	£344,817	£333,701	£333,701	£325,968	£322,103	£320,170

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£881,180	£779,931	£768,795	£768,795	£761,063	£757,197	£755,264
70% SR & 5% SO & 25% FH	10%	£789,125	£687,857	£676,741	£676,741	£669,009	£665,144	£663,211
70% SR & 5% SO & 25% FH	15%	£743,097	£641,829	£630,714	£630,714	£622,981	£619,115	£617,182
70% SR & 5% SO & 25% FH	20%	£697,070	£595,801	£584,686	£584,686	£576,954	£573,088	£571,155
70% SR & 5% SO & 25% FH	25%	£651,043	£549,773	£538,658	£538,658	£530,926	£527,060	£525,127
70% SR & 5% SO & 25% FH	30%	£605,016	£503,745	£492,630	£492,630	£484,898	£481,032	£479,100
70% SR & 5% SO & 25% FH	35%	£558,989	£457,717	£446,602	£446,602	£438,870	£435,004	£433,071
70% SR & 5% SO & 25% FH	40%	£512,962	£411,689	£400,574	£400,574	£392,842	£388,976	£387,043

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£977,731	£876,482	£865,347	£865,347	£857,614	£853,749	£851,816
70% SR & 5% SO & 25% FH	10%	£885,676	£784,408	£773,293	£773,293	£765,560	£761,695	£759,762
70% SR & 5% SO & 25% FH	15%	£839,649	£738,381	£727,266	£727,266	£719,533	£715,667	£713,734
70% SR & 5% SO & 25% FH	20%	£793,622	£692,354	£681,239	£681,239	£673,506	£669,640	£667,707
70% SR & 5% SO & 25% FH	25%	£747,595	£646,326	£635,211	£635,211	£627,478	£623,612	£621,679
70% SR & 5% SO & 25% FH	30%	£701,567	£600,300	£589,184	£589,184	£581,452	£577,586	£575,653
70% SR & 5% SO & 25% FH	35%	£655,540	£554,272	£543,157	£543,157	£535,424	£531,558	£529,625
70% SR & 5% SO & 25% FH	40%	£609,513	£508,245	£497,130	£497,130	£489,397	£485,531	£483,598

St Albans District Council  
Local Plan Testing 2024

T5 - 8 Flats	
No Units	8
Site Area	0.07 Ha

Value Area	Rest of St Albans
Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£745,504	£843,180	£831,895	£831,895	£824,045	£820,119	£818,156
70% SR & 5% SO & 25% FH	10%	£877,444	£979,008	£963,723	£963,723	£955,872	£951,947	£949,984
70% SR & 5% SO & 25% FH	15%	£843,433	£946,922	£929,636	£929,636	£921,786	£917,861	£915,898
70% SR & 5% SO & 25% FH	20%	£809,383	£916,836	£899,550	£899,550	£891,700	£887,774	£885,812
70% SR & 5% SO & 25% FH	25%	£575,352	£677,748	£661,464	£661,464	£653,614	£649,689	£647,725
70% SR & 5% SO & 25% FH	30%	£541,321	£643,663	£627,378	£627,378	£619,528	£615,602	£613,639
70% SR & 5% SO & 25% FH	35%	£507,291	£610,577	£594,292	£594,292	£586,442	£582,516	£580,553
70% SR & 5% SO & 25% FH	40%	£473,260	£577,491	£561,206	£561,206	£553,356	£549,430	£547,467

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£1,600,000</b>								
70% SR & 5% SO & 25% FH	0%	£504,126	£401,801	£390,516	£390,516	£382,665	£378,740	£376,777
70% SR & 5% SO & 25% FH	10%	£436,064	£333,629	£322,343	£322,343	£314,492	£310,567	£308,605
70% SR & 5% SO & 25% FH	15%	£402,034	£296,542	£285,257	£285,257	£277,406	£273,481	£271,519
70% SR & 5% SO & 25% FH	20%	£368,003	£259,456	£248,171	£248,171	£240,320	£236,395	£234,432
70% SR & 5% SO & 25% FH	25%	£333,973	£223,370	£212,085	£212,085	£204,234	£200,309	£198,346
70% SR & 5% SO & 25% FH	30%	£299,942	£187,284	£176,000	£176,000	£168,149	£164,223	£162,260
70% SR & 5% SO & 25% FH	35%	£265,911	£151,198	£140,012	£140,012	£132,161	£128,235	£126,272
70% SR & 5% SO & 25% FH	40%	£231,881	£115,112	£103,926	£103,926	£96,075	£92,149	£90,186

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£2,740,000</b>								
70% SR & 5% SO & 25% FH	0%	£550,539	£454,215	£442,929	£442,929	£435,079	£431,154	£429,191
70% SR & 5% SO & 25% FH	10%	£488,478	£386,042	£374,757	£374,757	£366,907	£362,981	£361,018
70% SR & 5% SO & 25% FH	15%	£454,448	£351,956	£340,671	£340,671	£332,821	£328,895	£326,932
70% SR & 5% SO & 25% FH	20%	£420,417	£317,870	£306,585	£306,585	£298,735	£294,809	£292,846
70% SR & 5% SO & 25% FH	25%	£386,387	£283,784	£272,499	£272,499	£264,648	£260,723	£258,760
70% SR & 5% SO & 25% FH	30%	£352,356	£249,698	£238,412	£238,412	£230,562	£226,636	£224,673
70% SR & 5% SO & 25% FH	35%	£318,325	£215,612	£204,326	£204,326	£196,476	£192,550	£190,587
70% SR & 5% SO & 25% FH	40%	£284,295	£181,526	£170,240	£170,240	£162,390	£158,464	£156,502

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£1,770,000</b>								
70% SR & 5% SO & 25% FH	0%	£821,438	£521,111	£509,826	£509,826	£501,976	£498,050	£496,087
70% SR & 5% SO & 25% FH	10%	£555,375	£452,939	£441,654	£441,654	£433,803	£429,878	£427,915
70% SR & 5% SO & 25% FH	15%	£521,344	£418,853	£407,567	£407,567	£399,717	£395,791	£393,829
70% SR & 5% SO & 25% FH	20%	£487,314	£384,767	£373,481	£373,481	£365,631	£361,705	£359,743
70% SR & 5% SO & 25% FH	25%	£453,283	£350,680	£339,395	£339,395	£331,544	£327,619	£325,657
70% SR & 5% SO & 25% FH	30%	£419,252	£316,594	£305,309	£305,309	£297,458	£293,532	£291,570
70% SR & 5% SO & 25% FH	35%	£385,222	£282,508	£271,222	£271,222	£263,371	£259,445	£257,483
70% SR & 5% SO & 25% FH	40%	£351,191	£248,422	£237,137	£237,137	£229,286	£225,360	£223,397

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£370,000</b>								
70% SR & 5% SO & 25% FH	0%	£719,887	£817,663	£806,378	£806,378	£798,527	£794,602	£792,639
70% SR & 5% SO & 25% FH	10%	£593,926	£646,491	£635,206	£635,206	£627,355	£623,430	£621,467
70% SR & 5% SO & 25% FH	15%	£817,896	£519,405	£504,119	£504,119	£496,269	£492,343	£490,381
70% SR & 5% SO & 25% FH	20%	£583,866	£481,319	£470,033	£470,033	£462,183	£458,257	£456,294
70% SR & 5% SO & 25% FH	25%	£549,835	£447,232	£435,947	£435,947	£428,097	£424,171	£422,208
70% SR & 5% SO & 25% FH	30%	£515,804	£413,146	£401,861	£401,861	£394,010	£390,085	£388,122
70% SR & 5% SO & 25% FH	35%	£481,773	£379,060	£367,775	£367,775	£359,924	£355,999	£354,036
70% SR & 5% SO & 25% FH	40%	£447,743	£344,974	£333,688	£333,688	£325,838	£321,913	£319,950

St Albans District Council  
Local Plan Testing 2024

T8 - 8 Flats
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Value Area	Zone of Influence
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No Units	8
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£745,504	£588,919	£577,634	£577,634	£569,783	£565,858	£563,895
70% SR & 5% SO & 25% FH	10%	£977,444	£520,747	£509,461	£509,461	£501,611	£497,686	£495,723
70% SR & 5% SO & 25% FH	15%	£843,413	£486,660	£475,375	£475,375	£467,525	£463,599	£461,636
70% SR & 5% SO & 25% FH	20%	£609,383	£452,574	£441,289	£441,289	£433,439	£429,513	£427,550
70% SR & 5% SO & 25% FH	25%	£575,352	£418,488	£407,203	£407,203	£399,353	£395,427	£393,464
70% SR & 5% SO & 25% FH	30%	£441,321	£384,402	£373,117	£373,117	£365,267	£361,341	£359,378
70% SR & 5% SO & 25% FH	35%	£507,291	£350,316	£339,030	£339,030	£331,180	£327,255	£325,292
70% SR & 5% SO & 25% FH	40%	£473,260	£316,229	£305,944	£305,944	£297,994	£293,968	£291,936

Residual Land values compared to benchmark land values  
Secondary Office **£3,600,000**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£504,126	£347,540	£336,254	£336,254	£328,404	£324,478	£322,516
70% SR & 5% SO & 25% FH	10%	£436,064	£279,367	£268,082	£268,082	£260,232	£256,306	£254,343
70% SR & 5% SO & 25% FH	15%	£402,034	£245,281	£233,996	£233,996	£226,146	£222,220	£220,257
70% SR & 5% SO & 25% FH	20%	£368,003	£211,195	£199,910	£199,910	£192,059	£188,134	£186,171
70% SR & 5% SO & 25% FH	25%	£333,973	£177,109	£165,823	£165,823	£157,973	£154,048	£152,085
70% SR & 5% SO & 25% FH	30%	£299,942	£143,023	£131,737	£131,737	£123,887	£119,961	£117,999
70% SR & 5% SO & 25% FH	35%	£265,911	£108,938	£97,651	£97,651	£89,801	£85,875	£83,913
70% SR & 5% SO & 25% FH	40%	£231,881	£74,852	£63,565	£63,565	£55,715	£51,789	£49,826

Residual Land values compared to benchmark land values  
Secondary Industrial **£2,740,000**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£556,538	£398,953	£388,668	£388,668	£380,818	£376,892	£374,929
70% SR & 5% SO & 25% FH	10%	£488,476	£331,781	£320,496	£320,496	£312,646	£308,720	£306,757
70% SR & 5% SO & 25% FH	15%	£454,446	£297,695	£286,410	£286,410	£278,559	£274,634	£272,671
70% SR & 5% SO & 25% FH	20%	£420,415	£263,609	£252,323	£252,323	£244,473	£240,548	£238,585
70% SR & 5% SO & 25% FH	25%	£386,385	£229,523	£218,237	£218,237	£210,387	£206,461	£204,499
70% SR & 5% SO & 25% FH	30%	£352,354	£195,438	£184,151	£184,151	£176,301	£172,375	£170,412
70% SR & 5% SO & 25% FH	35%	£318,323	£161,352	£150,065	£150,065	£142,215	£138,289	£136,326
70% SR & 5% SO & 25% FH	40%	£284,292	£127,266	£115,979	£115,979	£108,129	£104,203	£102,240

Residual Land values compared to benchmark land values  
Car Parks **£1,770,000**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£233,435	£166,850	£155,565	£155,565	£147,714	£143,789	£141,826
70% SR & 5% SO & 25% FH	10%	£555,375	£398,678	£387,392	£387,392	£379,542	£375,616	£373,654
70% SR & 5% SO & 25% FH	15%	£521,344	£364,592	£353,306	£353,306	£345,456	£341,530	£339,567
70% SR & 5% SO & 25% FH	20%	£487,313	£330,506	£319,220	£319,220	£311,370	£307,444	£305,481
70% SR & 5% SO & 25% FH	25%	£453,282	£296,420	£285,134	£285,134	£277,284	£273,358	£271,395
70% SR & 5% SO & 25% FH	30%	£419,251	£262,334	£251,048	£251,048	£243,197	£239,272	£237,309
70% SR & 5% SO & 25% FH	35%	£385,220	£228,248	£216,961	£216,961	£209,111	£205,186	£203,223
70% SR & 5% SO & 25% FH	40%	£351,189	£194,162	£182,875	£182,875	£175,025	£171,099	£169,137

Residual Land values compared to benchmark land values  
Greenfield Land **£370,000**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£719,887	£563,402	£552,116	£552,116	£544,266	£540,340	£538,378
70% SR & 5% SO & 25% FH	10%	£651,826	£495,229	£483,944	£483,944	£476,094	£472,168	£470,205
70% SR & 5% SO & 25% FH	15%	£617,795	£461,143	£449,858	£449,858	£442,008	£438,082	£436,119
70% SR & 5% SO & 25% FH	20%	£583,764	£427,057	£415,772	£415,772	£407,921	£403,996	£402,033
70% SR & 5% SO & 25% FH	25%	£549,733	£392,971	£381,686	£381,686	£373,835	£369,910	£367,947
70% SR & 5% SO & 25% FH	30%	£515,702	£358,885	£347,599	£347,599	£339,749	£335,824	£333,861
70% SR & 5% SO & 25% FH	35%	£481,671	£324,799	£313,513	£313,513	£305,663	£301,737	£299,774
70% SR & 5% SO & 25% FH	40%	£447,640	£290,713	£279,427	£279,427	£271,577	£267,651	£265,688

St Albans District Council  
Local Plan Testing 2024

T8 - 10 Flats
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Value Area	Harpenden
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No Units	10
Site Area	0.15 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,498,974	£1,372,513	£1,357,073	£1,350,844	£1,340,102	£1,334,732	£1,332,047
70% SR & 5% SO & 25% FH	10%	£1,368,625	£1,242,164	£1,226,724	£1,219,848	£1,209,195	£1,203,735	£1,201,950
70% SR & 5% SO & 25% FH	15%	£1,303,450	£1,176,889	£1,161,550	£1,154,347	£1,143,607	£1,138,236	£1,136,551
70% SR & 5% SO & 25% FH	20%	£1,238,277	£1,111,814	£1,096,375	£1,089,224	£1,078,108	£1,072,738	£1,070,053
70% SR & 5% SO & 25% FH	25%	£1,173,102	£1,046,641	£1,031,200	£1,023,350	£1,012,609	£1,007,238	£1,004,553
70% SR & 5% SO & 25% FH	30%	£1,107,927	£981,466	£966,026	£957,851	£947,111	£941,740	£939,055
70% SR & 5% SO & 25% FH	35%	£1,042,753	£916,291	£900,852	£892,353	£881,613	£876,241	£873,556
70% SR & 5% SO & 25% FH	40%	£977,578	£851,117	£835,677	£826,854	£816,113	£810,743	£808,058

Residual Land values compared to benchmark land values

Secondary Office	£3,500,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£984,389	£867,807	£842,387	£836,138	£825,396	£820,026	£817,341
70% SR & 5% SO & 25% FH	10%	£853,919	£737,458	£712,019	£705,140	£694,399	£689,029	£686,344
70% SR & 5% SO & 25% FH	15%	£788,745	£662,283	£636,844	£630,641	£620,901	£615,531	£612,845
70% SR & 5% SO & 25% FH	20%	£723,571	£587,108	£561,669	£554,142	£544,402	£539,032	£536,347
70% SR & 5% SO & 25% FH	25%	£658,396	£511,935	£486,496	£479,044	£469,304	£463,934	£461,249
70% SR & 5% SO & 25% FH	30%	£593,222	£436,760	£411,321	£403,850	£394,110	£388,740	£386,055
70% SR & 5% SO & 25% FH	35%	£528,047	£361,585	£336,146	£328,677	£318,937	£313,567	£310,882
70% SR & 5% SO & 25% FH	40%	£462,873	£286,411	£259,971	£252,148	£241,407	£236,037	£233,352

Residual Land values compared to benchmark land values

Secondary Industrial	£2,740,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,098,033	£989,672	£964,132	£947,902	£937,161	£931,791	£929,106
70% SR & 5% SO & 25% FH	10%	£965,684	£859,222	£833,783	£816,904	£806,164	£800,794	£798,109
70% SR & 5% SO & 25% FH	15%	£900,509	£774,048	£748,609	£731,406	£720,665	£715,295	£712,610
70% SR & 5% SO & 25% FH	20%	£835,334	£708,873	£683,434	£666,907	£656,167	£650,797	£648,112
70% SR & 5% SO & 25% FH	25%	£770,161	£643,699	£618,260	£601,409	£590,668	£585,298	£582,613
70% SR & 5% SO & 25% FH	30%	£705,000	£568,524	£543,085	£525,855	£515,114	£509,744	£507,059
70% SR & 5% SO & 25% FH	35%	£639,827	£493,351	£467,911	£449,411	£438,670	£433,300	£430,615
70% SR & 5% SO & 25% FH	40%	£574,653	£418,175	£392,736	£374,913	£364,172	£358,801	£356,116

Residual Land values compared to benchmark land values

Car Parks	£1,770,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,338,680	£1,112,919	£1,088,379	£1,080,650	£1,070,808	£1,074,438	£1,071,753
70% SR & 5% SO & 25% FH	10%	£1,108,331	£881,870	£856,430	£849,551	£838,811	£843,441	£840,756
70% SR & 5% SO & 25% FH	15%	£1,043,156	£816,695	£791,256	£784,053	£773,312	£777,942	£775,257
70% SR & 5% SO & 25% FH	20%	£977,981	£751,520	£726,081	£718,954	£708,214	£712,844	£710,159
70% SR & 5% SO & 25% FH	25%	£912,806	£686,345	£660,906	£653,756	£643,016	£647,646	£644,961
70% SR & 5% SO & 25% FH	30%	£847,631	£621,170	£595,731	£588,557	£577,817	£582,447	£579,762
70% SR & 5% SO & 25% FH	35%	£782,456	£556,000	£530,560	£523,357	£512,617	£517,247	£514,562
70% SR & 5% SO & 25% FH	40%	£717,281	£490,825	£465,385	£458,182	£447,442	£452,072	£449,387

Residual Land values compared to benchmark land values

Greenfield Land	£370,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,444,563	£1,318,101	£1,302,661	£1,296,432	£1,285,691	£1,280,320	£1,277,635
70% SR & 5% SO & 25% FH	10%	£1,314,213	£1,187,752	£1,172,313	£1,166,434	£1,156,693	£1,151,323	£1,148,638
70% SR & 5% SO & 25% FH	15%	£1,249,039	£1,122,577	£1,107,138	£1,099,935	£1,089,195	£1,083,825	£1,081,140
70% SR & 5% SO & 25% FH	20%	£1,183,864	£1,057,402	£1,041,963	£1,034,437	£1,023,697	£1,018,327	£1,015,642
70% SR & 5% SO & 25% FH	25%	£1,118,690	£992,227	£976,788	£968,938	£958,198	£952,828	£950,143
70% SR & 5% SO & 25% FH	30%	£1,053,515	£927,052	£911,613	£903,439	£892,699	£887,329	£884,644
70% SR & 5% SO & 25% FH	35%	£988,341	£861,877	£846,438	£837,941	£827,201	£821,831	£819,146
70% SR & 5% SO & 25% FH	40%	£923,167	£796,702	£781,263	£772,442	£761,701	£756,331	£753,646

T6 - 10 Flats
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Value Area	St Albans
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No Units	10
Site Area	0.15 Ha

Sales value inflation	6%
Build cost inflation	6%
Affordable Housing Tenure	60% Rent / 10% SO / 28% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,367,710	£1,241,249	£1,225,808	£1,219,579	£1,208,838	£1,203,468	£1,200,783
70% SR & 5% SO & 25% FH	10%	£1,247,288	£1,120,827	£1,105,387	£1,098,509	£1,087,769	£1,082,398	£1,079,713
70% SR & 5% SO & 25% FH	15%	£1,187,078	£1,060,616	£1,045,176	£1,037,974	£1,027,234	£1,021,863	£1,019,178
70% SR & 5% SO & 25% FH	20%	£1,126,867	£1,000,405	£984,965	£977,439	£966,698	£961,328	£958,643
70% SR & 5% SO & 25% FH	25%	£1,066,656	£940,195	£924,655	£916,604	£905,867	£900,497	£897,812
70% SR & 5% SO & 25% FH	30%	£1,006,445	£879,984	£864,544	£856,493	£845,756	£840,386	£837,701
70% SR & 5% SO & 25% FH	35%	£946,234	£819,773	£804,333	£796,282	£785,545	£780,175	£777,490
70% SR & 5% SO & 25% FH	40%	£886,024	£759,562	£744,122	£736,071	£725,334	£719,964	£717,279

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£953,004	£726,543	£711,102	£704,873	£694,132	£688,762	£686,077
70% SR & 5% SO & 25% FH	10%	£732,583	£604,121	£590,681	£583,803	£573,063	£567,692	£565,007
70% SR & 5% SO & 25% FH	15%	£672,372	£543,910	£530,470	£523,268	£512,528	£507,157	£504,472
70% SR & 5% SO & 25% FH	20%	£612,161	£483,699	£470,259	£462,734	£451,994	£446,623	£443,938
70% SR & 5% SO & 25% FH	25%	£551,950	£423,488	£410,048	£402,198	£391,458	£386,087	£383,402
70% SR & 5% SO & 25% FH	30%	£491,739	£363,277	£349,837	£341,987	£330,247	£324,876	£322,191
70% SR & 5% SO & 25% FH	35%	£431,528	£303,066	£289,626	£281,776	£270,036	£264,665	£261,980
70% SR & 5% SO & 25% FH	40%	£371,317	£242,855	£229,415	£221,565	£209,825	£204,454	£201,769

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£944,768	£838,307	£822,867	£816,638	£805,897	£800,527	£797,841
70% SR & 5% SO & 25% FH	10%	£844,347	£717,886	£702,446	£695,568	£684,827	£679,457	£676,772
70% SR & 5% SO & 25% FH	15%	£784,136	£657,675	£642,235	£635,033	£624,292	£618,921	£616,236
70% SR & 5% SO & 25% FH	20%	£723,925	£597,464	£582,024	£574,498	£563,757	£558,386	£555,701
70% SR & 5% SO & 25% FH	25%	£663,714	£537,253	£521,813	£513,963	£503,222	£497,851	£495,166
70% SR & 5% SO & 25% FH	30%	£603,503	£477,042	£461,602	£453,452	£442,711	£437,340	£434,655
70% SR & 5% SO & 25% FH	35%	£543,292	£416,831	£401,391	£392,865	£382,124	£376,753	£374,068
70% SR & 5% SO & 25% FH	40%	£483,081	£356,620	£341,180	£332,354	£321,613	£316,242	£313,557

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,107,418	£980,954	£965,514	£959,285	£948,544	£943,174	£940,489
70% SR & 5% SO & 25% FH	10%	£986,994	£860,533	£845,093	£838,215	£827,474	£822,104	£819,419
70% SR & 5% SO & 25% FH	15%	£926,784	£800,322	£784,882	£777,890	£767,149	£761,779	£759,094
70% SR & 5% SO & 25% FH	20%	£866,573	£740,111	£724,671	£717,145	£706,404	£701,034	£698,349
70% SR & 5% SO & 25% FH	25%	£806,362	£679,900	£664,460	£656,610	£645,869	£640,499	£637,814
70% SR & 5% SO & 25% FH	30%	£746,151	£619,689	£604,249	£596,076	£585,335	£579,964	£577,279
70% SR & 5% SO & 25% FH	35%	£685,940	£559,478	£544,038	£535,540	£524,799	£519,429	£516,744
70% SR & 5% SO & 25% FH	40%	£625,729	£499,267	£483,827	£475,000	£464,259	£458,889	£456,204

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,113,298	£1,186,837	£1,171,397	£1,165,167	£1,154,426	£1,149,056	£1,146,371
70% SR & 5% SO & 25% FH	10%	£1,163,877	£1,068,416	£1,052,976	£1,044,997	£1,033,367	£1,027,997	£1,025,312
70% SR & 5% SO & 25% FH	15%	£1,132,666	£1,008,204	£990,784	£983,562	£972,822	£967,451	£964,766
70% SR & 5% SO & 25% FH	20%	£1,072,455	£948,094	£930,554	£923,028	£912,288	£906,917	£904,232
70% SR & 5% SO & 25% FH	25%	£1,012,244	£887,883	£870,344	£862,494	£851,754	£846,383	£843,698
70% SR & 5% SO & 25% FH	30%	£952,033	£827,672	£810,133	£801,967	£791,227	£785,856	£783,171
70% SR & 5% SO & 25% FH	35%	£891,822	£767,461	£749,922	£741,453	£730,713	£725,342	£722,657
70% SR & 5% SO & 25% FH	40%	£831,611	£707,250	£689,711	£680,888	£670,147	£664,776	£662,091

St Albans District Council  
Local Plan Testing 2024

T6 - 10 Flats	
No Units	10
Site Area	0.15 Ha

Value Area	Rest of St Albans
Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 19% SO / 21% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,012,886	£886,425	£870,985	£864,755	£854,015	£848,645	£845,960
70% SR & 5% SO & 25% FH	10%	£924,271	£797,810	£782,370	£775,492	£764,752	£759,381	£756,695
70% SR & 5% SO & 25% FH	15%	£879,864	£753,950	£738,095	£730,860	£720,119	£714,749	£712,064
70% SR & 5% SO & 25% FH	20%	£835,858	£709,194	£693,755	£686,222	£675,487	£670,117	£667,432
70% SR & 5% SO & 25% FH	25%	£791,348	£664,987	£649,447	£641,598	£630,858	£625,488	£622,803
70% SR & 5% SO & 25% FH	30%	£747,041	£620,580	£605,139	£596,860	£586,124	£580,754	£578,069
70% SR & 5% SO & 25% FH	35%	£702,734	£576,271	£560,832	£552,333	£541,592	£536,222	£533,536
70% SR & 5% SO & 25% FH	40%	£658,425	£531,964	£516,525	£507,701	£496,960	£491,590	£488,905

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£1,600,000</b>								
70% SR & 5% SO & 25% FH	0%	£498,180	£371,719	£356,280	£350,049	£339,309	£333,939	£331,254
70% SR & 5% SO & 25% FH	10%	£409,566	£283,104	£267,664	£260,786	£250,046	£244,675	£241,989
70% SR & 5% SO & 25% FH	15%	£365,258	£238,796	£223,357	£216,154	£205,413	£200,043	£197,358
70% SR & 5% SO & 25% FH	20%	£320,950	£194,488	£179,049	£171,523	£160,781	£155,411	£152,726
70% SR & 5% SO & 25% FH	25%	£276,643	£150,181	£134,741	£126,890	£116,150	£110,780	£108,095
70% SR & 5% SO & 25% FH	30%	£232,335	£105,874	£90,434	£82,593	£71,851	£66,481	£63,796
70% SR & 5% SO & 25% FH	35%	£188,028	£61,566	£46,126	£37,627	£26,887	£21,516	£18,830
70% SR & 5% SO & 25% FH	40%	£143,720	£17,258	£1,819	£7,095	£17,746	£23,316	£25,801

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£2,740,000</b>								
70% SR & 5% SO & 25% FH	0%	£699,945	£483,483	£468,044	£461,814	£451,074	£445,704	£443,019
70% SR & 5% SO & 25% FH	10%	£521,330	£384,869	£379,429	£372,551	£361,810	£356,440	£353,754
70% SR & 5% SO & 25% FH	15%	£477,022	£330,560	£325,121	£317,919	£307,178	£301,808	£299,123
70% SR & 5% SO & 25% FH	20%	£432,715	£276,252	£270,814	£263,287	£252,546	£247,176	£244,491
70% SR & 5% SO & 25% FH	25%	£388,407	£221,944	£216,505	£208,655	£197,915	£192,545	£189,860
70% SR & 5% SO & 25% FH	30%	£344,100	£167,636	£162,197	£154,024	£143,282	£137,912	£135,227
70% SR & 5% SO & 25% FH	35%	£299,793	£113,328	£107,889	£100,000	£89,258	£83,888	£81,203
70% SR & 5% SO & 25% FH	40%	£255,485	£59,020	£53,581	£45,759	£35,017	£29,647	£26,962

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£1,770,000</b>								
70% SR & 5% SO & 25% FH	0%	£763,582	£528,121	£512,681	£504,461	£493,721	£488,351	£485,666
70% SR & 5% SO & 25% FH	10%	£603,977	£433,516	£427,076	£419,198	£408,457	£403,087	£400,401
70% SR & 5% SO & 25% FH	15%	£519,670	£349,209	£342,769	£334,590	£323,850	£318,480	£315,795
70% SR & 5% SO & 25% FH	20%	£435,363	£264,902	£258,462	£249,884	£239,143	£233,773	£231,088
70% SR & 5% SO & 25% FH	25%	£351,056	£180,595	£174,155	£165,326	£154,585	£149,215	£146,530
70% SR & 5% SO & 25% FH	30%	£266,749	£96,288	£90,848	£81,919	£71,178	£65,808	£63,123
70% SR & 5% SO & 25% FH	35%	£182,442	£11,981	£6,541	£1,112	£10,371	£15,941	£18,256
70% SR & 5% SO & 25% FH	40%	£98,135	£27,673	£22,233	£14,405	£23,666	£29,236	£31,551

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£370,000</b>								
70% SR & 5% SO & 25% FH	0%	£995,474	£802,013	£816,574	£810,344	£799,603	£794,233	£791,548
70% SR & 5% SO & 25% FH	10%	£869,860	£745,398	£727,959	£721,080	£710,340	£704,970	£702,284
70% SR & 5% SO & 25% FH	15%	£825,552	£699,090	£683,651	£676,448	£665,708	£660,337	£657,652
70% SR & 5% SO & 25% FH	20%	£781,244	£652,782	£637,343	£629,817	£619,076	£613,706	£611,020
70% SR & 5% SO & 25% FH	25%	£736,937	£606,474	£591,035	£583,184	£572,443	£567,073	£564,388
70% SR & 5% SO & 25% FH	30%	£692,629	£560,166	£544,727	£536,553	£525,812	£520,442	£517,757
70% SR & 5% SO & 25% FH	35%	£648,322	£513,858	£508,419	£499,921	£489,180	£483,810	£481,124
70% SR & 5% SO & 25% FH	40%	£604,014	£467,550	£462,111	£453,289	£442,548	£437,178	£434,493

St Albans District Council  
Local Plan Testing 2024

T6 - 10 Flats	
No Units	10
Site Area	0.19 Ha

Value Area	Zone of Influence
Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,012,888	£819,683	£804,243	£798,014	£787,273	£781,902	£779,217
70% SR & 5% SO & 25% FH	10%	£924,271	£731,067	£715,628	£708,750	£698,029	£692,639	£689,954
70% SR & 5% SO & 25% FH	15%	£879,964	£688,760	£673,321	£666,118	£655,378	£650,007	£647,321
70% SR & 5% SO & 25% FH	20%	£835,656	£642,453	£627,012	£619,498	£608,745	£603,375	£600,690
70% SR & 5% SO & 25% FH	25%	£791,348	£598,146	£582,705	£574,854	£564,113	£558,743	£556,058
70% SR & 5% SO & 25% FH	30%	£747,041	£553,837	£538,396	£530,222	£519,481	£514,111	£511,427
70% SR & 5% SO & 25% FH	35%	£702,734	£509,530	£494,090	£485,591	£474,850	£469,479	£466,794
70% SR & 5% SO & 25% FH	40%	£658,426	£465,222	£449,782	£440,959	£430,218	£424,848	£422,163

Residual Land values compared to benchmark land values  
Secondary Office **£3,600,000**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£498,180	£304,977	£298,537	£293,308	£272,567	£267,196	£264,511
70% SR & 5% SO & 25% FH	10%	£409,566	£216,361	£200,922	£194,044	£183,303	£177,933	£175,248
70% SR & 5% SO & 25% FH	15%	£365,258	£172,054	£156,615	£149,412	£138,672	£133,301	£130,615
70% SR & 5% SO & 25% FH	20%	£320,950	£127,747	£112,308	£104,786	£94,046	£88,675	£86,000
70% SR & 5% SO & 25% FH	25%	£276,643	£83,439	£67,999	£60,149	£49,407	£44,037	£41,352
70% SR & 5% SO & 25% FH	30%	£232,335	£39,131	£23,691	£15,841	£4,099	£0	£0
70% SR & 5% SO & 25% FH	35%	£188,028	£-5,176	£-20,716	£-28,115	£-36,655	£-44,206	£-47,911
70% SR & 5% SO & 25% FH	40%	£143,720	£-49,484	£-64,924	£-73,747	£-84,487	£-90,859	£-92,544

Residual Land values compared to benchmark land values  
Secondary Industrial **£2,740,000**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£909,945	£410,742	£401,303	£395,072	£384,332	£378,961	£376,276
70% SR & 5% SO & 25% FH	10%	£521,330	£328,126	£312,687	£306,809	£295,068	£289,697	£287,012
70% SR & 5% SO & 25% FH	15%	£477,023	£283,819	£268,379	£261,777	£250,436	£245,066	£242,380
70% SR & 5% SO & 25% FH	20%	£432,715	£239,511	£224,071	£216,944	£205,804	£200,434	£197,749
70% SR & 5% SO & 25% FH	25%	£388,407	£195,204	£179,764	£171,813	£161,172	£155,802	£153,117
70% SR & 5% SO & 25% FH	30%	£344,100	£150,896	£135,456	£127,281	£116,541	£111,171	£108,485
70% SR & 5% SO & 25% FH	35%	£299,793	£106,588	£91,148	£82,650	£71,908	£66,538	£63,853
70% SR & 5% SO & 25% FH	40%	£255,484	£62,281	£46,841	£38,018	£27,277	£21,907	£19,221

Residual Land values compared to benchmark land values  
Car Parks **£1,770,000**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£752,592	£559,389	£543,949	£537,718	£528,979	£521,808	£518,923
70% SR & 5% SO & 25% FH	10%	£663,977	£470,773	£455,334	£448,456	£437,715	£432,344	£429,659
70% SR & 5% SO & 25% FH	15%	£619,670	£426,466	£411,027	£404,824	£393,083	£387,713	£385,027
70% SR & 5% SO & 25% FH	20%	£575,362	£382,159	£366,718	£359,152	£346,451	£341,081	£338,396
70% SR & 5% SO & 25% FH	25%	£531,054	£337,851	£322,411	£314,560	£303,819	£298,449	£295,764
70% SR & 5% SO & 25% FH	30%	£486,747	£293,543	£278,104	£269,928	£259,188	£253,818	£251,133
70% SR & 5% SO & 25% FH	35%	£442,440	£249,236	£233,796	£225,497	£214,556	£209,186	£206,500
70% SR & 5% SO & 25% FH	40%	£398,131	£204,928	£189,488	£180,665	£169,924	£164,554	£161,868

Residual Land values compared to benchmark land values  
Greenfield Land **£370,000**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£958,474	£765,271	£749,831	£743,602	£732,861	£727,490	£724,805
70% SR & 5% SO & 25% FH	10%	£869,860	£676,656	£661,216	£654,338	£643,597	£638,227	£635,542
70% SR & 5% SO & 25% FH	15%	£825,552	£632,348	£616,909	£609,706	£598,966	£593,596	£590,910
70% SR & 5% SO & 25% FH	20%	£781,244	£588,041	£572,601	£565,074	£554,334	£548,963	£546,278
70% SR & 5% SO & 25% FH	25%	£736,937	£543,733	£528,293	£520,443	£509,701	£504,331	£501,646
70% SR & 5% SO & 25% FH	30%	£692,629	£499,425	£483,985	£475,810	£465,070	£459,700	£457,015
70% SR & 5% SO & 25% FH	35%	£648,322	£455,118	£439,678	£431,179	£420,438	£415,068	£412,383
70% SR & 5% SO & 25% FH	40%	£604,014	£410,810	£395,370	£386,547	£375,807	£370,437	£367,752

St Albans District Council  
Local Plan Testing 2024

T7 - 10 Houses
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Value Area	Harpenden
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No Units	10
Site Area	0.4 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,750,417	£2,606,723	£2,599,807	£2,592,913	£2,582,668	£2,577,548	£2,574,985
70% SR & 5% SO & 25% FH	10%	£2,655,606	£2,411,912	£2,404,997	£2,396,743	£2,385,499	£2,380,378	£2,377,815
70% SR & 5% SO & 25% FH	15%	£2,458,200	£2,316,506	£2,307,591	£2,297,158	£2,286,914	£2,281,791	£2,279,230
70% SR & 5% SO & 25% FH	20%	£2,300,784	£2,217,100	£2,210,186	£2,198,574	£2,188,329	£2,183,207	£2,180,646
70% SR & 5% SO & 25% FH	25%	£2,253,389	£2,119,585	£2,112,780	£2,099,989	£2,089,744	£2,084,622	£2,082,061
70% SR & 5% SO & 25% FH	30%	£2,165,983	£2,022,230	£2,015,375	£2,001,405	£1,991,160	£1,986,038	£1,983,477
70% SR & 5% SO & 25% FH	35%	£2,088,578	£1,924,884	£1,917,969	£1,902,820	£1,892,575	£1,887,453	£1,884,892
70% SR & 5% SO & 25% FH	40%	£1,971,172	£1,827,479	£1,820,563	£1,804,236	£1,793,991	£1,788,869	£1,786,308

Residual Land values compared to benchmark land values  
Secondary Office

£3,600,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,360,417	£1,206,723	£1,199,807	£1,192,913	£1,182,668	£1,177,548	£1,174,985
70% SR & 5% SO & 25% FH	10%	£1,155,606	£1,011,912	£1,004,997	£995,743	£985,499	£980,378	£977,815
70% SR & 5% SO & 25% FH	15%	£1,058,200	£914,506	£907,591	£897,158	£886,914	£881,791	£879,230
70% SR & 5% SO & 25% FH	20%	£960,784	£817,100	£810,186	£798,574	£788,329	£783,207	£780,646
70% SR & 5% SO & 25% FH	25%	£863,389	£719,585	£712,780	£699,989	£689,744	£684,622	£682,061
70% SR & 5% SO & 25% FH	30%	£765,983	£622,230	£615,375	£601,405	£591,160	£586,038	£583,477
70% SR & 5% SO & 25% FH	35%	£668,578	£524,884	£517,969	£502,820	£492,575	£487,453	£484,892
70% SR & 5% SO & 25% FH	40%	£571,172	£427,479	£420,563	£404,236	£393,991	£388,869	£386,308

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,684,417	£1,510,723	£1,503,807	£1,496,913	£1,486,668	£1,481,548	£1,478,985
70% SR & 5% SO & 25% FH	10%	£1,459,606	£1,315,912	£1,308,997	£1,299,743	£1,289,499	£1,284,378	£1,281,815
70% SR & 5% SO & 25% FH	15%	£1,362,200	£1,218,506	£1,211,591	£1,201,158	£1,190,914	£1,185,791	£1,183,230
70% SR & 5% SO & 25% FH	20%	£1,264,784	£1,121,100	£1,114,186	£1,102,574	£1,092,329	£1,087,207	£1,084,646
70% SR & 5% SO & 25% FH	25%	£1,167,389	£1,023,585	£1,016,780	£1,003,989	£993,744	£988,622	£986,061
70% SR & 5% SO & 25% FH	30%	£1,069,983	£926,230	£919,375	£905,405	£895,160	£890,038	£887,477
70% SR & 5% SO & 25% FH	35%	£972,578	£828,884	£821,969	£806,820	£796,575	£791,453	£788,892
70% SR & 5% SO & 25% FH	40%	£875,172	£731,479	£724,563	£708,236	£697,991	£692,869	£690,308

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,042,417	£1,868,723	£1,861,807	£1,854,913	£1,844,668	£1,839,548	£1,836,985
70% SR & 5% SO & 25% FH	10%	£1,847,606	£1,703,912	£1,696,997	£1,687,743	£1,677,499	£1,672,378	£1,669,815
70% SR & 5% SO & 25% FH	15%	£1,750,200	£1,606,506	£1,599,591	£1,589,158	£1,578,914	£1,573,791	£1,571,230
70% SR & 5% SO & 25% FH	20%	£1,652,784	£1,509,100	£1,502,186	£1,490,574	£1,480,329	£1,475,207	£1,472,646
70% SR & 5% SO & 25% FH	25%	£1,555,389	£1,411,585	£1,404,780	£1,391,989	£1,381,744	£1,376,622	£1,374,061
70% SR & 5% SO & 25% FH	30%	£1,457,983	£1,314,230	£1,307,375	£1,293,405	£1,283,160	£1,278,038	£1,275,477
70% SR & 5% SO & 25% FH	35%	£1,360,578	£1,216,884	£1,209,969	£1,194,820	£1,184,575	£1,179,453	£1,176,892
70% SR & 5% SO & 25% FH	40%	£1,263,172	£1,119,479	£1,112,563	£1,096,236	£1,085,991	£1,080,869	£1,078,308

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,602,417	£2,458,723	£2,451,807	£2,444,913	£2,434,668	£2,429,548	£2,426,985
70% SR & 5% SO & 25% FH	10%	£2,407,606	£2,263,912	£2,256,997	£2,247,743	£2,237,499	£2,232,378	£2,229,815
70% SR & 5% SO & 25% FH	15%	£2,310,200	£2,166,506	£2,159,591	£2,149,158	£2,138,914	£2,133,791	£2,131,230
70% SR & 5% SO & 25% FH	20%	£2,212,784	£2,069,100	£2,062,186	£2,050,574	£2,040,329	£2,035,207	£2,032,646
70% SR & 5% SO & 25% FH	25%	£2,115,389	£1,971,585	£1,964,780	£1,951,989	£1,941,744	£1,936,622	£1,934,061
70% SR & 5% SO & 25% FH	30%	£2,017,983	£1,874,230	£1,867,375	£1,853,405	£1,843,160	£1,838,038	£1,835,477
70% SR & 5% SO & 25% FH	35%	£1,920,578	£1,776,884	£1,769,969	£1,754,820	£1,744,575	£1,739,453	£1,736,892
70% SR & 5% SO & 25% FH	40%	£1,823,172	£1,679,479	£1,672,563	£1,656,236	£1,645,991	£1,640,869	£1,638,308

T7 - 10 Houses
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Value Area	St Albans
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No Units	10
Site Area	0.4 Ha

Sales value inflation	6%
Build cost inflation	6%
Affordable Housing Tenure	60% Rent / 10% SO / 28% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,567,482	£2,423,788	£2,416,874	£2,409,978	£2,399,733	£2,384,611	£2,362,050
70% SR & 5% SO & 25% FH	10%	£2,386,889	£2,243,195	£2,236,280	£2,227,026	£2,216,782	£2,211,660	£2,209,099
70% SR & 5% SO & 25% FH	15%	£2,296,692	£2,152,899	£2,145,984	£2,136,951	£2,125,307	£2,120,184	£2,117,623
70% SR & 5% SO & 25% FH	20%	£2,206,296	£2,062,602	£2,055,687	£2,044,075	£2,033,831	£2,028,709	£2,026,147
70% SR & 5% SO & 25% FH	25%	£2,116,000	£1,972,306	£1,965,390	£1,952,600	£1,942,355	£1,937,233	£1,934,672
70% SR & 5% SO & 25% FH	30%	£2,025,703	£1,882,009	£1,875,095	£1,861,124	£1,850,879	£1,845,757	£1,843,197
70% SR & 5% SO & 25% FH	35%	£1,935,406	£1,791,712	£1,784,798	£1,769,648	£1,759,404	£1,754,282	£1,751,721
70% SR & 5% SO & 25% FH	40%	£1,845,110	£1,701,416	£1,694,501	£1,678,173	£1,667,929	£1,662,806	£1,660,245

Residual Land values compared to benchmark land values  
Secondary Office

£3,600,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,187,482	£1,023,788	£1,016,874	£1,009,978	£999,733	£994,611	£992,050
70% SR & 5% SO & 25% FH	10%	£986,889	£841,195	£836,280	£827,026	£816,782	£811,660	£809,099
70% SR & 5% SO & 25% FH	15%	£906,592	£752,899	£745,984	£735,951	£725,307	£720,184	£717,623
70% SR & 5% SO & 25% FH	20%	£826,296	£662,602	£655,687	£644,075	£633,831	£628,709	£626,147
70% SR & 5% SO & 25% FH	25%	£746,000	£572,306	£565,390	£552,600	£542,355	£537,233	£534,672
70% SR & 5% SO & 25% FH	30%	£665,703	£482,009	£475,095	£461,124	£450,879	£445,757	£443,197
70% SR & 5% SO & 25% FH	35%	£585,406	£391,712	£384,798	£369,648	£359,404	£354,282	£351,721
70% SR & 5% SO & 25% FH	40%	£505,110	£301,416	£294,501	£278,173	£267,929	£262,806	£260,245

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,471,482	£1,327,788	£1,320,874	£1,313,978	£1,303,733	£1,298,611	£1,296,050
70% SR & 5% SO & 25% FH	10%	£1,290,889	£1,147,195	£1,140,280	£1,131,026	£1,120,782	£1,115,660	£1,113,099
70% SR & 5% SO & 25% FH	15%	£1,200,592	£1,056,899	£1,049,984	£1,039,951	£1,029,307	£1,024,184	£1,021,623
70% SR & 5% SO & 25% FH	20%	£1,110,296	£966,602	£959,687	£948,075	£937,831	£932,709	£930,147
70% SR & 5% SO & 25% FH	25%	£1,020,000	£876,306	£869,390	£856,600	£846,355	£841,233	£838,672
70% SR & 5% SO & 25% FH	30%	£929,703	£786,009	£779,095	£765,124	£754,879	£749,757	£747,197
70% SR & 5% SO & 25% FH	35%	£839,406	£695,712	£688,798	£673,648	£663,404	£658,282	£655,721
70% SR & 5% SO & 25% FH	40%	£749,110	£605,416	£598,501	£582,173	£571,929	£566,806	£564,245

Residual Land values compared to benchmark land values  
Car Parks

£1,776,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,859,482	£1,715,788	£1,708,874	£1,701,978	£1,691,733	£1,686,611	£1,684,050
70% SR & 5% SO & 25% FH	10%	£1,678,889	£1,535,195	£1,528,280	£1,519,026	£1,508,782	£1,503,660	£1,501,099
70% SR & 5% SO & 25% FH	15%	£1,598,592	£1,444,899	£1,437,984	£1,427,951	£1,417,307	£1,412,184	£1,409,623
70% SR & 5% SO & 25% FH	20%	£1,498,296	£1,354,602	£1,347,687	£1,336,075	£1,325,831	£1,320,709	£1,318,147
70% SR & 5% SO & 25% FH	25%	£1,408,000	£1,264,306	£1,257,390	£1,244,600	£1,234,355	£1,229,233	£1,226,672
70% SR & 5% SO & 25% FH	30%	£1,317,703	£1,174,009	£1,167,095	£1,153,124	£1,142,879	£1,137,757	£1,135,197
70% SR & 5% SO & 25% FH	35%	£1,227,406	£1,083,712	£1,076,798	£1,061,948	£1,051,404	£1,046,282	£1,043,721
70% SR & 5% SO & 25% FH	40%	£1,137,110	£993,416	£986,501	£970,173	£959,929	£954,806	£952,245

Residual Land values compared to benchmark land values  
Greenfield Land

£376,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,419,482	£2,275,788	£2,268,874	£2,261,978	£2,251,733	£2,246,611	£2,244,050
70% SR & 5% SO & 25% FH	10%	£2,238,889	£2,095,195	£2,088,280	£2,079,026	£2,068,782	£2,063,660	£2,061,099
70% SR & 5% SO & 25% FH	15%	£2,148,592	£2,004,899	£1,997,984	£1,987,951	£1,977,307	£1,972,184	£1,969,623
70% SR & 5% SO & 25% FH	20%	£2,058,296	£1,914,602	£1,907,687	£1,896,075	£1,885,831	£1,880,709	£1,878,147
70% SR & 5% SO & 25% FH	25%	£1,968,000	£1,824,306	£1,817,390	£1,804,600	£1,794,355	£1,789,233	£1,786,672
70% SR & 5% SO & 25% FH	30%	£1,877,703	£1,734,009	£1,727,095	£1,713,124	£1,702,879	£1,697,757	£1,695,197
70% SR & 5% SO & 25% FH	35%	£1,787,406	£1,643,712	£1,636,798	£1,621,948	£1,611,404	£1,606,282	£1,603,721
70% SR & 5% SO & 25% FH	40%	£1,697,110	£1,553,416	£1,546,501	£1,530,173	£1,519,929	£1,514,806	£1,512,245

St Albans District Council  
Local Plan Testing 2024

T7 - 10 Houses
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Value Area	Rest of St Albans
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No Units	10
Site Area	0.4 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,072,856	£1,026,070	£1,019,949	£1,012,948	£1,002,548	£1,007,347	£1,004,747
70% SR & 5% SO & 25% FH	10%	£1,938,843	£1,793,540	£1,786,519	£1,777,125	£1,766,723	£1,761,523	£1,758,923
70% SR & 5% SO & 25% FH	15%	£1,871,772	£1,729,824	£1,719,805	£1,709,213	£1,698,811	£1,693,611	£1,691,012
70% SR & 5% SO & 25% FH	20%	£1,804,700	£1,660,110	£1,653,089	£1,643,300	£1,633,898	£1,628,700	£1,626,100
70% SR & 5% SO & 25% FH	25%	£1,737,628	£1,593,396	£1,586,375	£1,575,388	£1,565,986	£1,560,788	£1,558,187
70% SR & 5% SO & 25% FH	30%	£1,670,557	£1,526,680	£1,519,660	£1,508,476	£1,499,074	£1,493,876	£1,491,275
70% SR & 5% SO & 25% FH	35%	£1,603,485	£1,459,791	£1,452,876	£1,443,564	£1,434,164	£1,428,964	£1,426,363
70% SR & 5% SO & 25% FH	40%	£1,536,413	£1,392,719	£1,385,804	£1,376,476	£1,367,074	£1,361,874	£1,359,273

Residual Land values compared to benchmark land values  
Secondary Office

£3,600,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£672,856	£296,970	£293,949	£287,948	£282,548	£287,347	£284,747
70% SR & 5% SO & 25% FH	10%	£538,843	£390,540	£386,519	£377,125	£366,723	£361,523	£358,923
70% SR & 5% SO & 25% FH	15%	£471,772	£326,824	£319,805	£309,213	£298,811	£293,611	£291,012
70% SR & 5% SO & 25% FH	20%	£404,700	£266,110	£263,089	£254,300	£243,898	£238,700	£236,100
70% SR & 5% SO & 25% FH	25%	£337,628	£193,396	£193,375	£173,388	£162,986	£157,788	£155,187
70% SR & 5% SO & 25% FH	30%	£270,557	£128,680	£128,660	£108,476	£98,074	£92,876	£90,275
70% SR & 5% SO & 25% FH	35%	£203,485	£59,791	£59,876	£37,564	£27,164	£21,964	£19,363
70% SR & 5% SO & 25% FH	40%	£136,413	£7,291	£14,795	£30,624	£20,798	£15,598	£12,997

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£970,856	£393,970	£393,949	£387,948	£382,548	£387,347	£384,747
70% SR & 5% SO & 25% FH	10%	£842,843	£390,540	£386,519	£377,125	£366,723	£361,523	£358,923
70% SR & 5% SO & 25% FH	15%	£775,772	£326,824	£319,805	£309,213	£298,811	£293,611	£291,012
70% SR & 5% SO & 25% FH	20%	£708,700	£266,110	£263,089	£254,300	£243,898	£238,700	£236,100
70% SR & 5% SO & 25% FH	25%	£641,628	£193,396	£193,375	£173,388	£162,986	£157,788	£155,187
70% SR & 5% SO & 25% FH	30%	£574,557	£128,680	£128,660	£108,476	£98,074	£92,876	£90,275
70% SR & 5% SO & 25% FH	35%	£507,485	£59,791	£59,876	£37,564	£27,164	£21,964	£19,363
70% SR & 5% SO & 25% FH	40%	£440,413	£296,719	£289,804	£273,476	£263,074	£258,074	£255,473

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,384,856	£1,218,070	£1,211,949	£1,204,948	£1,194,548	£1,199,347	£1,196,747
70% SR & 5% SO & 25% FH	10%	£1,230,843	£1,085,540	£1,078,519	£1,069,125	£1,058,723	£1,053,523	£1,050,923
70% SR & 5% SO & 25% FH	15%	£1,163,772	£1,018,824	£1,011,805	£1,001,213	£990,811	£985,611	£983,012
70% SR & 5% SO & 25% FH	20%	£1,096,700	£952,110	£945,089	£933,300	£922,898	£917,700	£915,100
70% SR & 5% SO & 25% FH	25%	£1,029,628	£885,396	£878,375	£865,388	£854,986	£849,788	£847,187
70% SR & 5% SO & 25% FH	30%	£962,557	£818,680	£811,660	£797,476	£787,074	£781,876	£779,275
70% SR & 5% SO & 25% FH	35%	£895,485	£751,791	£744,876	£729,864	£719,464	£714,264	£711,663
70% SR & 5% SO & 25% FH	40%	£828,413	£684,719	£677,804	£661,476	£651,074	£645,874	£643,273

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,924,856	£1,778,070	£1,771,949	£1,764,948	£1,754,548	£1,749,347	£1,746,747
70% SR & 5% SO & 25% FH	10%	£1,790,843	£1,645,540	£1,638,519	£1,629,125	£1,618,723	£1,613,523	£1,610,923
70% SR & 5% SO & 25% FH	15%	£1,723,772	£1,578,824	£1,571,805	£1,561,213	£1,550,811	£1,545,611	£1,543,012
70% SR & 5% SO & 25% FH	20%	£1,656,700	£1,512,110	£1,505,089	£1,493,300	£1,482,898	£1,477,700	£1,475,100
70% SR & 5% SO & 25% FH	25%	£1,589,628	£1,445,396	£1,438,375	£1,425,388	£1,414,986	£1,409,788	£1,407,187
70% SR & 5% SO & 25% FH	30%	£1,522,557	£1,378,680	£1,371,660	£1,357,476	£1,347,074	£1,341,876	£1,339,275
70% SR & 5% SO & 25% FH	35%	£1,455,485	£1,311,791	£1,304,876	£1,290,864	£1,279,464	£1,274,264	£1,271,663
70% SR & 5% SO & 25% FH	40%	£1,388,413	£1,244,719	£1,237,804	£1,221,476	£1,211,074	£1,205,874	£1,203,273

St Albans District Council  
Local Plan Testing 2024

T7 - 10 Houses

Value Area	Zone of Influence
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No Units 10  
Site Area 0.4 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,072,858	£1,860,227	£1,853,208	£1,846,205	£1,839,805	£1,830,605	£1,828,004
70% SR & 5% SO & 25% FH	10%	£1,838,843	£1,726,797	£1,719,777	£1,710,382	£1,699,981	£1,694,781	£1,692,181
70% SR & 5% SO & 25% FH	15%	£1,871,772	£1,660,083	£1,653,062	£1,642,470	£1,632,069	£1,626,869	£1,624,269
70% SR & 5% SO & 25% FH	20%	£1,894,700	£1,593,369	£1,586,347	£1,574,558	£1,564,158	£1,558,957	£1,556,357
70% SR & 5% SO & 25% FH	25%	£1,737,668	£1,526,653	£1,519,633	£1,506,646	£1,496,246	£1,491,045	£1,488,445
70% SR & 5% SO & 25% FH	30%	£1,470,557	£1,459,938	£1,452,918	£1,439,735	£1,429,334	£1,423,133	£1,420,533
70% SR & 5% SO & 25% FH	35%	£1,603,485	£1,393,224	£1,386,203	£1,370,823	£1,360,422	£1,355,221	£1,352,622
70% SR & 5% SO & 25% FH	40%	£1,328,413	£1,328,508	£1,319,488	£1,302,911	£1,292,510	£1,287,310	£1,284,710

Residual Land values compared to benchmark land values  
Secondary Office

£3,600,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,072,858	£1,860,227	£1,853,208	£1,846,205	£1,839,805	£1,830,605	£1,828,004
70% SR & 5% SO & 25% FH	10%	£3,368,843	£3,236,797	£3,230,777	£3,210,382	£3,200,981	£3,194,781	£3,192,181
70% SR & 5% SO & 25% FH	15%	£4,717,772	£3,660,083	£3,653,062	£3,642,470	£3,632,069	£3,626,869	£3,624,269
70% SR & 5% SO & 25% FH	20%	£4,664,700	£3,593,369	£3,586,347	£3,574,558	£3,564,158	£3,558,957	£3,556,357
70% SR & 5% SO & 25% FH	25%	£3,377,668	£3,526,653	£3,519,633	£3,506,646	£3,496,246	£3,491,045	£3,488,445
70% SR & 5% SO & 25% FH	30%	£2,730,557	£3,459,938	£3,452,918	£3,439,735	£3,429,334	£3,423,133	£3,420,533
70% SR & 5% SO & 25% FH	35%	£2,033,485	£3,393,224	£3,386,203	£3,370,823	£3,360,422	£3,355,221	£3,352,622
70% SR & 5% SO & 25% FH	40%	£1,328,413	£3,328,508	£3,321,488	£3,304,911	£3,294,510	£3,289,310	£3,286,710

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,072,858	£1,860,227	£1,853,208	£1,846,205	£1,839,805	£1,830,605	£1,828,004
70% SR & 5% SO & 25% FH	10%	£3,442,843	£3,308,797	£3,302,777	£3,281,382	£3,271,981	£3,265,781	£3,263,181
70% SR & 5% SO & 25% FH	15%	£4,717,772	£3,660,083	£3,653,062	£3,642,470	£3,632,069	£3,626,869	£3,624,269
70% SR & 5% SO & 25% FH	20%	£4,664,700	£3,593,369	£3,586,347	£3,574,558	£3,564,158	£3,558,957	£3,556,357
70% SR & 5% SO & 25% FH	25%	£3,377,668	£3,526,653	£3,519,633	£3,506,646	£3,496,246	£3,491,045	£3,488,445
70% SR & 5% SO & 25% FH	30%	£2,730,557	£3,459,938	£3,452,918	£3,439,735	£3,429,334	£3,423,133	£3,420,533
70% SR & 5% SO & 25% FH	35%	£2,033,485	£3,393,224	£3,386,203	£3,370,823	£3,360,422	£3,355,221	£3,352,622
70% SR & 5% SO & 25% FH	40%	£1,328,413	£3,328,508	£3,321,488	£3,304,911	£3,294,510	£3,289,310	£3,286,710

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,384,858	£1,182,227	£1,182,208	£1,180,205	£1,177,805	£1,172,605	£1,170,004
70% SR & 5% SO & 25% FH	10%	£1,230,843	£1,018,797	£1,011,777	£1,002,382	£991,981	£986,781	£984,181
70% SR & 5% SO & 25% FH	15%	£1,163,772	£952,083	£945,062	£934,470	£924,069	£918,869	£916,269
70% SR & 5% SO & 25% FH	20%	£1,096,700	£885,369	£878,347	£866,558	£856,158	£850,957	£848,357
70% SR & 5% SO & 25% FH	25%	£1,029,628	£818,653	£811,633	£799,846	£789,446	£784,245	£781,645
70% SR & 5% SO & 25% FH	30%	£962,557	£751,938	£744,918	£733,135	£722,734	£717,533	£714,933
70% SR & 5% SO & 25% FH	35%	£895,485	£685,224	£678,203	£666,423	£656,022	£650,821	£648,221
70% SR & 5% SO & 25% FH	40%	£828,413	£618,508	£611,488	£599,911	£589,510	£584,310	£581,710

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,354,858	£1,172,227	£1,175,208	£1,168,205	£1,161,805	£1,152,605	£1,150,004
70% SR & 5% SO & 25% FH	10%	£1,200,843	£1,018,797	£1,011,777	£1,002,382	£991,981	£986,781	£984,181
70% SR & 5% SO & 25% FH	15%	£1,223,772	£1,018,083	£1,011,062	£1,000,470	£990,069	£984,869	£982,269
70% SR & 5% SO & 25% FH	20%	£1,059,700	£951,369	£944,347	£932,558	£922,158	£916,957	£914,357
70% SR & 5% SO & 25% FH	25%	£1,092,628	£884,653	£877,633	£865,846	£855,446	£850,245	£847,645
70% SR & 5% SO & 25% FH	30%	£1,025,557	£817,938	£810,918	£799,135	£788,734	£783,533	£780,933
70% SR & 5% SO & 25% FH	35%	£958,485	£751,224	£744,203	£732,423	£722,022	£716,821	£714,221
70% SR & 5% SO & 25% FH	40%	£891,413	£684,508	£677,488	£665,911	£655,510	£650,310	£647,710

St Albans District Council  
Local Plan Testing 2024

T8 - 11 Flats	
No Units	11
Site Area	0.16 Ha

Value Area	Harpenden
Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,648,872	£1,509,784	£1,492,780	£1,485,928	£1,474,113	£1,468,208	£1,465,252
70% SR & 5% SO & 25% FH	10%	£1,505,498	£1,366,280	£1,349,396	£1,341,350	£1,329,016	£1,324,108	£1,321,155
70% SR & 5% SO & 25% FH	15%	£1,433,790	£1,284,688	£1,277,704	£1,269,782	£1,257,907	£1,252,060	£1,249,107
70% SR & 5% SO & 25% FH	20%	£1,382,104	£1,222,997	£1,206,013	£1,197,734	£1,185,919	£1,180,011	£1,177,007
70% SR & 5% SO & 25% FH	25%	£1,290,412	£1,151,304	£1,134,320	£1,125,884	£1,113,871	£1,107,963	£1,103,009
70% SR & 5% SO & 25% FH	30%	£1,218,720	£1,079,612	£1,062,629	£1,053,636	£1,041,821	£1,035,914	£1,032,981
70% SR & 5% SO & 25% FH	35%	£1,147,028	£1,007,921	£990,937	£981,944	£969,773	£963,865	£960,912
70% SR & 5% SO & 25% FH	40%	£1,075,336	£936,228	£919,245	£909,252	£897,725	£891,817	£888,863

Residual Land values compared to benchmark land values  
Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,082,695	£943,588	£928,604	£919,751	£907,937	£902,029	£899,075
70% SR & 5% SO & 25% FH	10%	£939,312	£800,204	£785,220	£775,854	£763,859	£757,952	£754,978
70% SR & 5% SO & 25% FH	15%	£867,619	£728,512	£711,528	£703,605	£691,791	£685,883	£682,929
70% SR & 5% SO & 25% FH	20%	£795,926	£656,820	£639,836	£631,557	£619,742	£613,835	£610,881
70% SR & 5% SO & 25% FH	25%	£724,233	£585,128	£568,144	£559,508	£547,694	£541,787	£538,833
70% SR & 5% SO & 25% FH	30%	£652,543	£513,436	£496,452	£487,459	£475,645	£469,737	£466,784
70% SR & 5% SO & 25% FH	35%	£580,852	£441,744	£424,760	£415,411	£403,596	£397,689	£394,736
70% SR & 5% SO & 25% FH	40%	£509,160	£370,052	£353,068	£343,363	£331,549	£325,641	£322,688

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,205,838	£1,066,529	£1,049,545	£1,042,693	£1,030,878	£1,024,970	£1,022,016
70% SR & 5% SO & 25% FH	10%	£1,062,253	£923,145	£906,161	£898,295	£886,780	£880,873	£877,920
70% SR & 5% SO & 25% FH	15%	£990,560	£851,453	£834,469	£826,547	£814,762	£808,855	£805,901
70% SR & 5% SO & 25% FH	20%	£918,867	£779,761	£762,777	£754,498	£742,684	£736,776	£733,822
70% SR & 5% SO & 25% FH	25%	£847,174	£708,069	£691,085	£682,449	£670,635	£664,728	£661,774
70% SR & 5% SO & 25% FH	30%	£775,484	£636,377	£619,393	£610,401	£598,586	£592,679	£589,725
70% SR & 5% SO & 25% FH	35%	£703,793	£564,685	£547,702	£538,352	£526,538	£520,630	£517,677
70% SR & 5% SO & 25% FH	40%	£632,101	£492,993	£476,010	£466,304	£454,489	£448,582	£445,628

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,362,548	£1,223,441	£1,206,457	£1,199,604	£1,187,790	£1,181,882	£1,178,928
70% SR & 5% SO & 25% FH	10%	£1,219,165	£1,080,056	£1,063,073	£1,055,507	£1,043,692	£1,037,785	£1,034,831
70% SR & 5% SO & 25% FH	15%	£1,147,472	£1,008,363	£991,381	£983,458	£971,644	£965,736	£962,783
70% SR & 5% SO & 25% FH	20%	£1,075,780	£936,673	£919,689	£911,410	£899,595	£893,688	£890,734
70% SR & 5% SO & 25% FH	25%	£1,004,089	£864,981	£847,997	£839,361	£827,547	£821,640	£818,686
70% SR & 5% SO & 25% FH	30%	£932,396	£793,289	£776,305	£767,312	£755,498	£749,590	£746,637
70% SR & 5% SO & 25% FH	35%	£860,705	£721,597	£704,613	£695,264	£683,449	£677,542	£674,589
70% SR & 5% SO & 25% FH	40%	£789,013	£649,905	£632,922	£623,216	£611,401	£605,494	£602,540

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,589,019	£1,449,911	£1,432,927	£1,426,075	£1,414,260	£1,408,353	£1,405,399
70% SR & 5% SO & 25% FH	10%	£1,445,635	£1,306,527	£1,289,543	£1,281,977	£1,270,163	£1,264,255	£1,261,302
70% SR & 5% SO & 25% FH	15%	£1,373,943	£1,234,835	£1,217,851	£1,209,829	£1,198,114	£1,192,207	£1,189,254
70% SR & 5% SO & 25% FH	20%	£1,302,251	£1,163,144	£1,146,160	£1,137,891	£1,126,666	£1,120,759	£1,117,804
70% SR & 5% SO & 25% FH	25%	£1,230,559	£1,091,453	£1,074,469	£1,065,831	£1,054,018	£1,048,110	£1,045,156
70% SR & 5% SO & 25% FH	30%	£1,158,867	£1,019,759	£1,002,775	£993,783	£981,969	£976,061	£973,108
70% SR & 5% SO & 25% FH	35%	£1,087,175	£948,068	£931,084	£921,735	£909,520	£904,013	£901,059
70% SR & 5% SO & 25% FH	40%	£1,015,483	£876,375	£859,392	£848,688	£837,872	£831,964	£829,010

St Albans District Council  
Local Plan Testing 2024

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T8 - 11 Flats	
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Value Area	St Albans
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No Units	11
Site Area	0.16 Ha

Sales value inflation	6%
Build cost inflation	6%
Affordable Housing Tenure	60% Rent / 10% SO / 28% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,504,481	£1,365,373	£1,348,390	£1,341,537	£1,329,723	£1,323,815	£1,320,861
70% SR & 5% SO & 25% FH	10%	£1,372,038	£1,232,909	£1,215,828	£1,208,960	£1,196,545	£1,190,837	£1,187,684
70% SR & 5% SO & 25% FH	15%	£1,305,785	£1,166,678	£1,149,694	£1,141,772	£1,129,657	£1,124,050	£1,121,056
70% SR & 5% SO & 25% FH	20%	£1,229,553	£1,100,446	£1,083,462	£1,075,163	£1,063,368	£1,057,481	£1,054,308
70% SR & 5% SO & 25% FH	25%	£1,173,322	£1,038,214	£1,021,230	£1,012,931	£1,000,956	£996,780	£993,919
70% SR & 5% SO & 25% FH	30%	£1,107,090	£976,983	£959,999	£952,006	£939,191	£934,284	£931,320
70% SR & 5% SO & 25% FH	35%	£1,040,859	£910,750	£894,767	£887,417	£874,603	£869,695	£867,442
70% SR & 5% SO & 25% FH	40%	£974,627	£850,518	£834,535	£826,929	£813,015	£807,107	£804,153

Residual Land values compared to benchmark land values

£3,500,000

Secondary Office

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£938,305	£799,196	£782,213	£775,361	£763,546	£757,639	£754,685
70% SR & 5% SO & 25% FH	10%	£859,441	£720,733	£704,749	£697,897	£686,082	£680,175	£677,221
70% SR & 5% SO & 25% FH	15%	£739,609	£600,502	£583,518	£576,565	£564,750	£558,843	£555,889
70% SR & 5% SO & 25% FH	20%	£673,377	£534,269	£517,285	£510,332	£498,517	£492,610	£489,656
70% SR & 5% SO & 25% FH	25%	£607,145	£468,037	£451,053	£444,100	£432,285	£426,378	£423,424
70% SR & 5% SO & 25% FH	30%	£540,913	£401,806	£384,822	£377,869	£366,054	£360,147	£357,193
70% SR & 5% SO & 25% FH	35%	£474,682	£335,574	£318,590	£311,637	£299,822	£293,915	£290,961
70% SR & 5% SO & 25% FH	40%	£408,450	£269,342	£252,358	£245,405	£233,590	£227,683	£224,729

Residual Land values compared to benchmark land values

£2,740,000

Secondary Industrial

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,061,246	£922,137	£905,155	£898,302	£886,487	£880,580	£877,626
70% SR & 5% SO & 25% FH	10%	£926,752	£787,643	£770,661	£763,808	£751,993	£746,086	£743,132
70% SR & 5% SO & 25% FH	15%	£862,556	£723,447	£706,465	£699,612	£687,797	£681,890	£678,936
70% SR & 5% SO & 25% FH	20%	£798,319	£659,210	£642,228	£635,375	£623,560	£617,653	£614,700
70% SR & 5% SO & 25% FH	25%	£734,082	£594,973	£577,991	£571,138	£559,323	£553,416	£550,462
70% SR & 5% SO & 25% FH	30%	£669,845	£530,736	£513,754	£506,901	£495,086	£489,179	£486,225
70% SR & 5% SO & 25% FH	35%	£605,608	£466,499	£449,517	£442,664	£430,849	£424,942	£421,988
70% SR & 5% SO & 25% FH	40%	£541,371	£402,262	£385,280	£378,427	£366,612	£360,705	£357,751

Residual Land values compared to benchmark land values

£1,770,000

Car Parks

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,216,158	£1,079,049	£1,062,066	£1,055,214	£1,043,399	£1,037,492	£1,034,538
70% SR & 5% SO & 25% FH	10%	£1,085,694	£946,586	£929,602	£922,750	£910,935	£905,028	£902,074
70% SR & 5% SO & 25% FH	15%	£1,010,462	£880,355	£863,371	£856,518	£844,703	£838,796	£835,842
70% SR & 5% SO & 25% FH	20%	£935,230	£814,122	£797,138	£790,285	£778,470	£772,563	£769,609
70% SR & 5% SO & 25% FH	25%	£860,000	£747,890	£730,906	£724,053	£712,238	£706,331	£703,377
70% SR & 5% SO & 25% FH	30%	£784,768	£681,656	£664,672	£657,819	£646,004	£640,097	£637,143
70% SR & 5% SO & 25% FH	35%	£709,536	£615,424	£598,440	£591,587	£579,772	£573,865	£570,911
70% SR & 5% SO & 25% FH	40%	£634,304	£549,192	£532,208	£525,355	£513,540	£507,633	£504,679

Residual Land values compared to benchmark land values

£370,000

Greenfield Land

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,444,628	£1,305,520	£1,288,537	£1,281,684	£1,269,870	£1,263,962	£1,261,008
70% SR & 5% SO & 25% FH	10%	£1,312,165	£1,173,056	£1,156,073	£1,149,220	£1,137,405	£1,131,497	£1,128,543
70% SR & 5% SO & 25% FH	15%	£1,245,933	£1,106,825	£1,089,842	£1,083,000	£1,071,185	£1,065,277	£1,062,323
70% SR & 5% SO & 25% FH	20%	£1,179,700	£1,040,594	£1,023,611	£1,016,758	£1,004,943	£999,035	£996,081
70% SR & 5% SO & 25% FH	25%	£1,113,468	£974,362	£957,379	£950,526	£938,711	£932,803	£929,849
70% SR & 5% SO & 25% FH	30%	£1,047,235	£908,130	£891,147	£884,294	£872,479	£866,571	£863,617
70% SR & 5% SO & 25% FH	35%	£981,003	£841,897	£824,914	£818,061	£806,246	£800,338	£797,384
70% SR & 5% SO & 25% FH	40%	£914,770	£775,665	£758,682	£751,829	£739,914	£734,006	£731,052

St Albans District Council  
Local Plan Testing 2024

T8 - 11 Flats
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Value Area	Rest of St Albans
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No Units	11
Site Area	0.16 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,114,175	£979,098	£958,084	£951,231	£939,416	£933,509	£930,555
70% SR & 5% SO & 25% FH	10%	£1,018,898	£871,591	£850,577	£843,724	£831,909	£826,002	£823,048
70% SR & 5% SO & 25% FH	15%	£867,860	£762,852	£741,838	£735,985	£724,170	£718,263	£715,309
70% SR & 5% SO & 25% FH	20%	£919,221	£780,114	£763,130	£754,851	£743,036	£737,129	£734,176
70% SR & 5% SO & 25% FH	25%	£970,483	£791,376	£774,392	£765,768	£753,953	£748,046	£745,093
70% SR & 5% SO & 25% FH	30%	£821,745	£682,637	£665,654	£656,661	£644,846	£638,939	£635,986
70% SR & 5% SO & 25% FH	35%	£773,008	£633,899	£616,915	£607,590	£595,775	£589,868	£586,915
70% SR & 5% SO & 25% FH	40%	£724,269	£585,161	£568,177	£558,471	£546,656	£540,749	£537,796

Residual Land values compared to benchmark land values  
Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£547,998	£409,891	£391,907	£385,055	£373,240	£367,333	£364,378
70% SR & 5% SO & 25% FH	10%	£455,522	£311,414	£294,431	£288,579	£276,764	£270,857	£267,904
70% SR & 5% SO & 25% FH	15%	£401,763	£262,676	£245,692	£237,770	£225,955	£220,047	£217,094
70% SR & 5% SO & 25% FH	20%	£353,045	£213,938	£196,954	£188,675	£176,860	£170,952	£167,999
70% SR & 5% SO & 25% FH	25%	£304,327	£165,199	£148,215	£139,500	£127,685	£121,777	£118,824
70% SR & 5% SO & 25% FH	30%	£255,609	£116,461	£99,477	£90,484	£78,670	£72,762	£69,809
70% SR & 5% SO & 25% FH	35%	£206,891	£67,723	£50,739	£41,388	£29,573	£23,665	£20,712
70% SR & 5% SO & 25% FH	40%	£158,173	£18,984	£2,000	£1,000	£0	£0	£0

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£670,840	£531,832	£514,848	£507,996	£496,181	£490,274	£487,320
70% SR & 5% SO & 25% FH	10%	£573,460	£434,396	£417,372	£409,809	£397,994	£392,087	£389,134
70% SR & 5% SO & 25% FH	15%	£524,726	£385,671	£368,633	£360,711	£348,896	£342,989	£340,036
70% SR & 5% SO & 25% FH	20%	£475,988	£336,937	£319,895	£311,616	£299,801	£293,894	£290,940
70% SR & 5% SO & 25% FH	25%	£427,249	£288,199	£271,157	£262,521	£250,706	£244,799	£241,845
70% SR & 5% SO & 25% FH	30%	£378,509	£239,461	£222,418	£213,426	£201,611	£195,704	£192,750
70% SR & 5% SO & 25% FH	35%	£329,771	£190,723	£173,680	£164,331	£152,516	£146,608	£143,655
70% SR & 5% SO & 25% FH	40%	£281,033	£141,984	£124,942	£115,236	£103,421	£97,513	£94,560

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£627,851	£488,744	£471,760	£464,808	£453,093	£447,186	£444,231
70% SR & 5% SO & 25% FH	10%	£530,375	£391,267	£374,283	£367,331	£355,616	£349,709	£346,754
70% SR & 5% SO & 25% FH	15%	£481,636	£342,528	£325,544	£317,622	£305,907	£300,000	£297,045
70% SR & 5% SO & 25% FH	20%	£432,897	£293,789	£276,805	£268,883	£257,168	£251,261	£248,306
70% SR & 5% SO & 25% FH	25%	£384,158	£245,050	£228,066	£219,432	£207,717	£201,810	£198,855
70% SR & 5% SO & 25% FH	30%	£335,419	£196,311	£179,327	£170,337	£158,622	£152,715	£149,760
70% SR & 5% SO & 25% FH	35%	£286,680	£147,572	£130,588	£121,242	£109,527	£103,620	£100,665
70% SR & 5% SO & 25% FH	40%	£237,941	£98,833	£81,849	£72,147	£60,432	£54,525	£51,570

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,054,322	£915,215	£898,231	£891,378	£879,564	£873,656	£870,702
70% SR & 5% SO & 25% FH	10%	£956,845	£817,738	£800,754	£793,188	£781,373	£775,466	£772,512
70% SR & 5% SO & 25% FH	15%	£908,107	£769,000	£752,016	£744,050	£732,235	£726,327	£723,373
70% SR & 5% SO & 25% FH	20%	£859,369	£720,261	£703,277	£694,968	£683,153	£677,245	£674,291
70% SR & 5% SO & 25% FH	25%	£810,630	£671,522	£654,538	£645,803	£634,088	£628,180	£625,226
70% SR & 5% SO & 25% FH	30%	£761,891	£622,783	£605,799	£596,808	£585,093	£579,185	£576,231
70% SR & 5% SO & 25% FH	35%	£713,152	£574,044	£557,060	£547,713	£535,898	£529,990	£527,036
70% SR & 5% SO & 25% FH	40%	£664,413	£525,305	£508,321	£498,618	£486,803	£480,895	£477,941

St Albans District Council  
Local Plan Testing 2024

T8 - 11 Flats

Value Area	Zone of Influence

No Units 11  
Site Area 0.18 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,114,175	£901,651	£884,867	£977,814	£866,000	£860,092	£857,139
70% SR & 5% SO & 25% FH	10%	£1,018,898	894,174	£787,190	£776,925	£767,810	£761,903	£758,949
70% SR & 5% SO & 25% FH	15%	£967,960	£755,436	£738,453	£730,530	£718,715	£712,808	£709,854
70% SR & 5% SO & 25% FH	20%	£919,221	£706,697	£689,714	£681,435	£669,620	£663,713	£660,759
70% SR & 5% SO & 25% FH	25%	£870,483	£657,959	£640,976	£632,340	£620,525	£614,618	£611,664
70% SR & 5% SO & 25% FH	30%	£821,745	£609,220	£592,238	£583,245	£571,430	£565,523	£562,569
70% SR & 5% SO & 25% FH	35%	£773,006	£560,482	£543,499	£534,150	£522,335	£516,428	£513,474
70% SR & 5% SO & 25% FH	40%	£724,268	£511,744	£494,761	£486,055	£474,240	£468,333	£464,379

Residual Land values compared to benchmark land values  
Secondary Office

£3,600,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£547,998	£336,474	£318,450	£311,638	£299,823	£293,916	£290,962
70% SR & 5% SO & 25% FH	10%	£450,522	£231,997	£221,042	£213,448	£201,634	£195,727	£192,772
70% SR & 5% SO & 25% FH	15%	£401,783	£189,259	£172,276	£164,354	£152,539	£146,632	£143,677
70% SR & 5% SO & 25% FH	20%	£353,045	£146,521	£129,538	£119,259	£103,444	£97,537	£94,582
70% SR & 5% SO & 25% FH	25%	£304,307	£103,783	£74,800	£66,164	£54,349	£48,441	£45,487
70% SR & 5% SO & 25% FH	30%	£255,568	£61,044	£29,061	£17,069	£5,254	£-654	£-3,606
70% SR & 5% SO & 25% FH	35%	£206,830	£18,306	£-22,677	£-33,028	£-43,881	£-49,746	£-52,703
70% SR & 5% SO & 25% FH	40%	£158,092	£-24,456	£-71,418	£-81,425	£-92,278	£-98,144	£-101,708

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£670,940	£458,416	£441,432	£434,579	£422,764	£416,857	£413,904
70% SR & 5% SO & 25% FH	10%	£573,463	£360,939	£343,955	£336,390	£324,575	£318,668	£315,714
70% SR & 5% SO & 25% FH	15%	£524,725	£318,200	£299,217	£291,295	£279,480	£273,573	£270,619
70% SR & 5% SO & 25% FH	20%	£475,986	£269,462	£246,479	£238,200	£226,385	£220,478	£217,523
70% SR & 5% SO & 25% FH	25%	£427,248	£214,724	£191,741	£186,105	£174,290	£171,383	£168,428
70% SR & 5% SO & 25% FH	30%	£378,509	£165,985	£140,002	£140,010	£128,195	£122,288	£119,333
70% SR & 5% SO & 25% FH	35%	£329,771	£117,247	£100,264	£90,815	£79,100	£73,193	£70,238
70% SR & 5% SO & 25% FH	40%	£281,033	£68,508	£51,526	£41,800	£30,085	£24,178	£21,223

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£827,651	£615,327	£596,343	£591,491	£579,676	£573,769	£570,815
70% SR & 5% SO & 25% FH	10%	£730,375	£517,850	£500,867	£493,302	£481,487	£475,580	£472,625
70% SR & 5% SO & 25% FH	15%	£681,636	£469,112	£450,129	£444,207	£432,392	£426,484	£423,530
70% SR & 5% SO & 25% FH	20%	£632,897	£420,374	£400,391	£395,112	£383,297	£377,390	£374,435
70% SR & 5% SO & 25% FH	25%	£584,159	£371,635	£354,652	£346,017	£334,202	£328,294	£325,340
70% SR & 5% SO & 25% FH	30%	£535,421	£322,897	£305,914	£296,921	£285,107	£279,199	£276,245
70% SR & 5% SO & 25% FH	35%	£486,683	£274,159	£257,176	£247,626	£236,012	£230,104	£227,150
70% SR & 5% SO & 25% FH	40%	£437,944	£225,420	£208,437	£198,731	£186,917	£181,009	£178,055

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£1,054,322	£841,798	£824,814	£817,961	£806,147	£800,239	£797,286
70% SR & 5% SO & 25% FH	10%	£956,845	£744,321	£727,337	£719,772	£707,958	£702,050	£699,096
70% SR & 5% SO & 25% FH	15%	£908,107	£695,843	£678,859	£670,677	£658,862	£652,955	£650,001
70% SR & 5% SO & 25% FH	20%	£859,369	£646,844	£629,860	£621,495	£609,707	£603,800	£600,846
70% SR & 5% SO & 25% FH	25%	£810,630	£597,845	£581,123	£572,487	£560,672	£554,765	£551,811
70% SR & 5% SO & 25% FH	30%	£761,892	£548,846	£532,385	£523,392	£511,577	£505,670	£502,716
70% SR & 5% SO & 25% FH	35%	£713,153	£500,229	£483,646	£474,297	£462,482	£456,575	£453,621
70% SR & 5% SO & 25% FH	40%	£664,415	£451,891	£434,908	£425,202	£413,387	£407,480	£404,526

St Albans District Council  
Local Plan Testing 2024

T9 - 11 Houses
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Value Area	Harpenden
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No Limits	11
Site Area	0.44 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 10% SO / 20% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,974,463	£2,816,554	£2,808,955	£2,801,378	£2,790,119	£2,784,491	£2,781,678
70% SR & 5% SO & 25% FH	10%	£2,764,665	£2,606,757	£2,599,157	£2,591,580	£2,577,730	£2,572,101	£2,569,286
70% SR & 5% SO & 25% FH	15%	£2,659,796	£2,501,857	£2,494,258	£2,486,703	£2,471,535	£2,465,906	£2,463,091
70% SR & 5% SO & 25% FH	20%	£2,554,866	£2,396,958	£2,389,359	£2,381,799	£2,365,341	£2,359,711	£2,356,897
70% SR & 5% SO & 25% FH	25%	£2,449,917	£2,292,059	£2,284,460	£2,276,903	£2,259,148	£2,253,518	£2,250,702
70% SR & 5% SO & 25% FH	30%	£2,344,483	£2,187,160	£2,179,560	£2,171,999	£2,152,951	£2,147,321	£2,144,507
70% SR & 5% SO & 25% FH	35%	£2,239,051	£2,082,262	£2,074,662	£2,067,104	£2,046,756	£2,041,127	£2,038,312
70% SR & 5% SO & 25% FH	40%	£2,133,618	£1,977,361	£1,969,762	£1,961,819	£1,940,561	£1,934,932	£1,932,118

Residual Land values compared to benchmark land values

Secondary Office	Secondary Office	£3,500,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,434,463	£1,276,554	£1,268,955	£1,261,378	£1,250,119	£1,244,491	£1,241,678
70% SR & 5% SO & 25% FH	10%	£1,224,665	£1,066,757	£1,059,157	£1,051,580	£1,037,730	£1,032,101	£1,029,286
70% SR & 5% SO & 25% FH	15%	£1,119,796	£961,857	£954,258	£946,703	£931,535	£925,906	£923,091
70% SR & 5% SO & 25% FH	20%	£1,014,866	£856,958	£849,359	£841,799	£825,341	£819,711	£816,897
70% SR & 5% SO & 25% FH	25%	£909,917	£752,059	£744,460	£736,903	£719,148	£713,518	£710,702
70% SR & 5% SO & 25% FH	30%	£804,483	£647,160	£639,560	£631,999	£612,951	£607,321	£604,507
70% SR & 5% SO & 25% FH	35%	£699,051	£542,262	£534,662	£527,104	£506,756	£501,127	£498,312
70% SR & 5% SO & 25% FH	40%	£593,618	£437,361	£429,762	£421,819	£400,561	£394,932	£392,118

Residual Land values compared to benchmark land values

Secondary Industrial	Secondary Industrial	£2,740,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,768,863	£1,610,954	£1,603,355	£1,595,778	£1,584,519	£1,578,891	£1,576,078
70% SR & 5% SO & 25% FH	10%	£1,559,065	£1,401,157	£1,393,557	£1,385,980	£1,372,130	£1,366,501	£1,363,686
70% SR & 5% SO & 25% FH	15%	£1,454,196	£1,296,257	£1,288,658	£1,281,081	£1,265,913	£1,260,284	£1,257,469
70% SR & 5% SO & 25% FH	20%	£1,349,266	£1,191,358	£1,183,759	£1,176,182	£1,159,724	£1,154,095	£1,151,280
70% SR & 5% SO & 25% FH	25%	£1,244,317	£1,086,459	£1,078,860	£1,071,283	£1,053,825	£1,048,196	£1,045,381
70% SR & 5% SO & 25% FH	30%	£1,138,883	£981,560	£973,960	£966,383	£947,925	£942,296	£939,481
70% SR & 5% SO & 25% FH	35%	£1,033,451	£876,661	£869,062	£861,485	£841,137	£835,508	£832,693
70% SR & 5% SO & 25% FH	40%	£928,018	£771,761	£764,162	£756,585	£734,927	£729,298	£726,483

Residual Land values compared to benchmark land values

Car Parks	Car Parks	£1,770,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,195,863	£2,037,954	£2,030,355	£2,022,778	£2,011,519	£2,005,891	£2,002,078
70% SR & 5% SO & 25% FH	10%	£1,986,065	£1,828,157	£1,820,557	£1,812,980	£1,797,130	£1,791,501	£1,788,686
70% SR & 5% SO & 25% FH	15%	£1,881,196	£1,726,257	£1,718,658	£1,711,081	£1,695,913	£1,690,284	£1,687,469
70% SR & 5% SO & 25% FH	20%	£1,776,266	£1,621,358	£1,613,759	£1,606,182	£1,589,724	£1,584,095	£1,580,280
70% SR & 5% SO & 25% FH	25%	£1,671,317	£1,516,459	£1,508,860	£1,501,283	£1,483,825	£1,478,196	£1,473,381
70% SR & 5% SO & 25% FH	30%	£1,566,383	£1,411,560	£1,403,960	£1,396,383	£1,377,925	£1,372,296	£1,367,481
70% SR & 5% SO & 25% FH	35%	£1,461,451	£1,306,661	£1,299,062	£1,291,485	£1,271,137	£1,265,508	£1,260,693
70% SR & 5% SO & 25% FH	40%	£1,356,018	£1,201,761	£1,194,162	£1,186,585	£1,164,927	£1,159,298	£1,154,483

Residual Land values compared to benchmark land values

Greenfield Land	Greenfield Land	£370,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,811,863	£2,653,954	£2,646,355	£2,638,778	£2,627,519	£2,621,891	£2,618,078
70% SR & 5% SO & 25% FH	10%	£2,602,065	£2,444,157	£2,436,557	£2,428,980	£2,414,130	£2,408,501	£2,404,686
70% SR & 5% SO & 25% FH	15%	£2,497,196	£2,337,257	£2,329,658	£2,322,081	£2,306,913	£2,301,284	£2,297,469
70% SR & 5% SO & 25% FH	20%	£2,392,266	£2,232,358	£2,224,759	£2,217,182	£2,200,724	£2,195,095	£2,190,280
70% SR & 5% SO & 25% FH	25%	£2,287,317	£2,127,459	£2,119,860	£2,112,283	£2,094,825	£2,089,196	£2,084,381
70% SR & 5% SO & 25% FH	30%	£2,182,383	£2,022,560	£2,014,960	£2,007,383	£1,987,925	£1,982,296	£1,977,481
70% SR & 5% SO & 25% FH	35%	£2,077,451	£1,917,661	£1,910,062	£1,902,485	£1,881,137	£1,875,508	£1,870,693
70% SR & 5% SO & 25% FH	40%	£1,972,018	£1,812,761	£1,805,162	£1,797,585	£1,774,927	£1,769,298	£1,764,483

St Albans District Council  
Local Plan Testing 2024

T9 - 11 Houses
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Value Area	St Albans
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No Units	11
Site Area	0.44 Ha

Sales value inflation	6%
Build cost inflation	6%
Affordable Housing Tenure	60% Rent / 10% SO / 28% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,775,531	£2,817,623	£2,810,024	£2,802,446	£2,591,188	£2,585,559	£2,582,744
70% SR & 5% SO & 25% FH	10%	£2,981,148	£2,923,239	£2,915,641	£2,908,063	£2,696,713	£2,691,084	£2,688,270
70% SR & 5% SO & 25% FH	15%	£2,483,956	£2,326,047	£2,318,449	£2,310,871	£2,295,728	£2,290,099	£2,287,285
70% SR & 5% SO & 25% FH	20%	£2,286,764	£2,228,855	£2,221,257	£2,213,679	£2,197,536	£2,191,907	£2,189,093
70% SR & 5% SO & 25% FH	25%	£2,289,73	£2,131,824	£2,124,226	£2,116,648	£2,098,765	£2,093,136	£2,090,322
70% SR & 5% SO & 25% FH	30%	£2,192,381	£2,034,472	£2,026,873	£2,019,295	£2,000,283	£1,994,654	£1,991,840
70% SR & 5% SO & 25% FH	35%	£2,084,965	£1,927,280	£1,920,681	£1,913,103	£1,901,778	£1,896,149	£1,893,335
70% SR & 5% SO & 25% FH	40%	£1,997,167	£1,840,689	£1,832,489	£1,824,545	£1,803,288	£1,797,659	£1,794,845

Residual Land values compared to benchmark land values

Secondary Office	£3,600,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,235,531	£1,077,623	£1,070,024	£1,062,446	£1,051,188	£1,045,559	£1,042,744
70% SR & 5% SO & 25% FH	10%	£1,041,148	883,239	875,641	868,063	854,713	849,084	846,270
70% SR & 5% SO & 25% FH	15%	£843,956	£786,047	£778,449	£770,871	£755,728	£750,099	£747,285
70% SR & 5% SO & 25% FH	20%	£846,764	£688,855	£681,257	£673,679	£657,536	£651,907	£649,093
70% SR & 5% SO & 25% FH	25%	£745,573	£591,864	£584,266	£576,688	£558,765	£553,136	£550,322
70% SR & 5% SO & 25% FH	30%	£652,381	£494,472	£486,873	£479,295	£460,283	£454,654	£451,840
70% SR & 5% SO & 25% FH	35%	£554,965	£397,280	£389,681	£382,103	£361,778	£356,149	£353,335
70% SR & 5% SO & 25% FH	40%	£451,167	£300,689	£292,489	£284,545	£263,288	£257,659	£254,845

Residual Land values compared to benchmark land values

Secondary Industrial	£2,740,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,569,931	£1,412,023	£1,404,424	£1,396,846	£1,385,588	£1,379,959	£1,377,144
70% SR & 5% SO & 25% FH	10%	£1,375,548	£1,217,639	£1,210,041	£1,199,871	£1,188,613	£1,182,984	£1,180,170
70% SR & 5% SO & 25% FH	15%	£1,278,356	£1,120,447	£1,112,849	£1,101,383	£1,090,126	£1,084,497	£1,081,683
70% SR & 5% SO & 25% FH	20%	£1,181,164	£1,023,256	£1,015,658	£1,002,896	£991,638	£986,009	£983,195
70% SR & 5% SO & 25% FH	25%	£1,083,973	£926,064	£918,466	£904,888	£893,150	£887,521	£884,707
70% SR & 5% SO & 25% FH	30%	£986,781	£828,872	£821,273	£805,921	£794,663	£789,034	£786,220
70% SR & 5% SO & 25% FH	35%	£889,589	£731,680	£724,081	£707,433	£696,176	£690,547	£687,733
70% SR & 5% SO & 25% FH	40%	£791,397	£634,489	£626,889	£609,945	£597,688	£592,059	£589,245

Residual Land values compared to benchmark land values

Car Parks	£1,770,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,996,731	£1,838,823	£1,831,224	£1,823,646	£1,812,388	£1,806,759	£1,803,944
70% SR & 5% SO & 25% FH	10%	£1,802,348	£1,644,439	£1,636,841	£1,626,671	£1,615,413	£1,609,784	£1,606,970
70% SR & 5% SO & 25% FH	15%	£1,705,156	£1,547,247	£1,539,649	£1,528,183	£1,516,926	£1,511,297	£1,508,483
70% SR & 5% SO & 25% FH	20%	£1,607,964	£1,450,056	£1,442,458	£1,430,896	£1,419,438	£1,413,809	£1,410,995
70% SR & 5% SO & 25% FH	25%	£1,510,773	£1,352,864	£1,345,266	£1,331,208	£1,319,950	£1,314,321	£1,311,507
70% SR & 5% SO & 25% FH	30%	£1,413,581	£1,255,672	£1,248,073	£1,232,721	£1,221,463	£1,215,834	£1,213,020
70% SR & 5% SO & 25% FH	35%	£1,316,389	£1,158,480	£1,150,881	£1,134,233	£1,122,976	£1,117,347	£1,114,533
70% SR & 5% SO & 25% FH	40%	£1,219,197	£1,061,289	£1,053,689	£1,037,745	£1,024,488	£1,018,859	£1,016,045

Residual Land values compared to benchmark land values

Greenfield Land	£370,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,812,731	£2,454,823	£2,447,224	£2,439,646	£2,428,388	£2,422,759	£2,419,944
70% SR & 5% SO & 25% FH	10%	£2,418,348	£2,260,439	£2,252,841	£2,242,671	£2,231,413	£2,225,784	£2,222,970
70% SR & 5% SO & 25% FH	15%	£2,321,156	£2,162,247	£2,154,649	£2,144,183	£2,132,926	£2,127,297	£2,124,483
70% SR & 5% SO & 25% FH	20%	£2,223,964	£2,065,056	£2,057,458	£2,045,896	£2,034,438	£2,028,809	£2,025,995
70% SR & 5% SO & 25% FH	25%	£2,126,773	£1,968,864	£1,961,266	£1,947,208	£1,935,950	£1,930,321	£1,927,507
70% SR & 5% SO & 25% FH	30%	£2,029,581	£1,871,672	£1,864,073	£1,848,721	£1,837,463	£1,831,834	£1,829,020
70% SR & 5% SO & 25% FH	35%	£1,932,389	£1,774,480	£1,766,881	£1,750,233	£1,738,976	£1,733,347	£1,730,533
70% SR & 5% SO & 25% FH	40%	£1,835,197	£1,677,289	£1,669,689	£1,653,745	£1,640,488	£1,634,859	£1,632,045

St Albans District Council  
Local Plan Testing 2024

T9 - 11 Houses
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Value Area	Rest of St Albans
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No Units	11
Site Area	0.44 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 19% SO / 21% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,237,795	£2,079,887	£2,072,287	£2,064,709	£2,053,451	£2,047,823	£2,045,008
70% SR & 5% SO & 25% FH	10%	£2,083,888	£1,935,979	£1,928,381	£1,919,212	£1,908,953	£1,901,325	£1,898,510
70% SR & 5% SO & 25% FH	15%	£2,021,935	£1,864,026	£1,856,428	£1,844,962	£1,833,704	£1,828,075	£1,825,261
70% SR & 5% SO & 25% FH	20%	£1,969,862	£1,792,073	£1,784,475	£1,771,713	£1,760,455	£1,754,826	£1,752,012
70% SR & 5% SO & 25% FH	25%	£1,918,028	£1,720,120	£1,712,522	£1,699,464	£1,687,206	£1,681,577	£1,678,763
70% SR & 5% SO & 25% FH	30%	£1,866,075	£1,648,167	£1,640,567	£1,625,215	£1,613,957	£1,608,328	£1,605,514
70% SR & 5% SO & 25% FH	35%	£1,734,111	£1,576,212	£1,568,614	£1,551,965	£1,540,708	£1,535,079	£1,532,265
70% SR & 5% SO & 25% FH	40%	£1,652,168	£1,504,259	£1,496,661	£1,478,717	£1,467,459	£1,461,830	£1,459,015

Residual Land values compared to benchmark land values

Secondary Office									<b>£3,600,000</b>
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%	
70% SR & 5% SO & 25% FH	0%	£597,795	£539,887	£532,287	£524,709	£513,451	£507,823	£505,008	
70% SR & 5% SO & 25% FH	10%	£553,888	£395,979	£388,381	£378,212	£366,953	£361,325	£358,510	
70% SR & 5% SO & 25% FH	15%	£491,935	£324,026	£316,428	£304,962	£293,704	£288,075	£285,261	
70% SR & 5% SO & 25% FH	20%	£439,862	£252,073	£244,475	£231,713	£220,455	£214,826	£212,012	
70% SR & 5% SO & 25% FH	25%	£388,028	£180,120	£172,522	£159,464	£147,206	£141,577	£138,763	
70% SR & 5% SO & 25% FH	30%	£336,075	£108,167	£100,567	£85,215	£73,957	£68,328	£65,514	
70% SR & 5% SO & 25% FH	35%	£194,111	£36,212	£28,614	£11,965	£708	£4,950	£7,135	
70% SR & 5% SO & 25% FH	40%	£122,168	£36,212	£28,614	£11,965	£708	£4,950	£7,135	

Residual Land values compared to benchmark land values

Secondary Industrial									<b>£2,740,000</b>
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%	
70% SR & 5% SO & 25% FH	0%	£1,032,195	£874,287	£866,687	£859,109	£847,851	£842,223	£839,408	
70% SR & 5% SO & 25% FH	10%	£886,288	£730,379	£722,781	£712,612	£701,353	£695,725	£692,910	
70% SR & 5% SO & 25% FH	15%	£816,335	£658,426	£650,828	£639,362	£628,104	£622,475	£619,661	
70% SR & 5% SO & 25% FH	20%	£744,382	£586,473	£578,875	£566,113	£554,855	£549,226	£546,412	
70% SR & 5% SO & 25% FH	25%	£672,428	£514,520	£506,922	£492,864	£481,606	£475,977	£473,163	
70% SR & 5% SO & 25% FH	30%	£600,475	£442,567	£434,967	£419,615	£408,357	£402,728	£399,914	
70% SR & 5% SO & 25% FH	35%	£528,521	£370,612	£363,014	£346,365	£335,108	£329,480	£326,665	
70% SR & 5% SO & 25% FH	40%	£456,568	£298,659	£291,061	£273,117	£261,859	£256,230	£253,415	

Residual Land values compared to benchmark land values

Car Parks									<b>£1,770,000</b>
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%	
70% SR & 5% SO & 25% FH	0%	£1,458,995	£1,301,087	£1,293,487	£1,285,909	£1,274,651	£1,269,023	£1,266,208	
70% SR & 5% SO & 25% FH	10%	£1,315,088	£1,157,179	£1,149,581	£1,139,412	£1,128,153	£1,122,525	£1,119,710	
70% SR & 5% SO & 25% FH	15%	£1,243,135	£1,085,226	£1,077,628	£1,066,162	£1,054,904	£1,049,275	£1,046,461	
70% SR & 5% SO & 25% FH	20%	£1,171,182	£1,013,273	£1,005,673	£992,813	£981,555	£975,926	£973,112	
70% SR & 5% SO & 25% FH	25%	£1,099,228	£941,320	£933,720	£919,864	£908,606	£902,977	£899,163	
70% SR & 5% SO & 25% FH	30%	£1,027,275	£869,367	£861,767	£846,415	£835,157	£829,528	£826,714	
70% SR & 5% SO & 25% FH	35%	£955,321	£797,412	£789,814	£773,165	£761,908	£756,280	£753,465	
70% SR & 5% SO & 25% FH	40%	£883,368	£725,459	£717,861	£701,917	£690,659	£685,030	£682,215	

Residual Land values compared to benchmark land values

Greenfield Land									<b>£370,000</b>
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%	
70% SR & 5% SO & 25% FH	0%	£2,074,995	£1,917,087	£1,909,487	£1,901,909	£1,890,651	£1,885,023	£1,882,208	
70% SR & 5% SO & 25% FH	10%	£1,931,088	£1,773,179	£1,765,581	£1,755,412	£1,744,153	£1,738,525	£1,735,710	
70% SR & 5% SO & 25% FH	15%	£1,859,135	£1,701,226	£1,693,628	£1,681,162	£1,670,904	£1,665,275	£1,662,461	
70% SR & 5% SO & 25% FH	20%	£1,787,182	£1,629,273	£1,621,673	£1,608,813	£1,597,555	£1,592,026	£1,589,212	
70% SR & 5% SO & 25% FH	25%	£1,715,228	£1,557,320	£1,549,720	£1,535,864	£1,524,606	£1,518,977	£1,516,163	
70% SR & 5% SO & 25% FH	30%	£1,643,275	£1,485,367	£1,477,767	£1,462,415	£1,451,157	£1,445,528	£1,442,714	
70% SR & 5% SO & 25% FH	35%	£1,571,321	£1,413,412	£1,405,814	£1,389,165	£1,377,908	£1,372,280	£1,369,465	
70% SR & 5% SO & 25% FH	40%	£1,499,368	£1,341,459	£1,333,861	£1,315,917	£1,304,659	£1,299,030	£1,296,215	

St Albans District Council  
Local Plan Testing 2024

T9 - 11 Houses

Value Area	Zone of Influence

No Units 11  
Site Area 0.44 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25% FH	0%	£2,237,795	£2,007,644	£2,000,045	£1,992,467	£1,981,209	£1,975,580	£1,972,765
70% SR & 5% SO & 25% FH	10%	£2,093,888	£1,863,737	£1,856,138	£1,848,560	£1,837,302	£1,831,673	£1,828,858
70% SR & 5% SO & 25% FH	15%	£2,021,835	£1,791,784	£1,784,184	£1,776,606	£1,765,348	£1,759,719	£1,756,904
70% SR & 5% SO & 25% FH	20%	£1,949,882	£1,719,831	£1,712,231	£1,704,653	£1,693,395	£1,687,766	£1,684,951
70% SR & 5% SO & 25% FH	25%	£1,877,929	£1,647,878	£1,640,278	£1,632,700	£1,621,442	£1,615,813	£1,613,000
70% SR & 5% SO & 25% FH	30%	£1,805,976	£1,575,925	£1,568,325	£1,560,747	£1,549,489	£1,543,860	£1,541,047
70% SR & 5% SO & 25% FH	35%	£1,734,023	£1,503,972	£1,496,372	£1,488,794	£1,477,536	£1,471,907	£1,469,094
70% SR & 5% SO & 25% FH	40%	£1,662,070	£1,432,019	£1,424,419	£1,416,841	£1,405,583	£1,399,954	£1,397,141

Residual Land values compared to benchmark land values

Secondary Office £3,800,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25% FH	0%	£397,795	£467,644	£460,045	£452,467	£441,209	£435,580	£432,765
70% SR & 5% SO & 25% FH	10%	£553,888	£322,737	£316,138	£308,560	£297,302	£291,673	£288,858
70% SR & 5% SO & 25% FH	15%	£481,835	£250,784	£244,184	£236,606	£225,348	£219,719	£216,904
70% SR & 5% SO & 25% FH	20%	£409,882	£178,831	£172,231	£164,653	£153,395	£147,766	£144,951
70% SR & 5% SO & 25% FH	25%	£337,929	£106,878	£100,278	£92,700	£81,442	£75,813	£73,000
70% SR & 5% SO & 25% FH	30%	£265,976	£34,925	£28,325	£20,747	£9,489	£3,860	£1,047
70% SR & 5% SO & 25% FH	35%	£194,023	£369,030	£443,630	£418,052	£406,794	£401,165	£398,352
70% SR & 5% SO & 25% FH	40%	£122,070	£1,060,980	£1,135,580	£1,210,180	£1,284,780	£1,359,380	£1,433,980

Residual Land values compared to benchmark land values

Secondary Industrial £2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25% FH	0%	£1,032,195	£802,044	£794,445	£786,867	£775,609	£769,980	£767,165
70% SR & 5% SO & 25% FH	10%	£888,288	£658,137	£650,538	£642,960	£631,702	£626,073	£623,258
70% SR & 5% SO & 25% FH	15%	£816,335	£586,184	£578,584	£571,006	£560,748	£555,119	£552,304
70% SR & 5% SO & 25% FH	20%	£744,382	£514,231	£506,631	£499,053	£488,795	£483,166	£480,351
70% SR & 5% SO & 25% FH	25%	£672,429	£442,277	£434,678	£427,100	£416,842	£411,213	£408,400
70% SR & 5% SO & 25% FH	30%	£600,476	£370,323	£362,725	£355,147	£344,889	£339,260	£336,447
70% SR & 5% SO & 25% FH	35%	£528,523	£298,370	£290,772	£283,194	£272,936	£267,307	£264,494
70% SR & 5% SO & 25% FH	40%	£456,570	£226,417	£218,818	£211,240	£200,982	£195,353	£192,540

Residual Land values compared to benchmark land values

Car Parks £1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25% FH	0%	£1,458,995	£1,228,844	£1,221,245	£1,213,667	£1,202,409	£1,196,780	£1,193,965
70% SR & 5% SO & 25% FH	10%	£1,315,088	£1,084,937	£1,077,338	£1,069,760	£1,058,502	£1,052,873	£1,049,058
70% SR & 5% SO & 25% FH	15%	£1,243,135	£1,012,984	£1,005,384	£997,806	£986,548	£980,919	£977,104
70% SR & 5% SO & 25% FH	20%	£1,171,182	£941,031	£933,431	£925,853	£914,595	£908,966	£905,151
70% SR & 5% SO & 25% FH	25%	£1,099,229	£869,077	£861,478	£853,900	£842,642	£837,013	£833,200
70% SR & 5% SO & 25% FH	30%	£1,027,276	£797,124	£789,525	£781,947	£770,689	£765,060	£761,247
70% SR & 5% SO & 25% FH	35%	£955,323	£725,170	£717,572	£709,994	£698,736	£693,107	£689,294
70% SR & 5% SO & 25% FH	40%	£883,370	£653,217	£645,618	£638,040	£626,782	£621,153	£617,340

Residual Land values compared to benchmark land values

Greenfield Land £370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25% FH	0%	£2,074,995	£1,844,844	£1,837,245	£1,829,667	£1,818,409	£1,812,780	£1,809,965
70% SR & 5% SO & 25% FH	10%	£1,931,088	£1,700,937	£1,693,338	£1,685,760	£1,674,502	£1,668,873	£1,665,058
70% SR & 5% SO & 25% FH	15%	£1,859,135	£1,628,984	£1,621,384	£1,613,806	£1,602,548	£1,596,919	£1,593,104
70% SR & 5% SO & 25% FH	20%	£1,787,182	£1,557,031	£1,549,431	£1,541,853	£1,530,595	£1,524,966	£1,521,151
70% SR & 5% SO & 25% FH	25%	£1,715,229	£1,485,077	£1,477,478	£1,469,900	£1,458,642	£1,453,013	£1,449,200
70% SR & 5% SO & 25% FH	30%	£1,643,276	£1,413,124	£1,405,525	£1,397,947	£1,386,689	£1,381,060	£1,377,247
70% SR & 5% SO & 25% FH	35%	£1,571,323	£1,341,170	£1,333,572	£1,326,000	£1,314,742	£1,309,113	£1,305,300
70% SR & 5% SO & 25% FH	40%	£1,499,370	£1,269,217	£1,261,618	£1,254,040	£1,242,782	£1,237,153	£1,233,340

St Albans District Council  
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T10 - 15 Flats

Value Area  
Harpenden

No Units 15  
Site Area 0.2 Ha

Sales value inflation 0%  
Build cost inflation 0%  
Affordable Housing Tenure 60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,973,757	£1,784,244	£1,763,598	£1,755,269	£1,740,907	£1,733,726	£1,730,135
70% SR & 5% SO & 25%FH	10%	£1,855,098	£1,675,993	£1,584,799	£1,585,498	£1,570,892	£1,563,609	£1,559,969
70% SR & 5% SO & 25%FH	15%	£1,720,766	£1,531,253	£1,510,259	£1,500,466	£1,485,862	£1,478,560	£1,474,910
70% SR & 5% SO & 25%FH	20%	£1,636,435	£1,446,923	£1,425,813	£1,415,523	£1,400,838	£1,393,496	£1,389,825
70% SR & 5% SO & 25%FH	25%	£1,552,104	£1,362,591	£1,341,369	£1,330,974	£1,315,826	£1,308,425	£1,304,734
70% SR & 5% SO & 25%FH	30%	£1,467,774	£1,278,261	£1,256,919	£1,245,620	£1,230,774	£1,223,351	£1,219,639
70% SR & 5% SO & 25%FH	35%	£1,383,443	£1,193,930	£1,172,474	£1,160,662	£1,145,735	£1,138,271	£1,134,539
70% SR & 5% SO & 25%FH	40%	£1,299,113	£1,109,600	£1,088,027	£1,075,989	£1,060,691	£1,053,187	£1,049,436

Residual Land values compared to benchmark land values

£3,500,000

Secondary Office

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,282,988	£1,093,455	£1,072,809	£1,064,479	£1,050,117	£1,042,936	£1,039,346
70% SR & 5% SO & 25%FH	10%	£1,114,307	£924,784	£903,916	£894,616	£880,020	£872,831	£869,200
70% SR & 5% SO & 25%FH	15%	£1,029,976	£840,463	£819,469	£809,677	£795,072	£787,770	£784,120
70% SR & 5% SO & 25%FH	20%	£945,645	£756,133	£735,024	£724,733	£710,046	£702,746	£699,035
70% SR & 5% SO & 25%FH	25%	£861,315	£671,802	£650,577	£639,785	£625,019	£617,636	£613,945
70% SR & 5% SO & 25%FH	30%	£776,984	£587,471	£566,130	£554,831	£539,864	£532,362	£528,650
70% SR & 5% SO & 25%FH	35%	£692,654	£503,141	£481,684	£469,873	£454,366	£447,462	£443,750
70% SR & 5% SO & 25%FH	40%	£608,323	£418,810	£397,237	£384,909	£369,802	£362,398	£358,646

Residual Land values compared to benchmark land values

£2,740,000

Secondary Industrial

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,624,415	£1,243,455	£1,222,809	£1,214,479	£1,200,117	£1,192,936	£1,189,346
70% SR & 5% SO & 25%FH	10%	£1,264,307	£1,074,794	£1,053,916	£1,044,616	£1,030,020	£1,022,831	£1,019,200
70% SR & 5% SO & 25%FH	15%	£1,179,976	£990,463	£969,469	£959,677	£945,072	£937,770	£934,120
70% SR & 5% SO & 25%FH	20%	£1,095,645	£906,133	£885,024	£874,733	£860,046	£852,746	£849,035
70% SR & 5% SO & 25%FH	25%	£1,011,315	£821,802	£800,577	£789,785	£775,019	£767,636	£763,945
70% SR & 5% SO & 25%FH	30%	£926,984	£737,471	£716,130	£704,831	£689,864	£682,362	£678,650
70% SR & 5% SO & 25%FH	35%	£842,654	£653,141	£631,684	£619,873	£604,366	£597,462	£593,750
70% SR & 5% SO & 25%FH	40%	£758,323	£568,810	£547,237	£534,909	£519,802	£512,398	£508,646

Residual Land values compared to benchmark land values

£1,770,000

Existing Sites

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,624,415	£1,434,902	£1,414,256	£1,405,926	£1,391,564	£1,384,383	£1,380,793
70% SR & 5% SO & 25%FH	10%	£1,455,754	£1,266,241	£1,245,364	£1,236,064	£1,221,539	£1,214,278	£1,210,647
70% SR & 5% SO & 25%FH	15%	£1,271,424	£1,181,911	£1,160,917	£1,151,124	£1,136,520	£1,129,218	£1,125,567
70% SR & 5% SO & 25%FH	20%	£1,087,094	£997,380	£976,024	£964,733	£950,046	£942,746	£939,035
70% SR & 5% SO & 25%FH	25%	£1,202,762	£1,013,249	£992,024	£981,232	£966,466	£959,083	£955,392
70% SR & 5% SO & 25%FH	30%	£1,118,432	£928,919	£907,577	£896,278	£881,432	£874,009	£870,297
70% SR & 5% SO & 25%FH	35%	£1,034,101	£844,588	£823,131	£811,320	£796,393	£788,929	£785,197
70% SR & 5% SO & 25%FH	40%	£949,771	£760,258	£738,685	£726,357	£711,349	£703,845	£700,093

Residual Land values compared to benchmark land values

£370,000

Greenfield Land

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,990,731	£1,711,218	£1,690,572	£1,682,242	£1,667,880	£1,660,699	£1,657,109
70% SR & 5% SO & 25%FH	10%	£1,732,070	£1,542,557	£1,521,679	£1,512,379	£1,497,855	£1,490,594	£1,486,963
70% SR & 5% SO & 25%FH	15%	£1,647,740	£1,458,227	£1,437,233	£1,427,440	£1,412,835	£1,405,534	£1,401,883
70% SR & 5% SO & 25%FH	20%	£1,563,410	£1,373,896	£1,352,787	£1,342,497	£1,327,611	£1,320,460	£1,316,798
70% SR & 5% SO & 25%FH	25%	£1,479,078	£1,289,565	£1,268,340	£1,257,548	£1,242,782	£1,235,399	£1,231,708
70% SR & 5% SO & 25%FH	30%	£1,394,747	£1,205,234	£1,183,893	£1,172,994	£1,157,748	£1,150,325	£1,146,613
70% SR & 5% SO & 25%FH	35%	£1,310,417	£1,120,904	£1,099,447	£1,087,836	£1,072,709	£1,065,245	£1,061,513
70% SR & 5% SO & 25%FH	40%	£1,226,087	£1,036,573	£1,015,000	£1,002,872	£987,665	£980,161	£976,409

St Albans District Council  
Local Plan Testing 2024

T10 - 15 Flats
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No Units	15
Site Area	0.2 Ha

Value Area	St Albans
Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,799,574	£1,610,061	£1,589,415	£1,581,085	£1,566,723	£1,559,542	£1,555,952
70% SR & 5% SO & 25%FH	10%	£1,543,574	£1,454,061	£1,433,193	£1,425,863	£1,409,359	£1,402,097	£1,398,467
70% SR & 5% SO & 25%FH	15%	£1,565,574	£1,376,061	£1,355,067	£1,345,274	£1,330,670	£1,323,368	£1,319,717
70% SR & 5% SO & 25%FH	20%	£1,487,574	£1,298,061	£1,276,951	£1,266,661	£1,251,976	£1,244,634	£1,240,963
70% SR & 5% SO & 25%FH	25%	£1,409,574	£1,220,061	£1,198,635	£1,188,043	£1,173,277	£1,165,895	£1,162,233
70% SR & 5% SO & 25%FH	30%	£1,331,574	£1,142,061	£1,120,719	£1,109,419	£1,094,573	£1,087,150	£1,083,439
70% SR & 5% SO & 25%FH	35%	£1,253,574	£1,064,061	£1,042,603	£1,030,791	£1,015,865	£1,008,402	£1,004,670
70% SR & 5% SO & 25%FH	40%	£1,175,574	£986,061	£964,468	£952,158	£937,151	£929,648	£925,895

Residual Land values compared to benchmark land values

Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,108,784	£919,271	£898,625	£890,296	£875,534	£868,753	£865,162
70% SR & 5% SO & 25%FH	10%	£952,784	£763,271	£742,394	£733,084	£718,569	£711,308	£707,677
70% SR & 5% SO & 25%FH	15%	£974,784	£685,271	£664,277	£654,485	£639,880	£632,578	£628,928
70% SR & 5% SO & 25%FH	20%	£798,784	£607,271	£586,162	£575,972	£561,196	£553,844	£550,173
70% SR & 5% SO & 25%FH	25%	£718,784	£529,271	£508,045	£497,253	£482,488	£475,105	£471,414
70% SR & 5% SO & 25%FH	30%	£640,784	£451,271	£429,930	£418,630	£403,783	£396,361	£392,650
70% SR & 5% SO & 25%FH	35%	£562,784	£373,271	£351,813	£340,002	£325,075	£317,612	£313,860
70% SR & 5% SO & 25%FH	40%	£484,784	£295,271	£273,698	£261,369	£246,362	£238,858	£235,106

Residual Land values compared to benchmark land values

Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,258,784	£1,069,271	£1,048,625	£1,040,296	£1,025,534	£1,018,753	£1,015,162
70% SR & 5% SO & 25%FH	10%	£1,102,784	£913,271	£892,394	£883,084	£868,569	£861,308	£857,677
70% SR & 5% SO & 25%FH	15%	£1,024,784	£835,271	£814,277	£804,485	£789,880	£782,578	£778,928
70% SR & 5% SO & 25%FH	20%	£848,784	£757,271	£736,162	£725,972	£711,196	£703,844	£700,173
70% SR & 5% SO & 25%FH	25%	£768,784	£679,271	£658,045	£647,253	£632,488	£625,105	£621,414
70% SR & 5% SO & 25%FH	30%	£690,784	£601,271	£579,930	£568,630	£553,783	£546,361	£542,650
70% SR & 5% SO & 25%FH	35%	£612,784	£523,271	£501,813	£490,002	£475,075	£467,612	£463,860
70% SR & 5% SO & 25%FH	40%	£534,784	£445,271	£423,698	£411,369	£396,362	£388,858	£385,106

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,450,232	£1,260,719	£1,240,073	£1,231,743	£1,217,381	£1,210,200	£1,206,609
70% SR & 5% SO & 25%FH	10%	£1,294,232	£1,104,719	£1,083,841	£1,074,541	£1,060,017	£1,052,755	£1,049,125
70% SR & 5% SO & 25%FH	15%	£1,216,232	£1,026,719	£1,005,725	£995,932	£981,327	£974,026	£970,375
70% SR & 5% SO & 25%FH	20%	£1,040,232	£848,719	£827,602	£817,612	£802,836	£795,535	£791,884
70% SR & 5% SO & 25%FH	25%	£1,060,232	£870,719	£849,493	£838,701	£823,935	£816,553	£812,861
70% SR & 5% SO & 25%FH	30%	£982,232	£792,719	£771,377	£760,077	£745,231	£737,808	£734,097
70% SR & 5% SO & 25%FH	35%	£904,232	£714,719	£693,261	£681,449	£666,523	£659,060	£655,308
70% SR & 5% SO & 25%FH	40%	£826,232	£636,719	£615,145	£602,816	£587,809	£580,306	£576,553

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,726,547	£1,537,034	£1,516,389	£1,508,059	£1,493,697	£1,486,516	£1,482,925
70% SR & 5% SO & 25%FH	10%	£1,570,547	£1,381,034	£1,360,157	£1,350,857	£1,336,333	£1,329,071	£1,325,440
70% SR & 5% SO & 25%FH	15%	£1,492,547	£1,303,034	£1,282,040	£1,272,248	£1,257,643	£1,250,341	£1,246,691
70% SR & 5% SO & 25%FH	20%	£1,414,547	£1,225,034	£1,203,625	£1,193,635	£1,179,650	£1,171,608	£1,167,936
70% SR & 5% SO & 25%FH	25%	£1,336,547	£1,147,034	£1,125,808	£1,115,016	£1,100,251	£1,092,868	£1,089,177
70% SR & 5% SO & 25%FH	30%	£1,258,547	£1,069,034	£1,047,693	£1,036,393	£1,021,547	£1,014,124	£1,010,413
70% SR & 5% SO & 25%FH	35%	£1,180,547	£991,034	£969,377	£957,765	£942,838	£935,375	£931,643
70% SR & 5% SO & 25%FH	40%	£1,102,547	£913,034	£891,461	£879,129	£864,125	£856,622	£852,869

St Albans District Council  
Local Plan Testing 2024

T10 - 15 Flats

Value Area Rest of St Albans

No Units	15
Site Area	0.2 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,328,733	£1,139,220	£1,118,574	£1,110,244	£1,095,882	£1,088,701	£1,085,111
70% SR & 5% SO & 25% FH	10%	£1,214,362	£1,024,852	£1,003,875	£994,874	£980,151	£972,889	£969,258
70% SR & 5% SO & 25% FH	15%	£1,157,180	£967,668	£946,674	£936,882	£922,277	£914,875	£911,325
70% SR & 5% SO & 25% FH	20%	£1,099,987	£910,484	£889,375	£879,084	£864,399	£857,057	£853,386
70% SR & 5% SO & 25% FH	25%	£1,042,813	£853,300	£832,075	£821,682	£806,516	£798,134	£795,442
70% SR & 5% SO & 25% FH	30%	£985,629	£796,118	£774,774	£763,475	£748,629	£741,206	£737,494
70% SR & 5% SO & 25% FH	35%	£928,444	£738,932	£717,475	£705,663	£690,736	£683,272	£679,541
70% SR & 5% SO & 25% FH	40%	£871,261	£681,748	£660,175	£647,848	£632,839	£625,335	£621,583

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£837,944	£448,431	£427,785	£419,455	£405,093	£397,912	£394,321
70% SR & 5% SO & 25% FH	10%	£523,575	£334,062	£313,185	£303,884	£289,361	£282,100	£278,469
70% SR & 5% SO & 25% FH	15%	£466,391	£276,879	£255,885	£246,092	£231,488	£224,186	£220,535
70% SR & 5% SO & 25% FH	20%	£409,208	£219,695	£198,285	£188,295	£173,810	£166,288	£162,597
70% SR & 5% SO & 25% FH	25%	£352,023	£162,510	£141,285	£130,492	£115,727	£108,344	£104,653
70% SR & 5% SO & 25% FH	30%	£294,839	£105,326	£83,985	£72,686	£57,839	£50,417	£46,704
70% SR & 5% SO & 25% FH	35%	£237,655	£48,143	£26,685	£14,874	£0	£-1,817	£-1,258
70% SR & 5% SO & 25% FH	40%	£180,472	£-9,041	£-80,818	£-92,944	£-117,851	£-168,454	£-193,207

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£787,944	£398,431	£377,785	£369,455	£355,093	£347,912	£344,321
70% SR & 5% SO & 25% FH	10%	£673,575	£484,062	£463,185	£453,884	£439,361	£432,100	£428,469
70% SR & 5% SO & 25% FH	15%	£616,391	£426,879	£405,885	£396,092	£381,488	£374,186	£370,535
70% SR & 5% SO & 25% FH	20%	£559,208	£369,695	£348,285	£338,295	£323,810	£316,288	£312,597
70% SR & 5% SO & 25% FH	25%	£502,023	£312,510	£291,285	£280,492	£265,727	£258,344	£254,653
70% SR & 5% SO & 25% FH	30%	£444,839	£255,326	£233,985	£222,686	£207,839	£200,417	£196,704
70% SR & 5% SO & 25% FH	35%	£387,655	£198,143	£176,685	£164,874	£149,947	£142,483	£138,752
70% SR & 5% SO & 25% FH	40%	£330,472	£140,959	£119,385	£107,058	£92,049	£84,546	£80,793

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£979,391	£789,878	£769,232	£760,802	£746,540	£739,359	£735,769
70% SR & 5% SO & 25% FH	10%	£865,022	£675,509	£654,633	£645,332	£630,809	£623,547	£619,916
70% SR & 5% SO & 25% FH	15%	£807,838	£618,325	£597,332	£587,540	£572,935	£565,633	£561,983
70% SR & 5% SO & 25% FH	20%	£750,655	£561,142	£540,032	£529,742	£515,057	£507,715	£504,044
70% SR & 5% SO & 25% FH	25%	£693,471	£503,958	£482,733	£471,840	£457,174	£449,792	£446,100
70% SR & 5% SO & 25% FH	30%	£636,288	£446,773	£425,432	£414,133	£399,287	£391,864	£388,152
70% SR & 5% SO & 25% FH	35%	£579,102	£389,589	£368,132	£356,321	£341,394	£333,890	£330,199
70% SR & 5% SO & 25% FH	40%	£521,919	£332,405	£310,833	£298,504	£283,496	£275,953	£272,241

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,255,707	£1,086,194	£1,045,548	£1,037,218	£1,022,866	£1,015,675	£1,012,085
70% SR & 5% SO & 25% FH	10%	£1,141,338	£951,825	£930,949	£921,648	£907,124	£899,863	£896,232
70% SR & 5% SO & 25% FH	15%	£1,084,154	£894,642	£873,648	£863,855	£849,251	£841,949	£838,299
70% SR & 5% SO & 25% FH	20%	£1,026,971	£837,458	£816,348	£806,058	£791,373	£784,031	£780,380
70% SR & 5% SO & 25% FH	25%	£969,788	£780,273	£759,049	£748,256	£733,491	£726,108	£722,416
70% SR & 5% SO & 25% FH	30%	£912,602	£723,089	£701,748	£690,449	£675,603	£668,180	£664,468
70% SR & 5% SO & 25% FH	35%	£855,416	£665,905	£644,448	£632,837	£617,110	£610,246	£606,515
70% SR & 5% SO & 25% FH	40%	£798,235	£608,722	£587,149	£574,820	£558,812	£551,309	£548,556

St Albans District Council  
Local Plan Testing 2024

T10 - 15 Flats

No Units	15
Site Area	0.2 Ha

Value Area	Zone of Influence
Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,328,733	£1,039,210	£1,018,564	£1,010,235	£995,873	£988,692	£985,101
70% SR & 5% SO & 25%FH	10%	£1,214,355	£924,842	£901,965	£894,964	£880,141	£872,879	£869,248
70% SR & 5% SO & 25%FH	15%	£1,157,180	£867,657	£846,664	£836,872	£822,267	£814,965	£811,314
70% SR & 5% SO & 25%FH	20%	£1,099,997	£810,474	£789,365	£779,075	£764,399	£757,047	£753,376
70% SR & 5% SO & 25%FH	25%	£1,042,813	£753,290	£732,065	£721,072	£706,526	£699,124	£695,432
70% SR & 5% SO & 25%FH	30%	£985,629	£696,108	£674,764	£663,455	£648,619	£641,195	£637,484
70% SR & 5% SO & 25%FH	35%	£928,444	£638,921	£617,465	£606,653	£590,726	£583,263	£579,532
70% SR & 5% SO & 25%FH	40%	£871,261	£581,738	£560,163	£547,936	£532,699	£525,305	£521,575

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
<b>£3,500,000</b>								
70% SR & 5% SO & 25%FH	0%	£837,944	£348,421	£327,775	£319,445	£305,083	£297,902	£294,312
70% SR & 5% SO & 25%FH	10%	£523,575	£234,052	£213,176	£203,875	£189,351	£182,090	£178,458
70% SR & 5% SO & 25%FH	15%	£466,391	£176,868	£155,875	£146,082	£131,478	£124,176	£120,525
70% SR & 5% SO & 25%FH	20%	£409,208	£119,685	£98,575	£88,265	£73,930	£66,268	£62,587
70% SR & 5% SO & 25%FH	25%	£352,023	£62,500	£41,276	£30,483	£15,717	£8,334	£4,643
70% SR & 5% SO & 25%FH	30%	£294,839	£5,316	£16,028	£27,324	£42,171	£49,869	£53,505
70% SR & 5% SO & 25%FH	35%	£237,655	£113,864	£131,265	£125,136	£100,600	£107,647	£111,256
70% SR & 5% SO & 25%FH	40%	£180,472	£108,051	£130,624	£142,953	£157,581	£185,484	£193,217

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
<b>£2,740,000</b>								
70% SR & 5% SO & 25%FH	0%	£787,944	£498,421	£477,775	£469,445	£455,083	£447,902	£444,312
70% SR & 5% SO & 25%FH	10%	£673,575	£384,052	£363,176	£353,875	£339,351	£332,090	£328,458
70% SR & 5% SO & 25%FH	15%	£616,391	£326,868	£305,875	£296,082	£281,478	£274,176	£270,525
70% SR & 5% SO & 25%FH	20%	£559,208	£269,685	£248,575	£238,265	£223,650	£216,268	£212,587
70% SR & 5% SO & 25%FH	25%	£502,023	£212,500	£191,276	£180,483	£165,717	£158,334	£154,643
70% SR & 5% SO & 25%FH	30%	£444,839	£155,316	£133,975	£122,676	£107,829	£100,408	£96,699
70% SR & 5% SO & 25%FH	35%	£387,655	£98,132	£76,675	£64,884	£49,937	£42,473	£38,742
70% SR & 5% SO & 25%FH	40%	£330,472	£40,949	£19,376	£7,047	£1,961	£15,464	£19,217

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
<b>£1,770,000</b>								
70% SR & 5% SO & 25%FH	0%	£979,391	£689,868	£669,222	£660,892	£646,530	£639,349	£635,759
70% SR & 5% SO & 25%FH	10%	£865,022	£575,500	£554,623	£545,322	£530,799	£523,537	£519,905
70% SR & 5% SO & 25%FH	15%	£807,838	£518,315	£497,322	£487,530	£472,925	£465,623	£461,972
70% SR & 5% SO & 25%FH	20%	£750,655	£461,132	£440,023	£429,732	£415,047	£407,705	£404,034
70% SR & 5% SO & 25%FH	25%	£693,471	£403,948	£382,723	£371,930	£357,164	£349,782	£346,090
70% SR & 5% SO & 25%FH	30%	£636,288	£346,764	£325,422	£314,123	£299,277	£291,853	£288,142
70% SR & 5% SO & 25%FH	35%	£579,102	£289,579	£268,123	£256,311	£241,384	£233,900	£230,199
70% SR & 5% SO & 25%FH	40%	£521,919	£232,396	£210,823	£198,484	£183,487	£175,983	£172,251

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
<b>£370,000</b>								
70% SR & 5% SO & 25%FH	0%	£1,255,707	£965,184	£945,838	£937,209	£922,846	£915,665	£912,075
70% SR & 5% SO & 25%FH	10%	£1,141,338	£851,815	£830,939	£821,638	£807,115	£799,853	£796,221
70% SR & 5% SO & 25%FH	15%	£1,084,154	£794,631	£773,638	£763,846	£749,241	£741,939	£738,286
70% SR & 5% SO & 25%FH	20%	£1,026,971	£737,448	£716,338	£706,048	£691,363	£684,021	£680,350
70% SR & 5% SO & 25%FH	25%	£969,788	£680,264	£659,039	£648,246	£633,480	£626,088	£622,406
70% SR & 5% SO & 25%FH	30%	£912,602	£623,079	£601,738	£590,439	£575,593	£568,169	£564,458
70% SR & 5% SO & 25%FH	35%	£855,416	£565,895	£544,438	£533,627	£517,700	£510,236	£506,505
70% SR & 5% SO & 25%FH	40%	£798,232	£508,712	£487,139	£474,810	£458,802	£452,299	£448,547

St Albans District Council  
Local Plan Testing 2024

T11 - 20 Houses

Value Area

Harpenden

No Units	20
Site Area	0.8 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£6,017,330	£5,730,220	£5,714,914	£5,699,651	£5,676,975	£5,665,637	£5,659,968
70% SR & 5% SO & 25% FH	10%	£5,568,209	£5,281,099	£5,265,965	£5,245,713	£5,223,291	£5,212,081	£5,206,476
70% SR & 5% SO & 25% FH	15%	£5,343,619	£5,066,509	£5,041,461	£5,019,758	£4,996,466	£4,985,319	£4,979,746
70% SR & 5% SO & 25% FH	20%	£5,119,010	£4,831,900	£4,816,939	£4,791,815	£4,769,650	£4,758,567	£4,753,026
70% SR & 5% SO & 25% FH	25%	£4,894,382	£4,607,272	£4,592,397	£4,564,881	£4,542,844	£4,531,825	£4,526,316
70% SR & 5% SO & 25% FH	30%	£4,669,736	£4,382,626	£4,367,837	£4,337,959	£4,316,048	£4,305,093	£4,299,616
70% SR & 5% SO & 25% FH	35%	£4,445,069	£4,157,960	£4,143,256	£4,111,045	£4,089,263	£4,078,372	£4,072,927
70% SR & 5% SO & 25% FH	40%	£4,220,384	£3,933,274	£3,918,657	£3,884,143	£3,862,488	£3,851,661	£3,846,248

Residual Land values compared to benchmark land values

Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£3,217,330	£2,930,220	£2,914,914	£2,899,651	£2,876,975	£2,865,637	£2,859,968
70% SR & 5% SO & 25% FH	10%	£2,768,209	£2,481,099	£2,465,965	£2,445,713	£2,423,291	£2,412,081	£2,406,476
70% SR & 5% SO & 25% FH	15%	£2,543,619	£2,256,509	£2,241,461	£2,219,758	£2,196,466	£2,185,319	£2,179,746
70% SR & 5% SO & 25% FH	20%	£2,319,010	£2,031,900	£2,016,939	£1,991,815	£1,969,650	£1,958,567	£1,953,026
70% SR & 5% SO & 25% FH	25%	£2,094,382	£1,807,272	£1,792,397	£1,764,881	£1,742,844	£1,731,825	£1,726,316
70% SR & 5% SO & 25% FH	30%	£1,869,736	£1,582,626	£1,567,837	£1,537,959	£1,516,048	£1,505,093	£1,499,616
70% SR & 5% SO & 25% FH	35%	£1,645,069	£1,357,960	£1,343,256	£1,311,045	£1,289,263	£1,278,372	£1,272,927
70% SR & 5% SO & 25% FH	40%	£1,420,384	£1,133,274	£1,118,657	£1,084,143	£1,062,488	£1,051,661	£1,046,248

Residual Land values compared to benchmark land values

Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£3,825,330	£3,538,220	£3,522,914	£3,507,651	£3,484,975	£3,473,637	£3,467,968
70% SR & 5% SO & 25% FH	10%	£3,376,209	£3,089,099	£3,073,965	£3,053,713	£3,031,291	£3,020,081	£3,014,476
70% SR & 5% SO & 25% FH	15%	£3,151,619	£2,864,509	£2,849,461	£2,828,758	£2,804,466	£2,793,319	£2,787,746
70% SR & 5% SO & 25% FH	20%	£2,927,010	£2,639,900	£2,624,939	£2,599,815	£2,577,650	£2,566,567	£2,561,026
70% SR & 5% SO & 25% FH	25%	£2,702,382	£2,415,272	£2,400,397	£2,372,881	£2,350,844	£2,339,825	£2,334,316
70% SR & 5% SO & 25% FH	30%	£2,477,736	£2,190,626	£2,175,837	£2,148,959	£2,124,048	£2,113,093	£2,107,616
70% SR & 5% SO & 25% FH	35%	£2,253,069	£1,965,960	£1,951,256	£1,919,045	£1,897,263	£1,886,372	£1,880,927
70% SR & 5% SO & 25% FH	40%	£2,028,384	£1,741,274	£1,726,657	£1,692,143	£1,670,488	£1,659,661	£1,654,248

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£4,601,330	£4,314,220	£4,298,914	£4,283,651	£4,260,975	£4,249,637	£4,243,968
70% SR & 5% SO & 25% FH	10%	£4,152,209	£3,865,099	£3,849,965	£3,829,713	£3,807,291	£3,796,081	£3,790,476
70% SR & 5% SO & 25% FH	15%	£3,927,619	£3,640,509	£3,625,461	£3,602,758	£3,580,466	£3,569,319	£3,563,746
70% SR & 5% SO & 25% FH	20%	£3,703,010	£3,415,900	£3,400,939	£3,375,815	£3,353,650	£3,342,567	£3,337,026
70% SR & 5% SO & 25% FH	25%	£3,478,382	£3,191,272	£3,176,397	£3,148,881	£3,126,844	£3,115,825	£3,110,316
70% SR & 5% SO & 25% FH	30%	£3,253,736	£2,966,626	£2,951,837	£2,921,959	£2,900,048	£2,889,093	£2,883,616
70% SR & 5% SO & 25% FH	35%	£3,029,069	£2,741,960	£2,727,256	£2,695,045	£2,673,263	£2,662,372	£2,656,927
70% SR & 5% SO & 25% FH	40%	£2,804,384	£2,517,274	£2,502,657	£2,468,143	£2,446,488	£2,435,661	£2,430,248

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£5,721,330	£5,434,220	£5,418,914	£5,403,651	£5,380,975	£5,369,637	£5,363,968
70% SR & 5% SO & 25% FH	10%	£5,272,209	£4,985,099	£4,969,965	£4,949,713	£4,927,291	£4,916,081	£4,910,476
70% SR & 5% SO & 25% FH	15%	£5,047,619	£4,760,509	£4,745,461	£4,722,758	£4,700,466	£4,689,319	£4,683,746
70% SR & 5% SO & 25% FH	20%	£4,823,010	£4,535,900	£4,520,939	£4,495,815	£4,473,650	£4,462,567	£4,457,026
70% SR & 5% SO & 25% FH	25%	£4,598,382	£4,311,272	£4,296,397	£4,268,881	£4,246,844	£4,235,825	£4,230,316
70% SR & 5% SO & 25% FH	30%	£4,373,736	£4,086,626	£4,071,837	£4,041,959	£4,020,048	£4,009,093	£4,003,616
70% SR & 5% SO & 25% FH	35%	£4,149,069	£3,861,960	£3,847,256	£3,815,045	£3,793,263	£3,782,372	£3,776,927
70% SR & 5% SO & 25% FH	40%	£3,924,384	£3,637,274	£3,622,657	£3,588,143	£3,566,488	£3,555,661	£3,550,248

St Albans District Council  
Local Plan Testing 2024

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T11 - 20 Houses	
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No Units	20
Site Area	0.8 Ha

Value Area	St Albans
Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£5,615,498	£5,328,388	£5,313,081	£5,297,818	£5,275,142	£5,263,805	£5,258,135
70% SR & 5% SO & 25%FH	10%	£5,198,550	£4,911,440	£4,896,307	£4,876,053	£4,855,833	£4,842,423	£4,836,818
70% SR & 5% SO & 25%FH	15%	£4,990,047	£4,702,937	£4,687,800	£4,665,187	£4,642,894	£4,631,748	£4,626,175
70% SR & 5% SO & 25%FH	20%	£4,781,526	£4,494,416	£4,479,455	£4,454,331	£4,432,165	£4,421,083	£4,415,542
70% SR & 5% SO & 25%FH	25%	£4,572,986	£4,285,876	£4,271,000	£4,243,485	£4,221,446	£4,210,428	£4,204,918
70% SR & 5% SO & 25%FH	30%	£4,364,426	£4,077,315	£4,062,526	£4,032,648	£4,010,739	£3,999,783	£3,994,306
70% SR & 5% SO & 25%FH	35%	£4,155,847	£3,868,737	£3,854,033	£3,821,823	£3,800,041	£3,789,149	£3,783,704
70% SR & 5% SO & 25%FH	40%	£3,947,248	£3,660,138	£3,645,522	£3,611,007	£3,589,353	£3,578,526	£3,573,112

Residual Land values compared to benchmark land values

Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£2,815,498	£2,528,388	£2,513,081	£2,497,818	£2,475,142	£2,463,805	£2,458,135
70% SR & 5% SO & 25%FH	10%	£2,398,550	£2,111,440	£2,096,307	£2,076,053	£2,055,833	£2,042,423	£2,036,818
70% SR & 5% SO & 25%FH	15%	£2,190,047	£1,902,937	£1,887,800	£1,865,187	£1,842,894	£1,831,748	£1,826,175
70% SR & 5% SO & 25%FH	20%	£1,981,526	£1,694,416	£1,679,455	£1,654,331	£1,632,165	£1,621,083	£1,615,542
70% SR & 5% SO & 25%FH	25%	£1,772,986	£1,485,876	£1,471,000	£1,443,485	£1,421,446	£1,410,428	£1,404,918
70% SR & 5% SO & 25%FH	30%	£1,564,426	£1,277,315	£1,262,526	£1,232,648	£1,210,739	£1,199,783	£1,194,306
70% SR & 5% SO & 25%FH	35%	£1,355,847	£1,068,737	£1,054,033	£1,021,823	£1,000,041	£989,149	£983,704
70% SR & 5% SO & 25%FH	40%	£1,147,248	£860,138	£845,522	£811,007	£789,353	£778,526	£773,112

Residual Land values compared to benchmark land values

Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£3,423,498	£3,136,388	£3,121,081	£3,105,818	£3,083,142	£3,071,805	£3,066,135
70% SR & 5% SO & 25%FH	10%	£3,006,550	£2,719,440	£2,704,307	£2,684,053	£2,661,833	£2,650,423	£2,644,818
70% SR & 5% SO & 25%FH	15%	£2,798,047	£2,510,937	£2,495,800	£2,473,187	£2,450,894	£2,439,748	£2,434,175
70% SR & 5% SO & 25%FH	20%	£2,589,526	£2,302,416	£2,287,455	£2,262,331	£2,240,165	£2,229,083	£2,223,542
70% SR & 5% SO & 25%FH	25%	£2,380,986	£2,093,876	£2,079,000	£2,051,485	£2,029,446	£2,018,428	£2,012,918
70% SR & 5% SO & 25%FH	30%	£2,172,426	£1,885,315	£1,870,526	£1,840,648	£1,818,739	£1,807,783	£1,802,306
70% SR & 5% SO & 25%FH	35%	£1,963,847	£1,676,737	£1,662,033	£1,629,823	£1,608,041	£1,597,149	£1,591,704
70% SR & 5% SO & 25%FH	40%	£1,755,248	£1,468,138	£1,453,522	£1,419,007	£1,397,353	£1,386,526	£1,381,112

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£4,199,498	£3,912,388	£3,897,081	£3,881,818	£3,859,142	£3,847,805	£3,842,135
70% SR & 5% SO & 25%FH	10%	£3,782,550	£3,495,440	£3,480,307	£3,460,053	£3,437,833	£3,426,423	£3,420,818
70% SR & 5% SO & 25%FH	15%	£3,574,047	£3,286,937	£3,271,800	£3,249,187	£3,226,894	£3,215,748	£3,210,175
70% SR & 5% SO & 25%FH	20%	£3,365,526	£3,078,416	£3,063,455	£3,038,331	£3,016,165	£3,005,083	£2,999,542
70% SR & 5% SO & 25%FH	25%	£3,156,986	£2,869,876	£2,855,000	£2,827,485	£2,805,446	£2,794,428	£2,788,918
70% SR & 5% SO & 25%FH	30%	£2,948,426	£2,661,315	£2,646,526	£2,616,648	£2,594,739	£2,583,783	£2,578,306
70% SR & 5% SO & 25%FH	35%	£2,739,847	£2,452,737	£2,438,033	£2,406,823	£2,384,041	£2,373,149	£2,367,704
70% SR & 5% SO & 25%FH	40%	£2,531,248	£2,244,138	£2,229,522	£2,195,007	£2,173,353	£2,162,526	£2,157,112

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£5,319,498	£5,032,388	£5,017,081	£5,001,818	£4,979,142	£4,967,805	£4,962,135
70% SR & 5% SO & 25%FH	10%	£4,902,550	£4,615,440	£4,600,307	£4,580,053	£4,557,833	£4,546,423	£4,540,818
70% SR & 5% SO & 25%FH	15%	£4,694,047	£4,406,937	£4,391,800	£4,369,187	£4,346,894	£4,335,748	£4,330,175
70% SR & 5% SO & 25%FH	20%	£4,485,526	£4,198,416	£4,183,455	£4,158,331	£4,136,165	£4,125,083	£4,119,542
70% SR & 5% SO & 25%FH	25%	£4,276,986	£3,989,876	£3,975,000	£3,947,485	£3,925,446	£3,914,428	£3,908,918
70% SR & 5% SO & 25%FH	30%	£4,068,426	£3,781,315	£3,766,526	£3,736,648	£3,714,739	£3,703,783	£3,698,306
70% SR & 5% SO & 25%FH	35%	£3,859,847	£3,572,737	£3,558,033	£3,528,823	£3,506,041	£3,495,149	£3,489,704
70% SR & 5% SO & 25%FH	40%	£3,651,248	£3,364,138	£3,349,522	£3,315,007	£3,293,353	£3,282,526	£3,277,112

St Albans District Council  
Local Plan Testing 2024

T11 - 20 Houses	
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Value Area

Rest of St Albans

No Units	20
Site Area	0.8 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£4,628,635	£4,237,144	£4,221,604	£4,206,108	£4,183,086	£4,171,575	£4,165,820
70% SR & 5% SO & 25%FH	10%	£4,215,071	£3,924,368	£3,909,003	£3,888,442	£3,865,679	£3,854,298	£3,848,607
70% SR & 5% SO & 25%FH	15%	£4,067,931	£3,767,950	£3,752,674	£3,729,624	£3,706,991	£3,695,675	£3,690,016
70% SR & 5% SO & 25%FH	20%	£3,900,771	£3,611,514	£3,596,324	£3,570,816	£3,548,313	£3,537,062	£3,531,436
70% SR & 5% SO & 25%FH	25%	£3,743,593	£3,456,058	£3,439,955	£3,412,020	£3,389,647	£3,378,459	£3,372,866
70% SR & 5% SO & 25%FH	30%	£3,586,396	£3,299,582	£3,283,567	£3,253,234	£3,230,990	£3,219,867	£3,214,307
70% SR & 5% SO & 25%FH	35%	£3,429,179	£3,142,069	£3,127,160	£3,094,457	£3,072,343	£3,061,285	£3,055,757
70% SR & 5% SO & 25%FH	40%	£3,271,944	£2,984,833	£2,970,217	£2,935,692	£2,913,707	£2,902,715	£2,897,218

Residual Land values compared to benchmark land values

Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,728,635	£1,437,144	£1,421,604	£1,406,108	£1,383,086	£1,371,575	£1,365,820
70% SR & 5% SO & 25%FH	10%	£1,415,071	£1,124,368	£1,109,003	£1,088,442	£1,065,679	£1,054,298	£1,048,607
70% SR & 5% SO & 25%FH	15%	£1,257,931	£967,950	£952,674	£929,624	£906,991	£895,675	£890,016
70% SR & 5% SO & 25%FH	20%	£1,100,771	£811,514	£796,324	£770,816	£748,313	£737,062	£731,436
70% SR & 5% SO & 25%FH	25%	£943,593	£656,058	£639,955	£612,020	£589,647	£578,459	£572,866
70% SR & 5% SO & 25%FH	30%	£786,396	£499,582	£483,567	£453,234	£430,990	£419,867	£414,307
70% SR & 5% SO & 25%FH	35%	£629,179	£342,069	£327,160	£294,457	£272,343	£261,285	£255,757
70% SR & 5% SO & 25%FH	40%	£471,944	£184,833	£170,217	£135,692	£113,707	£102,715	£97,218

Residual Land values compared to benchmark land values

Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£2,336,635	£2,045,144	£2,029,604	£2,014,108	£1,991,086	£1,979,575	£1,973,820
70% SR & 5% SO & 25%FH	10%	£2,023,071	£1,732,368	£1,717,003	£1,696,442	£1,673,679	£1,662,298	£1,656,607
70% SR & 5% SO & 25%FH	15%	£1,865,931	£1,575,950	£1,560,674	£1,537,624	£1,514,991	£1,503,675	£1,498,016
70% SR & 5% SO & 25%FH	20%	£1,708,771	£1,419,514	£1,404,324	£1,378,816	£1,356,313	£1,345,062	£1,339,436
70% SR & 5% SO & 25%FH	25%	£1,551,593	£1,263,058	£1,247,955	£1,220,020	£1,197,647	£1,186,459	£1,180,866
70% SR & 5% SO & 25%FH	30%	£1,394,396	£1,106,582	£1,091,567	£1,061,234	£1,038,990	£1,027,867	£1,022,307
70% SR & 5% SO & 25%FH	35%	£1,237,179	£950,069	£935,160	£902,457	£880,343	£869,285	£863,757
70% SR & 5% SO & 25%FH	40%	£1,079,944	£792,833	£778,217	£743,692	£721,707	£710,715	£705,218

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£3,112,635	£2,821,144	£2,805,604	£2,790,108	£2,767,086	£2,755,575	£2,749,820
70% SR & 5% SO & 25%FH	10%	£2,799,071	£2,508,368	£2,493,003	£2,472,442	£2,449,679	£2,438,298	£2,432,607
70% SR & 5% SO & 25%FH	15%	£2,641,931	£2,351,950	£2,336,674	£2,312,624	£2,290,991	£2,279,675	£2,274,016
70% SR & 5% SO & 25%FH	20%	£2,484,771	£2,195,514	£2,180,324	£2,154,816	£2,132,313	£2,121,062	£2,115,436
70% SR & 5% SO & 25%FH	25%	£2,327,593	£2,039,058	£2,023,955	£1,998,020	£1,975,647	£1,964,459	£1,958,866
70% SR & 5% SO & 25%FH	30%	£2,170,396	£1,882,582	£1,867,567	£1,837,234	£1,814,990	£1,803,867	£1,798,307
70% SR & 5% SO & 25%FH	35%	£2,013,179	£1,726,069	£1,711,160	£1,678,457	£1,656,343	£1,645,285	£1,639,757
70% SR & 5% SO & 25%FH	40%	£1,855,944	£1,568,833	£1,554,217	£1,519,692	£1,497,707	£1,486,715	£1,481,218

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£4,232,635	£3,941,144	£3,925,604	£3,910,108	£3,887,086	£3,875,575	£3,869,820
70% SR & 5% SO & 25%FH	10%	£3,919,071	£3,628,368	£3,613,003	£3,592,442	£3,569,679	£3,558,298	£3,552,607
70% SR & 5% SO & 25%FH	15%	£3,761,931	£3,471,950	£3,456,674	£3,433,624	£3,410,991	£3,399,675	£3,394,016
70% SR & 5% SO & 25%FH	20%	£3,604,771	£3,315,514	£3,300,324	£3,274,816	£3,252,313	£3,241,062	£3,235,436
70% SR & 5% SO & 25%FH	25%	£3,447,593	£3,159,058	£3,143,955	£3,118,020	£3,095,647	£3,084,459	£3,078,866
70% SR & 5% SO & 25%FH	30%	£3,290,396	£3,002,582	£2,987,567	£2,967,234	£2,944,990	£2,933,867	£2,928,307
70% SR & 5% SO & 25%FH	35%	£3,133,179	£2,846,069	£2,831,160	£2,798,457	£2,776,343	£2,765,285	£2,759,757
70% SR & 5% SO & 25%FH	40%	£2,975,944	£2,688,833	£2,674,217	£2,639,692	£2,617,707	£2,606,715	£2,601,218

St Albans District Council  
Local Plan Testing 2024

T11 - 20 Houses

Value Area      Zone of Influence

No Units      20  
Site Area      0.8 Ha

Sales value inflation      0%  
Build cost inflation      0%  
Affordable Housing Tenure      60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£4,528,635	£4,103,793	£4,088,253	£4,072,757	£4,049,735	£4,038,225	£4,032,469
70% SR & 5% SO & 25%FH	10%	£4,215,071	£3,791,017	£3,775,652	£3,755,090	£3,732,328	£3,720,947	£3,715,256
70% SR & 5% SO & 25%FH	15%	£4,057,931	£3,634,600	£3,619,322	£3,598,273	£3,573,640	£3,562,324	£3,556,666
70% SR & 5% SO & 25%FH	20%	£3,900,771	£3,478,162	£3,462,974	£3,437,466	£3,414,963	£3,403,711	£3,398,085
70% SR & 5% SO & 25%FH	25%	£3,743,593	£3,321,707	£3,306,605	£3,278,869	£3,256,295	£3,245,108	£3,239,515
70% SR & 5% SO & 25%FH	30%	£3,586,396	£3,165,231	£3,150,217	£3,119,882	£3,097,638	£3,086,517	£3,080,955
70% SR & 5% SO & 25%FH	35%	£3,429,179	£3,008,736	£2,993,809	£2,961,107	£2,938,992	£2,927,935	£2,922,406
70% SR & 5% SO & 25%FH	40%	£3,271,944	£2,852,222	£2,837,382	£2,802,341	£2,780,356	£2,769,363	£2,763,867

Residual Land values compared to benchmark land values  
Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,728,635	£1,303,793	£1,288,253	£1,272,757	£1,249,735	£1,238,225	£1,232,469
70% SR & 5% SO & 25%FH	10%	£1,415,071	£991,017	£975,652	£955,090	£932,328	£920,947	£915,256
70% SR & 5% SO & 25%FH	15%	£1,257,931	£834,600	£819,322	£798,273	£773,640	£762,324	£756,666
70% SR & 5% SO & 25%FH	20%	£1,100,771	£678,162	£662,974	£637,466	£614,963	£603,711	£598,085
70% SR & 5% SO & 25%FH	25%	£943,593	£521,707	£506,605	£478,869	£456,295	£445,108	£439,515
70% SR & 5% SO & 25%FH	30%	£786,396	£365,231	£350,217	£319,882	£297,638	£286,517	£280,955
70% SR & 5% SO & 25%FH	35%	£629,179	£208,736	£193,809	£161,107	£138,992	£127,935	£122,406
70% SR & 5% SO & 25%FH	40%	£471,944	£52,222	£37,382	£2,341	£16,684	£6,636	£6,153

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25%FH	0%	£2,336,635	£1,911,793	£1,896,253	£1,880,757	£1,857,735	£1,846,225	£1,840,469
70% SR & 5% SO & 25%FH	10%	£2,023,071	£1,599,017	£1,583,652	£1,563,090	£1,540,328	£1,528,947	£1,523,256
70% SR & 5% SO & 25%FH	15%	£1,865,931	£1,442,600	£1,427,322	£1,404,273	£1,381,640	£1,370,324	£1,364,666
70% SR & 5% SO & 25%FH	20%	£1,708,771	£1,286,162	£1,270,974	£1,245,466	£1,222,963	£1,211,711	£1,206,085
70% SR & 5% SO & 25%FH	25%	£1,551,593	£1,129,707	£1,114,605	£1,086,669	£1,064,295	£1,053,108	£1,047,515
70% SR & 5% SO & 25%FH	30%	£1,394,396	£973,231	£958,217	£927,882	£905,638	£894,517	£888,955
70% SR & 5% SO & 25%FH	35%	£1,237,179	£816,736	£801,809	£769,107	£746,992	£735,935	£730,406
70% SR & 5% SO & 25%FH	40%	£1,079,944	£660,222	£645,382	£610,341	£588,356	£577,363	£571,867

Residual Land values compared to benchmark land values  
Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25%FH	0%	£3,112,635	£2,687,793	£2,672,253	£2,656,757	£2,633,735	£2,622,225	£2,616,469
70% SR & 5% SO & 25%FH	10%	£2,799,071	£2,375,017	£2,359,652	£2,339,090	£2,316,328	£2,304,947	£2,299,256
70% SR & 5% SO & 25%FH	15%	£2,641,931	£2,218,600	£2,203,322	£2,180,273	£2,157,640	£2,146,324	£2,140,666
70% SR & 5% SO & 25%FH	20%	£2,484,771	£2,062,162	£2,046,974	£2,021,466	£1,998,963	£1,987,711	£1,982,085
70% SR & 5% SO & 25%FH	25%	£2,327,593	£1,905,707	£1,890,605	£1,862,669	£1,840,295	£1,829,108	£1,823,515
70% SR & 5% SO & 25%FH	30%	£2,170,396	£1,749,231	£1,734,217	£1,703,882	£1,681,638	£1,670,517	£1,664,955
70% SR & 5% SO & 25%FH	35%	£2,013,179	£1,592,736	£1,577,809	£1,545,107	£1,522,992	£1,511,935	£1,506,406
70% SR & 5% SO & 25%FH	40%	£1,855,944	£1,436,222	£1,421,382	£1,386,341	£1,364,356	£1,353,363	£1,347,867

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25%FH	0%	£4,232,635	£3,807,793	£3,792,253	£3,776,757	£3,753,735	£3,742,225	£3,736,469
70% SR & 5% SO & 25%FH	10%	£3,919,071	£3,495,017	£3,479,652	£3,459,090	£3,436,328	£3,424,947	£3,419,256
70% SR & 5% SO & 25%FH	15%	£3,761,931	£3,338,600	£3,323,322	£3,300,273	£3,277,640	£3,266,324	£3,260,666
70% SR & 5% SO & 25%FH	20%	£3,604,771	£3,182,162	£3,166,974	£3,141,466	£3,118,963	£3,107,711	£3,102,085
70% SR & 5% SO & 25%FH	25%	£3,447,593	£3,025,707	£3,010,605	£2,982,669	£2,960,295	£2,949,108	£2,943,515
70% SR & 5% SO & 25%FH	30%	£3,290,396	£2,869,231	£2,854,217	£2,823,882	£2,801,638	£2,790,517	£2,784,955
70% SR & 5% SO & 25%FH	35%	£3,133,179	£2,712,736	£2,697,809	£2,665,107	£2,642,992	£2,631,935	£2,626,406
70% SR & 5% SO & 25%FH	40%	£2,975,944	£2,556,222	£2,541,382	£2,506,341	£2,484,356	£2,473,363	£2,467,867

St Albans District Council  
Local Plan Testing 2024

T12 - 30 Flats		Value Area	Harpenden
No Units	30	Sales value inflation	0%
Site Area	0.5 Ha	Build cost inflation	0%
		Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£3,780,384	£3,407,794	£3,367,505	£3,351,249	£3,323,222	£3,309,208	£3,302,201
70% SR & 5% SO & 25% FH	10%	£3,457,515	£3,084,925	£3,044,183	£3,026,033	£2,997,691	£2,983,520	£2,976,435
70% SR & 5% SO & 25% FH	15%	£3,296,080	£2,923,490	£2,882,522	£2,863,412	£2,834,912	£2,820,663	£2,813,537
70% SR & 5% SO & 25% FH	20%	£3,134,646	£2,762,056	£2,720,861	£2,700,780	£2,672,123	£2,657,795	£2,650,630
70% SR & 5% SO & 25% FH	25%	£2,973,211	£2,600,621	£2,559,201	£2,538,140	£2,509,326	£2,494,818	£2,487,714
70% SR & 5% SO & 25% FH	30%	£2,811,777	£2,439,187	£2,397,540	£2,375,489	£2,346,517	£2,332,032	£2,324,788
70% SR & 5% SO & 25% FH	35%	£2,650,342	£2,277,752	£2,235,879	£2,212,829	£2,183,700	£2,168,135	£2,161,853
70% SR & 5% SO & 25% FH	40%	£2,488,908	£2,116,318	£2,074,218	£2,050,160	£2,020,873	£2,005,230	£1,998,908

Residual Land values compared to benchmark land values

Secondary Office	£3,500,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,030,384	£1,657,794	£1,617,505	£1,601,249	£1,573,222	£1,559,208	£1,552,201
70% SR & 5% SO & 25% FH	10%	£1,707,515	£1,334,925	£1,294,183	£1,276,033	£1,247,691	£1,233,520	£1,226,435
70% SR & 5% SO & 25% FH	15%	£1,546,080	£1,173,490	£1,132,522	£1,113,412	£1,084,912	£1,070,663	£1,063,537
70% SR & 5% SO & 25% FH	20%	£1,384,646	£1,012,056	£970,861	£950,780	£922,123	£907,795	£900,630
70% SR & 5% SO & 25% FH	25%	£1,223,211	£850,621	£809,201	£788,140	£759,326	£744,918	£737,714
70% SR & 5% SO & 25% FH	30%	£1,061,777	£689,187	£647,540	£625,489	£596,517	£582,032	£574,788
70% SR & 5% SO & 25% FH	35%	£900,342	£527,752	£485,879	£462,829	£433,700	£419,135	£411,853
70% SR & 5% SO & 25% FH	40%	£738,908	£366,318	£324,218	£300,160	£270,873	£256,230	£248,908

Residual Land values compared to benchmark land values

Secondary Industrial	£2,740,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,410,384	£2,037,794	£1,997,505	£1,981,249	£1,953,222	£1,939,208	£1,932,201
70% SR & 5% SO & 25% FH	10%	£2,087,515	£1,714,925	£1,674,183	£1,656,033	£1,627,691	£1,613,520	£1,606,435
70% SR & 5% SO & 25% FH	15%	£1,926,080	£1,553,490	£1,512,522	£1,493,412	£1,464,912	£1,450,663	£1,443,537
70% SR & 5% SO & 25% FH	20%	£1,764,646	£1,392,056	£1,350,861	£1,330,780	£1,302,123	£1,287,795	£1,280,630
70% SR & 5% SO & 25% FH	25%	£1,603,211	£1,230,621	£1,189,201	£1,168,140	£1,139,326	£1,124,918	£1,117,714
70% SR & 5% SO & 25% FH	30%	£1,441,777	£1,069,187	£1,027,540	£1,005,489	£976,517	£962,032	£954,788
70% SR & 5% SO & 25% FH	35%	£1,280,342	£907,752	£865,879	£842,829	£813,700	£799,135	£791,853
70% SR & 5% SO & 25% FH	40%	£1,118,908	£746,318	£704,218	£680,160	£650,873	£636,230	£628,908

Residual Land values compared to benchmark land values

Existing Sites	£1,770,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,895,384	£2,522,794	£2,482,505	£2,466,249	£2,438,222	£2,424,208	£2,417,201
70% SR & 5% SO & 25% FH	10%	£2,572,515	£2,199,925	£2,159,183	£2,141,033	£2,112,691	£2,098,520	£2,091,435
70% SR & 5% SO & 25% FH	15%	£2,411,080	£2,038,490	£1,997,522	£1,978,412	£1,949,912	£1,935,663	£1,928,537
70% SR & 5% SO & 25% FH	20%	£2,249,646	£1,877,056	£1,835,861	£1,815,780	£1,787,123	£1,772,795	£1,765,630
70% SR & 5% SO & 25% FH	25%	£2,088,211	£1,715,621	£1,674,201	£1,653,140	£1,624,326	£1,609,918	£1,602,714
70% SR & 5% SO & 25% FH	30%	£1,926,777	£1,554,187	£1,512,540	£1,490,489	£1,461,517	£1,447,032	£1,439,788
70% SR & 5% SO & 25% FH	35%	£1,765,342	£1,392,752	£1,350,879	£1,327,829	£1,298,700	£1,284,135	£1,276,853
70% SR & 5% SO & 25% FH	40%	£1,603,908	£1,231,318	£1,189,218	£1,165,160	£1,135,873	£1,121,230	£1,113,908

Residual Land values compared to benchmark land values

Greenfield Land	£370,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£3,595,384	£3,222,794	£3,182,505	£3,166,249	£3,138,222	£3,124,208	£3,117,201
70% SR & 5% SO & 25% FH	10%	£3,272,515	£2,899,925	£2,859,183	£2,841,033	£2,812,691	£2,798,520	£2,791,435
70% SR & 5% SO & 25% FH	15%	£3,111,080	£2,738,490	£2,697,522	£2,678,412	£2,649,912	£2,635,663	£2,628,537
70% SR & 5% SO & 25% FH	20%	£2,949,646	£2,577,056	£2,535,861	£2,515,780	£2,487,123	£2,472,795	£2,465,630
70% SR & 5% SO & 25% FH	25%	£2,788,211	£2,415,621	£2,374,201	£2,353,140	£2,324,326	£2,309,918	£2,302,714
70% SR & 5% SO & 25% FH	30%	£2,626,777	£2,254,187	£2,212,540	£2,190,489	£2,161,517	£2,147,032	£2,139,788
70% SR & 5% SO & 25% FH	35%	£2,465,342	£2,092,752	£2,050,879	£2,027,829	£1,998,700	£1,984,135	£1,976,853
70% SR & 5% SO & 25% FH	40%	£2,303,908	£1,931,318	£1,889,218	£1,865,160	£1,835,873	£1,821,230	£1,813,908

T12 - 30 Flats	
No Units	30
Site Area	0.5 Ha

Value Area	St Albans
Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£3,443,588	£3,070,998	£3,030,709	£3,014,453	£2,985,426	£2,972,412	£2,965,405
70% SR & 5% SO & 25% FH	10%	£3,145,118	£2,772,528	£2,731,785	£2,715,536	£2,685,294	£2,671,123	£2,664,037
70% SR & 5% SO & 25% FH	15%	£2,995,882	£2,623,292	£2,582,324	£2,565,213	£2,534,714	£2,520,463	£2,513,339
70% SR & 5% SO & 25% FH	20%	£2,846,647	£2,474,056	£2,432,862	£2,417,781	£2,384,099	£2,369,552	£2,362,279
70% SR & 5% SO & 25% FH	25%	£2,697,411	£2,324,821	£2,283,401	£2,267,272	£2,233,019	£2,218,392	£2,211,079
70% SR & 5% SO & 25% FH	30%	£2,548,176	£2,175,585	£2,133,730	£2,117,343	£2,081,929	£2,067,222	£2,059,868
70% SR & 5% SO & 25% FH	35%	£2,398,940	£2,026,317	£1,983,805	£1,967,403	£1,930,629	£1,916,043	£1,908,649
70% SR & 5% SO & 25% FH	40%	£2,249,705	£1,876,621	£1,833,880	£1,817,920	£1,779,720	£1,764,554	£1,757,420

Residual Land values compared to benchmark land values

Secondary Office									£3,500,000
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%	
70% SR & 5% SO & 25% FH	0%	£1,683,588	£1,320,998	£1,280,709	£1,264,453	£1,236,426	£1,222,412	£1,215,405	
70% SR & 5% SO & 25% FH	10%	£1,395,118	£1,022,528	£981,785	£965,536	£935,294	£921,123	£914,037	
70% SR & 5% SO & 25% FH	15%	£1,245,882	£873,292	£832,324	£815,213	£784,714	£770,463	£763,339	
70% SR & 5% SO & 25% FH	20%	£1,096,647	£724,056	£682,862	£665,781	£634,099	£619,552	£612,279	
70% SR & 5% SO & 25% FH	25%	£947,411	£574,821	£533,401	£517,272	£483,019	£468,392	£461,079	
70% SR & 5% SO & 25% FH	30%	£798,176	£425,585	£383,730	£367,343	£331,929	£317,222	£309,868	
70% SR & 5% SO & 25% FH	35%	£648,940	£276,317	£233,805	£217,403	£180,629	£166,043	£158,649	
70% SR & 5% SO & 25% FH	40%	£499,705	£126,621	£83,880	£67,920	£29,720	£14,854	£7,420	

Residual Land values compared to benchmark land values

Secondary Industrial									£2,740,000
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%	
70% SR & 5% SO & 25% FH	0%	£2,073,588	£1,700,998	£1,660,709	£1,644,453	£1,616,426	£1,602,412	£1,595,405	
70% SR & 5% SO & 25% FH	10%	£1,775,118	£1,402,528	£1,361,785	£1,345,536	£1,315,294	£1,301,123	£1,294,037	
70% SR & 5% SO & 25% FH	15%	£1,625,882	£1,253,292	£1,212,324	£1,195,213	£1,164,714	£1,150,463	£1,143,339	
70% SR & 5% SO & 25% FH	20%	£1,476,647	£1,104,056	£1,062,862	£1,047,781	£1,014,099	£999,552	£992,279	
70% SR & 5% SO & 25% FH	25%	£1,327,411	£954,821	£913,401	£897,272	£863,019	£848,392	£841,079	
70% SR & 5% SO & 25% FH	30%	£1,178,176	£805,585	£763,730	£747,343	£711,929	£697,222	£689,868	
70% SR & 5% SO & 25% FH	35%	£1,028,940	£656,317	£613,805	£597,403	£560,629	£546,043	£538,649	
70% SR & 5% SO & 25% FH	40%	£879,705	£506,621	£463,880	£447,920	£409,720	£394,854	£387,420	

Residual Land values compared to benchmark land values

Existing Sites									£1,770,000
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%	
70% SR & 5% SO & 25% FH	0%	£2,558,588	£2,185,998	£2,145,709	£2,129,453	£2,101,426	£2,087,412	£2,080,405	
70% SR & 5% SO & 25% FH	10%	£2,260,118	£1,887,528	£1,846,785	£1,829,536	£1,800,294	£1,786,123	£1,779,037	
70% SR & 5% SO & 25% FH	15%	£2,110,882	£1,738,292	£1,697,324	£1,679,213	£1,649,714	£1,635,463	£1,628,339	
70% SR & 5% SO & 25% FH	20%	£1,961,647	£1,589,056	£1,547,862	£1,529,781	£1,499,099	£1,484,552	£1,477,279	
70% SR & 5% SO & 25% FH	25%	£1,812,411	£1,439,821	£1,398,401	£1,379,272	£1,348,019	£1,333,392	£1,326,079	
70% SR & 5% SO & 25% FH	30%	£1,663,176	£1,290,585	£1,248,730	£1,229,343	£1,196,929	£1,182,222	£1,174,868	
70% SR & 5% SO & 25% FH	35%	£1,513,940	£1,141,317	£1,098,805	£1,079,403	£1,045,629	£1,031,043	£1,023,649	
70% SR & 5% SO & 25% FH	40%	£1,364,705	£991,621	£948,880	£929,454	£894,720	£879,854	£872,420	

Residual Land values compared to benchmark land values

Greenfield Land									£370,000
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%	
70% SR & 5% SO & 25% FH	0%	£3,258,588	£2,885,998	£2,845,709	£2,829,453	£2,801,426	£2,787,412	£2,780,405	
70% SR & 5% SO & 25% FH	10%	£2,960,118	£2,587,528	£2,546,785	£2,529,536	£2,500,294	£2,486,123	£2,479,037	
70% SR & 5% SO & 25% FH	15%	£2,810,882	£2,438,292	£2,397,324	£2,379,213	£2,349,714	£2,335,463	£2,328,339	
70% SR & 5% SO & 25% FH	20%	£2,661,647	£2,289,056	£2,247,862	£2,229,781	£2,199,099	£2,184,552	£2,177,279	
70% SR & 5% SO & 25% FH	25%	£2,512,411	£2,139,821	£2,098,401	£2,079,272	£2,048,019	£2,033,392	£2,026,079	
70% SR & 5% SO & 25% FH	30%	£2,363,176	£1,990,585	£1,948,730	£1,929,343	£1,896,929	£1,882,222	£1,874,868	
70% SR & 5% SO & 25% FH	35%	£2,213,940	£1,841,317	£1,798,805	£1,779,403	£1,745,629	£1,731,043	£1,723,649	
70% SR & 5% SO & 25% FH	40%	£2,064,705	£1,691,621	£1,648,880	£1,629,454	£1,594,720	£1,579,854	£1,572,420	

St Albans District Council  
Local Plan Testing 2024

T12 - 30 Flats

Value Area

Rest of St Albans

No Units	30
Site Area	0.5 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,533,187	£2,155,290	£2,114,386	£2,097,883	£2,069,428	£2,055,200	£2,048,086
70% SR & 5% SO & 25% FH	10%	£2,315,153	£1,937,051	£1,895,688	£1,877,261	£1,848,487	£1,834,100	£1,826,905
70% SR & 5% SO & 25% FH	15%	£2,206,136	£1,827,932	£1,786,339	£1,768,937	£1,738,002	£1,723,535	£1,716,301
70% SR & 5% SO & 25% FH	20%	£2,097,089	£1,718,812	£1,676,990	£1,659,602	£1,627,508	£1,612,961	£1,605,687
70% SR & 5% SO & 25% FH	25%	£1,987,988	£1,609,694	£1,567,641	£1,549,258	£1,517,003	£1,502,377	£1,495,063
70% SR & 5% SO & 25% FH	30%	£1,878,849	£1,500,574	£1,458,291	£1,439,903	£1,406,491	£1,391,784	£1,384,430
70% SR & 5% SO & 25% FH	35%	£1,769,730	£1,391,455	£1,348,942	£1,329,541	£1,295,986	£1,281,160	£1,273,787
70% SR & 5% SO & 25% FH	40%	£1,660,611	£1,282,335	£1,239,594	£1,219,168	£1,185,434	£1,170,567	£1,163,134

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£783,187	£405,290	£364,386	£347,883	£319,428	£305,200	£298,086
70% SR & 5% SO & 25% FH	10%	£565,153	£187,051	£145,688	£127,261	£98,487	£84,100	£76,905
70% SR & 5% SO & 25% FH	15%	£456,136	£77,932	£36,339	£18,937	£11,998	£26,465	£19,699
70% SR & 5% SO & 25% FH	20%	£347,089	£16,812	£15,990	£16,966	£12,508	£17,608	£14,433
70% SR & 5% SO & 25% FH	25%	£237,988	£140,306	£182,359	£203,742	£232,997	£247,623	£254,937
70% SR & 5% SO & 25% FH	30%	£128,849	£249,428	£291,709	£314,097	£343,509	£358,216	£365,570
70% SR & 5% SO & 25% FH	35%	£17,730	£358,546	£401,055	£424,458	£454,034	£468,600	£475,215
70% SR & 5% SO & 25% FH	40%	£49,369	£467,665	£510,406	£534,832	£564,566	£579,433	£586,866

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,163,187	£785,290	£744,386	£727,883	£699,428	£685,200	£678,086
70% SR & 5% SO & 25% FH	10%	£945,153	£567,051	£525,688	£507,261	£478,487	£464,100	£456,905
70% SR & 5% SO & 25% FH	15%	£836,136	£457,932	£416,339	£398,937	£368,002	£353,535	£346,301
70% SR & 5% SO & 25% FH	20%	£727,089	£348,812	£306,990	£289,602	£257,508	£242,961	£235,687
70% SR & 5% SO & 25% FH	25%	£617,988	£239,694	£197,641	£179,258	£147,003	£132,377	£125,063
70% SR & 5% SO & 25% FH	30%	£508,849	£130,574	£88,291	£69,903	£36,491	£21,784	£14,430
70% SR & 5% SO & 25% FH	35%	£399,730	£21,455	£21,058	£44,459	£74,034	£88,600	£96,213
70% SR & 5% SO & 25% FH	40%	£290,611	£307,665	£400,406	£424,832	£454,566	£469,433	£476,866

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,648,187	£1,270,290	£1,229,386	£1,212,883	£1,184,428	£1,170,200	£1,163,086
70% SR & 5% SO & 25% FH	10%	£1,430,153	£1,052,051	£1,010,688	£992,261	£963,487	£949,100	£941,905
70% SR & 5% SO & 25% FH	15%	£1,321,136	£942,932	£901,339	£883,937	£853,002	£838,535	£831,301
70% SR & 5% SO & 25% FH	20%	£1,212,089	£833,812	£791,990	£774,602	£742,508	£727,961	£720,687
70% SR & 5% SO & 25% FH	25%	£1,102,988	£724,694	£682,641	£665,258	£632,003	£617,377	£610,063
70% SR & 5% SO & 25% FH	30%	£993,849	£615,574	£573,291	£555,903	£521,491	£506,784	£499,430
70% SR & 5% SO & 25% FH	35%	£884,730	£506,455	£463,942	£445,541	£410,965	£396,160	£388,787
70% SR & 5% SO & 25% FH	40%	£775,611	£397,335	£354,594	£336,168	£300,434	£285,567	£278,134

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,348,187	£1,970,290	£1,929,386	£1,912,883	£1,884,428	£1,870,200	£1,863,086
70% SR & 5% SO & 25% FH	10%	£2,130,153	£1,752,051	£1,710,688	£1,692,261	£1,663,487	£1,649,100	£1,641,905
70% SR & 5% SO & 25% FH	15%	£2,021,136	£1,642,932	£1,601,339	£1,583,937	£1,553,002	£1,538,535	£1,531,301
70% SR & 5% SO & 25% FH	20%	£1,912,089	£1,533,812	£1,491,990	£1,474,602	£1,442,508	£1,427,961	£1,420,687
70% SR & 5% SO & 25% FH	25%	£1,802,988	£1,424,694	£1,382,641	£1,365,258	£1,332,003	£1,317,377	£1,310,063
70% SR & 5% SO & 25% FH	30%	£1,693,849	£1,315,574	£1,273,291	£1,255,903	£1,221,491	£1,206,784	£1,199,430
70% SR & 5% SO & 25% FH	35%	£1,584,730	£1,206,455	£1,163,942	£1,145,541	£1,110,965	£1,096,160	£1,088,787
70% SR & 5% SO & 25% FH	40%	£1,475,611	£1,097,335	£1,054,594	£1,036,168	£1,000,434	£985,567	£978,134

St Albans District Council  
Local Plan Testing 2024

T12 - 30 Flats

Value Area	Zone of Influence
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No Units	30
Site Area	0.5 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£2,533,187	£1,955,649	£1,914,746	£1,898,242	£1,869,787	£1,855,559	£1,849,445
70% SR & 5% SO & 25%FH	10%	£2,315,153	£1,737,410	£1,696,047	£1,677,621	£1,648,846	£1,634,459	£1,627,266
70% SR & 5% SO & 25%FH	15%	£2,206,136	£1,628,291	£1,586,696	£1,567,296	£1,538,361	£1,523,895	£1,516,660
70% SR & 5% SO & 25%FH	20%	£2,097,088	£1,519,172	£1,477,349	£1,458,961	£1,429,967	£1,415,320	£1,408,046
70% SR & 5% SO & 25%FH	25%	£1,987,968	£1,410,053	£1,368,000	£1,349,617	£1,319,363	£1,304,722	£1,297,422
70% SR & 5% SO & 25%FH	30%	£1,878,849	£1,300,933	£1,258,651	£1,239,264	£1,208,850	£1,192,143	£1,184,769
70% SR & 5% SO & 25%FH	35%	£1,769,730	£1,191,814	£1,149,301	£1,129,900	£1,098,327	£1,081,559	£1,074,146
70% SR & 5% SO & 25%FH	40%	£1,660,611	£1,082,694	£1,039,853	£1,019,527	£986,783	£970,927	£963,493

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£783,187	£205,649	£164,746	£148,242	£119,787	£105,559	£98,445
70% SR & 5% SO & 25%FH	10%	£566,153	£122,590	£83,953	£72,979	£41,154	£27,266	£22,734
70% SR & 5% SO & 25%FH	15%	£456,136	£121,708	£63,302	£52,704	£21,639	£12,105	£9,340
70% SR & 5% SO & 25%FH	20%	£347,088	£220,426	£27,651	£22,109	£22,134	£26,660	£24,264
70% SR & 5% SO & 25%FH	25%	£237,968	£39,947	£42,000	£43,383	£42,637	£44,284	£45,578
70% SR & 5% SO & 25%FH	30%	£128,849	£449,087	£491,349	£511,736	£543,150	£557,867	£565,211
70% SR & 5% SO & 25%FH	35%	£19,730	£554,196	£603,099	£624,100	£655,073	£668,411	£676,664
70% SR & 5% SO & 25%FH	40%	£49,189	£467,306	£470,047	£434,473	£474,207	£479,073	£478,507

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25%FH	0%	£1,163,187	£585,649	£544,746	£528,242	£499,787	£485,559	£478,445
70% SR & 5% SO & 25%FH	10%	£945,153	£367,410	£326,047	£307,621	£278,846	£264,459	£257,266
70% SR & 5% SO & 25%FH	15%	£836,136	£258,291	£216,696	£197,296	£168,361	£153,895	£146,660
70% SR & 5% SO & 25%FH	20%	£727,088	£149,172	£107,349	£88,961	£57,867	£43,320	£36,046
70% SR & 5% SO & 25%FH	25%	£617,968	£40,053	£42,000	£43,383	£42,637	£44,284	£45,578
70% SR & 5% SO & 25%FH	30%	£508,849	£468,087	£411,349	£433,736	£463,150	£477,867	£485,211
70% SR & 5% SO & 25%FH	35%	£399,730	£479,196	£420,899	£444,100	£473,073	£488,411	£495,664
70% SR & 5% SO & 25%FH	40%	£290,611	£392,306	£390,047	£354,473	£394,207	£399,073	£398,507

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25%FH	0%	£1,648,187	£1,070,649	£1,029,746	£1,013,242	£984,787	£970,559	£963,445
70% SR & 5% SO & 25%FH	10%	£1,430,153	£852,410	£811,047	£792,621	£763,846	£749,459	£742,266
70% SR & 5% SO & 25%FH	15%	£1,321,136	£743,291	£701,696	£682,296	£653,361	£638,895	£631,660
70% SR & 5% SO & 25%FH	20%	£1,212,088	£634,172	£592,349	£573,961	£544,967	£529,320	£521,046
70% SR & 5% SO & 25%FH	25%	£1,102,968	£525,053	£483,000	£464,617	£435,363	£419,722	£410,422
70% SR & 5% SO & 25%FH	30%	£993,849	£415,933	£373,651	£354,264	£324,850	£307,143	£299,769
70% SR & 5% SO & 25%FH	35%	£884,730	£306,814	£264,301	£244,900	£214,327	£196,539	£189,146
70% SR & 5% SO & 25%FH	40%	£775,611	£197,694	£154,953	£135,527	£105,793	£88,927	£78,493

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25%FH	0%	£2,348,187	£1,770,649	£1,729,746	£1,713,242	£1,684,787	£1,670,559	£1,663,445
70% SR & 5% SO & 25%FH	10%	£2,130,153	£1,552,410	£1,511,047	£1,492,621	£1,463,846	£1,449,459	£1,442,266
70% SR & 5% SO & 25%FH	15%	£2,021,136	£1,443,291	£1,401,696	£1,382,296	£1,353,361	£1,338,895	£1,331,660
70% SR & 5% SO & 25%FH	20%	£1,912,088	£1,334,172	£1,292,349	£1,273,961	£1,244,967	£1,229,320	£1,221,046
70% SR & 5% SO & 25%FH	25%	£1,802,968	£1,225,053	£1,183,000	£1,164,617	£1,135,363	£1,119,722	£1,110,422
70% SR & 5% SO & 25%FH	30%	£1,693,849	£1,115,933	£1,073,651	£1,054,264	£1,024,850	£1,007,143	£996,769
70% SR & 5% SO & 25%FH	35%	£1,584,730	£1,006,814	£964,301	£944,900	£914,327	£896,539	£889,146
70% SR & 5% SO & 25%FH	40%	£1,475,611	£897,694	£854,953	£835,527	£805,793	£789,927	£778,493

St Albans District Council  
Local Plan Testing 2024

T13 - 50 Flats & Houses		Value Area	Harpenden
No Units	50	Sales value inflation	0%
Site Area	0.54 Ha	Build cost inflation	0%
		Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
% SR & 5% SO & 25% FH	0%	£12,005,150	£11,369,265	£11,309,484	£11,273,604	£11,216,587	£11,188,078	£11,173,824
% SR & 5% SO & 25% FH	10%	£11,063,480	£10,429,545	£10,369,764	£10,325,452	£10,268,435	£10,239,926	£10,225,671
% SR & 5% SO & 25% FH	15%	£10,592,646	£9,959,695	£9,899,933	£9,851,376	£9,794,358	£9,765,849	£9,751,595
% SR & 5% SO & 25% FH	20%	£10,121,811	£9,489,825	£9,430,044	£9,377,299	£9,320,281	£9,291,773	£9,277,518
% SR & 5% SO & 25% FH	25%	£9,650,976	£9,019,965	£8,960,184	£8,903,224	£8,846,206	£8,817,697	£8,803,443
% SR & 5% SO & 25% FH	30%	£9,180,142	£8,550,105	£8,490,323	£8,429,147	£8,372,129	£8,343,620	£8,329,366
% SR & 5% SO & 25% FH	35%	£8,709,307	£8,080,245	£8,020,464	£7,955,070	£7,898,053	£7,869,544	£7,855,289
% SR & 5% SO & 25% FH	40%	£8,238,473	£7,610,305	£7,550,604	£7,480,994	£7,423,976	£7,395,468	£7,381,214

Residual Land values compared to benchmark land values

Secondary Office	£3,500,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
% SR & 5% SO & 25% FH	0%	£10,102,976	£9,467,091	£9,407,310	£9,371,431	£9,314,413	£9,285,904	£9,271,650
% SR & 5% SO & 25% FH	10%	£9,161,306	£8,527,371	£8,467,590	£8,422,718	£8,365,261	£8,337,752	£8,323,497
% SR & 5% SO & 25% FH	15%	£8,690,472	£8,057,511	£7,997,729	£7,949,202	£7,892,184	£7,863,675	£7,849,421
% SR & 5% SO & 25% FH	20%	£8,219,638	£7,587,651	£7,527,870	£7,475,125	£7,418,108	£7,389,599	£7,375,344
% SR & 5% SO & 25% FH	25%	£7,748,802	£7,117,791	£7,058,010	£7,001,050	£6,944,032	£6,915,523	£6,901,269
% SR & 5% SO & 25% FH	30%	£7,277,968	£6,647,931	£6,588,150	£6,528,973	£6,469,955	£6,441,446	£6,427,192
% SR & 5% SO & 25% FH	35%	£6,807,133	£6,178,071	£6,118,290	£6,052,896	£5,995,879	£5,967,370	£5,953,115
% SR & 5% SO & 25% FH	40%	£6,336,299	£5,708,131	£5,648,430	£5,578,820	£5,521,802	£5,493,294	£5,479,040

Residual Land values compared to benchmark land values

Secondary Industrial	£2,740,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
% SR & 5% SO & 25% FH	0%	£10,516,020	£9,880,135	£9,820,354	£9,784,474	£9,727,456	£9,698,948	£9,684,693
% SR & 5% SO & 25% FH	10%	£9,574,350	£8,940,414	£8,880,634	£8,832,322	£8,779,304	£8,750,795	£8,736,541
% SR & 5% SO & 25% FH	15%	£9,103,515	£8,470,555	£8,410,773	£8,362,245	£8,305,228	£8,276,719	£8,262,464
% SR & 5% SO & 25% FH	20%	£8,632,681	£8,000,694	£7,940,913	£7,889,169	£7,831,151	£7,802,642	£7,788,388
% SR & 5% SO & 25% FH	25%	£8,161,846	£7,530,834	£7,471,054	£7,414,093	£7,357,075	£7,328,567	£7,314,312
% SR & 5% SO & 25% FH	30%	£7,691,011	£7,060,975	£7,001,193	£6,940,017	£6,882,999	£6,854,490	£6,840,236
% SR & 5% SO & 25% FH	35%	£7,220,177	£6,591,114	£6,531,333	£6,465,940	£6,408,922	£6,380,413	£6,366,159
% SR & 5% SO & 25% FH	40%	£6,749,342	£6,121,175	£6,061,474	£5,991,863	£5,934,846	£5,906,338	£5,892,083

Residual Land values compared to benchmark land values

Existing Sites	£1,770,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
% SR & 5% SO & 25% FH	0%	£11,043,194	£10,407,309	£10,347,528	£10,311,648	£10,254,630	£10,226,121	£10,211,867
% SR & 5% SO & 25% FH	10%	£10,101,524	£9,467,688	£9,407,908	£9,383,496	£9,306,478	£9,277,969	£9,263,715
% SR & 5% SO & 25% FH	15%	£9,630,689	£8,997,729	£8,937,947	£8,899,419	£8,832,402	£8,803,893	£8,789,638
% SR & 5% SO & 25% FH	20%	£9,159,855	£8,527,868	£8,468,087	£8,415,343	£8,358,325	£8,329,816	£8,315,562
% SR & 5% SO & 25% FH	25%	£8,689,019	£8,058,008	£7,998,228	£7,941,257	£7,884,249	£7,855,740	£7,841,486
% SR & 5% SO & 25% FH	30%	£8,218,185	£7,588,149	£7,528,367	£7,467,190	£7,410,173	£7,381,664	£7,367,409
% SR & 5% SO & 25% FH	35%	£7,747,351	£7,118,288	£7,058,507	£6,995,114	£6,936,096	£6,907,587	£6,893,333
% SR & 5% SO & 25% FH	40%	£7,276,516	£6,648,348	£6,588,648	£6,519,037	£6,462,020	£6,433,512	£6,419,257

Residual Land values compared to benchmark land values

Greenfield Land	£370,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
% SR & 5% SO & 25% FH	0%	£11,804,063	£11,168,178	£11,108,397	£11,072,516	£11,015,500	£10,986,991	£10,972,737
% SR & 5% SO & 25% FH	10%	£10,862,393	£10,228,458	£10,168,677	£10,124,365	£10,067,348	£10,038,839	£10,024,584
% SR & 5% SO & 25% FH	15%	£10,391,559	£9,759,598	£9,699,816	£9,656,289	£9,593,271	£9,564,762	£9,550,508
% SR & 5% SO & 25% FH	20%	£9,920,724	£9,289,739	£9,229,957	£9,179,212	£9,119,194	£9,090,686	£9,076,431
% SR & 5% SO & 25% FH	25%	£9,449,889	£8,818,878	£8,759,097	£8,702,137	£8,645,119	£8,616,610	£8,602,356
% SR & 5% SO & 25% FH	30%	£8,979,055	£8,349,018	£8,289,237	£8,228,060	£8,171,042	£8,142,533	£8,128,279
% SR & 5% SO & 25% FH	35%	£8,508,220	£7,879,158	£7,819,377	£7,759,383	£7,699,365	£7,669,857	£7,655,202
% SR & 5% SO & 25% FH	40%	£8,037,386	£7,409,218	£7,349,517	£7,279,907	£7,222,889	£7,194,381	£7,180,127

T13 - 50 Flats & Houses
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No Units	50
Site Area	0.54 Ha

Value Area	St Albans
Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£11,133,074	£10,485,321	£10,435,540	£10,399,661	£10,342,644	£10,314,135	£10,299,881
70% SR & 5% SO & 25%FH	10%	£10,261,145	£9,623,392	£9,563,611	£9,519,300	£9,462,262	£9,433,773	£9,419,519
70% SR & 5% SO & 25%FH	15%	£9,824,200	£9,187,426	£9,127,646	£9,079,118	£9,022,101	£8,993,592	£8,979,338
70% SR & 5% SO & 25%FH	20%	£9,387,176	£8,751,463	£8,691,682	£8,638,937	£8,581,920	£8,553,411	£8,539,156
70% SR & 5% SO & 25%FH	25%	£8,950,151	£8,315,499	£8,255,718	£8,198,756	£8,141,740	£8,113,231	£8,098,976
70% SR & 5% SO & 25%FH	30%	£8,513,127	£7,879,534	£7,819,753	£7,758,576	£7,701,559	£7,673,050	£7,658,795
70% SR & 5% SO & 25%FH	35%	£8,076,102	£7,443,570	£7,383,789	£7,318,395	£7,261,378	£7,232,869	£7,218,614
70% SR & 5% SO & 25%FH	40%	£7,639,077	£7,007,605	£6,947,824	£6,878,214	£6,821,197	£6,792,688	£6,778,433

Residual Land values compared to benchmark land values  
Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£9,230,900	£8,593,147	£8,533,366	£8,497,487	£8,440,470	£8,411,961	£8,397,707
70% SR & 5% SO & 25%FH	10%	£8,358,671	£7,721,218	£7,661,437	£7,617,126	£7,565,108	£7,537,599	£7,519,345
70% SR & 5% SO & 25%FH	15%	£7,922,026	£7,285,254	£7,225,472	£7,176,345	£7,119,927	£7,091,418	£7,077,164
70% SR & 5% SO & 25%FH	20%	£7,485,002	£6,849,289	£6,789,508	£6,736,764	£6,679,746	£6,651,237	£6,636,983
70% SR & 5% SO & 25%FH	25%	£7,047,977	£6,413,325	£6,353,544	£6,298,582	£6,239,566	£6,211,057	£6,196,803
70% SR & 5% SO & 25%FH	30%	£6,610,953	£5,977,360	£5,917,579	£5,856,402	£5,795,385	£5,770,876	£5,756,621
70% SR & 5% SO & 25%FH	35%	£6,173,928	£5,541,396	£5,481,615	£5,416,221	£5,355,204	£5,330,695	£5,316,440
70% SR & 5% SO & 25%FH	40%	£5,736,903	£5,105,432	£5,045,650	£4,976,049	£4,915,023	£4,890,514	£4,876,259

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£9,643,943	£9,006,191	£8,946,410	£8,910,530	£8,853,513	£8,825,005	£8,810,750
70% SR & 5% SO & 25%FH	10%	£8,772,014	£8,134,262	£8,074,481	£8,030,169	£7,973,151	£7,944,643	£7,930,388
70% SR & 5% SO & 25%FH	15%	£8,335,070	£7,697,318	£7,637,537	£7,593,968	£7,532,970	£7,504,461	£7,490,207
70% SR & 5% SO & 25%FH	20%	£7,898,045	£7,260,332	£7,200,551	£7,149,807	£7,092,789	£7,064,280	£7,050,026
70% SR & 5% SO & 25%FH	25%	£7,461,021	£6,823,368	£6,763,587	£6,709,626	£6,652,609	£6,624,100	£6,609,846
70% SR & 5% SO & 25%FH	30%	£7,023,996	£6,386,403	£6,326,622	£6,269,448	£6,212,428	£6,183,919	£6,169,665
70% SR & 5% SO & 25%FH	35%	£6,586,972	£5,950,439	£5,890,658	£5,829,265	£5,772,247	£5,743,738	£5,729,484
70% SR & 5% SO & 25%FH	40%	£6,149,946	£5,513,475	£5,453,693	£5,389,084	£5,332,066	£5,303,557	£5,289,303

Residual Land values compared to benchmark land values  
Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£10,171,117	£9,533,365	£9,473,584	£9,437,704	£9,380,687	£9,352,179	£9,337,924
70% SR & 5% SO & 25%FH	10%	£9,299,188	£8,661,435	£8,601,654	£8,557,343	£8,505,325	£8,477,816	£8,459,562
70% SR & 5% SO & 25%FH	15%	£8,862,244	£8,225,471	£8,165,690	£8,117,162	£8,065,144	£8,037,635	£8,019,381
70% SR & 5% SO & 25%FH	20%	£8,425,219	£7,789,506	£7,729,726	£7,676,361	£7,619,963	£7,591,454	£7,577,200
70% SR & 5% SO & 25%FH	25%	£7,988,195	£7,353,542	£7,293,761	£7,238,860	£7,179,763	£7,151,274	£7,137,020
70% SR & 5% SO & 25%FH	30%	£7,551,170	£6,917,577	£6,857,796	£6,796,620	£6,735,602	£6,711,093	£6,696,839
70% SR & 5% SO & 25%FH	35%	£7,114,146	£6,481,613	£6,421,832	£6,356,439	£6,295,421	£6,270,912	£6,256,658
70% SR & 5% SO & 25%FH	40%	£6,677,120	£6,045,649	£5,985,867	£5,916,258	£5,852,240	£5,830,731	£5,816,477

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£10,931,987	£10,294,234	£10,234,453	£10,198,574	£10,141,557	£10,113,048	£10,098,794
70% SR & 5% SO & 25%FH	10%	£10,060,058	£9,422,305	£9,362,524	£9,318,213	£9,261,195	£9,232,686	£9,218,432
70% SR & 5% SO & 25%FH	15%	£9,623,113	£8,980,341	£8,920,559	£8,876,032	£8,821,014	£8,792,505	£8,778,251
70% SR & 5% SO & 25%FH	20%	£9,186,089	£8,543,576	£8,483,794	£8,437,850	£8,380,833	£8,352,324	£8,338,070
70% SR & 5% SO & 25%FH	25%	£8,749,064	£8,104,412	£8,044,631	£7,997,689	£7,940,653	£7,912,144	£7,897,889
70% SR & 5% SO & 25%FH	30%	£8,312,040	£7,670,447	£7,610,666	£7,557,489	£7,500,472	£7,471,963	£7,457,708
70% SR & 5% SO & 25%FH	35%	£7,875,015	£7,242,483	£7,182,702	£7,127,308	£7,065,291	£7,037,782	£7,013,527
70% SR & 5% SO & 25%FH	40%	£7,437,990	£6,805,519	£6,745,737	£6,677,127	£6,620,110	£6,591,601	£6,577,346

St Albans District Council  
Local Plan Testing 2024

T13 - 50 Flats & Houses

Value Area

Rest of St Albans

No Units	50
Site Area	0.54 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£8,770,694	£8,132,942	£8,073,161	£8,036,939	£7,979,156	£7,950,265	£7,935,819
70% SR & 5% SO & 25%FH	10%	£8,119,483	£7,481,732	£7,421,950	£7,377,638	£7,320,621	£7,291,764	£7,277,318
70% SR & 5% SO & 25%FH	15%	£7,783,676	£7,156,126	£7,096,345	£7,047,817	£6,990,600	£6,962,291	£6,948,036
70% SR & 5% SO & 25%FH	20%	£7,468,273	£6,830,521	£6,770,740	£6,717,995	£6,660,978	£6,632,469	£6,618,214
70% SR & 5% SO & 25%FH	25%	£7,142,668	£6,504,915	£6,445,134	£6,388,174	£6,331,156	£6,302,647	£6,288,393
70% SR & 5% SO & 25%FH	30%	£6,817,063	£6,179,310	£6,119,529	£6,068,352	£6,007,334	£5,978,225	£5,964,071
70% SR & 5% SO & 25%FH	35%	£6,491,457	£5,853,705	£5,793,923	£5,738,531	£5,671,513	£5,643,004	£5,628,750
70% SR & 5% SO & 25%FH	40%	£6,165,852	£5,528,099	£5,468,318	£5,398,709	£5,341,691	£5,313,182	£5,298,928

Residual Land values compared to benchmark land values

Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£6,868,520	£6,230,768	£6,170,987	£6,134,766	£6,076,982	£6,048,091	£6,033,645
70% SR & 5% SO & 25%FH	10%	£6,217,309	£5,573,558	£5,519,776	£5,475,464	£5,418,447	£5,389,560	£5,375,145
70% SR & 5% SO & 25%FH	15%	£5,891,704	£5,253,952	£5,194,171	£5,145,643	£5,088,626	£5,060,117	£5,045,862
70% SR & 5% SO & 25%FH	20%	£5,565,100	£4,929,347	£4,868,566	£4,815,822	£4,758,804	£4,730,295	£4,716,041
70% SR & 5% SO & 25%FH	25%	£5,240,494	£4,607,741	£4,542,960	£4,489,600	£4,428,982	£4,400,473	£4,386,219
70% SR & 5% SO & 25%FH	30%	£4,914,889	£4,277,136	£4,217,355	£4,158,178	£4,099,160	£4,070,651	£4,056,397
70% SR & 5% SO & 25%FH	35%	£4,589,283	£3,951,531	£3,891,749	£3,828,357	£3,769,339	£3,740,830	£3,726,576
70% SR & 5% SO & 25%FH	40%	£4,263,678	£3,625,925	£3,566,144	£3,498,635	£3,439,517	£3,411,008	£3,396,754

Residual Land values compared to benchmark land values

Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£7,281,564	£6,643,811	£6,584,030	£6,547,809	£6,490,026	£6,461,134	£6,446,689
70% SR & 5% SO & 25%FH	10%	£6,630,353	£5,992,601	£5,932,819	£5,888,508	£5,831,490	£5,802,634	£5,788,188
70% SR & 5% SO & 25%FH	15%	£6,304,748	£5,666,995	£5,607,215	£5,558,687	£5,501,869	£5,473,160	£5,458,806
70% SR & 5% SO & 25%FH	20%	£5,979,143	£5,341,390	£5,281,610	£5,228,865	£5,171,847	£5,143,338	£5,129,084
70% SR & 5% SO & 25%FH	25%	£5,653,537	£5,015,784	£4,956,004	£4,899,043	£4,842,025	£4,813,517	£4,799,262
70% SR & 5% SO & 25%FH	30%	£5,327,932	£4,690,180	£4,630,399	£4,569,221	£4,512,204	£4,483,695	£4,469,440
70% SR & 5% SO & 25%FH	35%	£5,002,326	£4,364,575	£4,304,793	£4,239,600	£4,182,353	£4,153,844	£4,139,619
70% SR & 5% SO & 25%FH	40%	£4,676,721	£4,038,969	£3,979,188	£3,909,578	£3,852,561	£3,824,052	£3,809,798

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£7,808,738	£7,170,985	£7,111,204	£7,074,983	£7,017,200	£6,988,308	£6,973,863
70% SR & 5% SO & 25%FH	10%	£7,157,527	£6,519,775	£6,459,993	£6,415,682	£6,358,664	£6,329,808	£6,315,362
70% SR & 5% SO & 25%FH	15%	£6,831,922	£6,194,169	£6,134,388	£6,085,961	£6,028,843	£6,000,334	£5,986,080
70% SR & 5% SO & 25%FH	20%	£6,506,317	£5,868,564	£5,808,784	£5,768,039	£5,699,021	£5,670,512	£5,656,258
70% SR & 5% SO & 25%FH	25%	£6,180,711	£5,542,968	£5,483,178	£5,439,217	£5,385,199	£5,340,660	£5,326,406
70% SR & 5% SO & 25%FH	30%	£5,855,106	£5,217,353	£5,157,573	£5,096,395	£5,035,377	£5,010,869	£4,996,614
70% SR & 5% SO & 25%FH	35%	£5,529,500	£4,891,749	£4,831,967	£4,768,574	£4,709,557	£4,681,048	£4,666,793
70% SR & 5% SO & 25%FH	40%	£5,203,895	£4,566,143	£4,506,362	£4,436,752	£4,378,735	£4,351,226	£4,336,971

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£8,569,607	£7,931,855	£7,872,074	£7,835,852	£7,778,069	£7,749,176	£7,734,732
70% SR & 5% SO & 25%FH	10%	£7,918,396	£7,280,643	£7,220,863	£7,176,551	£7,119,534	£7,090,677	£7,076,231
70% SR & 5% SO & 25%FH	15%	£7,592,791	£6,955,039	£6,895,258	£6,846,730	£6,789,713	£6,761,204	£6,746,949
70% SR & 5% SO & 25%FH	20%	£7,267,186	£6,629,434	£6,569,653	£6,518,908	£6,459,891	£6,431,382	£6,417,128
70% SR & 5% SO & 25%FH	25%	£6,941,581	£6,303,828	£6,244,047	£6,187,087	£6,130,069	£6,101,560	£6,087,306
70% SR & 5% SO & 25%FH	30%	£6,615,976	£5,978,223	£5,918,442	£5,857,265	£5,800,247	£5,771,738	£5,757,484
70% SR & 5% SO & 25%FH	35%	£6,290,370	£5,652,618	£5,592,836	£5,537,444	£5,470,426	£5,441,917	£5,427,663
70% SR & 5% SO & 25%FH	40%	£5,964,765	£5,327,012	£5,267,231	£5,197,622	£5,140,604	£5,112,095	£5,097,841

St Albans District Council  
Local Plan Testing 2024

T13 - 50 Flats & Houses

No Units	50
Site Area	0.54 Ha

Value Area	Zone of Influence
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Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£8,770,694	£7,816,590	£7,756,006	£7,719,645	£7,661,862	£7,632,970	£7,618,525
70% SR & 5% SO & 25% FH	10%	£8,119,483	£7,166,634	£7,106,052	£7,069,144	£7,003,361	£6,974,470	£6,960,024
70% SR & 5% SO & 25% FH	15%	£7,793,878	£6,841,657	£6,781,074	£6,743,895	£6,674,112	£6,645,220	£6,630,774
70% SR & 5% SO & 25% FH	20%	£7,468,273	£6,516,680	£6,456,098	£6,402,644	£6,344,861	£6,315,969	£6,301,523
70% SR & 5% SO & 25% FH	25%	£7,142,668	£6,191,703	£6,131,119	£6,073,394	£6,015,611	£5,986,719	£5,972,274
70% SR & 5% SO & 25% FH	30%	£6,817,063	£5,866,726	£5,806,142	£5,744,143	£5,686,360	£5,657,469	£5,643,023
70% SR & 5% SO & 25% FH	35%	£6,491,457	£5,541,179	£5,481,165	£5,414,893	£5,357,110	£5,328,219	£5,313,773
70% SR & 5% SO & 25% FH	40%	£6,165,852	£5,215,574	£5,155,793	£5,085,643	£5,027,859	£4,998,968	£4,984,522

Residual Land values compared to benchmark land values  
Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£6,868,520	£5,914,416	£5,853,832	£5,817,471	£5,759,688	£5,730,797	£5,716,351
70% SR & 5% SO & 25% FH	10%	£6,217,309	£5,261,461	£5,203,876	£5,158,017	£5,101,187	£5,072,296	£5,057,850
70% SR & 5% SO & 25% FH	15%	£5,891,704	£4,939,483	£4,878,900	£4,829,721	£4,771,938	£4,743,046	£4,728,600
70% SR & 5% SO & 25% FH	20%	£5,566,100	£4,614,506	£4,553,922	£4,500,470	£4,442,687	£4,413,795	£4,399,350
70% SR & 5% SO & 25% FH	25%	£5,240,494	£4,289,529	£4,228,945	£4,171,220	£4,113,437	£4,084,545	£4,070,100
70% SR & 5% SO & 25% FH	30%	£4,914,889	£3,964,552	£3,903,968	£3,841,969	£3,784,186	£3,755,295	£3,740,849
70% SR & 5% SO & 25% FH	35%	£4,589,283	£3,639,005	£3,578,991	£3,512,719	£3,454,936	£3,426,045	£3,411,599
70% SR & 5% SO & 25% FH	40%	£4,263,678	£3,313,400	£3,253,619	£3,183,469	£3,125,686	£3,096,794	£3,082,348

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£7,281,964	£6,327,459	£6,266,875	£6,230,515	£6,172,732	£6,143,840	£6,129,394
70% SR & 5% SO & 25% FH	10%	£6,630,353	£5,677,504	£5,616,921	£5,572,014	£5,514,231	£5,485,339	£5,470,894
70% SR & 5% SO & 25% FH	15%	£6,304,748	£5,352,527	£5,291,944	£5,242,794	£5,184,981	£5,156,090	£5,141,644
70% SR & 5% SO & 25% FH	20%	£5,979,143	£5,027,550	£4,966,966	£4,915,513	£4,855,730	£4,826,839	£4,812,393
70% SR & 5% SO & 25% FH	25%	£5,653,537	£4,702,573	£4,641,989	£4,584,264	£4,526,481	£4,497,589	£4,483,143
70% SR & 5% SO & 25% FH	30%	£5,327,932	£4,377,596	£4,317,012	£4,255,013	£4,197,230	£4,168,338	£4,153,892
70% SR & 5% SO & 25% FH	35%	£5,002,326	£4,052,619	£3,992,034	£3,929,763	£3,867,980	£3,839,088	£3,824,643
70% SR & 5% SO & 25% FH	40%	£4,676,721	£3,726,444	£3,666,662	£3,596,512	£3,536,729	£3,507,838	£3,493,392

Residual Land values compared to benchmark land values  
Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£7,808,738	£6,854,633	£6,794,049	£6,757,689	£6,699,905	£6,671,014	£6,656,568
70% SR & 5% SO & 25% FH	10%	£7,157,527	£6,201,678	£6,144,095	£6,099,188	£6,041,405	£6,012,513	£6,000,068
70% SR & 5% SO & 25% FH	15%	£6,831,922	£5,879,701	£5,819,118	£5,769,938	£5,712,155	£5,683,263	£5,668,818
70% SR & 5% SO & 25% FH	20%	£6,506,317	£5,554,724	£5,494,140	£5,440,687	£5,382,904	£5,354,013	£5,339,567
70% SR & 5% SO & 25% FH	25%	£6,180,711	£5,229,747	£5,169,163	£5,111,437	£5,053,654	£5,024,763	£5,010,317
70% SR & 5% SO & 25% FH	30%	£5,855,106	£4,904,769	£4,844,186	£4,782,187	£4,724,404	£4,695,512	£4,681,066
70% SR & 5% SO & 25% FH	35%	£5,529,500	£4,579,223	£4,519,208	£4,452,937	£4,395,154	£4,366,262	£4,351,816
70% SR & 5% SO & 25% FH	40%	£5,203,895	£4,253,618	£4,193,836	£4,123,686	£4,065,903	£4,037,011	£4,022,565

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£8,569,607	£7,615,503	£7,554,919	£7,518,558	£7,460,775	£7,431,884	£7,417,438
70% SR & 5% SO & 25% FH	10%	£7,918,396	£6,665,548	£6,604,965	£6,568,605	£6,502,274	£6,473,383	£6,458,937
70% SR & 5% SO & 25% FH	15%	£7,592,791	£6,340,570	£6,279,987	£6,230,808	£6,173,025	£6,144,133	£6,129,687
70% SR & 5% SO & 25% FH	20%	£7,267,186	£6,015,593	£5,955,009	£5,901,557	£5,843,774	£5,814,882	£5,800,436
70% SR & 5% SO & 25% FH	25%	£6,941,581	£5,690,616	£5,630,032	£5,572,307	£5,514,524	£5,485,632	£5,471,187
70% SR & 5% SO & 25% FH	30%	£6,615,976	£5,365,639	£5,305,055	£5,243,056	£5,185,273	£5,156,382	£5,141,936
70% SR & 5% SO & 25% FH	35%	£6,290,370	£5,040,662	£4,980,078	£4,917,806	£4,859,023	£4,830,132	£4,815,686
70% SR & 5% SO & 25% FH	40%	£5,964,765	£4,715,685	£4,655,100	£4,591,556	£4,532,773	£4,503,881	£4,489,435

St Albans District Council  
Local Plan Testing 2024

T14 - 50 Houses

Value Area

Harpenden

No Units	50
Site Area	1.25 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£14,278,625	£13,605,677	£13,570,402	£13,535,224	£13,482,964	£13,456,834	£13,443,769
70% SR & 5% SO & 25% FH	10%	£13,205,857	£12,532,910	£12,486,031	£12,451,356	£12,399,684	£12,373,849	£12,360,931
70% SR & 5% SO & 25% FH	15%	£12,669,408	£11,999,460	£11,951,769	£11,916,458	£11,864,090	£11,838,391	£11,819,547
70% SR & 5% SO & 25% FH	20%	£12,132,914	£11,459,966	£11,425,485	£11,387,582	£11,316,499	£11,290,957	£11,276,187
70% SR & 5% SO & 25% FH	25%	£11,596,376	£10,923,428	£10,889,145	£10,825,731	£10,774,941	£10,749,547	£10,736,850
70% SR & 5% SO & 25% FH	30%	£11,059,793	£10,389,845	£10,352,761	£10,283,902	£10,233,408	£10,208,161	£10,195,537
70% SR & 5% SO & 25% FH	35%	£10,523,167	£9,850,219	£9,816,334	£9,742,098	£9,691,898	£9,666,798	£9,654,248
70% SR & 5% SO & 25% FH	40%	£9,986,496	£9,313,549	£9,279,862	£9,200,317	£9,150,411	£9,125,458	£9,112,981

Residual Land values compared to benchmark land values  
Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£9,903,625	£9,230,677	£9,195,402	£9,160,224	£9,107,964	£9,081,834	£9,068,769
70% SR & 5% SO & 25% FH	10%	£8,930,857	£8,157,910	£8,123,031	£8,076,356	£8,024,094	£7,998,849	£7,985,931
70% SR & 5% SO & 25% FH	15%	£8,294,408	£7,621,460	£7,586,780	£7,534,458	£7,483,080	£7,457,391	£7,444,547
70% SR & 5% SO & 25% FH	20%	£7,757,914	£7,084,966	£7,050,485	£6,992,582	£6,941,499	£6,915,957	£6,903,187
70% SR & 5% SO & 25% FH	25%	£7,221,376	£6,548,428	£6,514,145	£6,450,731	£6,399,941	£6,374,547	£6,361,850
70% SR & 5% SO & 25% FH	30%	£6,684,793	£6,011,845	£5,977,761	£5,908,902	£5,858,408	£5,833,161	£5,820,537
70% SR & 5% SO & 25% FH	35%	£6,148,167	£5,475,219	£5,441,334	£5,367,098	£5,316,898	£5,291,798	£5,279,248
70% SR & 5% SO & 25% FH	40%	£5,611,496	£4,938,549	£4,904,862	£4,825,317	£4,775,411	£4,750,458	£4,737,981

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£10,853,625	£10,180,677	£10,145,402	£10,110,224	£10,057,964	£10,031,834	£10,018,769
70% SR & 5% SO & 25% FH	10%	£9,780,857	£9,107,910	£9,073,031	£9,026,356	£8,974,684	£8,948,849	£8,935,931
70% SR & 5% SO & 25% FH	15%	£9,244,408	£8,571,460	£8,536,780	£8,494,458	£8,433,080	£8,407,391	£8,394,547
70% SR & 5% SO & 25% FH	20%	£7,707,914	£7,034,966	£6,999,485	£6,942,582	£6,891,499	£6,865,957	£6,853,187
70% SR & 5% SO & 25% FH	25%	£7,171,376	£6,498,428	£6,464,145	£6,400,731	£6,349,941	£6,324,547	£6,311,850
70% SR & 5% SO & 25% FH	30%	£6,634,793	£6,001,845	£5,967,761	£5,898,902	£5,848,408	£5,823,161	£5,810,537
70% SR & 5% SO & 25% FH	35%	£6,098,167	£5,465,219	£5,431,334	£5,357,098	£5,296,898	£5,271,798	£5,259,248
70% SR & 5% SO & 25% FH	40%	£5,561,496	£4,928,549	£4,894,862	£4,815,317	£4,765,411	£4,740,458	£4,727,981

Residual Land values compared to benchmark land values  
Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£12,066,125	£11,393,177	£11,357,902	£11,322,724	£11,270,464	£11,244,334	£11,231,269
70% SR & 5% SO & 25% FH	10%	£10,993,357	£10,320,410	£10,285,131	£10,238,856	£10,187,184	£10,161,349	£10,148,431
70% SR & 5% SO & 25% FH	15%	£10,456,908	£9,783,960	£9,748,280	£9,696,958	£9,645,580	£9,619,891	£9,607,047
70% SR & 5% SO & 25% FH	20%	£9,920,414	£9,247,466	£9,212,985	£9,155,082	£9,103,999	£9,078,457	£9,065,687
70% SR & 5% SO & 25% FH	25%	£9,383,918	£8,710,928	£8,676,445	£8,613,231	£8,562,441	£8,537,047	£8,524,350
70% SR & 5% SO & 25% FH	30%	£8,847,293	£8,174,345	£8,140,261	£8,071,402	£8,020,908	£7,995,661	£7,983,037
70% SR & 5% SO & 25% FH	35%	£8,310,667	£7,637,719	£7,603,834	£7,529,598	£7,479,398	£7,454,298	£7,441,748
70% SR & 5% SO & 25% FH	40%	£7,773,996	£7,101,049	£7,067,362	£6,987,817	£6,937,911	£6,912,958	£6,900,481

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£13,816,125	£13,143,177	£13,107,902	£13,072,724	£13,020,464	£12,994,334	£12,981,269
70% SR & 5% SO & 25% FH	10%	£12,743,357	£12,070,410	£12,035,131	£11,988,856	£11,937,184	£11,911,349	£11,898,431
70% SR & 5% SO & 25% FH	15%	£12,206,908	£11,533,960	£11,499,280	£11,446,958	£11,395,580	£11,369,891	£11,357,047
70% SR & 5% SO & 25% FH	20%	£11,670,414	£10,997,466	£10,962,985	£10,905,082	£10,853,999	£10,828,457	£10,815,687
70% SR & 5% SO & 25% FH	25%	£11,133,918	£10,460,928	£10,426,445	£10,363,231	£10,312,441	£10,287,047	£10,274,350
70% SR & 5% SO & 25% FH	30%	£10,597,293	£9,924,345	£9,890,261	£9,821,402	£9,770,908	£9,745,661	£9,733,037
70% SR & 5% SO & 25% FH	35%	£10,060,667	£9,387,719	£9,353,834	£9,279,598	£9,229,398	£9,204,298	£9,191,748
70% SR & 5% SO & 25% FH	40%	£9,523,996	£8,851,049	£8,817,362	£8,737,817	£8,687,911	£8,662,958	£8,650,481

T14 - 50 Houses	
No Units	50
Site Area	1.25 Ha

Value Area	St Albans
Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£13,334,581	£12,661,633	£12,626,358	£12,591,180	£12,538,920	£12,512,791	£12,499,637
70% SR & 5% SO & 25% FH	10%	£12,337,762	£11,664,814	£11,629,936	£11,583,290	£11,531,589	£11,505,753	£11,492,836
70% SR & 5% SO & 25% FH	15%	£11,639,298	£11,156,339	£11,131,659	£11,079,939	£11,027,959	£11,002,270	£10,989,425
70% SR & 5% SO & 25% FH	20%	£11,340,767	£10,667,819	£10,633,338	£10,575,436	£10,524,352	£10,498,810	£10,486,040
70% SR & 5% SO & 25% FH	25%	£10,842,203	£10,189,255	£10,134,972	£10,071,558	£10,020,769	£9,995,375	£9,982,677
70% SR & 5% SO & 25% FH	30%	£10,343,595	£9,670,647	£9,636,563	£9,567,704	£9,517,209	£9,491,962	£9,479,338
70% SR & 5% SO & 25% FH	35%	£9,844,943	£9,171,995	£9,138,110	£9,063,874	£9,015,674	£8,988,573	£8,976,023
70% SR & 5% SO & 25% FH	40%	£9,346,247	£8,673,299	£8,639,612	£8,560,068	£8,510,162	£8,485,209	£8,472,732

Residual Land values compared to benchmark land values  
Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£9,959,581	£9,286,633	£9,251,358	£9,216,180	£9,163,920	£9,137,791	£9,124,637
70% SR & 5% SO & 25% FH	10%	£7,952,762	£7,289,814	£7,254,936	£7,219,760	£7,167,500	£7,141,371	£7,128,217
70% SR & 5% SO & 25% FH	15%	£7,454,298	£6,791,339	£6,756,059	£6,720,880	£6,668,620	£6,642,491	£6,629,337
70% SR & 5% SO & 25% FH	20%	£6,955,767	£6,292,819	£6,258,338	£6,222,860	£6,170,600	£6,144,471	£6,131,317
70% SR & 5% SO & 25% FH	25%	£6,457,203	£5,794,255	£5,759,772	£5,724,290	£5,672,030	£5,645,901	£5,632,747
70% SR & 5% SO & 25% FH	30%	£5,958,595	£5,295,647	£5,261,163	£5,225,680	£5,173,420	£5,147,291	£5,134,137
70% SR & 5% SO & 25% FH	35%	£5,459,943	£4,796,995	£4,762,510	£4,727,030	£4,674,770	£4,648,641	£4,635,487
70% SR & 5% SO & 25% FH	40%	£4,921,247	£4,298,299	£4,263,812	£4,228,330	£4,176,070	£4,150,941	£4,137,787

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£9,909,581	£9,236,633	£9,201,358	£9,166,180	£9,113,920	£9,087,791	£9,074,637
70% SR & 5% SO & 25% FH	10%	£8,912,762	£8,239,814	£8,204,936	£8,169,760	£8,117,500	£8,091,371	£8,078,217
70% SR & 5% SO & 25% FH	15%	£8,414,298	£7,741,339	£7,706,059	£7,670,880	£7,618,620	£7,592,491	£7,579,337
70% SR & 5% SO & 25% FH	20%	£7,915,767	£7,242,819	£7,207,338	£7,171,860	£7,119,600	£7,093,471	£7,080,317
70% SR & 5% SO & 25% FH	25%	£7,417,203	£6,744,255	£6,708,772	£6,673,290	£6,621,030	£6,594,901	£6,581,747
70% SR & 5% SO & 25% FH	30%	£6,918,595	£6,245,647	£6,210,163	£6,174,680	£6,122,420	£6,096,291	£6,083,137
70% SR & 5% SO & 25% FH	35%	£6,419,943	£5,746,995	£5,711,510	£5,676,030	£5,623,770	£5,597,641	£5,584,487
70% SR & 5% SO & 25% FH	40%	£5,921,247	£5,248,299	£5,212,812	£5,177,330	£5,125,070	£5,098,941	£5,085,787

Residual Land values compared to benchmark land values  
Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£11,122,081	£10,449,133	£10,413,858	£10,378,680	£10,326,420	£10,300,291	£10,287,137
70% SR & 5% SO & 25% FH	10%	£10,125,262	£9,452,314	£9,417,036	£9,381,860	£9,319,600	£9,293,471	£9,280,317
70% SR & 5% SO & 25% FH	15%	£9,626,798	£8,953,839	£8,918,559	£8,883,380	£8,821,120	£8,795,991	£8,782,837
70% SR & 5% SO & 25% FH	20%	£9,128,267	£8,455,319	£8,420,038	£8,384,860	£8,322,600	£8,297,471	£8,284,317
70% SR & 5% SO & 25% FH	25%	£8,629,703	£7,956,795	£7,921,512	£7,886,330	£7,824,070	£7,798,941	£7,785,787
70% SR & 5% SO & 25% FH	30%	£8,131,195	£7,458,247	£7,422,963	£7,387,780	£7,325,520	£7,300,391	£7,287,237
70% SR & 5% SO & 25% FH	35%	£7,632,643	£6,959,695	£6,924,410	£6,889,230	£6,827,070	£6,801,941	£6,788,787
70% SR & 5% SO & 25% FH	40%	£7,134,147	£6,460,199	£6,424,912	£6,389,730	£6,327,570	£6,302,441	£6,289,287

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£12,872,081	£12,199,133	£12,163,858	£12,128,680	£12,076,420	£12,050,291	£12,037,137
70% SR & 5% SO & 25% FH	10%	£11,875,262	£11,202,314	£11,167,036	£11,131,860	£11,079,600	£11,053,471	£11,040,317
70% SR & 5% SO & 25% FH	15%	£11,376,798	£10,703,839	£10,668,559	£10,633,380	£10,581,120	£10,555,991	£10,542,837
70% SR & 5% SO & 25% FH	20%	£10,878,267	£10,205,319	£10,170,038	£10,134,860	£10,082,600	£10,056,471	£10,043,317
70% SR & 5% SO & 25% FH	25%	£10,379,703	£9,706,795	£9,671,512	£9,636,330	£9,584,070	£9,557,941	£9,544,787
70% SR & 5% SO & 25% FH	30%	£9,881,195	£9,208,247	£9,172,963	£9,137,780	£9,085,520	£9,059,391	£9,046,237
70% SR & 5% SO & 25% FH	35%	£9,382,643	£8,709,695	£8,674,410	£8,639,230	£8,587,070	£8,560,941	£8,547,787
70% SR & 5% SO & 25% FH	40%	£8,884,147	£8,210,199	£8,174,912	£8,139,730	£8,087,570	£8,061,441	£8,048,287

St Albans District Council  
Local Plan Testing 2024

T14 - 50 Houses

Value Area

Rest of St Albans

No Units	50
Site Area	1.25 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£10,782,713	£10,099,613	£10,063,931	£10,028,347	£9,975,483	£9,949,052	£9,935,836
70% SR & 5% SO & 25%FH	10%	£10,027,495	£9,347,363	£9,312,082	£9,264,867	£9,212,598	£9,186,484	£9,173,397
70% SR & 5% SO & 25%FH	15%	£9,649,620	£8,971,170	£8,936,090	£8,883,162	£8,831,192	£8,805,207	£8,792,214
70% SR & 5% SO & 25%FH	20%	£9,272,101	£8,594,933	£8,560,054	£8,501,482	£8,449,809	£8,423,972	£8,411,054
70% SR & 5% SO & 25%FH	25%	£8,894,337	£8,218,652	£8,183,973	£8,119,826	£8,069,451	£8,042,763	£8,029,919
70% SR & 5% SO & 25%FH	30%	£8,516,530	£7,842,325	£7,807,848	£7,738,193	£7,681,116	£7,654,376	£7,641,807
70% SR & 5% SO & 25%FH	35%	£8,138,679	£7,465,731	£7,431,678	£7,356,584	£7,305,804	£7,280,414	£7,267,719
70% SR & 5% SO & 25%FH	40%	£7,760,783	£7,087,835	£7,054,149	£6,974,604	£6,924,517	£6,899,275	£6,886,655

Residual Land values compared to benchmark land values

Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£6,407,713	£5,724,613	£5,688,931	£5,653,347	£5,600,483	£5,574,052	£5,560,836
70% SR & 5% SO & 25%FH	10%	£5,652,495	£4,972,363	£4,937,082	£4,899,867	£4,851,598	£4,811,484	£4,798,397
70% SR & 5% SO & 25%FH	15%	£5,274,620	£4,596,170	£4,561,090	£4,508,162	£4,456,192	£4,430,207	£4,417,214
70% SR & 5% SO & 25%FH	20%	£4,897,101	£4,219,933	£4,185,054	£4,126,482	£4,074,809	£4,048,972	£4,036,054
70% SR & 5% SO & 25%FH	25%	£4,519,337	£3,843,652	£3,808,973	£3,744,826	£3,693,451	£3,667,763	£3,654,919
70% SR & 5% SO & 25%FH	30%	£4,141,530	£3,467,325	£3,432,648	£3,363,193	£3,312,116	£3,286,376	£3,273,807
70% SR & 5% SO & 25%FH	35%	£3,763,679	£3,090,731	£3,056,678	£2,981,584	£2,930,804	£2,905,414	£2,892,719
70% SR & 5% SO & 25%FH	40%	£3,385,783	£2,712,835	£2,679,149	£2,599,604	£2,549,517	£2,524,275	£2,511,655

Residual Land values compared to benchmark land values

Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£7,357,713	£6,674,613	£6,638,931	£6,603,347	£6,550,483	£6,524,052	£6,510,836
70% SR & 5% SO & 25%FH	10%	£6,602,495	£5,922,363	£5,887,082	£5,839,867	£5,787,598	£5,761,484	£5,748,397
70% SR & 5% SO & 25%FH	15%	£6,224,620	£5,546,170	£5,511,090	£5,458,162	£5,406,192	£5,380,207	£5,367,214
70% SR & 5% SO & 25%FH	20%	£5,847,101	£5,169,933	£5,135,054	£5,076,482	£5,024,809	£4,998,972	£4,986,054
70% SR & 5% SO & 25%FH	25%	£5,469,337	£4,793,652	£4,758,973	£4,694,826	£4,643,451	£4,617,763	£4,604,919
70% SR & 5% SO & 25%FH	30%	£5,091,530	£4,417,325	£4,382,648	£4,313,193	£4,262,116	£4,236,376	£4,223,807
70% SR & 5% SO & 25%FH	35%	£4,713,679	£4,040,731	£4,006,678	£3,931,584	£3,880,804	£3,855,414	£3,842,719
70% SR & 5% SO & 25%FH	40%	£4,335,783	£3,662,835	£3,629,149	£3,549,604	£3,499,517	£3,474,275	£3,461,655

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£8,570,213	£7,887,113	£7,851,431	£7,815,847	£7,762,983	£7,736,552	£7,723,336
70% SR & 5% SO & 25%FH	10%	£7,814,995	£7,134,863	£7,099,582	£7,052,367	£7,000,098	£6,973,964	£6,960,897
70% SR & 5% SO & 25%FH	15%	£7,437,320	£6,758,670	£6,723,590	£6,670,662	£6,618,692	£6,592,707	£6,579,714
70% SR & 5% SO & 25%FH	20%	£7,059,601	£6,382,433	£6,347,554	£6,289,982	£6,237,309	£6,211,472	£6,198,554
70% SR & 5% SO & 25%FH	25%	£6,681,837	£6,006,192	£5,971,473	£5,907,326	£5,855,951	£5,830,263	£5,817,419
70% SR & 5% SO & 25%FH	30%	£6,304,030	£5,629,655	£5,595,348	£5,525,693	£5,474,616	£5,449,076	£5,436,307
70% SR & 5% SO & 25%FH	35%	£5,926,179	£5,253,231	£5,219,178	£5,144,084	£5,093,304	£5,067,914	£5,055,219
70% SR & 5% SO & 25%FH	40%	£5,548,283	£4,875,335	£4,841,649	£4,762,104	£4,712,017	£4,686,775	£4,674,155

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£10,320,213	£9,637,113	£9,601,431	£9,565,847	£9,512,983	£9,486,552	£9,473,336
70% SR & 5% SO & 25%FH	10%	£9,564,995	£8,884,863	£8,849,582	£8,802,367	£8,750,098	£8,723,964	£8,710,897
70% SR & 5% SO & 25%FH	15%	£9,187,320	£8,508,670	£8,473,590	£8,420,662	£8,369,692	£8,342,707	£8,329,714
70% SR & 5% SO & 25%FH	20%	£8,809,601	£8,124,433	£8,089,554	£8,038,982	£7,987,309	£7,961,472	£7,948,554
70% SR & 5% SO & 25%FH	25%	£8,431,837	£7,756,192	£7,721,473	£7,657,326	£7,605,951	£7,580,263	£7,567,419
70% SR & 5% SO & 25%FH	30%	£8,054,030	£7,379,655	£7,345,348	£7,275,693	£7,224,616	£7,199,076	£7,186,307
70% SR & 5% SO & 25%FH	35%	£7,676,179	£7,003,231	£6,969,178	£6,894,084	£6,843,304	£6,817,914	£6,805,219
70% SR & 5% SO & 25%FH	40%	£7,298,283	£6,625,335	£6,591,649	£6,512,104	£6,462,017	£6,436,775	£6,424,155

St Albans District Council  
Local Plan Testing 2024

T14 - 50 Houses	
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Value Area	Zone of Influence
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No Units	50
Site Area	1.25 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£10,782,713	£9,787,046	£9,751,363	£9,715,779	£9,682,915	£9,636,484	£9,623,268
70% SR & 5% SO & 25%FH	10%	£10,027,495	£9,034,795	£8,999,514	£8,952,299	£8,900,031	£8,873,897	£8,860,830
70% SR & 5% SO & 25%FH	15%	£9,649,820	£8,659,602	£8,623,523	£8,570,596	£8,519,624	£8,493,539	£8,479,646
70% SR & 5% SO & 25%FH	20%	£9,272,101	£8,282,365	£8,247,486	£8,188,915	£8,137,242	£8,111,405	£8,096,486
70% SR & 5% SO & 25%FH	25%	£8,894,337	£7,906,054	£7,871,405	£7,807,259	£7,755,883	£7,730,195	£7,717,351
70% SR & 5% SO & 25%FH	30%	£8,516,530	£7,529,758	£7,495,280	£7,425,625	£7,374,548	£7,349,009	£7,336,239
70% SR & 5% SO & 25%FH	35%	£8,138,679	£7,153,387	£7,119,110	£7,044,017	£6,993,237	£6,967,846	£6,955,152
70% SR & 5% SO & 25%FH	40%	£7,760,783	£6,776,971	£6,742,895	£6,662,432	£6,611,949	£6,586,708	£6,574,088

Residual Land values compared to benchmark land values  
Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£6,407,713	£5,412,046	£5,376,363	£5,340,779	£5,297,915	£5,261,484	£5,248,268
70% SR & 5% SO & 25%FH	10%	£5,652,495	£4,659,795	£4,624,514	£4,577,299	£4,525,031	£4,498,897	£4,485,830
70% SR & 5% SO & 25%FH	15%	£5,274,820	£4,283,602	£4,248,523	£4,195,596	£4,143,624	£4,117,639	£4,104,646
70% SR & 5% SO & 25%FH	20%	£4,897,101	£3,907,365	£3,872,486	£3,813,915	£3,762,242	£3,736,405	£3,723,486
70% SR & 5% SO & 25%FH	25%	£4,519,337	£3,531,084	£3,496,405	£3,432,259	£3,380,883	£3,355,195	£3,342,351
70% SR & 5% SO & 25%FH	30%	£4,141,530	£3,154,758	£3,120,280	£3,050,625	£2,999,548	£2,974,009	£2,961,239
70% SR & 5% SO & 25%FH	35%	£3,763,679	£2,778,387	£2,744,110	£2,669,017	£2,618,237	£2,592,846	£2,580,152
70% SR & 5% SO & 25%FH	40%	£3,385,783	£2,401,971	£2,367,895	£2,287,432	£2,236,949	£2,211,708	£2,199,088

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£7,357,713	£6,362,046	£6,326,363	£6,290,779	£6,237,915	£6,211,484	£6,198,268
70% SR & 5% SO & 25%FH	10%	£6,602,495	£5,609,795	£5,574,514	£5,527,299	£5,475,031	£5,448,897	£5,435,830
70% SR & 5% SO & 25%FH	15%	£6,224,820	£5,233,602	£5,198,523	£5,145,596	£5,093,624	£5,067,639	£5,054,646
70% SR & 5% SO & 25%FH	20%	£5,847,101	£4,857,365	£4,822,486	£4,763,915	£4,712,242	£4,686,405	£4,673,486
70% SR & 5% SO & 25%FH	25%	£5,469,337	£4,481,084	£4,446,405	£4,382,259	£4,330,883	£4,305,195	£4,292,351
70% SR & 5% SO & 25%FH	30%	£5,091,530	£4,104,758	£4,070,280	£4,000,625	£3,949,548	£3,924,009	£3,911,239
70% SR & 5% SO & 25%FH	35%	£4,713,679	£3,728,387	£3,694,110	£3,619,017	£3,568,237	£3,542,846	£3,530,152
70% SR & 5% SO & 25%FH	40%	£4,335,783	£3,351,971	£3,317,895	£3,237,432	£3,186,949	£3,161,708	£3,149,088

Residual Land values compared to benchmark land values  
Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£8,570,213	£7,574,546	£7,538,863	£7,503,279	£7,450,415	£7,423,984	£7,410,768
70% SR & 5% SO & 25%FH	10%	£7,814,995	£6,822,295	£6,787,014	£6,739,799	£6,687,531	£6,661,397	£6,648,330
70% SR & 5% SO & 25%FH	15%	£7,437,320	£6,446,102	£6,411,023	£6,358,096	£6,305,124	£6,280,139	£6,267,146
70% SR & 5% SO & 25%FH	20%	£7,059,601	£6,069,865	£6,034,986	£5,976,415	£5,924,742	£5,898,905	£5,885,986
70% SR & 5% SO & 25%FH	25%	£6,681,837	£5,693,584	£5,658,905	£5,594,759	£5,543,383	£5,517,695	£5,504,851
70% SR & 5% SO & 25%FH	30%	£6,304,030	£5,317,258	£5,282,780	£5,213,125	£5,162,048	£5,136,509	£5,123,739
70% SR & 5% SO & 25%FH	35%	£5,926,179	£4,940,887	£4,906,610	£4,831,517	£4,780,737	£4,755,346	£4,742,652
70% SR & 5% SO & 25%FH	40%	£5,548,283	£4,564,471	£4,530,395	£4,449,932	£4,399,449	£4,374,208	£4,361,588

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£10,320,213	£9,324,546	£9,288,863	£9,253,279	£9,200,415	£9,173,984	£9,160,768
70% SR & 5% SO & 25%FH	10%	£9,564,995	£8,572,295	£8,537,014	£8,489,799	£8,437,531	£8,411,397	£8,398,330
70% SR & 5% SO & 25%FH	15%	£9,187,320	£8,196,102	£8,161,023	£8,108,096	£8,056,124	£8,030,139	£8,017,146
70% SR & 5% SO & 25%FH	20%	£8,809,601	£7,819,865	£7,784,986	£7,726,415	£7,674,742	£7,648,905	£7,635,986
70% SR & 5% SO & 25%FH	25%	£8,431,837	£7,443,584	£7,408,905	£7,344,759	£7,293,383	£7,267,695	£7,254,851
70% SR & 5% SO & 25%FH	30%	£8,054,030	£7,067,258	£7,032,780	£6,963,125	£6,912,048	£6,886,509	£6,873,739
70% SR & 5% SO & 25%FH	35%	£7,676,179	£6,689,887	£6,656,610	£6,581,517	£6,530,737	£6,505,346	£6,492,652
70% SR & 5% SO & 25%FH	40%	£7,298,283	£6,314,471	£6,280,395	£6,199,932	£6,149,449	£6,124,208	£6,111,588

St Albans District Council  
Local Plan Testing 2024

T15 - 50 Flats & Houses

Value Area

Harpenden

No Units	50
Site Area	0.96 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent/ 15% S0/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£12,005,150	£11,369,265	£11,309,484	£11,273,604	£11,216,587	£11,188,078	£11,173,824
70% SR & 5% SO & 25%FH	10%	£11,063,480	£10,429,545	£10,369,764	£10,325,452	£10,268,435	£10,239,926	£10,225,671
70% SR & 5% SO & 25%FH	15%	£10,592,846	£9,869,695	£9,809,903	£9,811,376	£9,794,308	£9,765,849	£9,751,595
70% SR & 5% SO & 25%FH	20%	£10,121,811	£9,489,825	£9,430,044	£9,377,299	£9,320,281	£9,291,773	£9,277,518
70% SR & 5% SO & 25%FH	25%	£9,650,976	£9,019,965	£8,960,184	£8,903,224	£8,846,206	£8,817,697	£8,803,443
70% SR & 5% SO & 25%FH	30%	£9,180,142	£8,550,105	£8,490,323	£8,429,147	£8,372,129	£8,343,620	£8,329,366
70% SR & 5% SO & 25%FH	35%	£8,709,307	£8,080,245	£8,020,464	£7,955,070	£7,898,053	£7,869,544	£7,855,289
70% SR & 5% SO & 25%FH	40%	£8,238,473	£7,610,305	£7,550,604	£7,480,994	£7,423,976	£7,395,468	£7,381,214

Residual Land values compared to benchmark land values

Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£8,639,766	£8,003,880	£7,944,100	£7,908,220	£7,851,202	£7,822,693	£7,808,439
70% SR & 5% SO & 25%FH	10%	£7,698,095	£7,064,160	£7,004,379	£6,968,498	£6,911,480	£6,882,971	£6,868,717
70% SR & 5% SO & 25%FH	15%	£7,227,261	£6,594,301	£6,534,519	£6,498,991	£6,442,973	£6,414,464	£6,400,210
70% SR & 5% SO & 25%FH	20%	£6,756,427	£6,124,440	£6,064,659	£6,011,915	£5,954,897	£5,926,388	£5,912,134
70% SR & 5% SO & 25%FH	25%	£6,285,591	£5,654,560	£5,594,800	£5,537,839	£5,480,821	£5,452,312	£5,438,058
70% SR & 5% SO & 25%FH	30%	£5,814,757	£5,184,721	£5,124,939	£5,063,762	£5,006,745	£4,978,236	£4,963,981
70% SR & 5% SO & 25%FH	35%	£5,343,923	£4,714,860	£4,655,079	£4,589,886	£4,532,668	£4,504,159	£4,489,905
70% SR & 5% SO & 25%FH	40%	£4,873,088	£4,244,020	£4,185,220	£4,115,609	£4,058,591	£4,030,084	£4,015,829

Residual Land values compared to benchmark land values

Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£9,370,535	£8,734,650	£8,674,869	£8,638,989	£8,581,971	£8,553,463	£8,539,208
70% SR & 5% SO & 25%FH	10%	£8,428,855	£7,794,929	£7,735,149	£7,690,837	£7,633,819	£7,605,310	£7,591,056
70% SR & 5% SO & 25%FH	15%	£7,958,031	£7,325,070	£7,265,288	£7,216,760	£7,159,743	£7,131,234	£7,116,979
70% SR & 5% SO & 25%FH	20%	£7,487,196	£6,855,209	£6,795,426	£6,742,494	£6,686,666	£6,658,157	£6,643,903
70% SR & 5% SO & 25%FH	25%	£7,016,361	£6,385,349	£6,325,569	£6,268,688	£6,211,590	£6,183,082	£6,168,827
70% SR & 5% SO & 25%FH	30%	£6,545,526	£5,915,490	£5,855,708	£5,794,532	£5,737,514	£5,709,005	£5,694,751
70% SR & 5% SO & 25%FH	35%	£6,074,692	£5,445,629	£5,385,846	£5,320,456	£5,263,437	£5,234,928	£5,220,674
70% SR & 5% SO & 25%FH	40%	£5,603,857	£4,973,690	£4,913,909	£4,846,378	£4,789,361	£4,760,853	£4,746,598

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£10,303,227	£9,667,342	£9,607,561	£9,571,681	£9,514,664	£9,486,155	£9,471,900
70% SR & 5% SO & 25%FH	10%	£9,361,557	£8,727,622	£8,667,841	£8,632,529	£8,568,512	£8,539,003	£8,524,748
70% SR & 5% SO & 25%FH	15%	£8,890,723	£8,257,762	£8,197,980	£8,145,453	£8,092,435	£8,063,926	£8,049,672
70% SR & 5% SO & 25%FH	20%	£8,419,888	£7,787,801	£7,728,121	£7,675,376	£7,618,358	£7,589,850	£7,575,595
70% SR & 5% SO & 25%FH	25%	£7,949,053	£7,318,842	£7,258,261	£7,203,300	£7,144,283	£7,115,774	£7,101,519
70% SR & 5% SO & 25%FH	30%	£7,478,218	£6,848,182	£6,788,400	£6,727,224	£6,670,206	£6,641,697	£6,627,443
70% SR & 5% SO & 25%FH	35%	£7,007,384	£6,378,122	£6,318,541	£6,253,141	£6,196,130	£6,167,621	£6,153,366
70% SR & 5% SO & 25%FH	40%	£6,536,550	£5,908,062	£5,848,681	£5,779,071	£5,722,053	£5,693,545	£5,679,291

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£11,849,381	£11,013,496	£10,953,715	£10,917,835	£10,860,818	£10,832,309	£10,818,054
70% SR & 5% SO & 25%FH	10%	£10,707,711	£10,073,776	£10,013,995	£9,969,683	£9,912,665	£9,884,157	£9,869,902
70% SR & 5% SO & 25%FH	15%	£10,236,877	£9,603,816	£9,544,134	£9,495,606	£9,438,589	£9,410,080	£9,395,826
70% SR & 5% SO & 25%FH	20%	£9,766,042	£9,134,655	£9,074,275	£9,021,630	£8,966,512	£8,938,003	£8,923,749
70% SR & 5% SO & 25%FH	25%	£9,295,207	£8,664,196	£8,604,415	£8,547,454	£8,490,437	£8,461,928	£8,447,673
70% SR & 5% SO & 25%FH	30%	£8,824,372	£8,194,336	£8,134,554	£8,073,378	£8,016,360	£7,987,851	£7,973,597
70% SR & 5% SO & 25%FH	35%	£8,353,538	£7,724,475	£7,664,693	£7,609,301	£7,542,283	£7,513,775	£7,499,520
70% SR & 5% SO & 25%FH	40%	£7,882,703	£7,254,536	£7,194,835	£7,125,225	£7,068,207	£7,039,699	£7,025,445

T15 - 50 Flats & Houses	
No Units	50
Site Area	0.96 Ha

Value Area	St Albans
Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£11,133,074	£10,485,321	£10,435,540	£10,399,661	£10,342,644	£10,314,135	£10,299,881
70% SR & 5% SO & 25%FH	10%	£10,261,145	£9,623,392	£9,563,611	£9,519,300	£9,462,262	£9,433,773	£9,419,519
70% SR & 5% SO & 25%FH	15%	£9,824,200	£9,187,428	£9,127,646	£9,079,118	£9,022,101	£8,993,592	£8,979,338
70% SR & 5% SO & 25%FH	20%	£9,387,176	£8,751,463	£8,691,682	£8,638,937	£8,581,920	£8,553,411	£8,539,156
70% SR & 5% SO & 25%FH	25%	£8,950,151	£8,315,499	£8,255,718	£8,198,756	£8,141,740	£8,113,231	£8,098,976
70% SR & 5% SO & 25%FH	30%	£8,513,127	£7,879,534	£7,819,753	£7,758,576	£7,701,559	£7,673,050	£7,658,795
70% SR & 5% SO & 25%FH	35%	£8,076,102	£7,443,570	£7,383,789	£7,318,395	£7,261,378	£7,232,869	£7,218,614
70% SR & 5% SO & 25%FH	40%	£7,639,077	£7,007,605	£6,947,824	£6,878,214	£6,821,197	£6,792,688	£6,778,433

Residual Land values compared to benchmark land values  
Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£7,767,689	£7,129,937	£7,070,156	£7,034,276	£6,977,259	£6,948,750	£6,934,496
70% SR & 5% SO & 25%FH	10%	£6,895,780	£6,258,027	£6,198,247	£6,153,915	£6,095,897	£6,067,388	£6,053,134
70% SR & 5% SO & 25%FH	15%	£6,458,816	£5,822,043	£5,762,262	£5,713,734	£5,655,716	£5,627,207	£5,612,953
70% SR & 5% SO & 25%FH	20%	£6,021,791	£5,385,078	£5,325,297	£5,273,553	£5,215,535	£5,187,026	£5,172,772
70% SR & 5% SO & 25%FH	25%	£5,584,767	£4,948,114	£4,888,333	£4,833,372	£4,775,355	£4,747,846	£4,733,592
70% SR & 5% SO & 25%FH	30%	£5,147,742	£4,511,149	£4,454,368	£4,393,192	£4,335,174	£4,307,665	£4,293,411
70% SR & 5% SO & 25%FH	35%	£4,710,718	£4,078,185	£4,018,404	£3,953,011	£3,895,993	£3,867,484	£3,853,230
70% SR & 5% SO & 25%FH	40%	£4,273,692	£3,642,221	£3,582,439	£3,512,839	£3,455,812	£3,427,303	£3,413,049

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£8,498,458	£7,860,706	£7,800,925	£7,765,045	£7,708,029	£7,679,520	£7,665,265
70% SR & 5% SO & 25%FH	10%	£7,626,529	£6,988,777	£6,928,996	£6,884,684	£6,827,668	£6,799,159	£6,784,903
70% SR & 5% SO & 25%FH	15%	£7,189,585	£6,552,813	£6,493,031	£6,444,503	£6,387,485	£6,358,976	£6,344,722
70% SR & 5% SO & 25%FH	20%	£6,752,640	£6,116,847	£6,057,067	£6,004,322	£5,947,304	£5,918,795	£5,904,541
70% SR & 5% SO & 25%FH	25%	£6,315,536	£5,680,883	£5,621,103	£5,564,141	£5,507,124	£5,478,615	£5,464,361
70% SR & 5% SO & 25%FH	30%	£5,878,511	£5,244,918	£5,185,138	£5,123,961	£5,066,943	£5,038,434	£5,024,180
70% SR & 5% SO & 25%FH	35%	£5,441,487	£4,806,954	£4,747,173	£4,683,780	£4,625,762	£4,597,253	£4,583,000
70% SR & 5% SO & 25%FH	40%	£5,004,461	£4,372,990	£4,313,208	£4,243,599	£4,184,581	£4,156,072	£4,141,818

Residual Land values compared to benchmark land values  
Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£9,431,151	£8,793,398	£8,733,617	£8,697,738	£8,640,721	£8,612,212	£8,597,958
70% SR & 5% SO & 25%FH	10%	£8,559,222	£7,921,469	£7,861,688	£7,817,376	£7,765,359	£7,737,850	£7,713,596
70% SR & 5% SO & 25%FH	15%	£8,122,277	£7,485,505	£7,425,723	£7,377,195	£7,320,178	£7,291,669	£7,277,414
70% SR & 5% SO & 25%FH	20%	£7,685,253	£7,049,540	£6,989,759	£6,937,014	£6,879,997	£6,851,488	£6,837,233
70% SR & 5% SO & 25%FH	25%	£7,248,228	£6,613,575	£6,553,795	£6,498,833	£6,435,817	£6,411,308	£6,397,053
70% SR & 5% SO & 25%FH	30%	£6,811,204	£6,177,611	£6,117,830	£6,056,653	£5,995,636	£5,971,127	£5,956,872
70% SR & 5% SO & 25%FH	35%	£6,374,179	£5,741,646	£5,681,866	£5,616,472	£5,555,455	£5,530,946	£5,516,691
70% SR & 5% SO & 25%FH	40%	£5,937,154	£5,305,622	£5,245,841	£5,178,291	£5,115,273	£5,090,765	£5,076,510

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£10,777,305	£10,139,552	£10,079,771	£10,043,891	£9,986,875	£9,958,366	£9,944,111
70% SR & 5% SO & 25%FH	10%	£9,905,375	£9,267,623	£9,207,842	£9,163,530	£9,106,513	£9,078,004	£9,063,749
70% SR & 5% SO & 25%FH	15%	£9,468,431	£8,831,659	£8,771,877	£8,723,349	£8,666,332	£8,637,823	£8,623,568
70% SR & 5% SO & 25%FH	20%	£9,031,407	£8,395,694	£8,335,913	£8,283,168	£8,226,151	£8,197,642	£8,183,387
70% SR & 5% SO & 25%FH	25%	£8,594,382	£7,959,729	£7,899,949	£7,842,987	£7,785,970	£7,757,462	£7,743,207
70% SR & 5% SO & 25%FH	30%	£8,157,357	£7,523,764	£7,463,984	£7,402,807	£7,345,789	£7,317,281	£7,303,026
70% SR & 5% SO & 25%FH	35%	£7,720,333	£7,087,680	£7,028,020	£6,965,626	£6,905,608	£6,877,100	£6,862,845
70% SR & 5% SO & 25%FH	40%	£7,283,307	£6,651,836	£6,592,054	£6,522,445	£6,465,427	£6,436,918	£6,422,664

St Albans District Council  
Local Plan Testing 2024

T15 - 50 Flats & Houses

Value Area

Rest of St Albans

No Units	50
Site Area	0.96 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£8,770,694	£8,132,942	£8,073,161	£8,036,939	£7,979,156	£7,950,265	£7,935,819
70% SR & 5% SO & 25%FH	10%	£8,119,483	£7,481,732	£7,421,950	£7,377,638	£7,320,621	£7,291,764	£7,277,318
70% SR & 5% SO & 25%FH	15%	£7,793,676	£7,156,126	£7,096,345	£7,047,817	£6,990,600	£6,962,291	£6,948,036
70% SR & 5% SO & 25%FH	20%	£7,468,273	£6,830,521	£6,770,740	£6,717,995	£6,660,978	£6,632,469	£6,618,214
70% SR & 5% SO & 25%FH	25%	£7,142,668	£6,504,915	£6,445,134	£6,388,174	£6,331,156	£6,302,647	£6,288,393
70% SR & 5% SO & 25%FH	30%	£6,817,063	£6,179,310	£6,119,529	£6,068,352	£6,001,334	£5,972,825	£5,958,571
70% SR & 5% SO & 25%FH	35%	£6,491,457	£5,853,705	£5,793,923	£5,738,531	£5,671,513	£5,643,004	£5,628,750
70% SR & 5% SO & 25%FH	40%	£6,165,852	£5,528,099	£5,468,318	£5,398,709	£5,341,691	£5,313,182	£5,298,928

Residual Land values compared to benchmark land values

Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£5,405,310	£4,767,557	£4,707,776	£4,671,555	£4,613,772	£4,584,880	£4,570,434
70% SR & 5% SO & 25%FH	10%	£4,154,099	£4,116,347	£4,056,565	£4,012,254	£3,955,236	£3,926,380	£3,911,934
70% SR & 5% SO & 25%FH	15%	£4,428,494	£3,790,741	£3,730,960	£3,682,433	£3,625,415	£3,596,506	£3,582,052
70% SR & 5% SO & 25%FH	20%	£4,102,889	£3,465,136	£3,405,355	£3,352,611	£3,295,593	£3,267,084	£3,252,630
70% SR & 5% SO & 25%FH	25%	£3,777,283	£3,139,530	£3,079,750	£3,022,789	£2,965,771	£2,937,262	£2,923,008
70% SR & 5% SO & 25%FH	30%	£3,451,678	£2,813,925	£2,754,145	£2,692,567	£2,635,949	£2,607,441	£2,593,186
70% SR & 5% SO & 25%FH	35%	£3,126,072	£2,488,320	£2,428,539	£2,363,146	£2,306,128	£2,277,620	£2,263,365
70% SR & 5% SO & 25%FH	40%	£2,800,467	£2,162,714	£2,102,934	£2,033,324	£1,976,307	£1,947,798	£1,933,543

Residual Land values compared to benchmark land values

Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£6,136,079	£5,498,326	£5,438,545	£5,402,324	£5,344,541	£5,315,649	£5,301,204
70% SR & 5% SO & 25%FH	10%	£5,484,868	£4,847,116	£4,787,335	£4,743,023	£4,686,005	£4,657,149	£4,642,703
70% SR & 5% SO & 25%FH	15%	£5,159,263	£4,521,510	£4,461,730	£4,413,202	£4,356,184	£4,327,675	£4,313,421
70% SR & 5% SO & 25%FH	20%	£4,833,658	£4,195,905	£4,136,125	£4,083,380	£4,026,362	£3,997,854	£3,983,599
70% SR & 5% SO & 25%FH	25%	£4,508,052	£3,870,300	£3,810,519	£3,753,558	£3,696,540	£3,668,032	£3,653,777
70% SR & 5% SO & 25%FH	30%	£4,182,447	£3,544,695	£3,484,914	£3,423,736	£3,366,719	£3,338,210	£3,323,955
70% SR & 5% SO & 25%FH	35%	£3,856,841	£3,219,090	£3,159,309	£3,093,915	£3,036,898	£3,008,389	£3,004,134
70% SR & 5% SO & 25%FH	40%	£3,531,236	£2,893,484	£2,833,703	£2,764,094	£2,707,076	£2,678,567	£2,664,313

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£7,068,771	£6,431,018	£6,371,238	£6,335,016	£6,277,233	£6,248,342	£6,233,896
70% SR & 5% SO & 25%FH	10%	£6,417,560	£5,779,809	£5,720,027	£5,675,715	£5,616,697	£5,589,441	£5,575,395
70% SR & 5% SO & 25%FH	15%	£6,091,955	£5,454,203	£5,394,422	£5,345,894	£5,288,877	£5,260,368	£5,246,113
70% SR & 5% SO & 25%FH	20%	£5,766,350	£5,128,598	£5,068,817	£5,018,072	£4,959,055	£4,930,546	£4,916,291
70% SR & 5% SO & 25%FH	25%	£5,440,744	£4,802,992	£4,743,211	£4,688,250	£4,628,233	£4,600,724	£4,586,470
70% SR & 5% SO & 25%FH	30%	£5,115,140	£4,477,387	£4,417,606	£4,358,449	£4,299,411	£4,270,902	£4,256,648
70% SR & 5% SO & 25%FH	35%	£4,789,534	£4,151,782	£4,092,000	£4,026,608	£3,969,590	£3,941,081	£3,926,827
70% SR & 5% SO & 25%FH	40%	£4,463,929	£3,826,176	£3,766,395	£3,696,788	£3,639,768	£3,611,259	£3,597,005

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£8,414,925	£7,777,172	£7,717,392	£7,681,170	£7,623,387	£7,594,496	£7,580,050
70% SR & 5% SO & 25%FH	10%	£7,763,714	£7,125,962	£7,066,181	£7,021,869	£6,964,851	£6,935,955	£6,921,549
70% SR & 5% SO & 25%FH	15%	£7,438,109	£6,800,357	£6,740,576	£6,692,048	£6,635,030	£6,606,522	£6,592,267
70% SR & 5% SO & 25%FH	20%	£7,112,504	£6,474,752	£6,414,971	£6,363,226	£6,305,209	£6,276,700	£6,262,445
70% SR & 5% SO & 25%FH	25%	£6,786,898	£6,149,146	£6,089,365	£6,032,404	£5,975,387	£5,946,878	£5,932,623
70% SR & 5% SO & 25%FH	30%	£6,461,293	£5,823,541	£5,763,760	£5,702,582	£5,645,565	£5,617,056	£5,602,801
70% SR & 5% SO & 25%FH	35%	£6,135,687	£5,497,936	£5,438,154	£5,372,762	£5,315,744	£5,287,235	£5,272,981
70% SR & 5% SO & 25%FH	40%	£5,810,083	£5,172,330	£5,112,549	£5,042,940	£4,985,922	£4,957,413	£4,943,159

St Albans District Council  
Local Plan Testing 2024

T15 - 50 Flats & Houses	
No Units	50
Site Area	0.96 Ha

Value Area	Zone of Influence
Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£8,770,694	£7,816,590	£7,756,006	£7,719,645	£7,661,862	£7,632,970	£7,618,525
70% SR & 5% SO & 25% FH	10%	£8,119,483	£7,166,634	£7,106,052	£7,069,144	£7,003,361	£6,974,470	£6,960,024
70% SR & 5% SO & 25% FH	15%	£7,793,878	£6,841,657	£6,781,074	£6,743,895	£6,674,112	£6,645,220	£6,630,774
70% SR & 5% SO & 25% FH	20%	£7,468,273	£6,516,680	£6,456,098	£6,402,644	£6,344,861	£6,315,969	£6,301,523
70% SR & 5% SO & 25% FH	25%	£7,142,668	£6,191,703	£6,131,119	£6,073,394	£6,015,611	£5,986,719	£5,972,274
70% SR & 5% SO & 25% FH	30%	£6,817,063	£5,866,726	£5,806,142	£5,744,143	£5,686,360	£5,657,469	£5,643,023
70% SR & 5% SO & 25% FH	35%	£6,491,457	£5,541,749	£5,481,165	£5,414,893	£5,357,110	£5,328,219	£5,313,773
70% SR & 5% SO & 25% FH	40%	£6,165,852	£5,215,774	£5,155,793	£5,085,643	£5,027,859	£4,998,968	£4,984,522

Residual Land values compared to benchmark land values  
Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£5,405,310	£4,451,205	£4,390,621	£4,354,260	£4,296,477	£4,267,586	£4,253,140
70% SR & 5% SO & 25% FH	10%	£4,754,099	£3,801,250	£3,740,667	£3,695,180	£3,637,977	£3,609,086	£3,594,640
70% SR & 5% SO & 25% FH	15%	£4,428,494	£3,476,273	£3,415,690	£3,366,510	£3,308,727	£3,279,836	£3,265,390
70% SR & 5% SO & 25% FH	20%	£4,102,889	£3,151,296	£3,090,712	£3,037,259	£2,979,476	£2,950,585	£2,936,139
70% SR & 5% SO & 25% FH	25%	£3,777,283	£2,826,318	£2,765,735	£2,708,009	£2,650,226	£2,621,335	£2,606,889
70% SR & 5% SO & 25% FH	30%	£3,451,678	£2,501,341	£2,440,757	£2,378,759	£2,320,976	£2,292,084	£2,277,638
70% SR & 5% SO & 25% FH	35%	£3,126,072	£2,176,364	£2,115,780	£2,049,505	£1,991,722	£1,962,830	£1,948,384
70% SR & 5% SO & 25% FH	40%	£2,800,467	£1,851,387	£1,790,803	£1,729,258	£1,662,475	£1,633,583	£1,619,138

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£6,156,079	£5,181,974	£5,121,390	£5,085,030	£5,027,247	£4,998,355	£4,983,909
70% SR & 5% SO & 25% FH	10%	£5,484,868	£4,532,019	£4,471,436	£4,426,529	£4,368,746	£4,339,854	£4,325,409
70% SR & 5% SO & 25% FH	15%	£5,159,263	£4,207,042	£4,146,459	£4,097,279	£4,039,496	£4,010,604	£3,996,159
70% SR & 5% SO & 25% FH	20%	£4,833,658	£3,882,065	£3,821,481	£3,768,608	£3,710,245	£3,681,354	£3,666,908
70% SR & 5% SO & 25% FH	25%	£4,508,052	£3,557,088	£3,496,504	£3,438,779	£3,380,996	£3,352,104	£3,337,658
70% SR & 5% SO & 25% FH	30%	£4,182,447	£3,232,111	£3,171,527	£3,109,528	£3,051,745	£3,022,853	£3,008,407
70% SR & 5% SO & 25% FH	35%	£3,856,841	£2,906,564	£2,846,550	£2,780,276	£2,722,493	£2,693,601	£2,679,155
70% SR & 5% SO & 25% FH	40%	£3,531,236	£2,580,959	£2,521,177	£2,451,027	£2,393,244	£2,364,352	£2,349,907

Residual Land values compared to benchmark land values  
Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£7,068,771	£6,114,667	£6,054,083	£6,017,722	£5,959,939	£5,931,047	£5,916,602
70% SR & 5% SO & 25% FH	10%	£6,417,560	£5,461,711	£5,404,128	£5,369,221	£5,301,438	£5,272,547	£5,258,101
70% SR & 5% SO & 25% FH	15%	£6,091,955	£5,136,734	£5,079,151	£5,029,972	£4,972,188	£4,943,297	£4,928,851
70% SR & 5% SO & 25% FH	20%	£5,766,350	£4,811,757	£4,754,173	£4,700,721	£4,642,938	£4,614,046	£4,599,600
70% SR & 5% SO & 25% FH	25%	£5,440,744	£4,486,780	£4,429,196	£4,371,671	£4,313,888	£4,284,996	£4,270,551
70% SR & 5% SO & 25% FH	30%	£5,115,138	£4,161,803	£4,104,219	£4,042,220	£3,984,437	£3,955,546	£3,941,100
70% SR & 5% SO & 25% FH	35%	£4,789,534	£3,836,826	£3,779,242	£3,712,970	£3,655,187	£3,626,296	£3,611,850
70% SR & 5% SO & 25% FH	40%	£4,463,929	£3,511,849	£3,453,865	£3,383,720	£3,325,938	£3,297,046	£3,282,599

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£8,414,925	£7,460,820	£7,400,237	£7,363,876	£7,306,093	£7,277,201	£7,262,755
70% SR & 5% SO & 25% FH	10%	£7,763,714	£6,810,865	£6,750,282	£6,705,375	£6,647,592	£6,618,701	£6,604,255
70% SR & 5% SO & 25% FH	15%	£7,438,109	£6,485,888	£6,425,305	£6,376,125	£6,316,342	£6,287,451	£6,273,005
70% SR & 5% SO & 25% FH	20%	£7,112,504	£6,160,911	£6,100,327	£6,046,875	£5,989,092	£5,960,201	£5,945,754
70% SR & 5% SO & 25% FH	25%	£6,786,898	£5,835,934	£5,775,350	£5,717,625	£5,659,842	£5,630,950	£5,616,504
70% SR & 5% SO & 25% FH	30%	£6,461,293	£5,510,957	£5,450,373	£5,388,374	£5,330,591	£5,301,699	£5,287,254
70% SR & 5% SO & 25% FH	35%	£6,135,687	£5,185,980	£5,125,396	£5,061,124	£5,001,341	£4,972,450	£4,958,004
70% SR & 5% SO & 25% FH	40%	£5,810,083	£4,860,005	£4,800,023	£4,739,873	£4,679,090	£4,649,199	£4,634,753

St Albans District Council  
Local Plan Testing 2024

T16-100 Flats & Houses

Value Area

Harpenden

No Units	100
Site Area	1.92 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£21,627,514	£20,416,983	£20,306,112	£20,239,810	£20,134,445	£20,081,763	£20,055,422
70% SR & 5% SO & 25% FH	10%	£19,938,997	£18,731,930	£18,621,459	£18,539,574	£18,434,210	£18,385,185	£18,355,185
70% SR & 5% SO & 25% FH	15%	£19,094,740	£17,889,603	£17,779,132	£17,689,458	£17,584,092	£17,531,409	£17,505,088
70% SR & 5% SO & 25% FH	20%	£19,290,482	£17,947,277	£17,836,805	£17,733,338	£17,633,973	£17,581,291	£17,554,969
70% SR & 5% SO & 25% FH	25%	£17,406,224	£16,204,951	£16,094,479	£15,989,220	£15,883,855	£15,831,173	£15,804,832
70% SR & 5% SO & 25% FH	30%	£16,961,965	£15,362,624	£15,252,153	£15,139,101	£15,033,737	£14,981,055	£14,954,714
70% SR & 5% SO & 25% FH	35%	£15,717,707	£14,520,297	£14,409,825	£14,298,864	£14,183,520	£14,130,838	£14,104,495
70% SR & 5% SO & 25% FH	40%	£14,873,450	£13,677,970	£13,567,500	£13,438,866	£13,333,501	£13,280,819	£13,254,478

Residual Land values compared to benchmark land values

Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£14,896,745	£13,685,814	£13,575,342	£13,506,041	£13,403,676	£13,350,994	£13,324,653
70% SR & 5% SO & 25% FH	10%	£13,209,228	£12,061,161	£11,950,689	£11,889,264	£11,793,440	£11,740,758	£11,714,416
70% SR & 5% SO & 25% FH	15%	£12,363,971	£11,158,834	£11,048,363	£10,958,687	£10,853,323	£10,800,639	£10,774,298
70% SR & 5% SO & 25% FH	20%	£11,519,713	£10,316,567	£10,206,096	£10,106,569	£10,003,204	£9,950,522	£9,924,181
70% SR & 5% SO & 25% FH	25%	£10,675,454	£9,474,302	£9,363,710	£9,265,451	£9,163,086	£9,109,404	£9,074,063
70% SR & 5% SO & 25% FH	30%	£9,831,196	£8,631,855	£8,521,383	£8,408,332	£8,302,968	£8,250,286	£8,223,945
70% SR & 5% SO & 25% FH	35%	£8,986,938	£7,789,598	£7,679,127	£7,568,214	£7,462,850	£7,409,167	£7,373,826
70% SR & 5% SO & 25% FH	40%	£8,142,681	£6,947,341	£6,836,731	£6,708,097	£6,602,732	£6,549,050	£6,522,708

Residual Land values compared to benchmark land values

Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£16,398,263	£15,147,362	£15,036,861	£14,970,580	£14,865,214	£14,812,532	£14,786,191
70% SR & 5% SO & 25% FH	10%	£14,669,767	£13,462,700	£13,352,228	£13,270,343	£13,164,978	£13,112,297	£13,085,956
70% SR & 5% SO & 25% FH	15%	£13,825,509	£12,620,373	£12,509,901	£12,420,225	£12,314,861	£12,262,178	£12,235,837
70% SR & 5% SO & 25% FH	20%	£12,981,251	£11,778,046	£11,667,575	£11,578,107	£11,464,742	£11,412,060	£11,385,719
70% SR & 5% SO & 25% FH	25%	£12,136,993	£10,935,720	£10,825,249	£10,719,960	£10,614,594	£10,561,912	£10,535,571
70% SR & 5% SO & 25% FH	30%	£11,292,735	£10,093,393	£9,982,922	£9,869,871	£9,764,507	£9,711,825	£9,685,484
70% SR & 5% SO & 25% FH	35%	£10,448,477	£9,251,066	£9,140,595	£9,019,753	£8,914,390	£8,861,708	£8,835,367
70% SR & 5% SO & 25% FH	40%	£9,604,219	£8,408,739	£8,298,269	£8,169,635	£8,064,270	£8,011,588	£7,985,247

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£18,223,668	£17,012,737	£16,902,266	£16,835,964	£16,730,599	£16,677,917	£16,651,576
70% SR & 5% SO & 25% FH	10%	£16,535,151	£15,328,084	£15,217,613	£15,153,728	£15,050,363	£14,997,681	£14,971,339
70% SR & 5% SO & 25% FH	15%	£15,690,894	£14,485,757	£14,375,286	£14,285,610	£14,180,246	£14,127,563	£14,101,222
70% SR & 5% SO & 25% FH	20%	£14,846,636	£13,643,430	£13,532,959	£13,435,492	£13,330,127	£13,277,445	£13,251,104
70% SR & 5% SO & 25% FH	25%	£14,002,378	£12,801,103	£12,690,633	£12,585,374	£12,480,009	£12,427,327	£12,400,986
70% SR & 5% SO & 25% FH	30%	£13,158,119	£11,958,776	£11,848,306	£11,735,255	£11,629,891	£11,577,209	£11,550,868
70% SR & 5% SO & 25% FH	35%	£12,313,861	£11,116,451	£11,005,980	£10,885,138	£10,779,773	£10,727,090	£10,700,749
70% SR & 5% SO & 25% FH	40%	£11,469,604	£10,274,124	£10,163,654	£10,035,020	£9,929,655	£9,876,973	£9,850,632

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£20,915,975	£19,705,045	£19,594,573	£19,528,272	£19,422,907	£19,370,225	£19,343,884
70% SR & 5% SO & 25% FH	10%	£19,227,459	£18,620,392	£18,509,921	£18,439,035	£18,322,871	£18,269,989	£18,243,647
70% SR & 5% SO & 25% FH	15%	£18,383,202	£17,178,065	£17,067,594	£16,977,917	£16,872,553	£16,819,870	£16,793,529
70% SR & 5% SO & 25% FH	20%	£17,538,943	£16,335,738	£16,225,267	£16,127,890	£16,022,435	£15,969,752	£15,943,411
70% SR & 5% SO & 25% FH	25%	£16,694,685	£15,493,412	£15,382,941	£15,277,662	£15,172,317	£15,119,635	£15,093,294
70% SR & 5% SO & 25% FH	30%	£15,850,427	£14,651,085	£14,540,614	£14,422,563	£14,322,199	£14,269,517	£14,243,176
70% SR & 5% SO & 25% FH	35%	£15,006,169	£13,808,759	£13,698,287	£13,577,445	£13,472,081	£13,419,398	£13,393,057
70% SR & 5% SO & 25% FH	40%	£4,161,912	£12,966,432	£12,855,961	£12,727,357	£12,621,992	£12,569,290	£12,542,939

T16- 100 Flats & Houses	
No Units	100
Site Area	1.92 Ha

Value Area	St Albans
Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent 15% SO 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£20,037,805	£18,826,068	£18,715,597	£18,649,296	£18,543,931	£18,491,249	£18,464,908
70% SR & 5% SO & 25%FH	10%	£18,475,946	£17,264,209	£17,153,738	£17,071,852	£16,968,488	£16,913,808	£16,898,744
70% SR & 5% SO & 25%FH	15%	£17,695,015	£16,483,278	£16,372,807	£16,293,131	£16,177,767	£16,125,085	£16,098,744
70% SR & 5% SO & 25%FH	20%	£16,912,384	£15,702,349	£15,591,877	£15,494,410	£15,380,045	£15,328,363	£15,310,022
70% SR & 5% SO & 25%FH	25%	£16,129,370	£14,921,419	£14,810,948	£14,705,689	£14,600,323	£14,547,641	£14,521,300
70% SR & 5% SO & 25%FH	30%	£15,346,356	£14,140,489	£14,030,019	£13,916,967	£13,811,603	£13,758,920	£13,732,579
70% SR & 5% SO & 25%FH	35%	£14,563,342	£13,359,559	£13,249,089	£13,129,245	£13,022,881	£12,970,198	£12,943,857
70% SR & 5% SO & 25%FH	40%	£13,780,327	£12,578,629	£12,468,158	£12,359,524	£12,234,160	£12,181,478	£12,155,136

Residual Land values compared to benchmark land values

Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£13,307,036	£12,026,299	£11,984,828	£11,918,528	£11,813,161	£11,760,479	£11,734,136
70% SR & 5% SO & 25%FH	10%	£11,745,176	£10,534,460	£10,422,989	£10,341,083	£10,235,719	£10,183,037	£10,156,696
70% SR & 5% SO & 25%FH	15%	£10,964,246	£9,752,509	£9,642,038	£9,552,362	£9,446,997	£9,394,315	£9,367,974
70% SR & 5% SO & 25%FH	20%	£10,181,615	£8,971,579	£8,861,108	£8,763,641	£8,658,276	£8,605,594	£8,579,253
70% SR & 5% SO & 25%FH	25%	£9,398,601	£8,190,650	£8,080,179	£7,974,918	£7,869,554	£7,816,872	£7,790,531
70% SR & 5% SO & 25%FH	30%	£8,615,587	£7,409,720	£7,299,249	£7,186,198	£7,080,834	£7,028,151	£7,001,810
70% SR & 5% SO & 25%FH	35%	£7,832,572	£6,628,788	£6,518,318	£6,397,476	£6,292,112	£6,239,429	£6,213,088
70% SR & 5% SO & 25%FH	40%	£7,049,557	£5,847,854	£5,737,384	£5,608,754	£5,503,390	£5,450,708	£5,424,367

Residual Land values compared to benchmark land values

Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£14,768,574	£13,556,838	£13,446,366	£13,360,065	£13,274,700	£13,222,018	£13,195,677
70% SR & 5% SO & 25%FH	10%	£13,206,715	£11,994,978	£11,884,507	£11,802,622	£11,697,256	£11,644,574	£11,618,233
70% SR & 5% SO & 25%FH	15%	£12,425,784	£11,214,048	£11,103,576	£11,013,900	£10,908,536	£10,855,854	£10,829,513
70% SR & 5% SO & 25%FH	20%	£11,643,153	£10,433,118	£10,322,647	£10,225,179	£10,119,814	£10,067,132	£10,040,791
70% SR & 5% SO & 25%FH	25%	£10,860,139	£9,652,188	£9,541,717	£9,436,458	£9,331,093	£9,278,411	£9,252,070
70% SR & 5% SO & 25%FH	30%	£10,077,125	£8,871,259	£8,760,787	£8,647,736	£8,542,372	£8,489,689	£8,463,348
70% SR & 5% SO & 25%FH	35%	£9,294,111	£8,090,328	£7,979,857	£7,870,015	£7,763,650	£7,710,967	£7,684,626
70% SR & 5% SO & 25%FH	40%	£8,511,096	£7,309,398	£7,198,927	£7,092,015	£6,984,650	£6,931,967	£6,905,626

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£16,633,659	£15,422,222	£15,311,751	£15,245,450	£15,140,084	£15,087,402	£15,061,061
70% SR & 5% SO & 25%FH	10%	£15,072,100	£13,960,363	£13,749,892	£13,668,006	£13,562,642	£13,509,960	£13,483,619
70% SR & 5% SO & 25%FH	15%	£14,291,169	£13,079,432	£12,968,961	£12,879,285	£12,773,921	£12,721,239	£12,694,898
70% SR & 5% SO & 25%FH	20%	£13,508,538	£12,298,503	£12,188,031	£12,090,964	£11,985,199	£11,932,517	£11,906,176
70% SR & 5% SO & 25%FH	25%	£12,725,804	£11,517,573	£11,407,102	£11,301,842	£11,196,477	£11,143,795	£11,117,454
70% SR & 5% SO & 25%FH	30%	£11,942,510	£10,736,643	£10,626,172	£10,513,121	£10,407,757	£10,355,074	£10,328,733
70% SR & 5% SO & 25%FH	35%	£11,159,496	£9,955,713	£9,845,241	£9,734,399	£9,619,035	£9,566,352	£9,540,011
70% SR & 5% SO & 25%FH	40%	£10,376,480	£9,174,783	£9,064,312	£8,953,678	£8,839,313	£8,777,631	£8,751,290

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£19,326,267	£18,114,530	£18,004,059	£17,937,757	£17,832,392	£17,779,710	£17,753,369
70% SR & 5% SO & 25%FH	10%	£17,764,407	£16,952,671	£16,842,199	£16,780,314	£16,744,650	£16,720,285	£16,715,600
70% SR & 5% SO & 25%FH	15%	£16,983,477	£15,771,740	£15,661,269	£15,611,502	£15,466,228	£15,413,546	£15,387,205
70% SR & 5% SO & 25%FH	20%	£16,200,845	£14,990,810	£14,880,339	£14,782,872	£14,677,507	£14,624,825	£14,598,484
70% SR & 5% SO & 25%FH	25%	£15,417,831	£14,209,881	£14,099,409	£13,994,150	£13,888,785	£13,836,103	£13,809,762
70% SR & 5% SO & 25%FH	30%	£14,634,817	£13,428,951	£13,318,480	£13,205,428	£13,100,064	£13,047,381	£13,021,040
70% SR & 5% SO & 25%FH	35%	£13,851,803	£12,648,021	£12,537,549	£12,416,707	£12,311,343	£12,258,660	£12,232,319
70% SR & 5% SO & 25%FH	40%	£13,068,789	£11,867,091	£11,756,619	£11,627,985	£11,522,621	£11,469,939	£11,443,598

St Albans District Council  
Local Plan Testing 2024

T16- 100 Flats & Houses

Value Area

Rest of St Albans

No Units	100
Site Area	1.92 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£15,738,446	£14,510,104	£14,398,303	£14,331,149	£14,224,429	£14,171,069	£14,144,390
70% SR & 5% SO & 25% FH	10%	£14,577,850	£13,353,319	£13,241,428	£13,158,490	£13,051,771	£12,998,411	£12,971,731
70% SR & 5% SO & 25% FH	15%	£13,997,551	£12,774,862	£12,662,990	£12,572,161	£12,465,441	£12,412,081	£12,385,402
70% SR & 5% SO & 25% FH	20%	£13,417,254	£12,194,445	£12,084,452	£11,995,631	£11,879,112	£11,826,753	£11,799,072
70% SR & 5% SO & 25% FH	25%	£12,836,955	£11,618,008	£11,506,115	£11,399,503	£11,292,723	£11,239,423	£11,212,744
70% SR & 5% SO & 25% FH	30%	£12,256,657	£11,039,969	£10,927,678	£10,813,173	£10,706,453	£10,653,094	£10,626,414
70% SR & 5% SO & 25% FH	35%	£11,676,360	£10,461,131	£10,349,240	£10,226,843	£10,120,125	£10,066,765	£10,040,085
70% SR & 5% SO & 25% FH	40%	£11,096,061	£9,882,694	£9,770,802	£9,645,515	£9,533,795	£9,480,435	£9,453,756

Residual Land values compared to benchmark land values

£3,500,000

Secondary Office

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£9,007,676	£7,779,425	£7,667,534	£7,600,380	£7,493,660	£7,440,300	£7,413,620
70% SR & 5% SO & 25% FH	10%	£7,847,080	£6,622,590	£6,510,698	£6,447,720	£6,321,002	£6,267,642	£6,240,962
70% SR & 5% SO & 25% FH	15%	£7,266,782	£5,464,113	£5,352,221	£5,284,362	£5,154,672	£5,099,312	£5,072,632
70% SR & 5% SO & 25% FH	20%	£6,686,484	£4,305,675	£4,237,783	£4,169,924	£4,038,234	£3,982,874	£3,956,194
70% SR & 5% SO & 25% FH	25%	£6,106,186	£3,147,237	£3,079,346	£3,011,487	£2,879,797	£2,824,437	£2,797,757
70% SR & 5% SO & 25% FH	30%	£5,525,888	£4,308,800	£4,196,909	£4,082,404	£3,975,684	£3,922,324	£3,895,644
70% SR & 5% SO & 25% FH	35%	£4,945,590	£3,730,362	£3,618,470	£3,496,074	£3,380,354	£3,326,994	£3,300,314
70% SR & 5% SO & 25% FH	40%	£4,365,292	£3,151,924	£3,040,033	£2,926,745	£2,803,026	£2,749,666	£2,722,986

Residual Land values compared to benchmark land values

£2,740,000

Secondary Industrial

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£10,469,215	£9,240,964	£9,129,072	£9,061,918	£8,955,198	£8,901,838	£8,875,158
70% SR & 5% SO & 25% FH	10%	£9,308,619	£8,084,058	£7,972,167	£7,899,259	£7,792,540	£7,739,180	£7,712,500
70% SR & 5% SO & 25% FH	15%	£8,728,321	£7,505,651	£7,393,760	£7,320,930	£7,196,210	£7,142,850	£7,116,170
70% SR & 5% SO & 25% FH	20%	£8,148,023	£6,927,214	£6,815,323	£6,742,503	£6,609,783	£6,556,423	£6,529,743
70% SR & 5% SO & 25% FH	25%	£7,567,725	£6,348,776	£6,236,884	£6,164,064	£6,023,344	£5,969,984	£5,943,304
70% SR & 5% SO & 25% FH	30%	£6,987,427	£5,770,338	£5,658,447	£5,543,942	£5,437,222	£5,383,862	£5,357,182
70% SR & 5% SO & 25% FH	35%	£6,407,129	£5,191,900	£5,080,009	£4,967,113	£4,850,394	£4,797,034	£4,770,354
70% SR & 5% SO & 25% FH	40%	£5,826,831	£4,613,462	£4,501,571	£4,391,264	£4,264,544	£4,211,184	£4,184,504

Residual Land values compared to benchmark land values

£1,770,000

Existing Sites

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£12,334,599	£11,106,348	£10,994,457	£10,927,303	£10,820,583	£10,767,223	£10,740,544
70% SR & 5% SO & 25% FH	10%	£11,174,004	£9,949,473	£9,837,581	£9,754,943	£9,647,223	£9,593,863	£9,567,183
70% SR & 5% SO & 25% FH	15%	£10,593,706	£9,371,036	£9,259,144	£9,168,315	£9,061,595	£9,008,235	£8,981,555
70% SR & 5% SO & 25% FH	20%	£10,013,408	£8,792,596	£8,680,706	£8,581,965	£8,475,245	£8,421,905	£8,395,225
70% SR & 5% SO & 25% FH	25%	£9,433,110	£8,214,156	£8,102,266	£8,003,525	£7,896,805	£7,843,445	£7,816,765
70% SR & 5% SO & 25% FH	30%	£8,852,812	£7,635,716	£7,523,826	£7,409,327	£7,302,607	£7,249,247	£7,222,567
70% SR & 5% SO & 25% FH	35%	£8,272,514	£7,057,276	£6,945,386	£6,822,997	£6,716,277	£6,662,917	£6,636,237
70% SR & 5% SO & 25% FH	40%	£7,692,216	£6,478,838	£6,366,948	£6,246,659	£6,139,939	£6,076,579	£6,049,899

Residual Land values compared to benchmark land values

£370,000

Greenfield Land

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£15,026,907	£13,796,656	£13,686,764	£13,619,610	£13,512,891	£13,459,531	£13,432,851
70% SR & 5% SO & 25% FH	10%	£13,866,311	£12,641,781	£12,539,889	£12,446,951	£12,340,232	£12,286,872	£12,260,192
70% SR & 5% SO & 25% FH	15%	£13,286,013	£12,063,343	£11,951,452	£11,860,622	£11,753,903	£11,700,543	£11,673,863
70% SR & 5% SO & 25% FH	20%	£12,705,715	£11,484,905	£11,373,014	£11,274,293	£11,167,574	£11,114,214	£11,087,534
70% SR & 5% SO & 25% FH	25%	£12,125,417	£10,906,467	£10,794,577	£10,697,994	£10,581,244	£10,527,884	£10,501,204
70% SR & 5% SO & 25% FH	30%	£11,545,119	£10,328,031	£10,216,139	£10,101,635	£9,994,915	£9,941,555	£9,914,875
70% SR & 5% SO & 25% FH	35%	£10,964,821	£9,749,593	£9,637,701	£9,515,305	£9,406,586	£9,353,226	£9,326,546
70% SR & 5% SO & 25% FH	40%	£10,384,523	£9,171,155	£9,059,264	£8,929,878	£8,822,258	£8,768,898	£8,742,218

St Albans District Council  
Local Plan Testing 2024

T16- 100 Flats & Houses

No Units	100
Site Area	1.92 Ha

Value Area	Zone of Influence
Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2) Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2) Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£15,738,446	£13,907,332	£13,795,441	£13,728,286	£13,620,715	£13,566,004	£13,530,549
70% SR & 5% SO & 25% FH	10%	£14,577,850	£12,750,457	£12,638,565	£12,565,627	£12,448,909	£12,395,284	£12,360,229
70% SR & 5% SO & 25% FH	15%	£13,997,551	£12,172,020	£12,060,128	£11,989,299	£11,862,579	£11,809,219	£11,782,540
70% SR & 5% SO & 25% FH	20%	£13,417,254	£11,593,581	£11,481,690	£11,380,969	£11,278,249	£11,222,899	£11,196,210
70% SR & 5% SO & 25% FH	25%	£12,836,955	£11,015,144	£10,903,253	£10,796,639	£10,689,921	£10,636,561	£10,600,881
70% SR & 5% SO & 25% FH	30%	£12,256,657	£10,436,707	£10,324,815	£10,210,311	£10,103,591	£10,050,231	£10,023,552
70% SR & 5% SO & 25% FH	35%	£11,676,359	£9,858,269	£9,746,377	£9,623,881	£9,517,161	£9,463,803	£9,437,222
70% SR & 5% SO & 25% FH	40%	£11,096,061	£9,279,832	£9,167,940	£9,037,852	£8,930,933	£8,877,573	£8,850,893

Residual Land values compared to benchmark land values

Secondary Office	£3,500,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2) Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2) Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£9,007,676	£7,176,563	£7,064,672	£6,997,516	£6,889,346	£6,835,835	£6,808,760
70% SR & 5% SO & 25% FH	10%	£7,847,080	£6,019,688	£5,907,796	£5,840,656	£5,731,139	£5,676,515	£5,650,460
70% SR & 5% SO & 25% FH	15%	£7,266,782	£5,441,250	£5,329,359	£5,238,530	£5,131,810	£5,078,450	£5,051,770
70% SR & 5% SO & 25% FH	20%	£6,686,485	£4,862,812	£4,750,921	£4,662,200	£4,545,480	£4,492,121	£4,465,441
70% SR & 5% SO & 25% FH	25%	£6,106,188	£4,284,375	£4,172,484	£4,065,870	£3,959,151	£3,905,792	£3,879,112
70% SR & 5% SO & 25% FH	30%	£5,525,888	£3,705,938	£3,594,045	£3,479,542	£3,372,822	£3,319,462	£3,292,783
70% SR & 5% SO & 25% FH	35%	£4,945,590	£3,127,500	£3,015,608	£2,893,212	£2,786,492	£2,733,133	£2,706,453
70% SR & 5% SO & 25% FH	40%	£4,365,292	£2,549,062	£2,437,171	£2,306,852	£2,200,154	£2,146,804	£2,120,124

Residual Land values compared to benchmark land values

Secondary Industrial	£2,740,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2) Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2) Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£10,460,216	£8,636,101	£8,526,210	£8,459,055	£8,351,484	£8,297,373	£8,270,316
70% SR & 5% SO & 25% FH	10%	£9,300,619	£7,481,226	£7,369,335	£7,296,367	£7,179,676	£7,126,053	£7,099,996
70% SR & 5% SO & 25% FH	15%	£8,720,321	£6,902,789	£6,790,897	£6,700,968	£6,583,348	£6,530,988	£6,513,309
70% SR & 5% SO & 25% FH	20%	£8,140,023	£6,324,351	£6,212,459	£6,113,738	£5,997,019	£5,944,659	£5,926,979
70% SR & 5% SO & 25% FH	25%	£7,559,725	£5,745,913	£5,634,022	£5,527,409	£5,400,690	£5,347,330	£5,329,651
70% SR & 5% SO & 25% FH	30%	£6,979,427	£5,167,475	£5,055,584	£4,941,080	£4,834,360	£4,781,000	£4,754,321
70% SR & 5% SO & 25% FH	35%	£6,400,129	£4,589,038	£4,477,147	£4,364,750	£4,248,031	£4,194,672	£4,167,993
70% SR & 5% SO & 25% FH	40%	£5,820,831	£4,010,599	£3,898,708	£3,786,429	£3,661,702	£3,608,342	£3,581,663

Residual Land values compared to benchmark land values

Existing Sites	£1,770,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2) Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2) Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£12,334,599	£10,503,486	£10,391,595	£10,324,440	£10,216,869	£10,162,758	£10,135,703
70% SR & 5% SO & 25% FH	10%	£11,174,004	£9,348,611	£9,234,719	£9,151,791	£9,045,862	£8,991,438	£8,964,383
70% SR & 5% SO & 25% FH	15%	£10,593,706	£8,768,173	£8,656,282	£8,565,453	£8,458,733	£8,405,373	£8,378,694
70% SR & 5% SO & 25% FH	20%	£10,013,408	£8,187,735	£8,077,844	£7,979,123	£7,872,403	£7,819,044	£7,792,364
70% SR & 5% SO & 25% FH	25%	£9,433,109	£7,611,296	£7,499,405	£7,392,793	£7,286,073	£7,232,715	£7,206,035
70% SR & 5% SO & 25% FH	30%	£8,852,811	£7,032,858	£6,920,966	£6,806,463	£6,699,743	£6,646,383	£6,619,704
70% SR & 5% SO & 25% FH	35%	£8,272,513	£6,454,420	£6,342,528	£6,220,135	£6,113,415	£6,060,055	£6,033,376
70% SR & 5% SO & 25% FH	40%	£7,692,215	£5,875,982	£5,764,090	£5,633,806	£5,527,087	£5,473,727	£5,447,047

Residual Land values compared to benchmark land values

Greenfield Land	£370,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2) Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2) Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£15,026,907	£13,195,794	£13,083,902	£13,016,747	£12,909,176	£12,855,066	£12,828,010
70% SR & 5% SO & 25% FH	10%	£13,866,311	£12,038,818	£11,927,027	£11,844,089	£11,737,370	£11,683,746	£11,656,690
70% SR & 5% SO & 25% FH	15%	£13,286,013	£11,460,481	£11,348,590	£11,257,760	£11,151,041	£11,097,681	£11,071,001
70% SR & 5% SO & 25% FH	20%	£12,705,715	£10,882,043	£10,770,152	£10,671,431	£10,564,711	£10,511,352	£10,484,672
70% SR & 5% SO & 25% FH	25%	£12,125,417	£10,303,605	£10,191,714	£10,095,101	£9,978,382	£9,925,022	£9,898,343
70% SR & 5% SO & 25% FH	30%	£11,545,119	£9,725,167	£9,613,276	£9,498,772	£9,382,053	£9,328,693	£9,312,013
70% SR & 5% SO & 25% FH	35%	£10,964,821	£9,146,730	£9,034,839	£8,912,443	£8,805,723	£8,752,364	£8,725,684
70% SR & 5% SO & 25% FH	40%	£10,384,523	£8,568,293	£8,456,402	£8,328,113	£8,219,394	£8,166,034	£8,139,355

## Appendix 4 - Appraisal Results (Older Persons Living Accommodation)

St Albans DC  
Local Plan Testing 2024

T1 - Retirement Living

Value Area Harpenden

No Units 30  
Site Area 0.67 Ha

Sales value inflation 0%  
Build cost inflation 0%  
Affordable Housing Tenure 60%AR & 40%SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,544,252	£1,412,870	£1,355,478	£1,335,375	£1,295,450	£1,275,489	£1,265,507
70% SR & 5% SO & 25%FH	10%	£3,201,712	£3,070,433	£3,013,042	£2,990,846	£2,950,921	£2,930,959	£2,920,978
70% SR & 5% SO & 25%FH	15%	£3,030,442	£2,899,214	£2,841,824	£2,818,580	£2,778,656	£2,758,694	£2,748,713
70% SR & 5% SO & 25%FH	20%	£2,859,172	£2,727,997	£2,670,605	£2,647,361	£2,607,437	£2,587,475	£2,577,494
70% SR & 5% SO & 25%FH	25%	£2,687,901	£2,556,778	£2,499,386	£2,476,142	£2,436,218	£2,416,256	£2,406,275
70% SR & 5% SO & 25%FH	30%	£2,516,631	£2,385,559	£2,328,167	£2,304,923	£2,265,000	£2,245,038	£2,235,057
70% SR & 5% SO & 25%FH	35%	£2,345,361	£2,214,341	£2,156,950	£2,133,706	£2,093,782	£2,073,820	£2,063,839
70% SR & 5% SO & 25%FH	40%	£2,174,091	£2,043,123	£1,985,731	£1,962,487	£1,922,563	£1,902,601	£1,892,620

Residual Land values compared to benchmark land values  
Town Centre Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,544,252	£1,412,870	£1,355,478	£1,335,375	£1,295,450	£1,275,489	£1,265,507
70% SR & 5% SO & 25%FH	10%	£1,201,712	£1,070,433	£1,013,042	£990,846	£950,921	£930,959	£920,978
70% SR & 5% SO & 25%FH	15%	£1,030,442	£899,214	£841,824	£818,580	£778,656	£758,694	£748,713
70% SR & 5% SO & 25%FH	20%	£859,172	£727,997	£670,605	£647,361	£607,437	£587,475	£577,494
70% SR & 5% SO & 25%FH	25%	£687,901	£556,778	£499,386	£476,142	£436,218	£416,256	£406,275
70% SR & 5% SO & 25%FH	30%	£516,631	£385,559	£328,167	£304,923	£265,000	£245,038	£235,057
70% SR & 5% SO & 25%FH	35%	£345,361	£214,341	£156,950	£133,706	£93,782	£73,820	£63,839
70% SR & 5% SO & 25%FH	40%	£174,091	£43,123	£14,950	£12,487	£2,563	£6,601	£6,620

Residual Land values compared to benchmark land values  
Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,978,537	£1,847,155	£1,789,765	£1,769,660	£1,729,736	£1,709,774	£1,699,793
70% SR & 5% SO & 25%FH	10%	£1,635,997	£1,504,719	£1,447,327	£1,425,131	£1,385,207	£1,365,245	£1,355,263
70% SR & 5% SO & 25%FH	15%	£1,464,727	£1,333,500	£1,276,110	£1,253,914	£1,213,990	£1,193,994	£1,183,999
70% SR & 5% SO & 25%FH	20%	£1,293,457	£1,162,282	£1,104,891	£1,080,602	£1,040,678	£1,020,716	£1,010,734
70% SR & 5% SO & 25%FH	25%	£1,122,187	£991,064	£933,672	£909,377	£869,453	£849,491	£839,510
70% SR & 5% SO & 25%FH	30%	£950,917	£819,845	£762,454	£738,159	£698,235	£678,273	£668,292
70% SR & 5% SO & 25%FH	35%	£779,647	£648,627	£591,236	£566,941	£527,017	£507,055	£497,074
70% SR & 5% SO & 25%FH	40%	£608,377	£477,408	£420,017	£395,722	£355,798	£335,836	£325,855

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£2,532,823	£2,401,441	£2,344,050	£2,323,946	£2,284,022	£2,264,060	£2,254,079
70% SR & 5% SO & 25%FH	10%	£2,190,283	£2,059,005	£2,001,613	£1,979,417	£1,939,493	£1,919,530	£1,909,549
70% SR & 5% SO & 25%FH	15%	£2,019,013	£1,887,736	£1,830,345	£1,808,149	£1,768,225	£1,748,263	£1,738,282
70% SR & 5% SO & 25%FH	20%	£1,847,743	£1,716,465	£1,659,074	£1,636,878	£1,596,954	£1,576,992	£1,566,999
70% SR & 5% SO & 25%FH	25%	£1,676,473	£1,545,195	£1,487,804	£1,465,608	£1,425,684	£1,405,722	£1,395,741
70% SR & 5% SO & 25%FH	30%	£1,505,203	£1,373,925	£1,316,534	£1,294,338	£1,254,414	£1,234,452	£1,224,471
70% SR & 5% SO & 25%FH	35%	£1,333,933	£1,202,655	£1,145,264	£1,123,068	£1,083,144	£1,063,182	£1,053,201
70% SR & 5% SO & 25%FH	40%	£1,162,663	£1,031,385	£973,994	£951,798	£911,874	£891,912	£881,931

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£3,332,823	£3,201,441	£3,144,050	£3,123,946	£3,084,022	£3,064,060	£3,054,079
70% SR & 5% SO & 25%FH	10%	£2,990,283	£2,859,005	£2,801,613	£2,779,417	£2,739,493	£2,719,530	£2,709,549
70% SR & 5% SO & 25%FH	15%	£2,819,013	£2,687,736	£2,630,345	£2,608,149	£2,568,225	£2,548,263	£2,538,282
70% SR & 5% SO & 25%FH	20%	£2,647,743	£2,516,465	£2,459,074	£2,436,878	£2,396,954	£2,376,992	£2,366,999
70% SR & 5% SO & 25%FH	25%	£2,476,473	£2,345,195	£2,287,804	£2,265,608	£2,225,684	£2,205,722	£2,195,741
70% SR & 5% SO & 25%FH	30%	£2,305,203	£2,173,925	£2,116,534	£2,094,338	£2,054,414	£2,034,452	£2,024,471
70% SR & 5% SO & 25%FH	35%	£2,133,933	£2,002,655	£1,945,264	£1,923,068	£1,883,144	£1,863,182	£1,853,201
70% SR & 5% SO & 25%FH	40%	£1,962,663	£1,831,385	£1,773,994	£1,751,798	£1,711,874	£1,691,912	£1,681,931

St Albans DC  
Local Plan Testing 2024

T1 - Retirement Living
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Value Area	St Albans
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No Units	30
Site Area	0.57 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	66%AR & 40%SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25%FH	0%	£1,145,714	£1,011,550	£996,159	£996,055	£996,131	£976,169	£966,168
70% SR & 5% SO & 25%FH	10%	£2,654,324	£2,692,160	£2,654,769	£2,612,572	£2,572,643	£2,552,686	£2,542,705
70% SR & 5% SO & 25%FH	15%	£2,663,629	£2,531,465	£2,474,074	£2,450,831	£2,410,907	£2,390,944	£2,380,964
70% SR & 5% SO & 25%FH	20%	£2,552,934	£2,370,769	£2,313,379	£2,289,090	£2,249,165	£2,229,203	£2,219,223
70% SR & 5% SO & 25%FH	25%	£2,342,239	£2,210,075	£2,152,683	£2,127,348	£2,087,424	£2,067,461	£2,057,480
70% SR & 5% SO & 25%FH	30%	£2,181,544	£2,049,379	£1,991,989	£1,965,607	£1,925,683	£1,905,720	£1,895,739
70% SR & 5% SO & 25%FH	35%	£2,020,848	£1,888,685	£1,831,293	£1,803,896	£1,763,940	£1,743,978	£1,733,998
70% SR & 5% SO & 25%FH	40%	£1,860,154	£1,727,990	£1,670,598	£1,642,123	£1,602,195	£1,582,238	£1,572,258

Residual Land values compared to benchmark land values

£3,500,000

Town Centre Office

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25%FH	0%	£1,145,714	£1,011,550	£996,159	£996,055	£996,131	£976,169	£966,168
70% SR & 5% SO & 25%FH	10%	£2,654,324	£2,692,160	£2,654,769	£2,612,572	£2,572,643	£2,552,686	£2,542,705
70% SR & 5% SO & 25%FH	15%	£2,663,629	£2,531,465	£2,474,074	£2,450,831	£2,410,907	£2,390,944	£2,380,964
70% SR & 5% SO & 25%FH	20%	£2,552,934	£2,370,769	£2,313,379	£2,289,090	£2,249,165	£2,229,203	£2,219,223
70% SR & 5% SO & 25%FH	25%	£2,342,239	£2,210,075	£2,152,683	£2,127,348	£2,087,424	£2,067,461	£2,057,480
70% SR & 5% SO & 25%FH	30%	£2,181,544	£2,049,379	£1,991,989	£1,965,607	£1,925,683	£1,905,720	£1,895,739
70% SR & 5% SO & 25%FH	35%	£2,020,848	£1,888,685	£1,831,293	£1,803,896	£1,763,940	£1,743,978	£1,733,998
70% SR & 5% SO & 25%FH	40%	£1,860,154	£1,727,990	£1,670,598	£1,642,123	£1,602,195	£1,582,238	£1,572,258

Residual Land values compared to benchmark land values

£2,740,000

Industrial

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25%FH	0%	£1,580,000	£1,447,836	£1,390,445	£1,370,341	£1,330,416	£1,310,455	£1,300,474
70% SR & 5% SO & 25%FH	10%	£1,258,609	£1,126,445	£1,069,055	£1,046,858	£1,006,934	£986,972	£976,991
70% SR & 5% SO & 25%FH	15%	£1,097,915	£985,751	£938,369	£915,117	£875,192	£855,230	£845,250
70% SR & 5% SO & 25%FH	20%	£937,220	£805,055	£747,665	£723,375	£683,451	£663,489	£653,508
70% SR & 5% SO & 25%FH	25%	£776,524	£644,361	£586,969	£561,634	£521,710	£501,747	£491,766
70% SR & 5% SO & 25%FH	30%	£615,828	£483,205	£425,813	£400,478	£360,554	£340,592	£330,611
70% SR & 5% SO & 25%FH	35%	£455,134	£322,070	£265,579	£238,151	£198,226	£178,265	£168,283
70% SR & 5% SO & 25%FH	40%	£294,440	£162,276	£104,884	£76,409	£36,485	£16,523	£6,542

Residual Land values compared to benchmark land values

£1,770,000

Car Parks

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25%FH	0%	£2,134,285	£2,002,121	£1,944,731	£1,924,826	£1,884,702	£1,864,741	£1,854,759
70% SR & 5% SO & 25%FH	10%	£1,812,895	£1,680,731	£1,623,341	£1,601,144	£1,561,220	£1,541,258	£1,531,277
70% SR & 5% SO & 25%FH	15%	£1,652,200	£1,520,037	£1,462,645	£1,439,402	£1,399,478	£1,379,516	£1,369,535
70% SR & 5% SO & 25%FH	20%	£1,491,504	£1,359,341	£1,301,950	£1,277,661	£1,237,737	£1,217,774	£1,207,794
70% SR & 5% SO & 25%FH	25%	£1,330,810	£1,198,648	£1,141,255	£1,115,920	£1,075,996	£1,056,033	£1,046,052
70% SR & 5% SO & 25%FH	30%	£1,170,115	£1,037,951	£980,560	£954,178	£914,254	£894,292	£884,310
70% SR & 5% SO & 25%FH	35%	£1,009,420	£877,256	£819,864	£792,437	£752,512	£732,550	£722,569
70% SR & 5% SO & 25%FH	40%	£848,725	£716,561	£659,170	£630,695	£590,771	£570,809	£560,828

Residual Land values compared to benchmark land values

£378,000

Greenfield Land

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25%FH	0%	£2,934,285	£2,802,121	£2,744,731	£2,724,826	£2,684,702	£2,664,741	£2,654,759
70% SR & 5% SO & 25%FH	10%	£2,612,895	£2,480,731	£2,423,341	£2,401,144	£2,361,220	£2,341,258	£2,331,277
70% SR & 5% SO & 25%FH	15%	£2,452,200	£2,320,037	£2,262,645	£2,239,402	£2,199,478	£2,179,516	£2,169,535
70% SR & 5% SO & 25%FH	20%	£2,291,504	£2,159,341	£2,101,950	£2,077,661	£2,037,737	£2,017,774	£2,007,794
70% SR & 5% SO & 25%FH	25%	£2,130,810	£1,998,648	£1,941,255	£1,915,920	£1,875,996	£1,856,033	£1,846,052
70% SR & 5% SO & 25%FH	30%	£1,970,115	£1,837,951	£1,780,560	£1,754,178	£1,714,254	£1,694,292	£1,684,310
70% SR & 5% SO & 25%FH	35%	£1,809,420	£1,677,256	£1,619,864	£1,592,437	£1,552,512	£1,532,550	£1,522,569
70% SR & 5% SO & 25%FH	40%	£1,648,725	£1,516,561	£1,459,170	£1,430,695	£1,390,771	£1,370,809	£1,360,828

St Albans DC  
Local Plan Testing 2024

T1 - Retirement Living
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Value Area	Rest of St Albans
Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% AR & 40% SO

No Units	30
Site Area	0.57 Ha

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,683,007	£1,800,844	£1,743,452	£1,723,340	£1,683,424	£1,663,463	£1,653,481
70% SR & 5% SO & 25% FH	10%	£1,731,489	£1,960,325	£1,911,933	£1,880,738	£1,840,813	£1,820,861	£1,810,869
70% SR & 5% SO & 25% FH	15%	£1,585,729	£1,453,566	£1,396,174	£1,372,932	£1,333,007	£1,313,045	£1,303,064
70% SR & 5% SO & 25% FH	20%	£1,489,910	£1,337,868	£1,280,415	£1,256,125	£1,216,201	£1,196,240	£1,186,258
70% SR & 5% SO & 25% FH	25%	£1,354,211	£1,222,047	£1,164,655	£1,139,320	£1,099,395	£1,079,434	£1,069,452
70% SR & 5% SO & 25% FH	30%	£1,238,451	£1,106,288	£1,048,896	£1,022,514	£982,590	£962,628	£952,655
70% SR & 5% SO & 25% FH	35%	£1,122,662	£980,528	£933,137	£905,708	£865,368	£845,398	£834,966
70% SR & 5% SO & 25% FH	40%	£1,006,933	£874,768	£817,268	£788,859	£747,826	£727,659	£717,425

Residual Land values compared to benchmark land values

Town Centre Office

£3,600,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£36,894	£189,150	£256,545	£276,851	£316,676	£336,637	£346,615
70% SR & 5% SO & 25% FH	10%	£298,511	£430,675	£488,097	£510,262	£550,157	£570,140	£580,131
70% SR & 5% SO & 25% FH	15%	£414,271	£546,434	£603,878	£627,098	£666,993	£686,955	£696,938
70% SR & 5% SO & 25% FH	20%	£530,030	£662,164	£719,585	£742,753	£782,159	£802,160	£812,142
70% SR & 5% SO & 25% FH	25%	£645,789	£777,953	£830,545	£853,680	£893,604	£913,588	£923,534
70% SR & 5% SO & 25% FH	30%	£761,548	£893,712	£946,104	£969,286	£1,008,416	£1,028,372	£1,038,334
70% SR & 5% SO & 25% FH	35%	£877,308	£1,009,472	£1,061,863	£1,084,292	£1,134,834	£1,154,802	£1,164,834
70% SR & 5% SO & 25% FH	40%	£993,067	£1,125,231	£1,177,622	£1,200,041	£1,249,174	£1,269,142	£1,279,134

Residual Land values compared to benchmark land values

Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£367,290	£235,120	£177,738	£157,634	£117,710	£97,748	£87,767
70% SR & 5% SO & 25% FH	10%	£135,775	£311,675	£333,781	£376,977	£419,901	£439,884	£449,845
70% SR & 5% SO & 25% FH	15%	£230,915	£414,434	£436,540	£479,736	£522,660	£542,643	£552,604
70% SR & 5% SO & 25% FH	20%	£326,055	£517,193	£539,300	£582,496	£625,420	£645,403	£655,364
70% SR & 5% SO & 25% FH	25%	£421,195	£619,952	£642,059	£685,255	£728,179	£748,162	£758,123
70% SR & 5% SO & 25% FH	30%	£516,335	£722,711	£744,818	£788,014	£830,938	£850,921	£860,882
70% SR & 5% SO & 25% FH	35%	£611,475	£825,470	£847,577	£890,773	£933,697	£953,680	£963,641
70% SR & 5% SO & 25% FH	40%	£706,615	£928,229	£950,336	£993,532	£1,036,456	£1,056,439	£1,066,380

Residual Land values compared to benchmark land values

Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£921,570	£789,415	£732,024	£711,920	£671,996	£652,034	£642,053
70% SR & 5% SO & 25% FH	10%	£890,060	£557,896	£500,505	£478,309	£438,385	£418,422	£408,441
70% SR & 5% SO & 25% FH	15%	£744,301	£442,137	£384,746	£361,550	£321,576	£301,616	£291,635
70% SR & 5% SO & 25% FH	20%	£658,542	£326,378	£268,986	£244,697	£204,773	£184,811	£174,830
70% SR & 5% SO & 25% FH	25%	£572,783	£210,619	£153,227	£127,892	£87,968	£68,005	£58,024
70% SR & 5% SO & 25% FH	30%	£487,024	£94,860	£37,468	£11,136	£29,688	£9,726	£9,745
70% SR & 5% SO & 25% FH	35%	£401,265	£29,101	£16,699	£1,367	£16,360	£6,498	£6,517
70% SR & 5% SO & 25% FH	40%	£315,506	£17,342	£10,940	£222,891	£283,022	£283,020	£283,022

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,731,579	£1,589,415	£1,532,024	£1,511,920	£1,471,996	£1,452,034	£1,442,053
70% SR & 5% SO & 25% FH	10%	£1,490,060	£1,357,896	£1,300,505	£1,278,309	£1,238,385	£1,218,422	£1,208,441
70% SR & 5% SO & 25% FH	15%	£1,314,301	£1,142,137	£1,084,746	£1,061,550	£1,021,576	£1,001,616	£991,635
70% SR & 5% SO & 25% FH	20%	£1,258,542	£1,126,378	£1,068,986	£1,044,697	£1,004,773	£984,811	£974,830
70% SR & 5% SO & 25% FH	25%	£1,142,783	£1,010,619	£953,227	£927,892	£887,968	£868,005	£858,024
70% SR & 5% SO & 25% FH	30%	£1,027,024	£894,860	£837,468	£811,136	£771,162	£751,199	£741,218
70% SR & 5% SO & 25% FH	35%	£911,265	£779,101	£721,708	£694,280	£653,397	£633,434	£623,453
70% SR & 5% SO & 25% FH	40%	£795,506	£663,340	£605,948	£578,521	£537,638	£517,675	£507,694

St Albans DC  
Local Plan Testing 2024

T1 - Retirement Living

No Units: 30  
Site Area: 0.57 Ha

Residual land values:

Value Area	Zone of Influence
Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	80%AR & 40%SO

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,883,007	£1,860,844	£1,743,452	£1,725,349	£1,663,424	£1,663,463	£1,653,481
70% SR & 5% SO & 25%FH	10%	£1,761,489	£1,569,325	£1,511,933	£1,489,738	£1,449,815	£1,429,861	£1,419,893
70% SR & 5% SO & 25%FH	15%	£1,585,729	£1,453,566	£1,396,174	£1,372,852	£1,333,007	£1,313,045	£1,303,064
70% SR & 5% SO & 25%FH	20%	£1,469,910	£1,337,868	£1,280,415	£1,256,128	£1,216,201	£1,196,240	£1,186,258
70% SR & 5% SO & 25%FH	25%	£1,354,211	£1,222,047	£1,164,655	£1,139,320	£1,099,356	£1,079,434	£1,069,452
70% SR & 5% SO & 25%FH	30%	£1,238,451	£1,106,288	£1,048,896	£1,022,514	£982,528	£962,628	£952,595
70% SR & 5% SO & 25%FH	35%	£1,122,692	£990,528	£933,137	£906,708	£866,366	£846,388	£836,366
70% SR & 5% SO & 25%FH	40%	£1,006,933	£874,769	£817,268	£790,859	£750,990	£730,959	£720,926

Residual Land values compared to benchmark land values  
Town Centre Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£46,894	£189,156	£226,548	£274,951	£319,678	£336,637	£348,619
70% SR & 5% SO & 25%FH	10%	£298,511	£430,675	£488,267	£510,262	£550,187	£570,149	£580,131
70% SR & 5% SO & 25%FH	15%	£414,771	£546,434	£604,026	£627,098	£666,955	£686,955	£696,936
70% SR & 5% SO & 25%FH	20%	£530,630	£662,194	£719,585	£743,675	£783,789	£803,749	£813,742
70% SR & 5% SO & 25%FH	25%	£645,798	£777,953	£835,345	£860,680	£900,634	£920,586	£930,548
70% SR & 5% SO & 25%FH	30%	£761,548	£893,712	£951,104	£977,456	£1,017,410	£1,037,372	£1,047,354
70% SR & 5% SO & 25%FH	35%	£877,538	£1,009,472	£1,066,893	£1,094,232	£1,134,834	£1,154,802	£1,164,834
70% SR & 5% SO & 25%FH	40%	£993,697	£1,125,231	£1,182,732	£1,210,641	£1,250,734	£1,270,641	£1,280,674

Residual Land values compared to benchmark land values  
Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£367,293	£235,129	£177,738	£157,634	£117,710	£97,748	£87,767
70% SR & 5% SO & 25%FH	10%	£135,775	£310,675	£337,781	£376,977	£415,901	£435,894	£445,845
70% SR & 5% SO & 25%FH	15%	£230,915	£404,434	£431,540	£470,736	£509,660	£529,653	£539,604
70% SR & 5% SO & 25%FH	20%	£325,744	£498,194	£525,249	£564,445	£603,369	£623,362	£633,313
70% SR & 5% SO & 25%FH	25%	£421,533	£591,953	£618,508	£657,704	£696,628	£716,621	£726,572
70% SR & 5% SO & 25%FH	30%	£517,548	£685,712	£712,267	£751,463	£790,387	£810,380	£820,331
70% SR & 5% SO & 25%FH	35%	£613,538	£779,472	£806,027	£845,223	£884,147	£904,140	£914,091
70% SR & 5% SO & 25%FH	40%	£709,548	£873,231	£900,028	£939,224	£978,148	£998,141	£1,008,092

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£921,579	£789,415	£732,024	£711,920	£671,996	£652,034	£642,053
70% SR & 5% SO & 25%FH	10%	£890,060	£557,896	£500,505	£479,309	£438,385	£418,422	£408,441
70% SR & 5% SO & 25%FH	15%	£774,901	£442,137	£384,746	£363,550	£323,575	£303,612	£293,630
70% SR & 5% SO & 25%FH	20%	£659,742	£326,378	£268,987	£247,791	£207,816	£187,853	£177,871
70% SR & 5% SO & 25%FH	25%	£544,583	£210,619	£153,227	£132,031	£91,856	£71,893	£61,911
70% SR & 5% SO & 25%FH	30%	£429,424	£94,860	£37,667	£16,471	£-43,704	£-63,741	£-73,759
70% SR & 5% SO & 25%FH	35%	£314,265	£-121,000	£-178,292	£-197,486	£-216,680	£-236,673	£-246,666
70% SR & 5% SO & 25%FH	40%	£200,106	£-236,760	£-304,955	£-323,950	£-342,944	£-362,937	£-372,930

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,721,579	£1,589,415	£1,532,024	£1,511,920	£1,471,996	£1,452,034	£1,442,053
70% SR & 5% SO & 25%FH	10%	£1,490,060	£1,357,896	£1,300,505	£1,279,309	£1,238,385	£1,218,422	£1,208,441
70% SR & 5% SO & 25%FH	15%	£1,374,901	£1,242,137	£1,184,746	£1,163,550	£1,123,575	£1,103,612	£1,093,630
70% SR & 5% SO & 25%FH	20%	£1,259,742	£1,126,378	£1,068,987	£1,047,791	£1,006,816	£986,853	£976,871
70% SR & 5% SO & 25%FH	25%	£1,144,583	£1,010,619	£953,227	£932,031	£890,956	£870,993	£860,951
70% SR & 5% SO & 25%FH	30%	£1,029,424	£894,860	£837,467	£816,271	£775,196	£755,233	£745,251
70% SR & 5% SO & 25%FH	35%	£914,265	£779,100	£721,708	£700,512	£659,437	£639,474	£629,432
70% SR & 5% SO & 25%FH	40%	£799,106	£663,340	£605,948	£584,752	£543,677	£523,714	£513,672

St Albans DC  
Local Plan Testing 2024

T2 - Extra Care

Value Area  
Harpden

No Units 75  
Site Area 1.43 Ha

Sales value inflation 0%  
Build cost inflation 0%  
Affordable Housing Tenure 60% AR & 40% SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£8,606,839	£8,278,429	£8,109,038	£8,050,403	£7,933,957	£7,875,734	£7,846,622
70% SR & 5% SO & 25%FH	10%	£7,543,430	£7,213,020	£7,045,629	£6,980,990	£6,864,444	£6,806,221	£6,777,109
70% SR & 5% SO & 25%FH	15%	£7,011,725	£6,681,315	£6,513,924	£6,446,133	£6,329,687	£6,271,464	£6,242,352
70% SR & 5% SO & 25%FH	20%	£6,480,021	£6,149,611	£5,982,119	£5,913,376	£5,794,931	£5,736,708	£5,707,596
70% SR & 5% SO & 25%FH	25%	£5,948,316	£5,617,906	£5,450,515	£5,376,619	£5,259,173	£5,201,951	£5,172,840
70% SR & 5% SO & 25%FH	30%	£5,416,612	£5,086,202	£4,918,810	£4,841,963	£4,725,417	£4,667,194	£4,638,082
70% SR & 5% SO & 25%FH	35%	£4,884,907	£4,554,497	£4,387,106	£4,307,107	£4,190,561	£4,132,438	£4,103,327
70% SR & 5% SO & 25%FH	40%	£4,353,202	£4,022,792	£3,855,401	£3,772,350	£3,655,904	£3,597,681	£3,568,570

Residual Land values compared to benchmark land values

Secondary Office **£3,500,000**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£3,606,839	£3,278,429	£3,109,038	£3,050,403	£2,933,957	£2,875,734	£2,846,622
70% SR & 5% SO & 25%FH	10%	£2,543,430	£2,213,020	£2,045,629	£1,980,990	£1,864,444	£1,806,221	£1,777,109
70% SR & 5% SO & 25%FH	15%	£2,011,725	£1,681,315	£1,513,924	£1,446,133	£1,329,687	£1,271,464	£1,242,352
70% SR & 5% SO & 25%FH	20%	£1,480,021	£1,149,611	£982,219	£913,376	£794,931	£736,708	£707,596
70% SR & 5% SO & 25%FH	25%	£948,316	£617,906	£450,515	£376,619	£259,173	£201,951	£172,840
70% SR & 5% SO & 25%FH	30%	£416,612	£86,202	£-191,199	£-165,137	£-274,533	£-332,806	£-361,917
70% SR & 5% SO & 25%FH	35%	£-115,097	£-484,807	£-618,810	£-641,963	£-725,417	£-783,690	£-812,801
70% SR & 5% SO & 25%FH	40%	£-645,798	£-977,208	£-1,145,599	£-1,227,650	£-1,314,096	£-1,402,319	£-1,431,430

Residual Land values compared to benchmark land values

Secondary Industrial **£2,740,000**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£4,892,553	£4,362,143	£4,194,752	£4,136,117	£4,019,671	£3,961,448	£3,932,337
70% SR & 5% SO & 25%FH	10%	£3,829,144	£3,298,734	£3,131,343	£3,066,604	£2,950,158	£2,891,935	£2,862,823
70% SR & 5% SO & 25%FH	15%	£3,097,439	£2,767,029	£2,599,638	£2,531,847	£2,415,401	£2,357,178	£2,328,066
70% SR & 5% SO & 25%FH	20%	£2,265,735	£2,235,325	£2,067,934	£1,997,091	£1,880,645	£1,822,422	£1,793,310
70% SR & 5% SO & 25%FH	25%	£2,034,030	£1,703,620	£1,536,229	£1,462,334	£1,345,888	£1,287,665	£1,258,554
70% SR & 5% SO & 25%FH	30%	£1,502,326	£1,171,916	£1,004,525	£927,578	£811,132	£752,909	£723,797
70% SR & 5% SO & 25%FH	35%	£970,621	£640,211	£472,820	£392,822	£276,376	£218,153	£189,041
70% SR & 5% SO & 25%FH	40%	£438,916	£106,507	£-141,894	£-164,796	£-278,250	£-336,523	£-365,634

Residual Land values compared to benchmark land values

Car Parks **£1,770,000**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£8,078,267	£7,747,857	£7,580,466	£7,521,831	£7,405,385	£7,347,162	£7,318,051
70% SR & 5% SO & 25%FH	10%	£5,014,858	£4,684,448	£4,517,057	£4,452,318	£4,335,872	£4,277,649	£4,248,538
70% SR & 5% SO & 25%FH	15%	£4,483,154	£4,152,744	£3,985,353	£3,917,561	£3,801,115	£3,742,892	£3,713,781
70% SR & 5% SO & 25%FH	20%	£3,951,449	£3,621,039	£3,453,648	£3,382,805	£3,266,359	£3,208,136	£3,179,025
70% SR & 5% SO & 25%FH	25%	£3,419,745	£3,089,335	£2,921,944	£2,848,048	£2,731,602	£2,673,379	£2,644,268
70% SR & 5% SO & 25%FH	30%	£2,888,040	£2,557,630	£2,390,239	£2,313,292	£2,196,846	£2,138,623	£2,109,512
70% SR & 5% SO & 25%FH	35%	£2,356,336	£2,025,926	£1,858,534	£1,778,536	£1,662,090	£1,603,867	£1,574,755
70% SR & 5% SO & 25%FH	40%	£1,824,630	£1,494,221	£1,326,830	£1,245,779	£1,127,333	£1,069,110	£1,039,998

Residual Land values compared to benchmark land values

Greenfield Land **£370,000**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£8,078,267	£7,747,857	£7,580,466	£7,521,831	£7,405,385	£7,347,162	£7,318,051
70% SR & 5% SO & 25%FH	10%	£7,014,858	£6,684,448	£6,517,057	£6,452,318	£6,335,872	£6,277,649	£6,248,538
70% SR & 5% SO & 25%FH	15%	£6,483,154	£6,152,744	£5,985,353	£5,917,561	£5,801,115	£5,742,892	£5,713,781
70% SR & 5% SO & 25%FH	20%	£5,951,449	£5,621,039	£5,453,648	£5,382,805	£5,266,359	£5,208,136	£5,179,025
70% SR & 5% SO & 25%FH	25%	£5,419,745	£5,089,335	£4,921,944	£4,848,048	£4,731,602	£4,673,379	£4,644,268
70% SR & 5% SO & 25%FH	30%	£4,888,040	£4,557,630	£4,390,239	£4,313,292	£4,196,846	£4,138,623	£4,109,512
70% SR & 5% SO & 25%FH	35%	£4,356,336	£4,025,926	£3,858,534	£3,778,536	£3,662,090	£3,603,867	£3,574,755
70% SR & 5% SO & 25%FH	40%	£3,824,630	£3,494,221	£3,326,830	£3,245,779	£3,127,333	£3,069,110	£3,039,998

St Albans DC  
Local Plan Testing 2024

T2 - Extra Care

Value Area	St Albans
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No Units	75
Site Area	1.43 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% AR & 40% SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£7,509,277	£7,178,867	£7,011,476	£6,952,840	£6,836,394	£6,778,171	£6,749,090
70% SR & 5% SO & 25%FH	10%	£5,508,410	£5,175,001	£5,010,610	£5,045,870	£5,229,424	£5,771,201	£5,742,090
70% SR & 5% SO & 25%FH	15%	£5,007,978	£3,677,568	£5,510,177	£5,442,385	£5,325,939	£5,287,716	£5,238,605
70% SR & 5% SO & 25%FH	20%	£5,507,544	£5,177,134	£5,009,743	£4,938,900	£4,822,454	£4,764,231	£4,735,120
70% SR & 5% SO & 25%FH	25%	£5,007,111	£4,676,701	£4,509,310	£4,435,415	£4,318,969	£4,260,746	£4,231,635
70% SR & 5% SO & 25%FH	30%	£4,506,678	£4,176,268	£4,008,877	£3,931,330	£3,815,484	£3,757,261	£3,728,150
70% SR & 5% SO & 25%FH	35%	£4,006,245	£3,675,834	£3,508,443	£3,428,445	£3,311,999	£3,253,776	£3,224,664
70% SR & 5% SO & 25%FH	40%	£3,505,811	£3,175,401	£3,008,010	£2,924,960	£2,808,514	£2,750,291	£2,721,179

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£3,500,000</b>								
70% SR & 5% SO & 25%FH	0%	£2,509,277	£2,178,867	£2,011,476	£1,952,840	£1,836,394	£1,778,171	£1,749,090
70% SR & 5% SO & 25%FH	10%	£1,508,410	£1,175,001	£1,010,610	£1,045,870	£1,229,424	£1,771,201	£1,742,090
70% SR & 5% SO & 25%FH	15%	£1,007,978	£877,568	£510,177	£442,385	£325,939	£287,716	£238,605
70% SR & 5% SO & 25%FH	20%	£507,544	£177,134	£3,743	£3,009	£17,548	£25,919	£28,808
70% SR & 5% SO & 25%FH	25%	£7,111	£33,259	£490,690	£564,685	£681,031	£739,254	£788,365
70% SR & 5% SO & 25%FH	30%	£493,322	£823,732	£391,123	£1,069,070	£1,184,315	£1,242,739	£1,271,850
70% SR & 5% SO & 25%FH	35%	£93,755	£1,384,188	£1,491,657	£1,571,535	£1,660,801	£1,746,274	£1,775,386
70% SR & 5% SO & 25%FH	40%	£1,484,183	£1,824,599	£1,901,990	£2,075,000	£2,191,496	£2,249,703	£2,278,821

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£2,740,000</b>								
70% SR & 5% SO & 25%FH	0%	£3,994,992	£3,264,581	£3,097,190	£3,038,554	£2,922,108	£2,863,885	£2,834,774
70% SR & 5% SO & 25%FH	10%	£2,594,126	£2,263,715	£2,096,324	£2,031,584	£1,915,138	£1,856,915	£1,827,804
70% SR & 5% SO & 25%FH	15%	£2,093,692	£1,783,282	£1,595,891	£1,528,099	£1,411,653	£1,353,430	£1,324,319
70% SR & 5% SO & 25%FH	20%	£1,593,258	£1,282,848	£1,095,457	£1,024,614	£908,168	£849,945	£820,834
70% SR & 5% SO & 25%FH	25%	£1,092,825	£782,415	£595,025	£521,120	£404,673	£346,450	£317,340
70% SR & 5% SO & 25%FH	30%	£592,392	£281,982	£94,591	£17,844	£38,802	£157,022	£186,139
70% SR & 5% SO & 25%FH	35%	£91,859	£236,831	£406,842	£485,891	£602,297	£680,910	£699,093
70% SR & 5% SO & 25%FH	40%	£468,478	£868,436	£969,477	£1,069,328	£1,169,172	£1,268,996	£1,288,106

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£1,770,000</b>								
70% SR & 5% SO & 25%FH	0%	£4,980,706	£4,650,296	£4,482,905	£4,424,269	£4,307,823	£4,249,600	£4,220,488
70% SR & 5% SO & 25%FH	10%	£3,979,839	£3,649,430	£3,482,039	£3,417,299	£3,300,853	£3,242,630	£3,213,518
70% SR & 5% SO & 25%FH	15%	£3,479,406	£3,148,996	£2,981,605	£2,913,814	£2,797,368	£2,739,145	£2,710,033
70% SR & 5% SO & 25%FH	20%	£2,978,973	£2,648,563	£2,481,172	£2,410,329	£2,293,883	£2,235,660	£2,206,548
70% SR & 5% SO & 25%FH	25%	£2,478,539	£2,148,159	£1,980,789	£1,906,844	£1,790,398	£1,732,175	£1,703,063
70% SR & 5% SO & 25%FH	30%	£1,978,107	£1,647,697	£1,480,306	£1,403,359	£1,286,913	£1,228,690	£1,199,578
70% SR & 5% SO & 25%FH	35%	£1,477,673	£1,147,263	£979,872	£899,873	£783,428	£725,205	£696,093
70% SR & 5% SO & 25%FH	40%	£977,240	£646,830	£479,438	£396,388	£279,942	£221,719	£192,608

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£370,000</b>								
70% SR & 5% SO & 25%FH	0%	£5,980,706	£5,650,296	£5,482,905	£5,424,269	£5,307,823	£5,249,600	£5,220,488
70% SR & 5% SO & 25%FH	10%	£5,979,839	£5,649,430	£5,482,039	£5,417,299	£5,300,853	£5,242,630	£5,213,518
70% SR & 5% SO & 25%FH	15%	£5,479,406	£5,148,996	£4,981,605	£4,913,814	£4,797,368	£4,739,145	£4,710,033
70% SR & 5% SO & 25%FH	20%	£4,978,973	£4,648,563	£4,481,172	£4,410,329	£4,293,883	£4,235,660	£4,206,548
70% SR & 5% SO & 25%FH	25%	£4,478,539	£4,148,159	£3,980,789	£3,906,844	£3,790,398	£3,732,175	£3,703,063
70% SR & 5% SO & 25%FH	30%	£3,978,107	£3,647,697	£3,480,306	£3,403,359	£3,286,913	£3,228,690	£3,199,578
70% SR & 5% SO & 25%FH	35%	£3,477,673	£3,147,263	£2,979,872	£2,899,873	£2,783,428	£2,725,205	£2,696,093
70% SR & 5% SO & 25%FH	40%	£2,977,240	£2,646,830	£2,479,438	£2,396,388	£2,279,942	£2,221,719	£2,192,608

St Albans DC  
Local Plan Testing 2024

T2 - Extra Care

Value Area      Rest of St Albans

No Units      75  
Site Area      1.43 Ha

Sales value inflation      0%  
Build cost inflation      0%  
Affordable Housing Tenure      60% AR & 40% SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£4,210,920	£3,880,510	£3,712,595	£3,653,064	£3,534,842	£3,475,731	£3,446,174
70% SR & 5% SO & 25%FH	10%	£3,481,390	£3,127,292	£2,857,348	£2,891,620	£2,773,398	£2,714,286	£2,694,730
70% SR & 5% SO & 25%FH	15%	£3,085,120	£2,749,669	£2,579,124	£2,519,898	£2,392,675	£2,333,564	£2,304,008
70% SR & 5% SO & 25%FH	20%	£2,707,497	£2,372,045	£2,202,101	£2,130,176	£2,011,953	£1,952,842	£1,923,286
70% SR & 5% SO & 25%FH	25%	£2,329,873	£1,994,421	£1,824,477	£1,749,454	£1,631,231	£1,572,120	£1,542,564
70% SR & 5% SO & 25%FH	30%	£1,952,249	£1,616,798	£1,446,853	£1,368,732	£1,250,509	£1,191,398	£1,161,842
70% SR & 5% SO & 25%FH	35%	£1,574,625	£1,239,174	£1,069,230	£988,110	£869,787	£810,676	£781,120
70% SR & 5% SO & 25%FH	40%	£1,197,002	£861,551	£691,605	£607,288	£489,065	£429,954	£400,398

Residual Land values compared to benchmark land values

Secondary Office      £3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,699,980	£1,118,890	£1,207,805	£1,346,536	£1,465,195	£1,524,269	£1,563,905
70% SR & 5% SO & 25%FH	10%	£1,538,810	£1,872,708	£2,042,692	£2,106,380	£2,226,602	£2,285,714	£2,315,270
70% SR & 5% SO & 25%FH	15%	£1,814,880	£2,250,331	£2,420,276	£2,489,102	£2,609,325	£2,668,438	£2,697,992
70% SR & 5% SO & 25%FH	20%	£2,295,503	£2,627,895	£2,797,899	£2,866,634	£2,986,847	£3,045,158	£3,074,714
70% SR & 5% SO & 25%FH	25%	£2,670,127	£3,005,579	£3,175,523	£3,250,546	£3,369,769	£3,427,880	£3,457,436
70% SR & 5% SO & 25%FH	30%	£3,047,751	£3,383,202	£3,553,147	£3,631,268	£3,749,491	£3,808,602	£3,838,158
70% SR & 5% SO & 25%FH	35%	£3,625,274	£3,760,826	£3,930,770	£4,011,890	£4,129,313	£4,188,324	£4,217,880
70% SR & 5% SO & 25%FH	40%	£3,602,898	£4,138,449	£4,308,395	£4,392,772	£4,510,545	£4,570,045	£4,599,602

Residual Land values compared to benchmark land values

Secondary Industrial      £2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£296,634	£33,778	£201,891	£261,222	£376,484	£436,368	£466,111
70% SR & 5% SO & 25%FH	10%	£292,936	£796,263	£966,808	£1,022,666	£1,140,888	£1,199,099	£1,229,855
70% SR & 5% SO & 25%FH	15%	£329,184	£1,164,617	£1,334,562	£1,403,388	£1,521,610	£1,580,721	£1,610,277
70% SR & 5% SO & 25%FH	20%	£1,206,789	£1,942,241	£1,712,185	£1,784,110	£1,892,242	£1,951,443	£1,981,600
70% SR & 5% SO & 25%FH	25%	£1,084,414	£1,919,864	£2,089,809	£2,164,632	£2,283,664	£2,342,166	£2,371,722
70% SR & 5% SO & 25%FH	30%	£1,962,038	£2,297,488	£2,467,432	£2,543,534	£2,663,776	£2,722,888	£2,752,444
70% SR & 5% SO & 25%FH	35%	£2,339,680	£2,675,111	£2,843,056	£2,926,278	£3,044,498	£3,103,610	£3,133,166
70% SR & 5% SO & 25%FH	40%	£2,472,264	£3,052,735	£3,220,680	£3,306,686	£3,425,271	£3,484,383	£3,513,889

Residual Land values compared to benchmark land values

Car Parks      £1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,682,348	£1,351,938	£1,184,024	£1,124,493	£1,006,270	£947,199	£917,603
70% SR & 5% SO & 25%FH	10%	£932,919	£998,721	£1,248,776	£1,380,749	£1,544,626	£1,688,716	£1,768,159
70% SR & 5% SO & 25%FH	15%	£556,549	£221,097	£51,153	£17,874	£136,896	£185,907	£224,563
70% SR & 5% SO & 25%FH	20%	£178,925	£196,326	£266,471	£388,396	£516,618	£575,729	£595,285
70% SR & 5% SO & 25%FH	25%	£198,699	£534,159	£704,661	£775,118	£897,340	£966,451	£986,007
70% SR & 5% SO & 25%FH	30%	£376,322	£91,774	£1,081,718	£1,159,840	£1,278,062	£1,337,173	£1,366,729
70% SR & 5% SO & 25%FH	35%	£353,945	£1,289,397	£1,459,542	£1,540,592	£1,659,164	£1,717,895	£1,747,451
70% SR & 5% SO & 25%FH	40%	£1,331,659	£1,687,021	£1,836,986	£1,921,294	£2,039,566	£2,098,617	£2,128,174

Residual Land values compared to benchmark land values

Greenfield Land      £370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£3,882,348	£3,351,938	£3,184,024	£3,124,493	£3,006,270	£2,947,199	£2,917,603
70% SR & 5% SO & 25%FH	10%	£2,932,919	£2,598,721	£2,428,776	£2,363,045	£2,244,626	£2,185,716	£2,156,159
70% SR & 5% SO & 25%FH	15%	£2,556,549	£2,221,097	£2,051,153	£1,982,326	£1,864,104	£1,804,993	£1,775,437
70% SR & 5% SO & 25%FH	20%	£2,178,925	£1,843,474	£1,673,529	£1,601,804	£1,483,392	£1,424,271	£1,394,715
70% SR & 5% SO & 25%FH	25%	£1,801,301	£1,466,850	£1,296,896	£1,220,892	£1,102,860	£1,043,549	£1,013,993
70% SR & 5% SO & 25%FH	30%	£1,423,675	£1,088,226	£918,282	£840,160	£721,938	£662,827	£633,271
70% SR & 5% SO & 25%FH	35%	£1,046,054	£710,603	£540,658	£468,438	£341,216	£282,105	£252,549
70% SR & 5% SO & 25%FH	40%	£668,431	£332,979	£163,024	£78,716	£16,426	£66,617	£96,174

St Albans DC  
Local Plan Testing 2024

T2 - Extra Care

Value Area	Zone of Influence
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No Units	75
Site Area	1.43 Ha

Sales value inflation	0%
Build cost inflation	0%
Affordable Housing Tenure	60% AR & 40% SO

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£4,210,920	£3,880,510	£3,712,595	£3,653,064	£3,534,842	£3,475,731	£3,446,174
70% SR & 5% SO & 25%FH	10%	£3,481,390	£3,127,292	£2,957,348	£2,891,620	£2,773,398	£2,714,286	£2,684,730
70% SR & 5% SO & 25%FH	15%	£3,085,120	£2,749,669	£2,579,124	£2,510,898	£2,392,675	£2,333,564	£2,304,008
70% SR & 5% SO & 25%FH	20%	£2,707,497	£2,372,045	£2,202,101	£2,130,178	£2,011,956	£1,952,842	£1,923,286
70% SR & 5% SO & 25%FH	25%	£2,329,873	£1,994,421	£1,824,477	£1,749,454	£1,631,231	£1,572,120	£1,542,564
70% SR & 5% SO & 25%FH	30%	£1,952,249	£1,616,798	£1,446,853	£1,368,732	£1,250,509	£1,191,398	£1,161,842
70% SR & 5% SO & 25%FH	35%	£1,574,626	£1,239,174	£1,069,230	£988,010	£869,787	£810,676	£781,120
70% SR & 5% SO & 25%FH	40%	£1,197,002	£861,551	£691,605	£607,288	£489,065	£429,954	£400,398

Residual Land values compared to benchmark land values

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,699,661	£1,118,869	£1,067,405	£1,048,536	£1,065,198	£1,024,269	£1,000,000
70% SR & 5% SO & 25%FH	10%	£1,538,610	£1,072,708	£2,042,652	£2,108,380	£2,226,602	£2,285,714	£2,315,270
70% SR & 5% SO & 25%FH	15%	£1,614,889	£2,250,331	£2,420,276	£2,489,102	£2,607,325	£2,666,438	£2,695,992
70% SR & 5% SO & 25%FH	20%	£2,292,533	£2,827,865	£2,797,898	£2,868,634	£2,986,847	£3,047,158	£3,076,714
70% SR & 5% SO & 25%FH	25%	£2,670,127	£3,056,579	£3,175,523	£3,250,548	£3,368,769	£3,427,880	£3,457,436
70% SR & 5% SO & 25%FH	30%	£3,047,731	£3,383,202	£3,553,147	£3,631,288	£3,749,491	£3,808,602	£3,838,158
70% SR & 5% SO & 25%FH	35%	£3,425,374	£3,709,836	£3,889,770	£3,971,999	£4,101,999	£4,189,324	£4,218,880
70% SR & 5% SO & 25%FH	40%	£3,802,998	£4,136,469	£4,366,995	£4,459,772	£4,610,968	£4,672,045	£4,698,652

Residual Land values compared to benchmark land values

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£256,634	£337,776	£401,891	£461,222	£499,444	£468,958	£488,111
70% SR & 5% SO & 25%FH	10%	£292,638	£796,965	£866,838	£1,022,698	£1,140,868	£1,199,969	£1,229,555
70% SR & 5% SO & 25%FH	15%	£329,184	£1,184,617	£1,334,562	£1,403,388	£1,521,610	£1,580,721	£1,610,277
70% SR & 5% SO & 25%FH	20%	£1,206,788	£1,942,281	£1,712,185	£1,784,110	£1,862,232	£1,901,443	£1,991,000
70% SR & 5% SO & 25%FH	25%	£1,684,414	£1,910,864	£2,089,009	£2,164,632	£2,263,664	£2,352,186	£2,371,722
70% SR & 5% SO & 25%FH	30%	£1,962,039	£2,297,488	£2,467,432	£2,543,554	£2,662,776	£2,722,888	£2,772,444
70% SR & 5% SO & 25%FH	35%	£2,339,663	£2,675,111	£2,843,056	£2,926,278	£3,044,498	£3,103,610	£3,133,166
70% SR & 5% SO & 25%FH	40%	£2,717,287	£3,052,735	£3,220,999	£3,306,896	£3,445,221	£3,494,333	£3,513,889

Residual Land values compared to benchmark land values

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,682,348	£1,381,938	£1,184,028	£1,124,493	£1,028,270	£947,199	£917,603
70% SR & 5% SO & 25%FH	10%	£392,919	£398,721	£428,778	£383,048	£244,628	£188,716	£156,159
70% SR & 5% SO & 25%FH	15%	£556,549	£221,097	£51,153	£17,674	£136,896	£185,007	£224,363
70% SR & 5% SO & 25%FH	20%	£1,178,525	£196,308	£358,471	£388,396	£516,618	£575,729	£605,295
70% SR & 5% SO & 25%FH	25%	£1,798,899	£534,150	£704,664	£778,118	£897,540	£966,451	£986,007
70% SR & 5% SO & 25%FH	30%	£376,322	£91,774	£1,081,718	£1,193,840	£1,278,062	£1,337,173	£1,366,729
70% SR & 5% SO & 25%FH	35%	£353,645	£1,468,397	£1,459,542	£1,540,592	£1,655,754	£1,717,895	£1,747,451
70% SR & 5% SO & 25%FH	40%	£1,331,959	£1,687,021	£1,638,989	£1,821,284	£2,009,608	£2,088,617	£2,128,174

Residual Land values compared to benchmark land values

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£3,682,348	£3,351,938	£3,184,028	£3,124,493	£3,006,270	£2,947,199	£2,917,603
70% SR & 5% SO & 25%FH	10%	£2,932,819	£2,598,721	£2,428,778	£2,363,048	£2,244,628	£2,185,716	£2,156,159
70% SR & 5% SO & 25%FH	15%	£2,556,549	£2,221,097	£2,051,153	£1,982,308	£1,864,104	£1,804,993	£1,775,437
70% SR & 5% SO & 25%FH	20%	£2,178,525	£1,843,474	£1,673,509	£1,601,804	£1,483,382	£1,424,271	£1,394,715
70% SR & 5% SO & 25%FH	25%	£1,801,301	£1,466,890	£1,296,896	£1,220,892	£1,102,880	£1,043,549	£1,013,993
70% SR & 5% SO & 25%FH	30%	£1,423,675	£1,088,226	£918,282	£840,160	£721,938	£662,827	£633,271
70% SR & 5% SO & 25%FH	35%	£1,046,051	£710,603	£540,658	£469,438	£341,216	£282,105	£252,549
70% SR & 5% SO & 25%FH	40%	£668,431	£332,076	£163,024	£78,716	£36,424	£36,617	£36,774

**St Albans CIL Viability Assessment**

**100% Market Care Home**

**Appraisal of Care Homes**

BLV1

National Care Standards requirements

- 135 sq ft of useable floorspace, excluding ensuite
- 38 sq ft of space for en-suite
- 42 sq ft of communal space, excluding circulation

80 rooms	10,800	floor area of rooms
	3,040	en-suite bathrooms
	3,360	communal space
	17,200	
15% Circulation	<u>19,780</u>	sqft GIA

**CAPITAL VALUE**

80 Beds	£1,300 per week	90% occupancy	£4,867,200
Standard profit margin (EBITDA)		30% of income	£1,460,160
Capitalise EBITDA		10% yield	£14,601,600
Deduct	15% for income shortfall to maturity		-£2,190,240
<b>Gross Adjusted turnkey value of Home</b>			<b>£12,411,360</b>
Sales Agent's fees (on turnkey value)		1.00%	£124,114
Legal fees (% of turnkey value)		0.50%	£62,057

**Net Adjusted turnkey value of Home** **£12,225,190**

**DEVELOPMENT COSTS**

<b>Existing use value</b>		<b>£s per ha</b>	<b>Site size</b>	
BLV1	Secondary Office	£3,500,000	0.8	£2,800,000
<b>Development Costs</b>				
Build costs			£167	£3,303,260
External works			10%	£330,326
Additional policy costs			£15	£257,664
Contingency			5%	£194,563
Professional fees			10%	£408,581
Residual S106			£2 psf	£39,560
Interest	24 months		6.5%	£3,094,707
				<u>£10,428,661</u>
Land surplus				£1,796,528
Stamp duty			5.00%	-£89,826
Agent's fees			1.00%	-£17,965
Legal fees			0.80%	-£14,372
Interest on land finance	24 months		6.50%	-£217,667
<b>Residual Land Value</b>			<b>Unviable</b>	<b>£1,456,697</b>

**St Albans CIL Viability Assessment**

**100% Market Care Home**

**Appraisal of Care Homes**

BLV2

National Care Standards requirements

135 sq ft of useable floorspace, excluding ensuite			
38 sq ft of space for en-suite			522.47
42 sq ft of communal space, excluding circulation			419.77
80 rooms	10,800	floor area of rooms	
	3,040	en-suite bathrooms	
	3,360	communal space	
	<u>17,200</u>		
15% Circulation	<u>19,780</u>	sqft GIA	

**CAPITAL VALUE**

80 Beds	£1,300 per week	90% occupancy	£4,867,200
Standard profit margin (EBITDA)		30% of income	£1,460,160
Capitalise EBITDA		10% yield	£14,601,600
Deduct	15% for income shortfall to maturity		-£2,190,240
<b>Gross Adjusted turnkey value of Home</b>			<b>£12,411,360</b>
Sales Agent's fees (on turnkey value)		1.00%	£124,114
Legal fees (% of turnkey value)		0.50%	£62,057

**Net Adjusted turnkey value of Home** £12,225,190

**DEVELOPMENT COSTS**

Existing use value

	£s per ha	Site size	
BLV2 Secondary Industrial	£2,740,000	0.8	£2,192,000

**Development Costs**

Build costs		£167	£3,303,260
External works		10%	£330,326
Additional policy costs		£15	£257,664
Contingency		5%	£194,563
Professional fees		10%	£408,581
Residual S106		£2 psf	£39,560

Interest	24 months	6.5%	£2,486,707
			£9,212,661

Land surplus			£3,012,528
Stamp duty		5.00%	-£150,626
Agent's fees		1.00%	-£30,125
Legal fees		0.80%	-£24,100
Interest on land fin.	24 months	6.50%	-£364,998

**Residual Land Value** **Unviable** £2,442,678

**St Albans CIL Viability Assessment**

**100% Market Care Home**

**Appraisal of Care Homes**

BLV3

National Care Standards requirements

- 135 sq ft of useable floorspace, excluding ensuite
- 38 sq ft of space for en-suite
- 42 sq ft of communal space, excluding circulation

80 rooms	10,800	floor area of rooms
	3,040	en-suite bathrooms
	3,360	communal space
	17,200	
15% Circulation	<u>19,780</u>	sqft GIA

**CAPITAL VALUE**

80 Beds	£1,300 per week	90% occupancy	£4,867,200
Standard profit margin (EBITDA)		30% of income	£1,460,160
Capitalise EBITDA		10% yield	£14,601,600
Deduct	15% for income shortfall to maturity		-£2,190,240

**Gross Adjusted turnkey value of Home** **£12,411,360**

Sales Agent's fees (on turnkey value)	1.00%	£124,114
Legal fees (% of turnkey value)	0.50%	£62,057

**Net Adjusted turnkey value of Home** **£12,225,190**

**DEVELOPMENT COSTS**

Existing use value

	£s per ha	Site size	
BLV3 Car Park	£1,770,000	0.8	£1,416,000

**Development Costs**

Build costs		£167	£3,303,260
External works		10%	£330,326
Additional policy costs		£15	£257,664
Contingency		5%	£194,563
Professional fees		10%	£408,581
Residual S106		£2 psf	£39,560

Interest	24 months	6.5%	£1,710,707
			<u>£7,660,661</u>

Land surplus			£4,564,528
Stamp duty		5.00%	-£228,226
Agent's fees		1.00%	-£45,645
Legal fees		0.80%	-£36,516
Interest on land finance	24 months	6.50%	-£553,038

**Residual Land Value** **Viable** **£3,701,102**

**St Albans CIL Viability Assessment**

**100% Market Care Home**

**Appraisal of Care Homes**

BLV4

National Care Standards requirements

- 135 sq ft of useable floorspace, excluding ensuite
- 38 sq ft of space for en-suite
- 42 sq ft of communal space, excluding circulation

80 rooms	10,800	floor area of rooms
	3,040	en-suite bathrooms
	3,360	communal space
	<u>17,200</u>	
15% Circulation	<u><u>19,780</u></u>	sqft GIA

**CAPITAL VALUE**

80 Beds	£1,300 per week	90% occupancy	£4,867,200
Standard profit margin (EBITDA)		30% of income	£1,460,160
Capitalise EBITDA		10% yield	£14,601,600
Deduct	15% for income shortfall to maturity		-£2,190,240
<b>Gross Adjusted turnkey value of Home</b>			<b>£12,411,360</b>
Sales Agent's fees (on turnkey value)		1.00%	£124,114
Legal fees (% of turnkey value)		0.50%	£62,057
<b>Net Adjusted turnkey value of Home</b>			<b>£12,225,190</b>

**DEVELOPMENT COSTS**

Existing use value

	£s per ha	Site size	
BLV4 Greenfield Land	£370,000	0.8	£296,000

**Development Costs**

Build costs		£167	£3,303,260
External works		10%	£330,326
Additional policy costs		£15	£257,664
Contingency		5%	£194,563
Professional fees		10%	£408,581
Residual S106		£2 psf	£39,560

Interest	24 months	6.5%	£590,707
			<u>£5,420,661</u>

Land surplus			£6,804,528
Stamp duty		5.00%	-£340,226
Agent's fees		1.00%	-£68,045
Legal fees		0.80%	-£54,436
Interest on land finance	24 months	6.50%	-£824,437

<b>Residual Land Value</b>		<b>Viable</b>	<b>£5,517,384</b>
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**St Albans CIL Viability Assessment**

**40% Affordable Housing**

**Appraisal of Care Homes**

BLV1

National Care Standards requirements

- 135 sq ft of useable floorspace, excluding ensuite
- 38 sq ft of space for en-suite
- 42 sq ft of communal space, excluding circulation

80 rooms	10,800	floor area of rooms
	3,040	en-suite bathrooms
	3,360	communal space
	<u>17,200</u>	
15% Circulation	<u>19,780</u>	sqft GIA

**CAPITAL VALUE**

32 Beds (Affordable)	£784 per week	90% occupancy	£1,174,118
48 Beds (Pvt)	£1,300 per week	90% occupancy	£2,920,320
Standard profit margin (EBITDA)		30% of income	£1,228,331.52
Capitalise EBITDA		10% yield	£12,283,315
Deduct	15% for income shortfall to maturity		-£1,842,497
<b>Gross Adjusted turnkey value of Home</b>			<b>£10,440,818</b>
Sales Agent's fees (on turnkey value)		1.00%	£104,408
Legal fees (% of turnkey value)		0.50%	£52,204

**Net Adjusted turnkey value of Home** **£10,284,206**

**DEVELOPMENT COSTS**

Existing use value

	£s per ha	Site size	
BLV1 Secondary Office	£3,500,000	0.8	£2,800,000

Development Costs

Build costs		£167	£3,303,260
External works		10%	£330,326
Additional policy costs		£15	£296,314
Contingency		5%	£196,495
Professional fees		10%	£412,639.51
Residual S106		£2 psf	£39,560

Interest	24 months	6.5%	£3,097,609
			<u>£10,476,203</u>

Land surplus			-£191,998
Stamp duty		5.00%	£9,600
Agent's fees		1.00%	£1,920
Legal fees		0.80%	£1,536
Interest on lan	24 months	6.50%	£23,262

**Residual Land Value** **Unviable** **-£155,679**

**St Albans CIL Viability Assessment**

**40% Affordable Housing**

**Appraisal of Care Homes**

BLV2

National Care Standards requirements

- 135 sq ft of useable floorspace, excluding ensuite
- 38 sq ft of space for en-suite
- 42 sq ft of communal space, excluding circulation

80 rooms	10,800	floor area of rooms
	3,040	en-suite bathrooms
	3,360	communal space
	<u>17,200</u>	
15% Circulation	<u>19,780</u>	sqft GIA

**CAPITAL VALUE**

32 Beds (Affordable)	£784 per week	90% occupancy	£1,174,118
48 Beds (Pvt)	£1,300 per week	90% occupancy	£2,920,320
Standard profit margin (EBITDA)		30% of income	£1,228,331.52
Capitalise EBITDA		10% yield	£12,283,315
Deduct	15% for income shortfall to maturity		-£1,842,497
<b>Gross Adjusted turnkey value of Home</b>			<b>£10,440,818</b>
Sales Agent's fees (on turnkey value)		1.00%	£104,408
Legal fees (% of turnkey value)		0.50%	£52,204

**Net Adjusted turnkey value of Home**

**£10,284,206**

**DEVELOPMENT COSTS**

Existing use value

	£s per ha	Site size	
BLV2 Secondary Industrial	£2,740,000	0.8	£2,192,000

Development Costs

Build costs		£167	£3,303,260
External works		10%	£330,326
Additional policy costs		£15	£296,314
Contingency		5%	£196,495
Professional fees		10%	£412,640
Residual S106		£2 psf	£39,560

Interest	24 months	6.5%	<u>£2,489,609</u>
			£9,260,203

Land surplus			£1,024,002
Stamp duty		5.00%	-£51,200
Agent's fees		1.00%	-£10,240
Legal fees		0.80%	-£8,192
Interest on lan	24 months	6.50%	-£124,068

**Residual Land Value**

**Unviable £830,302**

**St Albans CIL Viability Assessment**

**40% Affordable Housing**

**Appraisal of Care Homes**

BLV3

National Care Standards requirements

- 135 sq ft of useable floorspace, excluding ensuite
- 38 sq ft of space for en-suite
- 42 sq ft of communal space, excluding circulation

80 rooms	10,800	floor area of rooms
	3,040	en-suite bathrooms
	3,360	communal space
	17,200	
15% Circulation	19,780	sqft GIA

**CAPITAL VALUE**

32 Beds (Affordable)	£784 per week	90% occupancy	£1,174,118
48 Beds (Pvt)	£1,300 per week	90% occupancy	£2,920,320
Standard profit margin (EBITDA)		30% of income	£1,228,331.52
Capitalise EBITDA		10% yield	£12,283,315
Deduct	15% for income shortfall to maturity		-£1,842,497
<b>Gross Adjusted turnkey value of Home</b>			<b>£10,440,818</b>
Sales Agent's fees (on turnkey value)		1.00%	£104,408
Legal fees (% of turnkey value)		0.50%	£52,204

**Net Adjusted turnkey value of Home**

**£10,284,206**

**DEVELOPMENT COSTS**

Existing use value

	£s per ha	Site size	
<b>BLV3</b>	<b>£1,770,000</b>	<b>0.8</b>	<b>£1,416,000</b>

**Development Costs**

Build costs		£167	£3,303,260
External works		10%	£330,326
Additional policy costs		£15	£296,314
Contingency		5%	£196,495
Professional fees		10%	£412,640
Residual S106		£2 psf	£39,560

Interest	24 months	6.5%	£1,713,609
			<b>£7,708,203</b>

Land surplus			£2,576,002
Stamp duty		5.00%	-£128,800
Agent's fees		1.00%	-£25,760
Legal fees		0.80%	-£20,608
Interest on land finance	24 months	6.50%	-£312,108

**Residual Land Value**

Unviable **£2,088,726**

**St Albans CIL Viability Assessment**

**40% Affordable Housing**

**Appraisal of Care Homes**

BLV4

National Care Standards requirements

- 135 sq ft of useable floorspace, excluding ensuite
- 38 sq ft of space for en-suite
- 42 sq ft of communal space, excluding circulation

80 rooms	10,800	floor area of rooms
	3,040	en-suite bathrooms
	3,360	communal space
	17,200	
15% Circulation	19,780	sqft GIA

**CAPITAL VALUE**

32 Beds (Affordable)	£784 per week	90% occupancy	£1,174,118
48 Beds (Pvt)	£1,300 per week	90% occupancy	£2,920,320
Standard profit margin (EBITDA)		30% of income	£1,228,331.52
Capitalise EBITDA		10% yield	£12,283,315
Deduct	15% for income shortfall to maturity		-£1,842,497
<b>Gross Adjusted turnkey value of Home</b>			<b>£10,440,818</b>
Sales Agent's fees (on turnkey value)		1.00%	£104,408
Legal fees (% of turnkey value)		0.50%	£52,204

**Net Adjusted turnkey value of Home**

£10,284,206

**DEVELOPMENT COSTS**

Existing use value

	£s per ha	Site size	
BLV4 Greenfield (Higher)	£370,000	0.8	£296,000

Development Costs

Build costs		£167	£3,303,260
External works		10%	£330,326
Additional policy costs		£15	£296,314
Contingency		5%	£196,495
Professional fees		10%	£412,640
Residual S106		£2 psf	£39,560

Interest	24 months	6.5%	£593,609
			£5,468,203

Land surplus			£4,816,002
Stamp duty		5.00%	-£240,800
Agent's fees		1.00%	-£48,160
Legal fees		0.80%	-£38,528
Interest on land finance	24 months	6.50%	-£583,507

**Residual Land Value**

Viable

**£3,905,007**

## Appendix 5 - Sensitivity Analysis (+ 10% Sales Values & + 5% Costs)

St Albans District Council  
Local Plan Testing 2024

T1 - 1 House	
No Units	1
Site Area	0.05 Ha

Value Area	Harpenden
Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£444,536	£431,646	£430,628	£430,628	£429,120	£428,365	£427,987
70% SR & 5% SO & 25% FH	10%	£458,831	£395,842	£394,924	£394,924	£393,415	£392,660	£392,283
70% SR & 5% SO & 25% FH	15%	£390,978	£376,089	£377,071	£377,071	£375,562	£374,808	£374,431
70% SR & 5% SO & 25% FH	20%	£374,126	£360,237	£359,219	£359,219	£357,710	£356,956	£356,579
70% SR & 5% SO & 25% FH	25%	£355,274	£342,385	£341,366	£341,366	£339,858	£339,104	£338,728
70% SR & 5% SO & 25% FH	30%	£337,421	£324,533	£323,514	£323,514	£322,005	£321,251	£320,874
70% SR & 5% SO & 25% FH	35%	£319,569	£306,680	£305,662	£305,662	£304,153	£303,399	£303,021
70% SR & 5% SO & 25% FH	40%	£301,717	£288,828	£287,809	£287,809	£286,300	£285,546	£285,169

Residual Land values compared to benchmark land values

Town Centre Office

£3,560,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£269,536	£256,646	£255,628	£255,628	£254,120	£253,365	£252,987
70% SR & 5% SO & 25% FH	10%	£233,831	£220,842	£219,924	£219,924	£218,415	£217,660	£217,283
70% SR & 5% SO & 25% FH	15%	£215,978	£203,089	£202,071	£202,071	£200,562	£199,808	£199,431
70% SR & 5% SO & 25% FH	20%	£198,126	£185,237	£184,219	£184,219	£182,710	£181,956	£181,579
70% SR & 5% SO & 25% FH	25%	£180,274	£167,385	£166,366	£166,366	£164,858	£164,104	£163,728
70% SR & 5% SO & 25% FH	30%	£162,421	£149,533	£148,514	£148,514	£147,005	£146,251	£145,874
70% SR & 5% SO & 25% FH	35%	£144,569	£131,680	£130,662	£130,662	£129,153	£128,399	£128,021
70% SR & 5% SO & 25% FH	40%	£126,717	£113,828	£112,809	£112,809	£111,300	£110,546	£110,169

Residual Land values compared to benchmark land values

Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£307,536	£294,646	£293,628	£293,628	£292,120	£291,365	£290,987
70% SR & 5% SO & 25% FH	10%	£271,831	£238,842	£237,924	£237,924	£236,415	£235,660	£235,283
70% SR & 5% SO & 25% FH	15%	£253,978	£221,089	£220,071	£220,071	£218,562	£217,808	£217,431
70% SR & 5% SO & 25% FH	20%	£236,126	£203,237	£202,219	£202,219	£200,710	£199,956	£199,579
70% SR & 5% SO & 25% FH	25%	£218,274	£185,385	£184,366	£184,366	£182,858	£182,104	£181,728
70% SR & 5% SO & 25% FH	30%	£200,421	£167,533	£166,514	£166,514	£165,005	£164,251	£163,874
70% SR & 5% SO & 25% FH	35%	£182,569	£149,680	£148,662	£148,662	£147,153	£146,399	£146,021
70% SR & 5% SO & 25% FH	40%	£164,717	£131,828	£130,809	£130,809	£129,300	£128,546	£128,169

Residual Land values compared to benchmark land values

Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£356,036	£343,146	£342,128	£342,128	£340,620	£339,865	£339,487
70% SR & 5% SO & 25% FH	10%	£320,331	£310,442	£309,424	£309,424	£307,915	£307,160	£306,783
70% SR & 5% SO & 25% FH	15%	£302,478	£292,599	£291,581	£291,581	£290,072	£289,318	£288,941
70% SR & 5% SO & 25% FH	20%	£284,626	£272,737	£271,719	£271,719	£270,210	£269,456	£269,079
70% SR & 5% SO & 25% FH	25%	£266,774	£250,888	£249,869	£249,869	£248,360	£247,606	£247,229
70% SR & 5% SO & 25% FH	30%	£248,921	£233,033	£232,014	£232,014	£230,505	£229,751	£229,374
70% SR & 5% SO & 25% FH	35%	£231,069	£215,180	£214,162	£214,162	£212,653	£211,899	£211,521
70% SR & 5% SO & 25% FH	40%	£213,217	£197,328	£196,309	£196,309	£194,800	£194,046	£193,669

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£426,036	£413,146	£412,128	£412,128	£410,620	£409,865	£409,487
70% SR & 5% SO & 25% FH	10%	£390,331	£377,442	£376,424	£376,424	£374,915	£374,160	£373,783
70% SR & 5% SO & 25% FH	15%	£372,478	£359,599	£358,581	£358,581	£357,072	£356,318	£355,941
70% SR & 5% SO & 25% FH	20%	£354,626	£341,737	£340,719	£340,719	£339,210	£338,456	£338,079
70% SR & 5% SO & 25% FH	25%	£336,774	£323,888	£322,869	£322,869	£321,360	£320,606	£320,229
70% SR & 5% SO & 25% FH	30%	£318,921	£306,033	£305,014	£305,014	£303,505	£302,751	£302,374
70% SR & 5% SO & 25% FH	35%	£301,069	£288,180	£287,162	£287,162	£285,653	£284,899	£284,521
70% SR & 5% SO & 25% FH	40%	£283,217	£270,328	£269,309	£269,309	£267,800	£267,046	£266,669

St Albans District Council  
Local Plan Testing 2024

T1 - 1 House	
No Units	1
Site Area	0.05 Ha

Value Area	St Albans
Sales value inflation	10%
Build cost inflation	6%
Affordable Housing Tenure	60% Rent / 10% SO / 20% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£415,869	£402,979	£401,961	£401,961	£400,452	£399,697	£399,321
70% SR & 5% SO & 25% FH	10%	£382,459	£369,570	£368,552	£368,552	£367,043	£366,288	£365,912
70% SR & 5% SO & 25% FH	15%	£366,755	£352,865	£351,847	£351,847	£350,338	£349,583	£349,207
70% SR & 5% SO & 25% FH	20%	£349,050	£336,161	£335,143	£335,143	£333,634	£332,879	£332,503
70% SR & 5% SO & 25% FH	25%	£332,346	£319,456	£318,437	£318,437	£316,928	£316,173	£315,797
70% SR & 5% SO & 25% FH	30%	£315,641	£302,747	£301,729	£301,729	£300,220	£299,465	£299,089
70% SR & 5% SO & 25% FH	35%	£298,936	£286,037	£285,019	£285,019	£283,510	£282,755	£282,379
70% SR & 5% SO & 25% FH	40%	£282,232	£269,322	£268,304	£268,304	£266,795	£266,040	£265,664

Residual Land values compared to benchmark land values

Town Centre Office									£3,500,000
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%	
70% SR & 5% SO & 25% FH	0%	£240,869	£227,979	£226,961	£226,961	£225,452	£224,697	£224,321	
70% SR & 5% SO & 25% FH	10%	£207,459	£194,570	£193,552	£193,552	£192,043	£191,288	£190,912	
70% SR & 5% SO & 25% FH	15%	£191,755	£177,865	£176,847	£176,847	£175,338	£174,583	£174,207	
70% SR & 5% SO & 25% FH	20%	£174,050	£161,161	£160,143	£160,143	£158,634	£157,879	£157,503	
70% SR & 5% SO & 25% FH	25%	£157,346	£144,456	£143,437	£143,437	£141,928	£141,173	£140,797	
70% SR & 5% SO & 25% FH	30%	£140,641	£127,747	£126,729	£126,729	£125,220	£124,465	£124,089	
70% SR & 5% SO & 25% FH	35%	£123,936	£111,047	£110,029	£110,029	£108,520	£107,765	£107,389	
70% SR & 5% SO & 25% FH	40%	£107,232	£94,322	£93,304	£93,304	£91,795	£91,040	£90,664	

Residual Land values compared to benchmark land values

Industrial									£2,740,000
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%	
70% SR & 5% SO & 25% FH	0%	£278,869	£265,979	£264,961	£264,961	£263,452	£262,697	£262,321	
70% SR & 5% SO & 25% FH	10%	£245,459	£232,570	£231,552	£231,552	£230,043	£229,288	£228,912	
70% SR & 5% SO & 25% FH	15%	£229,755	£215,865	£214,847	£214,847	£213,338	£212,583	£212,207	
70% SR & 5% SO & 25% FH	20%	£212,050	£199,161	£198,143	£198,143	£196,634	£195,879	£195,503	
70% SR & 5% SO & 25% FH	25%	£195,346	£182,456	£181,437	£181,437	£179,928	£179,173	£178,797	
70% SR & 5% SO & 25% FH	30%	£178,641	£165,747	£164,729	£164,729	£163,220	£162,465	£162,089	
70% SR & 5% SO & 25% FH	35%	£161,936	£149,047	£148,029	£148,029	£146,520	£145,765	£145,389	
70% SR & 5% SO & 25% FH	40%	£145,232	£132,322	£131,304	£131,304	£129,795	£129,040	£128,664	

Residual Land values compared to benchmark land values

Car Parks									£1,770,000
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%	
70% SR & 5% SO & 25% FH	0%	£327,369	£314,479	£313,461	£313,461	£311,952	£311,197	£310,821	
70% SR & 5% SO & 25% FH	10%	£293,959	£281,070	£280,052	£280,052	£278,543	£277,788	£277,412	
70% SR & 5% SO & 25% FH	15%	£277,255	£264,365	£263,347	£263,347	£261,838	£261,083	£260,707	
70% SR & 5% SO & 25% FH	20%	£260,550	£247,661	£246,643	£246,643	£245,134	£244,379	£244,003	
70% SR & 5% SO & 25% FH	25%	£243,846	£230,966	£229,947	£229,947	£228,438	£227,683	£227,307	
70% SR & 5% SO & 25% FH	30%	£227,141	£214,262	£213,244	£213,244	£211,735	£210,980	£210,604	
70% SR & 5% SO & 25% FH	35%	£210,436	£197,547	£196,529	£196,529	£195,020	£194,265	£193,889	
70% SR & 5% SO & 25% FH	40%	£193,732	£180,822	£179,804	£179,804	£178,295	£177,540	£177,164	

Residual Land values compared to benchmark land values

Greenfield Land									£370,000
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%	
70% SR & 5% SO & 25% FH	0%	£397,369	£384,479	£383,461	£383,461	£381,952	£381,197	£380,821	
70% SR & 5% SO & 25% FH	10%	£363,959	£351,070	£350,052	£350,052	£348,543	£347,788	£347,412	
70% SR & 5% SO & 25% FH	15%	£347,255	£334,365	£333,347	£333,347	£331,838	£331,083	£330,707	
70% SR & 5% SO & 25% FH	20%	£330,550	£317,661	£316,643	£316,643	£315,134	£314,379	£314,003	
70% SR & 5% SO & 25% FH	25%	£313,846	£300,966	£299,947	£299,947	£298,438	£297,683	£297,307	
70% SR & 5% SO & 25% FH	30%	£297,141	£284,262	£283,244	£283,244	£281,735	£280,980	£280,604	
70% SR & 5% SO & 25% FH	35%	£280,436	£267,547	£266,529	£266,529	£265,020	£264,265	£263,889	
70% SR & 5% SO & 25% FH	40%	£263,732	£250,822	£249,804	£249,804	£248,295	£247,540	£247,164	

St Albans District Council  
Local Plan Testing 2024

T1 - 1 House
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Value Area	Rest of St Albans
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No Units	1
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£338,419	£325,529	£324,510	£324,510	£323,002	£322,247	£321,870
70% SR & 5% SO & 25% FH	10%	£312,334	£299,444	£298,425	£298,425	£296,918	£296,163	£295,785
70% SR & 5% SO & 25% FH	15%	£298,291	£286,402	£285,383	£285,383	£283,876	£283,121	£282,744
70% SR & 5% SO & 25% FH	20%	£286,249	£273,359	£272,342	£272,342	£270,835	£270,079	£269,701
70% SR & 5% SO & 25% FH	25%	£273,206	£260,317	£259,299	£259,299	£257,792	£257,035	£256,658
70% SR & 5% SO & 25% FH	30%	£260,164	£247,274	£246,257	£246,257	£244,750	£243,993	£243,616
70% SR & 5% SO & 25% FH	35%	£247,122	£234,232	£233,214	£233,214	£231,707	£230,951	£230,574
70% SR & 5% SO & 25% FH	40%	£234,079	£221,190	£220,172	£220,172	£218,665	£217,908	£217,532

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£3,500,000</b>								
70% SR & 5% SO & 25% FH	0%	£163,419	£150,529	£149,510	£149,510	£148,002	£147,247	£146,870
70% SR & 5% SO & 25% FH	10%	£137,334	£124,444	£123,425	£123,425	£121,918	£121,163	£120,785
70% SR & 5% SO & 25% FH	15%	£123,291	£111,402	£110,383	£110,383	£108,876	£108,121	£107,744
70% SR & 5% SO & 25% FH	20%	£111,249	£98,359	£97,342	£97,342	£95,835	£95,079	£94,701
70% SR & 5% SO & 25% FH	25%	£98,206	£85,317	£84,299	£84,299	£82,792	£82,035	£81,658
70% SR & 5% SO & 25% FH	30%	£85,164	£72,274	£71,257	£71,257	£69,750	£68,993	£68,616
70% SR & 5% SO & 25% FH	35%	£72,122	£59,232	£58,214	£58,214	£56,707	£55,951	£55,574
70% SR & 5% SO & 25% FH	40%	£59,079	£46,190	£45,172	£45,172	£43,665	£42,908	£42,532

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£2,740,000</b>								
70% SR & 5% SO & 25% FH	0%	£201,419	£188,529	£187,510	£187,510	£186,002	£185,247	£184,870
70% SR & 5% SO & 25% FH	10%	£175,334	£162,444	£161,425	£161,425	£159,918	£159,163	£158,785
70% SR & 5% SO & 25% FH	15%	£161,291	£149,402	£148,383	£148,383	£146,876	£146,121	£145,744
70% SR & 5% SO & 25% FH	20%	£149,249	£136,359	£135,342	£135,342	£133,835	£133,079	£132,701
70% SR & 5% SO & 25% FH	25%	£136,206	£123,317	£122,299	£122,299	£120,792	£120,035	£119,658
70% SR & 5% SO & 25% FH	30%	£123,164	£110,274	£109,257	£109,257	£107,750	£106,993	£106,616
70% SR & 5% SO & 25% FH	35%	£110,122	£97,232	£96,214	£96,214	£94,707	£93,951	£93,574
70% SR & 5% SO & 25% FH	40%	£97,079	£84,190	£83,172	£83,172	£81,665	£80,908	£80,532

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£1,770,000</b>								
70% SR & 5% SO & 25% FH	0%	£249,919	£237,029	£236,010	£236,010	£234,502	£233,747	£233,370
70% SR & 5% SO & 25% FH	10%	£223,834	£210,944	£209,925	£209,925	£208,418	£207,663	£207,285
70% SR & 5% SO & 25% FH	15%	£210,791	£197,862	£196,843	£196,843	£195,335	£194,579	£194,201
70% SR & 5% SO & 25% FH	20%	£197,749	£184,859	£183,842	£183,842	£182,333	£181,577	£181,200
70% SR & 5% SO & 25% FH	25%	£184,706	£171,817	£170,799	£170,799	£169,290	£168,535	£168,158
70% SR & 5% SO & 25% FH	30%	£171,664	£158,774	£157,757	£157,757	£156,248	£155,493	£155,116
70% SR & 5% SO & 25% FH	35%	£158,622	£145,732	£144,714	£144,714	£143,205	£142,451	£142,074
70% SR & 5% SO & 25% FH	40%	£145,579	£132,690	£131,672	£131,672	£130,163	£129,408	£129,032

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£370,000</b>								
70% SR & 5% SO & 25% FH	0%	£119,919	£107,029	£106,010	£106,010	£104,502	£103,747	£103,370
70% SR & 5% SO & 25% FH	10%	£93,834	£80,944	£79,925	£79,925	£78,418	£77,663	£77,285
70% SR & 5% SO & 25% FH	15%	£80,791	£67,862	£66,843	£66,843	£65,335	£64,579	£64,201
70% SR & 5% SO & 25% FH	20%	£67,749	£54,859	£53,842	£53,842	£52,333	£51,577	£51,200
70% SR & 5% SO & 25% FH	25%	£54,706	£41,817	£40,799	£40,799	£39,290	£38,535	£38,158
70% SR & 5% SO & 25% FH	30%	£41,664	£28,774	£27,757	£27,757	£26,248	£25,493	£25,116
70% SR & 5% SO & 25% FH	35%	£28,622	£15,732	£14,714	£14,714	£13,205	£12,451	£12,074
70% SR & 5% SO & 25% FH	40%	£15,579	£2,690	£1,672	£1,672	£1,163	£1,408	£1,032

St Albans District Council  
Local Plan Testing 2024

T1 - 1 House
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Value Area	Zone of Influence
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No Units	1
Site Area	0.05 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£138,419	£141,726	£117,709	£117,709	£116,200	£115,445	£115,068
70% SR & 5% SO & 25% FH	10%	£132,334	£292,841	£291,624	£291,624	£290,115	£289,360	£288,983
70% SR & 5% SO & 25% FH	15%	£286,291	£278,598	£278,581	£278,581	£277,072	£276,317	£275,941
70% SR & 5% SO & 25% FH	20%	£286,249	£266,557	£266,539	£266,539	£264,030	£263,275	£262,899
70% SR & 5% SO & 25% FH	25%	£273,206	£250,514	£252,497	£252,497	£250,988	£250,233	£249,856
70% SR & 5% SO & 25% FH	30%	£280,164	£240,472	£238,454	£238,454	£237,945	£237,190	£236,814
70% SR & 5% SO & 25% FH	35%	£247,122	£227,429	£226,412	£226,412	£224,903	£224,148	£223,771
70% SR & 5% SO & 25% FH	40%	£234,079	£214,387	£213,369	£213,369	£211,860	£211,105	£210,729

Residual Land values compared to benchmark land values

Town Centre Office	£3,500,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£163,419	£143,726	£142,709	£142,709	£141,200	£140,445	£140,068
70% SR & 5% SO & 25% FH	10%	£137,334	£117,641	£116,624	£116,624	£115,115	£114,360	£113,983
70% SR & 5% SO & 25% FH	15%	£124,291	£106,598	£103,581	£103,581	£102,072	£101,317	£100,941
70% SR & 5% SO & 25% FH	20%	£111,249	£91,557	£90,539	£90,539	£89,030	£88,275	£87,899
70% SR & 5% SO & 25% FH	25%	£98,206	£74,514	£77,497	£77,497	£75,988	£75,233	£74,856
70% SR & 5% SO & 25% FH	30%	£85,164	£65,472	£64,454	£64,454	£62,945	£62,190	£61,814
70% SR & 5% SO & 25% FH	35%	£72,122	£52,429	£51,412	£51,412	£49,903	£49,148	£48,771
70% SR & 5% SO & 25% FH	40%	£59,079	£39,387	£38,369	£38,369	£36,860	£36,105	£35,729

Residual Land values compared to benchmark land values

Industrial	£2,740,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£201,419	£181,726	£180,709	£180,709	£179,200	£178,445	£178,068
70% SR & 5% SO & 25% FH	10%	£175,334	£155,641	£154,624	£154,624	£153,115	£152,360	£151,983
70% SR & 5% SO & 25% FH	15%	£162,291	£144,598	£141,581	£141,581	£140,072	£139,317	£138,941
70% SR & 5% SO & 25% FH	20%	£149,249	£129,557	£128,539	£128,539	£127,030	£126,275	£125,899
70% SR & 5% SO & 25% FH	25%	£136,206	£112,514	£113,497	£113,497	£111,988	£111,233	£110,856
70% SR & 5% SO & 25% FH	30%	£123,164	£103,472	£102,454	£102,454	£100,945	£100,190	£99,814
70% SR & 5% SO & 25% FH	35%	£110,122	£90,429	£89,412	£89,412	£87,903	£87,148	£86,771
70% SR & 5% SO & 25% FH	40%	£97,079	£77,387	£76,369	£76,369	£74,860	£74,105	£73,729

Residual Land values compared to benchmark land values

Car Parks	£1,770,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£249,919	£230,226	£229,209	£229,209	£227,700	£226,945	£226,568
70% SR & 5% SO & 25% FH	10%	£223,834	£204,141	£203,124	£203,124	£201,615	£200,860	£200,483
70% SR & 5% SO & 25% FH	15%	£210,791	£193,098	£192,081	£192,081	£190,572	£189,817	£189,441
70% SR & 5% SO & 25% FH	20%	£197,749	£178,057	£177,039	£177,039	£175,530	£174,775	£174,399
70% SR & 5% SO & 25% FH	25%	£184,706	£163,014	£163,997	£163,997	£162,488	£161,733	£161,356
70% SR & 5% SO & 25% FH	30%	£171,664	£153,972	£152,954	£152,954	£151,445	£150,690	£150,314
70% SR & 5% SO & 25% FH	35%	£158,622	£138,929	£137,912	£137,912	£136,403	£135,648	£135,271
70% SR & 5% SO & 25% FH	40%	£145,579	£123,887	£122,869	£122,869	£121,360	£120,605	£120,229

Residual Land values compared to benchmark land values

Greenfield Land	£370,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£119,919	£300,226	£299,209	£299,209	£297,700	£296,945	£296,568
70% SR & 5% SO & 25% FH	10%	£283,834	£274,141	£273,124	£273,124	£271,615	£270,860	£270,483
70% SR & 5% SO & 25% FH	15%	£280,791	£263,098	£262,081	£262,081	£260,572	£259,817	£259,441
70% SR & 5% SO & 25% FH	20%	£267,749	£248,057	£247,039	£247,039	£245,530	£244,775	£244,399
70% SR & 5% SO & 25% FH	25%	£254,706	£233,014	£233,997	£233,997	£232,488	£231,733	£231,356
70% SR & 5% SO & 25% FH	30%	£241,664	£223,972	£222,954	£222,954	£221,445	£220,690	£220,314
70% SR & 5% SO & 25% FH	35%	£228,622	£208,929	£207,912	£207,912	£206,403	£205,648	£205,271
70% SR & 5% SO & 25% FH	40%	£215,579	£193,887	£192,869	£192,869	£191,360	£190,605	£190,229

St Albans District Council  
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T2 - 2 Houses	
No Units	2
Site Area	0.1 Ha

Value Area	Harpden
Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent / 10% SO / 20% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4)3 & Biodiversity 10%	Base Costs, S106, Access (M4)3, Biodiversity 15%	Base Costs, S106, Access (M4)3, Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£788,299	£788,299	£788,299	£788,299	£788,299	£788,299	£788,299
70% SR & 5% SO & 25% FH	10%	£720,002	£696,293	£694,499	£694,499	£691,760	£690,407	£689,731
70% SR & 5% SO & 25% FH	15%	£684,854	£665,144	£663,317	£663,317	£660,612	£659,259	£658,583
70% SR & 5% SO & 25% FH	20%	£653,705	£633,996	£632,169	£632,169	£629,463	£628,110	£627,435
70% SR & 5% SO & 25% FH	25%	£632,557	£602,847	£601,021	£601,021	£598,315	£596,962	£596,286
70% SR & 5% SO & 25% FH	30%	£601,408	£571,698	£569,872	£569,872	£567,167	£565,813	£565,138
70% SR & 5% SO & 25% FH	35%	£570,260	£540,551	£538,724	£538,724	£536,018	£534,665	£533,989
70% SR & 5% SO & 25% FH	40%	£539,112	£509,402	£507,576	£507,576	£504,870	£503,517	£502,841

Residual Land values compared to benchmark land values

£3,500,000

Town Centre Office

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4)3 & Biodiversity 10%	Base Costs, S106, Access (M4)3, Biodiversity 15%	Base Costs, S106, Access (M4)3, Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£438,299	£438,299	£438,299	£438,299	£438,299	£438,299	£438,299
70% SR & 5% SO & 25% FH	10%	£376,002	£346,293	£344,466	£344,466	£341,760	£340,407	£339,731
70% SR & 5% SO & 25% FH	15%	£344,854	£315,144	£313,317	£313,317	£310,612	£309,259	£308,583
70% SR & 5% SO & 25% FH	20%	£313,705	£283,996	£282,169	£282,169	£279,463	£278,110	£277,435
70% SR & 5% SO & 25% FH	25%	£282,557	£252,847	£251,021	£251,021	£248,315	£246,962	£246,286
70% SR & 5% SO & 25% FH	30%	£251,408	£221,698	£219,872	£219,872	£217,167	£215,813	£215,138
70% SR & 5% SO & 25% FH	35%	£220,260	£190,551	£188,724	£188,724	£186,018	£184,665	£183,989
70% SR & 5% SO & 25% FH	40%	£189,112	£159,402	£157,576	£157,576	£154,870	£153,517	£152,841

Residual Land values compared to benchmark land values

£2,740,000

Industrial

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4)3 & Biodiversity 10%	Base Costs, S106, Access (M4)3, Biodiversity 15%	Base Costs, S106, Access (M4)3, Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£514,299	£494,589	£492,763	£492,763	£490,057	£478,704	£478,028
70% SR & 5% SO & 25% FH	10%	£452,002	£422,293	£420,466	£420,466	£417,760	£416,407	£415,731
70% SR & 5% SO & 25% FH	15%	£420,854	£391,144	£389,317	£389,317	£386,612	£385,259	£384,583
70% SR & 5% SO & 25% FH	20%	£389,705	£360,996	£359,169	£359,169	£356,463	£355,110	£354,435
70% SR & 5% SO & 25% FH	25%	£358,557	£329,847	£327,021	£327,021	£324,315	£322,962	£322,286
70% SR & 5% SO & 25% FH	30%	£327,408	£298,698	£296,872	£296,872	£294,167	£292,813	£292,138
70% SR & 5% SO & 25% FH	35%	£296,260	£267,551	£265,724	£265,724	£263,018	£261,665	£260,989
70% SR & 5% SO & 25% FH	40%	£265,112	£236,402	£234,576	£234,576	£231,870	£229,517	£228,841

Residual Land values compared to benchmark land values

£1,770,000

Car Parks

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4)3 & Biodiversity 10%	Base Costs, S106, Access (M4)3, Biodiversity 15%	Base Costs, S106, Access (M4)3, Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£811,299	£811,299	£811,299	£811,299	£811,299	£811,299	£811,299
70% SR & 5% SO & 25% FH	10%	£549,002	£519,293	£517,466	£517,466	£514,760	£513,407	£512,731
70% SR & 5% SO & 25% FH	15%	£517,854	£488,144	£486,317	£486,317	£483,612	£482,259	£481,583
70% SR & 5% SO & 25% FH	20%	£486,705	£458,996	£457,169	£457,169	£454,463	£453,110	£452,435
70% SR & 5% SO & 25% FH	25%	£455,557	£428,847	£427,021	£427,021	£424,315	£422,962	£422,286
70% SR & 5% SO & 25% FH	30%	£424,408	£398,698	£396,872	£396,872	£394,167	£392,813	£392,138
70% SR & 5% SO & 25% FH	35%	£393,260	£368,551	£366,724	£366,724	£364,018	£362,665	£361,989
70% SR & 5% SO & 25% FH	40%	£362,112	£338,402	£336,576	£336,576	£333,870	£332,517	£331,841

Residual Land values compared to benchmark land values

£370,000

Greenfield Land

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4)3 & Biodiversity 10%	Base Costs, S106, Access (M4)3, Biodiversity 15%	Base Costs, S106, Access (M4)3, Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£751,299	£721,589	£719,763	£719,763	£717,057	£715,704	£715,028
70% SR & 5% SO & 25% FH	10%	£689,002	£659,293	£657,466	£657,466	£654,760	£653,407	£652,731
70% SR & 5% SO & 25% FH	15%	£657,854	£628,144	£626,317	£626,317	£623,612	£622,259	£621,583
70% SR & 5% SO & 25% FH	20%	£626,705	£596,996	£595,169	£595,169	£592,463	£591,110	£590,435
70% SR & 5% SO & 25% FH	25%	£595,557	£566,847	£565,021	£565,021	£562,315	£560,962	£560,286
70% SR & 5% SO & 25% FH	30%	£564,408	£536,698	£534,872	£534,872	£532,167	£530,813	£530,138
70% SR & 5% SO & 25% FH	35%	£533,260	£508,551	£506,724	£506,724	£504,018	£502,665	£501,989
70% SR & 5% SO & 25% FH	40%	£502,112	£479,402	£477,576	£477,576	£474,870	£473,517	£472,841

T2 - 2 Houses
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Value Area	St Albans
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No Units	2
Site Area	0.1 Ha

Sales value inflation	16%
Build cost inflation	6%
Affordable Housing Tenure	60% Rent / 10% SO / 28% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£737,277	£707,568	£705,741	£705,741	£703,036	£701,683	£701,007
70% SR & 5% SO & 25% FH	10%	£679,058	£649,349	£647,522	£647,522	£644,816	£643,463	£642,786
70% SR & 5% SO & 25% FH	15%	£648,948	£620,238	£618,412	£618,412	£615,706	£614,354	£613,677
70% SR & 5% SO & 25% FH	20%	£620,838	£591,128	£589,303	£589,303	£586,597	£585,244	£584,567
70% SR & 5% SO & 25% FH	25%	£591,728	£562,018	£560,193	£560,193	£557,487	£556,134	£555,457
70% SR & 5% SO & 25% FH	30%	£562,618	£532,908	£531,083	£531,083	£528,377	£527,024	£526,347
70% SR & 5% SO & 25% FH	35%	£533,508	£503,798	£501,973	£501,973	£499,267	£497,914	£497,237
70% SR & 5% SO & 25% FH	40%	£504,398	£474,688	£472,863	£472,863	£470,157	£468,804	£468,127

Residual Land values compared to benchmark land values

Town Centre Office	£3,600,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£347,277	£317,568	£315,741	£315,741	£313,036	£311,683	£311,007
70% SR & 5% SO & 25% FH	10%	£329,058	£299,349	£297,522	£297,522	£294,816	£293,463	£292,786
70% SR & 5% SO & 25% FH	15%	£299,948	£270,238	£268,412	£268,412	£265,706	£264,354	£263,677
70% SR & 5% SO & 25% FH	20%	£270,838	£241,128	£239,303	£239,303	£236,597	£235,244	£234,567
70% SR & 5% SO & 25% FH	25%	£241,728	£212,018	£210,193	£210,193	£207,487	£206,134	£205,457
70% SR & 5% SO & 25% FH	30%	£212,618	£182,908	£181,083	£181,083	£178,377	£177,024	£176,347
70% SR & 5% SO & 25% FH	35%	£183,508	£153,798	£151,973	£151,973	£149,267	£147,914	£147,237
70% SR & 5% SO & 25% FH	40%	£154,398	£124,688	£122,863	£122,863	£120,157	£118,804	£118,127

Residual Land values compared to benchmark land values

Industrial	£2,740,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£463,277	£433,568	£431,741	£431,741	£429,036	£427,683	£427,007
70% SR & 5% SO & 25% FH	10%	£405,058	£375,349	£373,522	£373,522	£370,816	£369,463	£368,786
70% SR & 5% SO & 25% FH	15%	£375,948	£346,238	£344,412	£344,412	£341,706	£340,354	£339,677
70% SR & 5% SO & 25% FH	20%	£346,838	£317,128	£315,303	£315,303	£312,597	£311,244	£310,567
70% SR & 5% SO & 25% FH	25%	£317,728	£288,018	£286,193	£286,193	£283,487	£282,134	£281,457
70% SR & 5% SO & 25% FH	30%	£288,618	£258,908	£257,083	£257,083	£254,377	£253,024	£252,347
70% SR & 5% SO & 25% FH	35%	£259,508	£229,798	£227,973	£227,973	£225,267	£223,914	£223,237
70% SR & 5% SO & 25% FH	40%	£230,398	£200,688	£198,863	£198,863	£196,157	£194,804	£194,127

Car Parks

Car Parks	£1,776,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£560,277	£530,568	£528,741	£528,741	£526,036	£524,683	£524,007
70% SR & 5% SO & 25% FH	10%	£502,058	£472,349	£470,522	£470,522	£467,816	£466,463	£465,786
70% SR & 5% SO & 25% FH	15%	£472,948	£443,238	£441,412	£441,412	£438,706	£437,354	£436,677
70% SR & 5% SO & 25% FH	20%	£443,838	£414,128	£412,303	£412,303	£409,597	£408,244	£407,567
70% SR & 5% SO & 25% FH	25%	£414,728	£385,018	£383,193	£383,193	£380,487	£379,134	£378,457
70% SR & 5% SO & 25% FH	30%	£385,618	£355,908	£354,083	£354,083	£351,377	£350,024	£349,347
70% SR & 5% SO & 25% FH	35%	£356,508	£326,798	£324,973	£324,973	£322,267	£320,914	£320,237
70% SR & 5% SO & 25% FH	40%	£327,398	£297,688	£295,863	£295,863	£293,157	£291,804	£291,127

Residual Land values compared to benchmark land values

Greenfield Land	£376,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£700,277	£670,568	£668,741	£668,741	£666,036	£664,683	£664,007
70% SR & 5% SO & 25% FH	10%	£642,058	£612,349	£610,522	£610,522	£607,816	£606,463	£605,786
70% SR & 5% SO & 25% FH	15%	£612,948	£583,238	£581,412	£581,412	£578,706	£577,354	£576,677
70% SR & 5% SO & 25% FH	20%	£583,838	£554,128	£552,303	£552,303	£549,597	£548,244	£547,567
70% SR & 5% SO & 25% FH	25%	£554,728	£525,018	£523,193	£523,193	£520,487	£519,134	£518,457
70% SR & 5% SO & 25% FH	30%	£525,618	£495,908	£494,083	£494,083	£491,377	£490,024	£489,347
70% SR & 5% SO & 25% FH	35%	£496,508	£466,798	£464,973	£464,973	£462,267	£460,914	£460,237
70% SR & 5% SO & 25% FH	40%	£467,398	£437,688	£435,863	£435,863	£433,157	£431,804	£431,127

St Albans District Council  
Local Plan Testing 2024

T2 - 2 Houses	
No Units	2
Site Area	0.1 Ha

Value Area	Rest of St Albans
Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent / 19% SO / 20% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£599,434	£569,724	£587,897	£587,897	£585,192	£583,839	£583,162
70% SR & 5% SO & 25% FH	10%	£554,244	£524,534	£522,708	£522,708	£520,002	£518,649	£517,973
70% SR & 5% SO & 25% FH	15%	£531,849	£501,940	£500,113	£500,113	£497,407	£496,054	£495,378
70% SR & 5% SO & 25% FH	20%	£509,054	£477,344	£477,519	£477,519	£474,812	£473,460	£472,783
70% SR & 5% SO & 25% FH	25%	£486,459	£454,750	£454,923	£454,923	£452,218	£450,864	£450,189
70% SR & 5% SO & 25% FH	30%	£463,864	£432,154	£432,329	£432,329	£429,623	£428,270	£427,593
70% SR & 5% SO & 25% FH	35%	£441,269	£409,560	£409,733	£409,733	£407,028	£405,675	£404,999
70% SR & 5% SO & 25% FH	40%	£418,675	£386,966	£387,139	£387,139	£384,433	£383,080	£382,403

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£249,434	£219,724	£217,897	£217,897	£215,192	£213,839	£213,162
70% SR & 5% SO & 25% FH	10%	£204,244	£174,534	£172,708	£172,708	£170,002	£168,649	£167,973
70% SR & 5% SO & 25% FH	15%	£181,849	£151,940	£150,113	£150,113	£147,407	£146,054	£145,378
70% SR & 5% SO & 25% FH	20%	£159,054	£129,344	£127,519	£127,519	£124,812	£123,460	£122,783
70% SR & 5% SO & 25% FH	25%	£136,459	£106,750	£104,923	£104,923	£102,218	£100,864	£100,189
70% SR & 5% SO & 25% FH	30%	£113,864	£84,154	£82,329	£82,329	£79,623	£78,270	£77,593
70% SR & 5% SO & 25% FH	35%	£91,269	£61,560	£59,733	£59,733	£57,028	£55,675	£54,999
70% SR & 5% SO & 25% FH	40%	£68,675	£38,966	£37,139	£37,139	£34,433	£33,080	£32,403

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£329,434	£299,724	£297,897	£297,897	£295,192	£293,839	£293,162
70% SR & 5% SO & 25% FH	10%	£284,244	£254,534	£252,708	£252,708	£250,002	£248,649	£247,973
70% SR & 5% SO & 25% FH	15%	£261,849	£231,940	£230,113	£230,113	£227,407	£226,054	£225,378
70% SR & 5% SO & 25% FH	20%	£239,054	£209,344	£207,519	£207,519	£204,812	£203,460	£202,783
70% SR & 5% SO & 25% FH	25%	£216,459	£186,750	£184,923	£184,923	£182,218	£180,864	£180,189
70% SR & 5% SO & 25% FH	30%	£193,864	£164,154	£162,329	£162,329	£159,623	£158,270	£157,593
70% SR & 5% SO & 25% FH	35%	£171,269	£141,560	£139,733	£139,733	£137,028	£135,675	£134,999
70% SR & 5% SO & 25% FH	40%	£148,675	£118,966	£117,139	£117,139	£114,433	£113,080	£112,403

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£329,434	£299,724	£297,897	£297,897	£295,192	£293,839	£293,162
70% SR & 5% SO & 25% FH	10%	£284,244	£254,534	£252,708	£252,708	£250,002	£248,649	£247,973
70% SR & 5% SO & 25% FH	15%	£261,849	£231,940	£230,113	£230,113	£227,407	£226,054	£225,378
70% SR & 5% SO & 25% FH	20%	£239,054	£209,344	£207,519	£207,519	£204,812	£203,460	£202,783
70% SR & 5% SO & 25% FH	25%	£216,459	£186,750	£184,923	£184,923	£182,218	£180,864	£180,189
70% SR & 5% SO & 25% FH	30%	£193,864	£164,154	£162,329	£162,329	£159,623	£158,270	£157,593
70% SR & 5% SO & 25% FH	35%	£171,269	£141,560	£139,733	£139,733	£137,028	£135,675	£134,999
70% SR & 5% SO & 25% FH	40%	£148,675	£118,966	£117,139	£117,139	£114,433	£113,080	£112,403

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£599,434	£569,724	£587,897	£587,897	£585,192	£583,839	£583,162
70% SR & 5% SO & 25% FH	10%	£554,244	£524,534	£522,708	£522,708	£520,002	£518,649	£517,973
70% SR & 5% SO & 25% FH	15%	£531,849	£501,940	£500,113	£500,113	£497,407	£496,054	£495,378
70% SR & 5% SO & 25% FH	20%	£509,054	£477,344	£477,519	£477,519	£474,812	£473,460	£472,783
70% SR & 5% SO & 25% FH	25%	£486,459	£454,750	£454,923	£454,923	£452,218	£450,864	£450,189
70% SR & 5% SO & 25% FH	30%	£463,864	£432,154	£432,329	£432,329	£429,623	£428,270	£427,593
70% SR & 5% SO & 25% FH	35%	£441,269	£409,560	£409,733	£409,733	£407,028	£405,675	£404,999
70% SR & 5% SO & 25% FH	40%	£418,675	£386,966	£387,139	£387,139	£384,433	£383,080	£382,403

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£599,434	£569,724	£587,897	£587,897	£585,192	£583,839	£583,162
70% SR & 5% SO & 25% FH	10%	£554,244	£524,534	£522,708	£522,708	£520,002	£518,649	£517,973
70% SR & 5% SO & 25% FH	15%	£531,849	£501,940	£500,113	£500,113	£497,407	£496,054	£495,378
70% SR & 5% SO & 25% FH	20%	£509,054	£477,344	£477,519	£477,519	£474,812	£473,460	£472,783
70% SR & 5% SO & 25% FH	25%	£486,459	£454,750	£454,923	£454,923	£452,218	£450,864	£450,189
70% SR & 5% SO & 25% FH	30%	£463,864	£432,154	£432,329	£432,329	£429,623	£428,270	£427,593
70% SR & 5% SO & 25% FH	35%	£441,269	£409,560	£409,733	£409,733	£407,028	£405,675	£404,999
70% SR & 5% SO & 25% FH	40%	£418,675	£386,966	£387,139	£387,139	£384,433	£383,080	£382,403

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£599,434	£569,724	£587,897	£587,897	£585,192	£583,839	£583,162
70% SR & 5% SO & 25% FH	10%	£554,244	£524,534	£522,708	£522,708	£520,002	£518,649	£517,973
70% SR & 5% SO & 25% FH	15%	£531,849	£501,940	£500,113	£500,113	£497,407	£496,054	£495,378
70% SR & 5% SO & 25% FH	20%	£509,054	£477,344	£477,519	£477,519	£474,812	£473,460	£472,783
70% SR & 5% SO & 25% FH	25%	£486,459	£454,750	£454,923	£454,923	£452,218	£450,864	£450,189
70% SR & 5% SO & 25% FH	30%	£463,864	£432,154	£432,329	£432,329	£429,623	£428,270	£427,593
70% SR & 5% SO & 25% FH	35%	£441,269	£409,560	£409,733	£409,733	£407,028	£405,675	£404,999
70% SR & 5% SO & 25% FH	40%	£418,675	£386,966	£387,139	£387,139	£384,433	£383,080	£382,403

St Albans District Council  
Local Plan Testing 2024

T2 - 2 Houses
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Value Area	Zone of Influence
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No Units	2
Site Area	0.1 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£599,434	£556,132	£554,305	£554,305	£551,600	£550,247	£549,571
70% SR & 5% SO & 25% FH	10%	£554,244	£510,942	£509,116	£509,116	£506,411	£505,057	£504,381
70% SR & 5% SO & 25% FH	15%	£531,649	£498,347	£496,521	£496,521	£493,815	£492,463	£491,786
70% SR & 5% SO & 25% FH	20%	£509,054	£465,753	£463,928	£463,928	£461,221	£459,867	£459,191
70% SR & 5% SO & 25% FH	25%	£486,459	£443,158	£441,332	£441,332	£438,625	£437,273	£436,596
70% SR & 5% SO & 25% FH	30%	£463,864	£420,563	£418,738	£418,738	£416,031	£414,678	£414,002
70% SR & 5% SO & 25% FH	35%	£441,269	£397,968	£396,142	£396,142	£393,435	£392,083	£391,406
70% SR & 5% SO & 25% FH	40%	£418,674	£375,373	£373,547	£373,547	£370,841	£369,488	£368,812

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£249,434	£206,132	£204,305	£204,305	£201,600	£200,247	£199,571
70% SR & 5% SO & 25% FH	10%	£204,244	£160,942	£159,116	£159,116	£156,411	£155,057	£154,381
70% SR & 5% SO & 25% FH	15%	£181,649	£138,347	£136,521	£136,521	£133,815	£132,463	£131,786
70% SR & 5% SO & 25% FH	20%	£159,054	£115,753	£113,928	£113,928	£111,221	£109,867	£109,191
70% SR & 5% SO & 25% FH	25%	£136,459	£93,158	£91,332	£91,332	£88,625	£87,273	£86,596
70% SR & 5% SO & 25% FH	30%	£113,864	£70,563	£68,738	£68,738	£66,031	£64,678	£64,002
70% SR & 5% SO & 25% FH	35%	£91,269	£47,968	£46,142	£46,142	£43,435	£42,083	£41,406
70% SR & 5% SO & 25% FH	40%	£68,674	£25,373	£23,547	£23,547	£20,841	£19,488	£18,812

£3,600,000

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£329,434	£286,132	£284,305	£284,305	£281,600	£280,247	£279,571
70% SR & 5% SO & 25% FH	10%	£284,244	£240,942	£239,116	£239,116	£236,411	£235,057	£234,381
70% SR & 5% SO & 25% FH	15%	£261,649	£218,347	£216,521	£216,521	£213,815	£212,463	£211,786
70% SR & 5% SO & 25% FH	20%	£239,054	£195,753	£193,928	£193,928	£191,221	£189,867	£189,191
70% SR & 5% SO & 25% FH	25%	£216,459	£173,158	£171,332	£171,332	£168,625	£167,273	£166,596
70% SR & 5% SO & 25% FH	30%	£193,864	£150,563	£148,738	£148,738	£146,031	£144,678	£144,002
70% SR & 5% SO & 25% FH	35%	£171,269	£127,968	£126,142	£126,142	£123,435	£122,083	£121,406
70% SR & 5% SO & 25% FH	40%	£148,674	£105,373	£103,547	£103,547	£100,841	£99,488	£98,812

£2,740,000

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£329,434	£286,132	£284,305	£284,305	£281,600	£280,247	£279,571
70% SR & 5% SO & 25% FH	10%	£284,244	£240,942	£239,116	£239,116	£236,411	£235,057	£234,381
70% SR & 5% SO & 25% FH	15%	£261,649	£218,347	£216,521	£216,521	£213,815	£212,463	£211,786
70% SR & 5% SO & 25% FH	20%	£239,054	£195,753	£193,928	£193,928	£191,221	£189,867	£189,191
70% SR & 5% SO & 25% FH	25%	£216,459	£173,158	£171,332	£171,332	£168,625	£167,273	£166,596
70% SR & 5% SO & 25% FH	30%	£193,864	£150,563	£148,738	£148,738	£146,031	£144,678	£144,002
70% SR & 5% SO & 25% FH	35%	£171,269	£127,968	£126,142	£126,142	£123,435	£122,083	£121,406
70% SR & 5% SO & 25% FH	40%	£148,674	£105,373	£103,547	£103,547	£100,841	£99,488	£98,812

£1,770,000

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£422,434	£379,132	£377,305	£377,305	£374,600	£373,247	£372,571
70% SR & 5% SO & 25% FH	10%	£377,244	£333,942	£332,116	£332,116	£329,411	£328,057	£327,381
70% SR & 5% SO & 25% FH	15%	£354,649	£311,347	£309,521	£309,521	£306,815	£305,463	£304,786
70% SR & 5% SO & 25% FH	20%	£332,054	£288,753	£286,928	£286,928	£284,221	£282,867	£282,191
70% SR & 5% SO & 25% FH	25%	£309,459	£266,158	£264,332	£264,332	£261,625	£260,273	£259,596
70% SR & 5% SO & 25% FH	30%	£286,864	£243,563	£241,738	£241,738	£239,031	£237,678	£237,002
70% SR & 5% SO & 25% FH	35%	£264,269	£220,968	£219,142	£219,142	£216,435	£215,083	£214,406
70% SR & 5% SO & 25% FH	40%	£241,674	£198,373	£196,547	£196,547	£193,841	£192,488	£191,812

£370,000

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£562,434	£519,132	£517,305	£517,305	£514,600	£513,247	£512,571
70% SR & 5% SO & 25% FH	10%	£517,244	£473,942	£472,116	£472,116	£469,411	£468,057	£467,381
70% SR & 5% SO & 25% FH	15%	£494,649	£451,347	£449,521	£449,521	£446,815	£445,463	£444,786
70% SR & 5% SO & 25% FH	20%	£472,054	£428,753	£426,928	£426,928	£424,221	£422,867	£422,191
70% SR & 5% SO & 25% FH	25%	£449,459	£406,158	£404,332	£404,332	£401,625	£400,273	£399,596
70% SR & 5% SO & 25% FH	30%	£426,864	£383,563	£381,738	£381,738	£379,031	£377,678	£377,002
70% SR & 5% SO & 25% FH	35%	£404,269	£360,968	£359,142	£359,142	£356,435	£355,083	£354,406
70% SR & 5% SO & 25% FH	40%	£381,674	£338,373	£336,547	£336,547	£333,841	£332,488	£331,812

St Albans District Council  
Local Plan Testing 2024

T3 - 4 Houses	
No Units	4
Site Area	0.13 Ha

Value Area	Harpenden
Sales value inflation	19%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent / 16% SO / 24% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,520,955	£1,462,544	£1,458,980	£1,458,980	£1,453,899	£1,451,060	£1,449,739
70% SR & 5% SO & 25% FH	10%	£1,401,027	£1,342,616	£1,339,051	£1,339,051	£1,333,771	£1,331,131	£1,329,811
70% SR & 5% SO & 25% FH	15%	£1,341,063	£1,282,651	£1,279,087	£1,279,087	£1,273,807	£1,271,167	£1,269,847
70% SR & 5% SO & 25% FH	20%	£1,281,099	£1,222,687	£1,219,123	£1,219,123	£1,213,843	£1,211,203	£1,209,883
70% SR & 5% SO & 25% FH	25%	£1,221,134	£1,162,723	£1,159,159	£1,159,159	£1,153,879	£1,151,239	£1,149,919
70% SR & 5% SO & 25% FH	30%	£1,161,170	£1,102,759	£1,099,195	£1,099,195	£1,093,915	£1,091,275	£1,089,955
70% SR & 5% SO & 25% FH	35%	£1,101,206	£1,042,795	£1,039,231	£1,039,231	£1,033,951	£1,031,311	£1,029,991
70% SR & 5% SO & 25% FH	40%	£1,041,243	£982,831	£979,267	£979,267	£973,987	£971,347	£970,027

Residual Land values compared to benchmark land values  
Town Centre Office

£3,600,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,054,288	£995,877	£992,313	£992,313	£987,033	£984,393	£983,073
70% SR & 5% SO & 25% FH	10%	£934,360	£875,949	£872,385	£872,385	£867,104	£864,464	£863,144
70% SR & 5% SO & 25% FH	15%	£874,396	£815,985	£812,421	£812,421	£807,140	£804,500	£803,180
70% SR & 5% SO & 25% FH	20%	£814,432	£756,021	£752,457	£752,457	£747,176	£744,536	£743,216
70% SR & 5% SO & 25% FH	25%	£754,468	£696,057	£692,493	£692,493	£687,212	£684,572	£683,252
70% SR & 5% SO & 25% FH	30%	£694,504	£636,093	£632,529	£632,529	£627,248	£624,608	£623,288
70% SR & 5% SO & 25% FH	35%	£634,540	£576,129	£572,564	£572,564	£567,283	£564,643	£563,323
70% SR & 5% SO & 25% FH	40%	£574,576	£516,164	£512,600	£512,600	£507,319	£504,679	£503,359

Residual Land values compared to benchmark land values  
Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,155,822	£1,097,210	£1,093,646	£1,093,646	£1,088,366	£1,085,726	£1,084,406
70% SR & 5% SO & 25% FH	10%	£1,035,894	£977,282	£973,718	£973,718	£968,438	£965,798	£964,478
70% SR & 5% SO & 25% FH	15%	£975,929	£917,318	£913,754	£913,754	£908,474	£905,834	£904,514
70% SR & 5% SO & 25% FH	20%	£915,964	£857,354	£853,790	£853,790	£848,510	£845,870	£844,550
70% SR & 5% SO & 25% FH	25%	£855,999	£797,390	£793,826	£793,826	£788,546	£785,906	£784,586
70% SR & 5% SO & 25% FH	30%	£795,034	£737,426	£733,862	£733,862	£728,582	£725,942	£724,622
70% SR & 5% SO & 25% FH	35%	£735,070	£677,462	£673,898	£673,898	£668,618	£665,978	£664,658
70% SR & 5% SO & 25% FH	40%	£675,106	£617,498	£613,934	£613,934	£608,654	£606,014	£604,694

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,284,955	£1,226,544	£1,222,980	£1,222,980	£1,217,899	£1,215,060	£1,213,739
70% SR & 5% SO & 25% FH	10%	£1,165,027	£1,108,616	£1,105,051	£1,105,051	£1,100,771	£1,097,931	£1,096,611
70% SR & 5% SO & 25% FH	15%	£1,105,063	£1,048,651	£1,045,087	£1,045,087	£1,040,807	£1,037,967	£1,036,647
70% SR & 5% SO & 25% FH	20%	£1,045,099	£988,687	£985,123	£985,123	£980,843	£977,903	£976,583
70% SR & 5% SO & 25% FH	25%	£985,134	£928,723	£925,159	£925,159	£920,879	£917,939	£916,619
70% SR & 5% SO & 25% FH	30%	£925,170	£868,759	£865,195	£865,195	£860,915	£857,975	£856,655
70% SR & 5% SO & 25% FH	35%	£865,206	£808,795	£805,231	£805,231	£800,951	£797,911	£796,591
70% SR & 5% SO & 25% FH	40%	£805,243	£748,831	£745,267	£745,267	£740,987	£737,947	£736,627

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,471,822	£1,413,210	£1,409,646	£1,409,646	£1,404,366	£1,401,726	£1,400,406
70% SR & 5% SO & 25% FH	10%	£1,351,894	£1,293,282	£1,289,718	£1,289,718	£1,284,438	£1,281,798	£1,280,478
70% SR & 5% SO & 25% FH	15%	£1,291,929	£1,233,318	£1,229,754	£1,229,754	£1,224,474	£1,221,834	£1,220,514
70% SR & 5% SO & 25% FH	20%	£1,231,964	£1,173,354	£1,169,790	£1,169,790	£1,164,510	£1,161,870	£1,160,550
70% SR & 5% SO & 25% FH	25%	£1,171,999	£1,113,390	£1,109,826	£1,109,826	£1,104,546	£1,101,906	£1,100,586
70% SR & 5% SO & 25% FH	30%	£1,111,034	£1,053,426	£1,049,862	£1,049,862	£1,044,582	£1,041,942	£1,040,622
70% SR & 5% SO & 25% FH	35%	£1,051,070	£993,462	£989,898	£989,898	£984,618	£981,978	£980,658
70% SR & 5% SO & 25% FH	40%	£991,106	£933,498	£929,934	£929,934	£924,654	£922,014	£920,694

T3 - 4 Houses
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Value Area	St Albans
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No Units	4
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	6%
Affordable Housing Tenure	60% Rent / 10% SO / 20% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,422,150	£1,363,739	£1,360,175	£1,360,175	£1,354,894	£1,352,255	£1,350,934
70% SR & 5% SO & 25% FH	10%	£1,310,101	£1,251,690	£1,248,126	£1,248,126	£1,242,845	£1,240,206	£1,238,885
70% SR & 5% SO & 25% FH	15%	£1,254,077	£1,195,666	£1,192,102	£1,192,102	£1,186,822	£1,184,183	£1,182,862
70% SR & 5% SO & 25% FH	20%	£1,198,052	£1,139,641	£1,136,077	£1,136,077	£1,130,797	£1,128,157	£1,126,837
70% SR & 5% SO & 25% FH	25%	£1,142,028	£1,083,617	£1,080,053	£1,080,053	£1,074,773	£1,072,133	£1,070,813
70% SR & 5% SO & 25% FH	30%	£1,086,004	£1,027,592	£1,024,028	£1,024,028	£1,018,749	£1,016,108	£1,014,789
70% SR & 5% SO & 25% FH	35%	£1,029,979	£971,568	£968,004	£968,004	£962,724	£960,084	£958,764
70% SR & 5% SO & 25% FH	40%	£973,955	£915,544	£911,980	£911,980	£906,700	£904,060	£902,740

Residual Land values compared to benchmark land values  
Town Centre Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£955,483	£897,072	£893,508	£893,508	£888,228	£885,588	£884,268
70% SR & 5% SO & 25% FH	10%	£843,434	£785,023	£781,459	£781,459	£776,179	£773,539	£772,219
70% SR & 5% SO & 25% FH	15%	£787,411	£728,999	£725,435	£725,435	£720,155	£717,515	£716,195
70% SR & 5% SO & 25% FH	20%	£731,388	£672,976	£669,412	£669,412	£664,132	£661,492	£660,172
70% SR & 5% SO & 25% FH	25%	£675,365	£616,953	£613,389	£613,389	£608,109	£605,469	£604,149
70% SR & 5% SO & 25% FH	30%	£619,342	£560,930	£557,366	£557,366	£552,086	£549,446	£548,126
70% SR & 5% SO & 25% FH	35%	£563,319	£504,907	£501,343	£501,343	£496,063	£493,423	£492,103
70% SR & 5% SO & 25% FH	40%	£507,296	£448,884	£445,320	£445,320	£440,040	£437,400	£436,080

Residual Land values compared to benchmark land values  
Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,026,817	£998,405	£994,841	£994,841	£989,561	£986,921	£985,601
70% SR & 5% SO & 25% FH	10%	£944,768	£916,356	£912,792	£912,792	£907,512	£904,872	£903,552
70% SR & 5% SO & 25% FH	15%	£888,744	£850,333	£846,769	£846,769	£841,489	£838,849	£837,529
70% SR & 5% SO & 25% FH	20%	£832,719	£794,310	£790,746	£790,746	£785,466	£782,826	£781,506
70% SR & 5% SO & 25% FH	25%	£776,695	£738,287	£734,723	£734,723	£729,443	£726,803	£725,483
70% SR & 5% SO & 25% FH	30%	£720,671	£682,264	£678,699	£678,699	£673,419	£670,779	£669,459
70% SR & 5% SO & 25% FH	35%	£664,646	£626,241	£622,677	£622,677	£617,397	£614,757	£613,437
70% SR & 5% SO & 25% FH	40%	£608,622	£580,218	£576,654	£576,654	£571,374	£568,734	£567,414

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,186,150	£1,127,739	£1,124,175	£1,124,175	£1,118,894	£1,116,255	£1,114,934
70% SR & 5% SO & 25% FH	10%	£1,074,101	£1,015,690	£1,012,126	£1,012,126	£1,006,845	£1,004,206	£1,002,885
70% SR & 5% SO & 25% FH	15%	£1,018,077	£959,666	£956,102	£956,102	£950,822	£948,183	£946,862
70% SR & 5% SO & 25% FH	20%	£962,052	£903,641	£900,077	£900,077	£894,797	£892,157	£890,837
70% SR & 5% SO & 25% FH	25%	£906,028	£847,617	£844,053	£844,053	£838,773	£836,133	£834,813
70% SR & 5% SO & 25% FH	30%	£850,004	£791,592	£788,028	£788,028	£782,749	£780,108	£778,789
70% SR & 5% SO & 25% FH	35%	£793,979	£735,568	£732,004	£732,004	£726,724	£724,084	£722,764
70% SR & 5% SO & 25% FH	40%	£737,955	£679,544	£676,000	£676,000	£670,720	£668,080	£666,760

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,372,817	£1,314,405	£1,310,841	£1,310,841	£1,305,561	£1,302,921	£1,301,601
70% SR & 5% SO & 25% FH	10%	£1,260,768	£1,202,357	£1,198,792	£1,198,792	£1,193,512	£1,190,872	£1,189,552
70% SR & 5% SO & 25% FH	15%	£1,204,744	£1,146,333	£1,142,769	£1,142,769	£1,137,489	£1,134,849	£1,133,529
70% SR & 5% SO & 25% FH	20%	£1,148,719	£1,090,310	£1,086,746	£1,086,746	£1,081,466	£1,078,826	£1,077,506
70% SR & 5% SO & 25% FH	25%	£1,092,695	£1,034,287	£1,030,723	£1,030,723	£1,025,443	£1,022,803	£1,021,483
70% SR & 5% SO & 25% FH	30%	£1,036,671	£978,264	£974,699	£974,699	£969,419	£966,779	£965,459
70% SR & 5% SO & 25% FH	35%	£980,646	£922,241	£918,677	£918,677	£913,397	£910,757	£909,437
70% SR & 5% SO & 25% FH	40%	£924,622	£866,218	£862,654	£862,654	£857,374	£854,734	£853,414

St Albans District Council  
Local Plan Testing 2024

T3 - 4 Houses
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Value Area	Rest of St Albans
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No Units	4
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,155,207	£1,096,796	£1,093,232	£1,093,232	£1,097,953	£1,095,312	£1,093,992
70% SR & 5% SO & 25% FH	10%	£1,068,380	£1,000,969	£1,006,405	£1,006,405	£1,001,125	£998,485	£997,164
70% SR & 5% SO & 25% FH	15%	£1,024,967	£966,555	£962,991	£962,991	£957,711	£955,071	£953,751
70% SR & 5% SO & 25% FH	20%	£981,553	£923,141	£919,577	£919,577	£914,298	£911,657	£910,338
70% SR & 5% SO & 25% FH	25%	£938,139	£879,728	£876,164	£876,164	£870,883	£868,242	£866,924
70% SR & 5% SO & 25% FH	30%	£894,726	£836,314	£832,750	£832,750	£827,470	£824,830	£823,510
70% SR & 5% SO & 25% FH	35%	£851,312	£792,900	£789,336	£789,336	£784,056	£781,416	£780,096
70% SR & 5% SO & 25% FH	40%	£807,898	£749,488	£745,922	£745,922	£740,643	£738,002	£736,683

Residual Land values compared to benchmark land values  
Town Centre Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£688,541	£630,130	£626,565	£626,565	£621,286	£618,645	£617,325
70% SR & 5% SO & 25% FH	10%	£601,713	£543,302	£539,738	£539,738	£534,459	£531,818	£530,498
70% SR & 5% SO & 25% FH	15%	£558,300	£499,889	£496,325	£496,325	£491,046	£488,405	£487,084
70% SR & 5% SO & 25% FH	20%	£514,887	£456,474	£452,910	£452,910	£447,631	£444,990	£443,670
70% SR & 5% SO & 25% FH	25%	£471,474	£413,061	£409,497	£409,497	£404,218	£401,577	£400,257
70% SR & 5% SO & 25% FH	30%	£428,061	£369,647	£366,083	£366,083	£360,804	£358,163	£356,844
70% SR & 5% SO & 25% FH	35%	£384,648	£326,234	£322,670	£322,670	£317,391	£314,750	£313,430
70% SR & 5% SO & 25% FH	40%	£341,235	£282,819	£279,255	£279,255	£273,976	£271,335	£270,016

Residual Land values compared to benchmark land values  
Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£789,874	£731,463	£727,899	£727,899	£722,619	£719,979	£718,658
70% SR & 5% SO & 25% FH	10%	£703,047	£645,036	£641,472	£641,472	£636,192	£633,552	£632,231
70% SR & 5% SO & 25% FH	15%	£659,633	£601,222	£597,658	£597,658	£592,378	£589,738	£588,418
70% SR & 5% SO & 25% FH	20%	£616,220	£557,811	£554,247	£554,247	£548,967	£546,327	£545,007
70% SR & 5% SO & 25% FH	25%	£572,807	£513,999	£510,435	£510,435	£505,155	£502,515	£501,195
70% SR & 5% SO & 25% FH	30%	£529,394	£470,190	£466,626	£466,626	£461,346	£458,706	£457,386
70% SR & 5% SO & 25% FH	35%	£485,981	£426,381	£422,817	£422,817	£417,537	£414,897	£413,577
70% SR & 5% SO & 25% FH	40%	£442,568	£382,572	£379,008	£379,008	£373,728	£371,088	£369,768

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£919,207	£860,796	£857,232	£857,232	£851,953	£849,312	£847,992
70% SR & 5% SO & 25% FH	10%	£832,380	£773,969	£770,405	£770,405	£765,125	£762,485	£761,164
70% SR & 5% SO & 25% FH	15%	£788,967	£730,555	£726,991	£726,991	£721,711	£719,071	£717,751
70% SR & 5% SO & 25% FH	20%	£745,553	£687,141	£683,577	£683,577	£678,298	£675,657	£674,338
70% SR & 5% SO & 25% FH	25%	£702,140	£643,728	£640,164	£640,164	£634,883	£632,242	£630,924
70% SR & 5% SO & 25% FH	30%	£658,726	£600,314	£596,750	£596,750	£591,470	£588,830	£587,510
70% SR & 5% SO & 25% FH	35%	£615,312	£556,900	£553,336	£553,336	£548,056	£545,416	£544,096
70% SR & 5% SO & 25% FH	40%	£571,898	£513,488	£509,922	£509,922	£504,643	£502,002	£500,683

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,105,874	£1,047,463	£1,043,899	£1,043,899	£1,038,619	£1,035,979	£1,034,658
70% SR & 5% SO & 25% FH	10%	£1,019,047	£961,036	£957,472	£957,472	£952,192	£949,552	£948,231
70% SR & 5% SO & 25% FH	15%	£932,220	£874,025	£870,461	£870,461	£865,181	£862,541	£861,220
70% SR & 5% SO & 25% FH	20%	£845,393	£787,208	£783,644	£783,644	£778,364	£775,724	£774,403
70% SR & 5% SO & 25% FH	25%	£758,566	£700,399	£696,835	£696,835	£691,555	£688,915	£687,594
70% SR & 5% SO & 25% FH	30%	£671,739	£613,590	£609,026	£609,026	£603,746	£601,106	£600,785
70% SR & 5% SO & 25% FH	35%	£584,912	£526,781	£522,217	£522,217	£516,937	£514,297	£512,976
70% SR & 5% SO & 25% FH	40%	£498,085	£439,972	£435,408	£435,408	£430,128	£427,488	£426,167

St Albans District Council  
Local Plan Testing 2024

T3 - 4 Houses
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Value Area	Zone of Influence
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No Units	4
Site Area	0.13 Ha

Sales value inflation	10%
Build cost inflation	8%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3)) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,155,207	£1,070,074	£1,068,509	£1,068,509	£1,061,229	£1,058,586	£1,057,289
70% SR & 5% SO & 25% FH	10%	£1,068,380	£985,246	£979,682	£979,682	£974,402	£971,762	£970,442
70% SR & 5% SO & 25% FH	15%	£1,024,967	£939,835	£936,269	£936,269	£930,988	£928,348	£927,028
70% SR & 5% SO & 25% FH	20%	£981,553	£896,418	£892,854	£892,854	£887,574	£884,934	£883,614
70% SR & 5% SO & 25% FH	25%	£938,139	£853,005	£849,441	£849,441	£844,161	£841,520	£840,200
70% SR & 5% SO & 25% FH	30%	£894,725	£809,591	£806,027	£806,027	£800,747	£798,107	£796,787
70% SR & 5% SO & 25% FH	35%	£851,312	£766,178	£762,614	£762,614	£757,333	£754,694	£753,374
70% SR & 5% SO & 25% FH	40%	£807,898	£722,765	£719,199	£719,199	£713,919	£711,279	£709,959

Residual Land values compared to benchmark land values  
Town Centre Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3)) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£688,541	£670,407	£599,843	£599,843	£594,562	£591,923	£590,602
70% SR & 5% SO & 25% FH	10%	£601,713	£516,579	£513,015	£513,015	£507,735	£505,095	£503,775
70% SR & 5% SO & 25% FH	15%	£558,300	£473,166	£469,602	£469,602	£464,322	£461,681	£460,361
70% SR & 5% SO & 25% FH	20%	£514,887	£429,752	£426,188	£426,188	£420,908	£418,268	£416,947
70% SR & 5% SO & 25% FH	25%	£471,474	£386,356	£382,792	£382,792	£377,512	£374,871	£373,551
70% SR & 5% SO & 25% FH	30%	£428,061	£342,944	£339,380	£339,380	£334,100	£331,459	£330,139
70% SR & 5% SO & 25% FH	35%	£384,648	£299,511	£295,947	£295,947	£290,667	£288,027	£286,707
70% SR & 5% SO & 25% FH	40%	£341,235	£256,097	£252,533	£252,533	£247,252	£244,611	£243,291

Residual Land values compared to benchmark land values  
Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3)) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£789,874	£704,740	£701,176	£701,176	£695,896	£693,256	£691,936
70% SR & 5% SO & 25% FH	10%	£703,047	£619,613	£616,049	£616,049	£610,769	£608,129	£606,809
70% SR & 5% SO & 25% FH	15%	£659,633	£576,202	£572,638	£572,638	£567,358	£564,718	£563,398
70% SR & 5% SO & 25% FH	20%	£616,220	£532,788	£529,224	£529,224	£523,944	£521,304	£519,984
70% SR & 5% SO & 25% FH	25%	£572,807	£489,375	£485,811	£485,811	£480,531	£477,891	£476,571
70% SR & 5% SO & 25% FH	30%	£529,394	£445,962	£442,398	£442,398	£437,118	£434,478	£433,158
70% SR & 5% SO & 25% FH	35%	£485,981	£402,550	£398,986	£398,986	£393,706	£391,066	£389,746
70% SR & 5% SO & 25% FH	40%	£442,568	£359,137	£355,573	£355,573	£350,293	£347,653	£346,333

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3)) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£919,207	£834,074	£830,509	£830,509	£825,229	£822,589	£821,269
70% SR & 5% SO & 25% FH	10%	£832,380	£747,246	£743,682	£743,682	£738,402	£735,762	£734,442
70% SR & 5% SO & 25% FH	15%	£745,553	£660,113	£656,549	£656,549	£651,269	£648,629	£647,309
70% SR & 5% SO & 25% FH	20%	£658,726	£573,000	£569,436	£569,436	£564,156	£561,516	£560,196
70% SR & 5% SO & 25% FH	25%	£571,899	£485,887	£482,323	£482,323	£477,043	£474,403	£473,083
70% SR & 5% SO & 25% FH	30%	£485,072	£398,774	£395,210	£395,210	£389,930	£387,290	£385,970
70% SR & 5% SO & 25% FH	35%	£398,245	£311,661	£308,097	£308,097	£302,817	£300,177	£298,857
70% SR & 5% SO & 25% FH	40%	£311,418	£224,548	£220,984	£220,984	£215,704	£213,064	£211,744

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3)) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£1,105,874	£1,020,740	£1,017,176	£1,017,176	£1,011,896	£1,009,256	£1,007,936
70% SR & 5% SO & 25% FH	10%	£1,019,047	£934,613	£931,049	£931,049	£925,769	£923,129	£921,809
70% SR & 5% SO & 25% FH	15%	£932,220	£849,480	£845,916	£845,916	£840,636	£837,996	£836,676
70% SR & 5% SO & 25% FH	20%	£845,393	£764,367	£760,803	£760,803	£755,523	£752,883	£751,563
70% SR & 5% SO & 25% FH	25%	£758,566	£679,254	£675,690	£675,690	£670,410	£667,770	£666,450
70% SR & 5% SO & 25% FH	30%	£671,739	£594,141	£590,577	£590,577	£585,297	£582,657	£581,337
70% SR & 5% SO & 25% FH	35%	£584,912	£509,028	£505,464	£505,464	£500,184	£497,544	£496,224
70% SR & 5% SO & 25% FH	40%	£498,085	£423,915	£420,351	£420,351	£415,071	£412,431	£411,111

St Albans District Council  
Local Plan Testing 2024

T4 - 6 Houses

Value Area Harpenden

No Limits 0  
Site Area 0.17 Ha

Sales value inflation 10%  
Build cost inflation 5%  
Affordable Housing Tenure 60% Rent / 15% SO / 25% PH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
% SR & 5% SO & 25% PH	0%	£2,108,132	£2,020,515	£2,015,574	£2,015,574	£2,008,258	£2,004,597	£2,002,767
% SR & 5% SO & 25% PH	10%	£1,843,947	£1,856,330	£1,851,390	£1,851,390	£1,844,071	£1,840,412	£1,838,583
% SR & 5% SO & 25% PH	15%	£1,881,855	£1,774,237	£1,769,298	£1,769,298	£1,761,979	£1,758,320	£1,756,490
% SR & 5% SO & 25% PH	20%	£1,729,782	£1,892,145	£1,887,205	£1,887,205	£1,879,886	£1,876,227	£1,874,398
% SR & 5% SO & 25% PH	25%	£1,699,710	£1,910,052	£1,905,113	£1,905,113	£1,897,794	£1,894,135	£1,892,305
% SR & 5% SO & 25% PH	30%	£1,615,577	£1,927,960	£1,923,020	£1,923,020	£1,915,701	£1,912,042	£1,910,213
% SR & 5% SO & 25% PH	35%	£1,533,485	£1,945,868	£1,940,928	£1,940,928	£1,933,609	£1,929,950	£1,928,120
% SR & 5% SO & 25% PH	40%	£1,451,392	£1,963,775	£1,958,836	£1,958,836	£1,951,518	£1,947,857	£1,946,028

Residual Land values compared to benchmark land values

£3,500,000

Town Centre Offices

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
% SR & 5% SO & 25% PH	0%	£1,608,130	£1,420,515	£1,415,574	£1,415,574	£1,408,258	£1,404,597	£1,402,767
% SR & 5% SO & 25% PH	10%	£1,343,947	£1,256,330	£1,251,390	£1,251,390	£1,244,071	£1,240,412	£1,238,583
% SR & 5% SO & 25% PH	15%	£1,261,855	£1,174,237	£1,169,298	£1,169,298	£1,161,979	£1,158,320	£1,156,490
% SR & 5% SO & 25% PH	20%	£1,179,782	£1,892,145	£1,887,205	£1,887,205	£1,879,886	£1,876,227	£1,874,398
% SR & 5% SO & 25% PH	25%	£1,097,710	£1,910,052	£1,905,113	£1,905,113	£1,897,794	£1,894,135	£1,892,305
% SR & 5% SO & 25% PH	30%	£1,015,577	£1,927,960	£1,923,020	£1,923,020	£1,915,701	£1,912,042	£1,910,213
% SR & 5% SO & 25% PH	35%	£933,485	£1,945,868	£1,940,928	£1,940,928	£1,933,609	£1,929,950	£1,928,120
% SR & 5% SO & 25% PH	40%	£851,392	£1,963,775	£1,958,836	£1,958,836	£1,951,518	£1,947,857	£1,946,028

Residual Land values compared to benchmark land values

£2,740,000

Industrial

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
% SR & 5% SO & 25% PH	0%	£1,638,417	£1,350,800	£1,345,860	£1,345,860	£1,338,542	£1,334,882	£1,333,052
% SR & 5% SO & 25% PH	10%	£1,474,233	£1,386,616	£1,381,675	£1,381,675	£1,374,357	£1,370,698	£1,368,868
% SR & 5% SO & 25% PH	15%	£1,392,141	£1,304,523	£1,299,583	£1,299,583	£1,292,265	£1,288,606	£1,286,775
% SR & 5% SO & 25% PH	20%	£1,310,048	£1,922,431	£1,917,490	£1,917,490	£1,910,172	£1,906,513	£1,904,684
% SR & 5% SO & 25% PH	25%	£1,227,956	£1,140,338	£1,135,398	£1,135,398	£1,128,080	£1,124,421	£1,122,591
% SR & 5% SO & 25% PH	30%	£1,145,863	£1,939,246	£1,934,306	£1,934,306	£1,926,987	£1,923,328	£1,921,498
% SR & 5% SO & 25% PH	35%	£1,063,771	£1,958,154	£1,953,214	£1,953,214	£1,945,895	£1,942,236	£1,940,406
% SR & 5% SO & 25% PH	40%	£981,678	£1,977,061	£1,972,122	£1,972,122	£1,964,802	£1,961,143	£1,959,314

Residual Land values compared to benchmark land values

£1,770,000

Car Parks

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
% SR & 5% SO & 25% PH	0%	£1,804,703	£1,717,086	£1,712,146	£1,712,146	£1,704,827	£1,701,168	£1,699,338
% SR & 5% SO & 25% PH	10%	£1,640,518	£1,552,901	£1,547,961	£1,547,961	£1,540,642	£1,536,983	£1,535,154
% SR & 5% SO & 25% PH	15%	£1,558,426	£1,470,808	£1,465,868	£1,465,868	£1,458,551	£1,454,891	£1,453,061
% SR & 5% SO & 25% PH	20%	£1,476,333	£1,388,716	£1,383,776	£1,383,776	£1,376,458	£1,372,798	£1,370,968
% SR & 5% SO & 25% PH	25%	£1,394,241	£1,306,624	£1,301,684	£1,301,684	£1,294,366	£1,290,706	£1,288,876
% SR & 5% SO & 25% PH	30%	£1,312,149	£1,224,532	£1,219,591	£1,219,591	£1,212,273	£1,208,614	£1,206,784
% SR & 5% SO & 25% PH	35%	£1,230,057	£1,142,440	£1,137,499	£1,137,499	£1,130,181	£1,126,522	£1,124,691
% SR & 5% SO & 25% PH	40%	£1,147,964	£1,060,347	£1,055,407	£1,055,407	£1,048,088	£1,044,429	£1,042,600

Residual Land values compared to benchmark land values

£370,000

Greenfield Land

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
% SR & 5% SO & 25% PH	0%	£2,044,703	£1,957,086	£1,952,146	£1,952,146	£1,944,827	£1,941,168	£1,939,338
% SR & 5% SO & 25% PH	10%	£1,880,518	£1,792,901	£1,787,961	£1,787,961	£1,780,642	£1,776,983	£1,775,154
% SR & 5% SO & 25% PH	15%	£1,798,426	£1,710,808	£1,705,868	£1,705,868	£1,698,551	£1,694,891	£1,693,061
% SR & 5% SO & 25% PH	20%	£1,716,333	£1,628,716	£1,623,776	£1,623,776	£1,616,458	£1,612,798	£1,610,968
% SR & 5% SO & 25% PH	25%	£1,634,241	£1,546,624	£1,541,684	£1,541,684	£1,534,366	£1,530,706	£1,528,876
% SR & 5% SO & 25% PH	30%	£1,552,149	£1,464,532	£1,459,591	£1,459,591	£1,452,273	£1,448,614	£1,446,784
% SR & 5% SO & 25% PH	35%	£1,470,057	£1,382,440	£1,377,499	£1,377,499	£1,370,181	£1,366,522	£1,364,691
% SR & 5% SO & 25% PH	40%	£1,387,964	£1,300,347	£1,295,407	£1,295,407	£1,288,088	£1,284,429	£1,282,600

T4 - 6 Houses
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Value Area	St Albans
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No Units	4
Site Area	0.17 Ha

Sales value inflation	16%
Build cost inflation	6%
Affordable Housing Tenure	60% Rent / 10% SO / 28% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,971,182	£1,883,565	£1,878,625	£1,878,625	£1,871,308	£1,867,647	£1,865,817
70% SR & 5% SO & 25% FH	10%	£1,817,918	£1,730,302	£1,725,361	£1,725,361	£1,718,043	£1,714,383	£1,712,554
70% SR & 5% SO & 25% FH	15%	£1,741,287	£1,653,670	£1,648,729	£1,648,729	£1,641,411	£1,637,752	£1,635,923
70% SR & 5% SO & 25% FH	20%	£1,684,655	£1,577,038	£1,572,099	£1,572,099	£1,564,782	£1,561,121	£1,559,291
70% SR & 5% SO & 25% FH	25%	£1,580,024	£1,500,406	£1,495,467	£1,495,467	£1,488,148	£1,484,489	£1,482,659
70% SR & 5% SO & 25% FH	30%	£1,511,392	£1,423,774	£1,418,835	£1,418,835	£1,411,516	£1,407,857	£1,406,027
70% SR & 5% SO & 25% FH	35%	£1,434,760	£1,347,143	£1,342,203	£1,342,203	£1,334,885	£1,331,225	£1,329,395
70% SR & 5% SO & 25% FH	40%	£1,358,128	£1,270,512	£1,265,571	£1,265,571	£1,258,253	£1,254,594	£1,252,764

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
<b>£3,600,000</b>								
70% SR & 5% SO & 25% FH	0%	£1,371,182	£1,283,565	£1,278,625	£1,278,625	£1,271,308	£1,267,647	£1,265,817
70% SR & 5% SO & 25% FH	10%	£1,217,918	£1,130,302	£1,125,361	£1,125,361	£1,118,043	£1,114,383	£1,112,554
70% SR & 5% SO & 25% FH	15%	£1,141,287	£1,053,670	£1,048,729	£1,048,729	£1,041,411	£1,037,752	£1,035,923
70% SR & 5% SO & 25% FH	20%	£1,084,655	£977,038	£972,099	£972,099	£964,782	£961,121	£959,291
70% SR & 5% SO & 25% FH	25%	£980,024	£900,406	£895,467	£895,467	£888,148	£884,489	£882,659
70% SR & 5% SO & 25% FH	30%	£911,392	£823,774	£818,835	£818,835	£811,516	£807,857	£806,027
70% SR & 5% SO & 25% FH	35%	£834,760	£747,143	£742,203	£742,203	£734,885	£731,225	£729,395
70% SR & 5% SO & 25% FH	40%	£758,128	£670,512	£665,571	£665,571	£658,253	£654,594	£652,764

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
<b>£2,740,000</b>								
70% SR & 5% SO & 25% FH	0%	£1,501,468	£1,413,851	£1,408,911	£1,408,911	£1,401,592	£1,397,933	£1,396,103
70% SR & 5% SO & 25% FH	10%	£1,348,204	£1,260,587	£1,255,647	£1,255,647	£1,248,328	£1,244,669	£1,242,839
70% SR & 5% SO & 25% FH	15%	£1,271,572	£1,183,955	£1,179,015	£1,179,015	£1,171,697	£1,168,037	£1,166,208
70% SR & 5% SO & 25% FH	20%	£1,194,941	£1,107,324	£1,102,384	£1,102,384	£1,095,066	£1,091,407	£1,089,578
70% SR & 5% SO & 25% FH	25%	£1,118,310	£1,030,692	£1,025,752	£1,025,752	£1,018,434	£1,014,775	£1,012,945
70% SR & 5% SO & 25% FH	30%	£1,041,678	£954,060	£949,121	£949,121	£941,802	£938,143	£936,313
70% SR & 5% SO & 25% FH	35%	£965,046	£877,429	£872,489	£872,489	£865,170	£861,511	£859,681
70% SR & 5% SO & 25% FH	40%	£888,414	£800,797	£795,857	£795,857	£788,538	£784,879	£783,050

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
<b>£1,776,000</b>								
70% SR & 5% SO & 25% FH	0%	£1,687,754	£1,580,137	£1,575,196	£1,575,196	£1,567,878	£1,564,219	£1,562,388
70% SR & 5% SO & 25% FH	10%	£1,514,480	£1,426,873	£1,421,933	£1,421,933	£1,414,614	£1,410,955	£1,409,126
70% SR & 5% SO & 25% FH	15%	£1,437,858	£1,350,241	£1,345,301	£1,345,301	£1,337,982	£1,334,323	£1,332,494
70% SR & 5% SO & 25% FH	20%	£1,361,226	£1,273,609	£1,268,670	£1,268,670	£1,261,351	£1,257,692	£1,255,863
70% SR & 5% SO & 25% FH	25%	£1,284,595	£1,196,978	£1,192,038	£1,192,038	£1,184,720	£1,181,060	£1,179,230
70% SR & 5% SO & 25% FH	30%	£1,207,964	£1,120,346	£1,115,406	£1,115,406	£1,108,088	£1,104,429	£1,102,599
70% SR & 5% SO & 25% FH	35%	£1,131,332	£1,043,715	£1,038,774	£1,038,774	£1,031,456	£1,027,797	£1,025,967
70% SR & 5% SO & 25% FH	40%	£1,054,700	£967,083	£962,143	£962,143	£954,824	£951,165	£949,336

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
<b>£376,000</b>								
70% SR & 5% SO & 25% FH	0%	£1,907,754	£1,820,137	£1,815,196	£1,815,196	£1,807,878	£1,804,219	£1,802,388
70% SR & 5% SO & 25% FH	10%	£1,754,480	£1,666,873	£1,661,933	£1,661,933	£1,654,614	£1,650,955	£1,649,126
70% SR & 5% SO & 25% FH	15%	£1,677,858	£1,590,241	£1,585,301	£1,585,301	£1,577,982	£1,574,323	£1,572,494
70% SR & 5% SO & 25% FH	20%	£1,601,226	£1,513,609	£1,508,670	£1,508,670	£1,501,351	£1,497,692	£1,495,863
70% SR & 5% SO & 25% FH	25%	£1,524,595	£1,436,978	£1,432,038	£1,432,038	£1,424,720	£1,421,060	£1,419,230
70% SR & 5% SO & 25% FH	30%	£1,447,964	£1,360,346	£1,355,406	£1,355,406	£1,348,088	£1,344,429	£1,342,599
70% SR & 5% SO & 25% FH	35%	£1,371,332	£1,283,715	£1,278,774	£1,278,774	£1,271,456	£1,267,797	£1,265,967
70% SR & 5% SO & 25% FH	40%	£1,294,700	£1,207,083	£1,202,143	£1,202,143	£1,194,824	£1,191,165	£1,189,336

St Albans District Council  
Local Plan Testing 2024

T4 - 6 Houses
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Value Area	Rest of St Albans
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No Units	6
Site Area	0.17 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,601,184	£1,613,568	£1,508,627	£1,508,627	£1,501,309	£1,497,649	£1,495,820
70% SR & 5% SO & 25% FH	10%	£1,482,879	£1,395,263	£1,390,322	£1,390,322	£1,383,004	£1,379,344	£1,377,515
70% SR & 5% SO & 25% FH	15%	£1,453,727	£1,336,110	£1,331,170	£1,331,170	£1,323,851	£1,320,192	£1,318,362
70% SR & 5% SO & 25% FH	20%	£1,384,574	£1,276,956	£1,272,017	£1,272,017	£1,264,699	£1,261,039	£1,259,209
70% SR & 5% SO & 25% FH	25%	£1,355,422	£1,217,804	£1,212,865	£1,212,865	£1,205,548	£1,201,887	£1,200,057
70% SR & 5% SO & 25% FH	30%	£1,246,269	£1,158,651	£1,153,712	£1,153,712	£1,146,394	£1,142,734	£1,140,904
70% SR & 5% SO & 25% FH	35%	£1,187,116	£1,099,499	£1,094,559	£1,094,559	£1,087,240	£1,083,581	£1,081,752
70% SR & 5% SO & 25% FH	40%	£1,127,963	£1,040,346	£1,035,406	£1,035,406	£1,028,088	£1,024,428	£1,022,599

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,001,184	£913,568	£908,627	£908,627	£891,309	£887,649	£885,820
70% SR & 5% SO & 25% FH	10%	£882,879	£795,263	£790,322	£790,322	£773,004	£770,344	£770,515
70% SR & 5% SO & 25% FH	15%	£822,727	£736,110	£731,170	£731,170	£713,851	£710,192	£710,362
70% SR & 5% SO & 25% FH	20%	£764,574	£676,956	£672,017	£672,017	£654,699	£651,039	£650,209
70% SR & 5% SO & 25% FH	25%	£706,422	£617,804	£612,865	£612,865	£595,548	£591,887	£591,057
70% SR & 5% SO & 25% FH	30%	£648,269	£558,651	£553,712	£553,712	£536,394	£532,734	£531,904
70% SR & 5% SO & 25% FH	35%	£589,116	£499,499	£494,559	£494,559	£477,240	£473,581	£472,752
70% SR & 5% SO & 25% FH	40%	£529,963	£440,346	£435,406	£435,406	£418,088	£414,428	£413,599

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,131,470	£1,043,853	£1,038,913	£1,038,913	£1,031,594	£1,027,935	£1,026,106
70% SR & 5% SO & 25% FH	10%	£1,013,165	£925,548	£920,608	£920,608	£913,289	£909,630	£907,801
70% SR & 5% SO & 25% FH	15%	£954,013	£866,396	£861,455	£861,455	£854,137	£850,478	£848,648
70% SR & 5% SO & 25% FH	20%	£894,860	£807,244	£802,303	£802,303	£794,984	£791,325	£789,495
70% SR & 5% SO & 25% FH	25%	£835,708	£748,092	£743,151	£743,151	£735,832	£732,173	£730,343
70% SR & 5% SO & 25% FH	30%	£776,555	£688,939	£684,000	£684,000	£676,681	£673,022	£671,192
70% SR & 5% SO & 25% FH	35%	£717,402	£629,787	£624,846	£624,846	£617,528	£613,869	£612,039
70% SR & 5% SO & 25% FH	40%	£658,249	£570,634	£565,693	£565,693	£558,375	£554,714	£552,885

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,297,758	£1,210,139	£1,205,199	£1,205,199	£1,197,880	£1,194,221	£1,192,392
70% SR & 5% SO & 25% FH	10%	£1,179,451	£1,091,834	£1,086,894	£1,086,894	£1,079,575	£1,075,916	£1,074,087
70% SR & 5% SO & 25% FH	15%	£1,120,298	£1,032,681	£1,027,741	£1,027,741	£1,020,422	£1,016,763	£1,014,933
70% SR & 5% SO & 25% FH	20%	£1,061,145	£973,528	£968,588	£968,588	£961,269	£957,610	£955,780
70% SR & 5% SO & 25% FH	25%	£1,001,992	£914,375	£909,435	£909,435	£902,116	£898,457	£896,627
70% SR & 5% SO & 25% FH	30%	£942,839	£855,222	£850,282	£850,282	£842,963	£839,304	£837,474
70% SR & 5% SO & 25% FH	35%	£883,686	£796,070	£791,130	£791,130	£783,811	£780,152	£778,322
70% SR & 5% SO & 25% FH	40%	£824,533	£736,917	£731,977	£731,977	£724,658	£721,000	£719,170

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,537,756	£1,450,139	£1,445,199	£1,445,199	£1,437,880	£1,434,221	£1,432,392
70% SR & 5% SO & 25% FH	10%	£1,419,451	£1,331,834	£1,326,894	£1,326,894	£1,319,575	£1,315,916	£1,314,087
70% SR & 5% SO & 25% FH	15%	£1,360,298	£1,272,681	£1,267,741	£1,267,741	£1,260,422	£1,256,763	£1,254,933
70% SR & 5% SO & 25% FH	20%	£1,301,145	£1,213,528	£1,208,588	£1,208,588	£1,201,269	£1,197,610	£1,195,780
70% SR & 5% SO & 25% FH	25%	£1,241,992	£1,154,375	£1,149,435	£1,149,435	£1,142,116	£1,138,457	£1,136,627
70% SR & 5% SO & 25% FH	30%	£1,182,839	£1,095,222	£1,090,282	£1,090,282	£1,082,963	£1,079,304	£1,077,474
70% SR & 5% SO & 25% FH	35%	£1,123,686	£1,036,070	£1,031,130	£1,031,130	£1,023,811	£1,020,152	£1,018,322
70% SR & 5% SO & 25% FH	40%	£1,064,533	£976,917	£971,977	£971,977	£964,658	£961,000	£959,170

St Albans District Council  
Local Plan Testing 2024

T4 - 6 Houses
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Value Area	Zone of Influence
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No Units	6
Site Area	0.17 Ha

Sales value inflation	10%
Build cost inflation	8%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,001,184	£1,473,484	£1,468,543	£1,468,543	£1,461,225	£1,457,565	£1,455,736
70% SR & 5% SO & 25% FH	10%	£1,482,879	£1,356,177	£1,350,238	£1,350,238	£1,342,920	£1,339,260	£1,337,430
70% SR & 5% SO & 25% FH	15%	£1,453,727	£1,290,025	£1,291,086	£1,291,086	£1,283,767	£1,280,108	£1,278,278
70% SR & 5% SO & 25% FH	20%	£1,384,574	£1,236,872	£1,231,933	£1,231,933	£1,224,614	£1,220,954	£1,219,125
70% SR & 5% SO & 25% FH	25%	£1,302,422	£1,177,720	£1,172,780	£1,172,780	£1,165,461	£1,161,801	£1,159,971
70% SR & 5% SO & 25% FH	30%	£1,246,269	£1,118,567	£1,113,627	£1,113,627	£1,106,308	£1,102,648	£1,100,818
70% SR & 5% SO & 25% FH	35%	£1,187,116	£1,059,415	£1,054,475	£1,054,475	£1,047,156	£1,043,496	£1,041,666
70% SR & 5% SO & 25% FH	40%	£1,127,963	£1,000,262	£995,322	£995,322	£988,004	£984,344	£982,514

Residual Land values compared to benchmark land values

£1,600,000

Town Centre Office

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,001,184	£874,484	£998,543	£998,543	£991,225	£987,565	£985,736
70% SR & 5% SO & 25% FH	10%	£862,879	£756,177	£750,238	£750,238	£742,920	£739,260	£737,430
70% SR & 5% SO & 25% FH	15%	£824,727	£690,025	£691,086	£691,086	£683,767	£680,108	£678,278
70% SR & 5% SO & 25% FH	20%	£764,574	£636,872	£631,933	£631,933	£624,614	£620,954	£619,125
70% SR & 5% SO & 25% FH	25%	£702,422	£577,720	£572,780	£572,780	£565,461	£561,801	£559,971
70% SR & 5% SO & 25% FH	30%	£646,269	£518,567	£513,627	£513,627	£506,308	£502,648	£500,818
70% SR & 5% SO & 25% FH	35%	£587,116	£459,415	£454,475	£454,475	£447,156	£443,496	£441,666
70% SR & 5% SO & 25% FH	40%	£527,963	£400,262	£395,322	£395,322	£388,004	£384,344	£382,514

Residual Land values compared to benchmark land values

£2,740,000

Industrial

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£1,131,470	£1,003,768	£998,828	£998,828	£991,510	£987,851	£986,022
70% SR & 5% SO & 25% FH	10%	£1,013,165	£886,463	£880,524	£880,524	£873,205	£869,546	£867,716
70% SR & 5% SO & 25% FH	15%	£954,013	£820,311	£821,371	£821,371	£814,052	£810,394	£808,563
70% SR & 5% SO & 25% FH	20%	£894,860	£756,158	£757,218	£757,218	£750,899	£747,240	£745,410
70% SR & 5% SO & 25% FH	25%	£835,708	£692,006	£693,065	£693,065	£686,747	£683,088	£681,258
70% SR & 5% SO & 25% FH	30%	£776,555	£627,853	£628,913	£628,913	£622,594	£618,935	£617,105
70% SR & 5% SO & 25% FH	35%	£717,402	£563,701	£564,760	£564,760	£558,442	£554,783	£552,953
70% SR & 5% SO & 25% FH	40%	£658,249	£500,548	£501,608	£501,608	£495,289	£491,630	£489,800

Residual Land values compared to benchmark land values

£1,770,000

Car Parks

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£1,297,798	£1,170,095	£1,165,155	£1,165,155	£1,157,837	£1,154,177	£1,152,347
70% SR & 5% SO & 25% FH	10%	£1,179,451	£1,052,748	£1,047,808	£1,047,808	£1,040,490	£1,036,830	£1,034,000
70% SR & 5% SO & 25% FH	15%	£1,120,298	£986,595	£987,655	£987,655	£980,337	£976,677	£974,847
70% SR & 5% SO & 25% FH	20%	£1,061,145	£920,442	£921,502	£921,502	£914,184	£910,524	£908,694
70% SR & 5% SO & 25% FH	25%	£1,001,992	£854,289	£855,349	£855,349	£848,031	£844,371	£842,541
70% SR & 5% SO & 25% FH	30%	£942,839	£788,136	£789,196	£789,196	£781,878	£778,218	£776,388
70% SR & 5% SO & 25% FH	35%	£883,686	£721,983	£723,043	£723,043	£715,725	£712,065	£710,235
70% SR & 5% SO & 25% FH	40%	£824,533	£655,830	£656,890	£656,890	£649,572	£645,912	£644,082

Residual Land values compared to benchmark land values

£370,000

Greenfield Land

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£1,537,796	£1,410,095	£1,405,155	£1,405,155	£1,397,837	£1,394,177	£1,392,347
70% SR & 5% SO & 25% FH	10%	£1,419,451	£1,292,748	£1,287,808	£1,287,808	£1,280,490	£1,276,830	£1,274,000
70% SR & 5% SO & 25% FH	15%	£1,360,298	£1,226,595	£1,227,655	£1,227,655	£1,220,337	£1,216,677	£1,214,847
70% SR & 5% SO & 25% FH	20%	£1,301,145	£1,160,442	£1,161,502	£1,161,502	£1,154,184	£1,150,524	£1,148,694
70% SR & 5% SO & 25% FH	25%	£1,241,992	£1,094,289	£1,095,349	£1,095,349	£1,088,031	£1,084,371	£1,082,541
70% SR & 5% SO & 25% FH	30%	£1,182,839	£1,028,136	£1,029,196	£1,029,196	£1,021,878	£1,018,218	£1,016,388
70% SR & 5% SO & 25% FH	35%	£1,123,686	£961,983	£963,043	£963,043	£955,725	£952,065	£950,235
70% SR & 5% SO & 25% FH	40%	£1,064,533	£895,830	£896,890	£896,890	£889,572	£885,912	£884,082

St Albans District Council  
Local Plan Testing 2024

T8 - 8 Flats
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Value Area	Harpenden
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No Units	8
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,262,743	£1,161,474	£1,149,805	£1,149,805	£1,141,687	£1,137,628	£1,135,598
70% SR & 5% SO & 25% FH	10%	£1,141,501	£1,040,233	£1,028,564	£1,028,564	£1,020,446	£1,016,387	£1,014,357
70% SR & 5% SO & 25% FH	15%	£1,060,860	£970,813	£967,944	£967,944	£959,826	£955,767	£953,737
70% SR & 5% SO & 25% FH	20%	£1,020,290	£918,962	£917,322	£917,322	£909,205	£905,146	£903,116
70% SR & 5% SO & 25% FH	25%	£958,440	£858,372	£856,702	£856,702	£848,585	£844,526	£842,496
70% SR & 5% SO & 25% FH	30%	£896,019	£797,755	£796,085	£796,085	£787,968	£783,909	£781,879
70% SR & 5% SO & 25% FH	35%	£833,399	£737,131	£735,461	£735,461	£727,344	£723,285	£721,255
70% SR & 5% SO & 25% FH	40%	£777,778	£676,511	£674,841	£674,841	£666,723	£662,664	£660,634

Residual Land values compared to benchmark land values

£3,600,000

Town Centre Office

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,021,363	£901,096	£898,426	£898,426	£890,307	£886,248	£884,218
70% SR & 5% SO & 25% FH	10%	£900,122	£788,854	£787,185	£787,185	£779,067	£775,007	£772,978
70% SR & 5% SO & 25% FH	15%	£829,501	£726,233	£724,564	£724,564	£716,446	£712,387	£710,357
70% SR & 5% SO & 25% FH	20%	£778,881	£677,413	£676,341	£676,341	£668,223	£664,164	£662,134
70% SR & 5% SO & 25% FH	25%	£718,260	£616,962	£615,890	£615,890	£607,772	£603,713	£601,683
70% SR & 5% SO & 25% FH	30%	£657,640	£558,372	£557,300	£557,300	£549,182	£545,123	£543,093
70% SR & 5% SO & 25% FH	35%	£597,019	£499,785	£498,713	£498,713	£490,595	£486,536	£484,506
70% SR & 5% SO & 25% FH	40%	£536,399	£441,197	£440,125	£440,125	£432,007	£427,948	£425,918

Residual Land values compared to benchmark land values

£2,740,000

Industrial

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,073,777	£972,508	£969,838	£969,838	£962,721	£958,662	£956,632
70% SR & 5% SO & 25% FH	10%	£952,536	£851,268	£848,598	£848,598	£841,481	£837,422	£835,392
70% SR & 5% SO & 25% FH	15%	£891,915	£790,847	£788,177	£788,177	£781,060	£777,001	£774,971
70% SR & 5% SO & 25% FH	20%	£831,294	£730,277	£727,607	£727,607	£720,490	£716,431	£714,401
70% SR & 5% SO & 25% FH	25%	£770,674	£669,406	£666,736	£666,736	£659,619	£655,560	£653,530
70% SR & 5% SO & 25% FH	30%	£710,054	£608,736	£606,066	£606,066	£598,949	£594,890	£592,860
70% SR & 5% SO & 25% FH	35%	£649,433	£548,166	£545,496	£545,496	£538,379	£534,320	£532,290
70% SR & 5% SO & 25% FH	40%	£588,813	£487,545	£484,875	£484,875	£477,758	£473,699	£471,669

Residual Land values compared to benchmark land values

£1,770,000

Car Parks

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,140,874	£1,039,468	£1,037,738	£1,037,738	£1,030,618	£1,026,559	£1,024,529
70% SR & 5% SO & 25% FH	10%	£1,019,432	£918,164	£916,495	£916,495	£909,375	£905,316	£903,286
70% SR & 5% SO & 25% FH	15%	£958,811	£857,544	£855,875	£855,875	£848,755	£844,696	£842,666
70% SR & 5% SO & 25% FH	20%	£898,191	£796,923	£795,253	£795,253	£788,133	£784,074	£782,044
70% SR & 5% SO & 25% FH	25%	£837,571	£736,303	£734,633	£734,633	£727,513	£723,454	£721,424
70% SR & 5% SO & 25% FH	30%	£776,951	£675,682	£674,012	£674,012	£666,892	£662,833	£660,803
70% SR & 5% SO & 25% FH	35%	£716,331	£615,062	£613,392	£613,392	£606,272	£602,213	£600,183
70% SR & 5% SO & 25% FH	40%	£655,711	£554,442	£552,772	£552,772	£545,652	£541,593	£539,563

Residual Land values compared to benchmark land values

£370,000

Greenfield Land

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,237,225	£1,135,957	£1,124,288	£1,124,288	£1,116,169	£1,112,110	£1,110,081
70% SR & 5% SO & 25% FH	10%	£1,115,884	£1,014,716	£1,003,047	£1,003,047	£994,928	£990,869	£988,839
70% SR & 5% SO & 25% FH	15%	£1,055,263	£954,095	£942,426	£942,426	£934,307	£930,248	£928,218
70% SR & 5% SO & 25% FH	20%	£994,643	£893,473	£881,804	£881,804	£873,685	£869,626	£867,596
70% SR & 5% SO & 25% FH	25%	£934,022	£832,852	£821,183	£821,183	£813,064	£809,005	£806,975
70% SR & 5% SO & 25% FH	30%	£873,402	£772,232	£760,563	£760,563	£752,444	£748,385	£746,355
70% SR & 5% SO & 25% FH	35%	£812,781	£711,611	£700,342	£700,342	£692,223	£688,164	£686,134
70% SR & 5% SO & 25% FH	40%	£752,161	£650,991	£639,722	£639,722	£631,603	£627,544	£625,514

T5 - 8 Flats
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Value Area	St Albans
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No Units	8
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent / 10% SO / 20% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,157,857	£1,056,589	£1,044,919	£1,044,919	£1,038,802	£1,032,743	£1,030,713
70% SR & 5% SO & 25% FH	10%	£1,044,981	£943,712	£932,043	£932,043	£923,924	£919,865	£917,836
70% SR & 5% SO & 25% FH	15%	£988,542	£877,274	£870,655	£870,655	£867,486	£863,427	£861,398
70% SR & 5% SO & 25% FH	20%	£932,103	£810,835	£810,167	£810,167	£811,048	£806,989	£804,960
70% SR & 5% SO & 25% FH	25%	£874,665	£744,397	£742,727	£742,727	£754,610	£750,551	£748,521
70% SR & 5% SO & 25% FH	30%	£819,227	£717,468	£706,289	£706,289	£698,171	£694,113	£692,083
70% SR & 5% SO & 25% FH	35%	£762,789	£661,521	£649,851	£649,851	£641,733	£637,674	£635,644
70% SR & 5% SO & 25% FH	40%	£706,351	£600,962	£593,413	£593,413	£585,295	£581,236	£579,206

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
<b>£3,600,000</b>								
70% SR & 5% SO & 25% FH	0%	£916,477	£815,210	£803,540	£803,540	£795,422	£791,363	£789,334
70% SR & 5% SO & 25% FH	10%	£801,601	£702,332	£690,663	£690,663	£682,545	£678,486	£676,457
70% SR & 5% SO & 25% FH	15%	£747,163	£645,894	£634,225	£634,225	£626,107	£622,048	£620,019
70% SR & 5% SO & 25% FH	20%	£696,724	£596,456	£577,787	£577,787	£569,669	£565,610	£563,581
70% SR & 5% SO & 25% FH	25%	£634,286	£533,018	£521,348	£521,348	£513,231	£509,172	£507,142
70% SR & 5% SO & 25% FH	30%	£577,848	£476,580	£464,910	£464,910	£456,792	£452,733	£450,704
70% SR & 5% SO & 25% FH	35%	£521,410	£420,142	£408,472	£408,472	£400,354	£396,295	£394,265
70% SR & 5% SO & 25% FH	40%	£464,972	£363,703	£352,034	£352,034	£343,916	£339,856	£337,826

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
<b>£2,740,000</b>								
70% SR & 5% SO & 25% FH	0%	£968,891	£867,623	£855,953	£855,953	£847,836	£843,777	£841,748
70% SR & 5% SO & 25% FH	10%	£856,015	£754,746	£743,077	£743,077	£734,959	£730,900	£728,870
70% SR & 5% SO & 25% FH	15%	£795,577	£694,308	£682,639	£682,639	£674,521	£670,462	£668,432
70% SR & 5% SO & 25% FH	20%	£743,138	£641,870	£630,201	£630,201	£622,083	£618,024	£616,004
70% SR & 5% SO & 25% FH	25%	£688,700	£585,432	£573,762	£573,762	£565,645	£561,586	£559,556
70% SR & 5% SO & 25% FH	30%	£633,262	£532,994	£521,324	£521,324	£513,206	£509,147	£507,117
70% SR & 5% SO & 25% FH	35%	£577,823	£472,556	£460,886	£460,886	£452,767	£448,708	£446,678
70% SR & 5% SO & 25% FH	40%	£521,385	£418,117	£406,448	£406,448	£398,329	£394,270	£392,240

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
<b>£1,776,000</b>								
70% SR & 5% SO & 25% FH	0%	£1,035,788	£934,520	£922,850	£922,850	£914,733	£910,674	£908,644
70% SR & 5% SO & 25% FH	10%	£922,912	£821,643	£809,974	£809,974	£801,856	£797,796	£795,767
70% SR & 5% SO & 25% FH	15%	£866,473	£765,205	£753,536	£753,536	£745,417	£741,358	£739,329
70% SR & 5% SO & 25% FH	20%	£810,034	£708,766	£697,097	£697,097	£688,979	£684,920	£682,891
70% SR & 5% SO & 25% FH	25%	£753,596	£652,328	£640,658	£640,658	£632,541	£628,482	£626,453
70% SR & 5% SO & 25% FH	30%	£697,158	£595,890	£584,220	£584,220	£576,102	£572,043	£570,014
70% SR & 5% SO & 25% FH	35%	£640,720	£539,452	£527,782	£527,782	£519,664	£515,605	£513,575
70% SR & 5% SO & 25% FH	40%	£584,282	£483,013	£471,344	£471,344	£463,226	£459,167	£457,137

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
<b>£376,000</b>								
70% SR & 5% SO & 25% FH	0%	£1,132,339	£1,031,072	£1,019,402	£1,019,402	£1,011,284	£1,007,225	£1,005,196
70% SR & 5% SO & 25% FH	10%	£1,019,463	£918,194	£906,525	£906,525	£898,407	£894,348	£892,319
70% SR & 5% SO & 25% FH	15%	£963,025	£861,756	£850,087	£850,087	£841,969	£837,910	£835,880
70% SR & 5% SO & 25% FH	20%	£906,587	£805,318	£793,649	£793,649	£785,531	£781,472	£779,442
70% SR & 5% SO & 25% FH	25%	£850,148	£748,880	£737,210	£737,210	£729,093	£725,034	£723,004
70% SR & 5% SO & 25% FH	30%	£793,710	£692,442	£680,772	£680,772	£672,654	£668,595	£666,566
70% SR & 5% SO & 25% FH	35%	£737,272	£636,004	£624,334	£624,334	£616,216	£612,157	£610,127
70% SR & 5% SO & 25% FH	40%	£680,834	£579,565	£567,896	£567,896	£559,778	£555,718	£553,688

St Albans District Council  
Local Plan Testing 2024

T5 - 8 Flats	
No Units	8
Site Area	0.07 Ha

Value Area	Rest of St Albans
Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£874,487	£773,042	£761,194	£761,194	£752,953	£748,831	£746,772
70% SR & 5% SO & 25% FH	10%	£788,296	£686,560	£674,712	£674,712	£666,470	£662,349	£660,288
70% SR & 5% SO & 25% FH	15%	£743,184	£643,318	£631,470	£631,470	£623,228	£619,108	£617,047
70% SR & 5% SO & 25% FH	20%	£709,083	£600,077	£588,229	£588,229	£579,987	£575,867	£573,806
70% SR & 5% SO & 25% FH	25%	£686,882	£566,836	£554,588	£554,588	£546,346	£542,226	£540,165
70% SR & 5% SO & 25% FH	30%	£615,881	£515,584	£503,337	£503,337	£495,095	£490,975	£488,914
70% SR & 5% SO & 25% FH	35%	£572,780	£470,353	£458,105	£458,105	£449,863	£445,743	£443,682
70% SR & 5% SO & 25% FH	40%	£526,679	£427,112	£414,864	£414,864	£406,622	£402,502	£400,441

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£633,106	£531,863	£519,815	£519,815	£511,574	£507,452	£505,392
70% SR & 5% SO & 25% FH	10%	£546,906	£444,180	£433,332	£433,332	£425,090	£420,970	£418,909
70% SR & 5% SO & 25% FH	15%	£520,805	£401,939	£390,091	£390,091	£381,849	£377,728	£375,668
70% SR & 5% SO & 25% FH	20%	£496,704	£358,698	£346,850	£346,850	£338,608	£334,487	£332,427
70% SR & 5% SO & 25% FH	25%	£471,603	£315,457	£303,609	£303,609	£295,367	£291,246	£289,185
70% SR & 5% SO & 25% FH	30%	£374,502	£272,216	£260,368	£260,368	£252,126	£248,005	£245,944
70% SR & 5% SO & 25% FH	35%	£331,401	£229,975	£217,126	£217,126	£208,884	£204,764	£202,703
70% SR & 5% SO & 25% FH	40%	£288,300	£186,732	£173,885	£173,885	£165,643	£161,523	£159,462

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£665,522	£564,077	£552,229	£552,229	£543,987	£539,866	£537,806
70% SR & 5% SO & 25% FH	10%	£599,320	£497,584	£485,736	£485,736	£477,494	£473,373	£471,313
70% SR & 5% SO & 25% FH	15%	£565,218	£454,343	£442,495	£442,495	£434,253	£430,132	£428,072
70% SR & 5% SO & 25% FH	20%	£515,116	£411,102	£399,254	£399,254	£391,012	£386,891	£384,831
70% SR & 5% SO & 25% FH	25%	£470,015	£367,861	£355,613	£355,613	£347,371	£343,250	£341,190
70% SR & 5% SO & 25% FH	30%	£424,913	£324,620	£312,372	£312,372	£304,130	£299,999	£297,939
70% SR & 5% SO & 25% FH	35%	£383,812	£281,379	£269,131	£269,131	£260,889	£256,758	£254,698
70% SR & 5% SO & 25% FH	40%	£340,711	£238,138	£225,890	£225,890	£217,648	£213,517	£211,457

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£752,418	£650,973	£639,125	£639,125	£630,884	£626,762	£624,703
70% SR & 5% SO & 25% FH	10%	£666,217	£554,491	£542,643	£542,643	£534,401	£530,280	£528,220
70% SR & 5% SO & 25% FH	15%	£622,115	£511,250	£499,402	£499,402	£491,160	£487,039	£484,979
70% SR & 5% SO & 25% FH	20%	£580,014	£468,009	£456,161	£456,161	£447,919	£443,798	£441,738
70% SR & 5% SO & 25% FH	25%	£538,913	£424,767	£412,919	£412,919	£404,677	£400,556	£398,496
70% SR & 5% SO & 25% FH	30%	£496,812	£381,526	£369,678	£369,678	£361,436	£357,315	£355,255
70% SR & 5% SO & 25% FH	35%	£454,711	£338,284	£326,436	£326,436	£318,194	£314,073	£312,013
70% SR & 5% SO & 25% FH	40%	£412,610	£305,043	£293,195	£293,195	£284,953	£280,832	£278,772

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£848,970	£747,525	£735,677	£735,677	£727,436	£723,314	£721,254
70% SR & 5% SO & 25% FH	10%	£762,769	£651,042	£639,194	£639,194	£630,952	£626,830	£624,770
70% SR & 5% SO & 25% FH	15%	£719,667	£607,801	£595,953	£595,953	£587,711	£583,590	£581,530
70% SR & 5% SO & 25% FH	20%	£676,565	£564,559	£552,711	£552,711	£544,469	£540,348	£538,288
70% SR & 5% SO & 25% FH	25%	£633,463	£521,317	£509,469	£509,469	£501,227	£497,106	£495,046
70% SR & 5% SO & 25% FH	30%	£590,361	£478,075	£466,227	£466,227	£457,985	£453,864	£451,804
70% SR & 5% SO & 25% FH	35%	£547,259	£434,833	£422,985	£422,985	£414,743	£410,622	£408,562
70% SR & 5% SO & 25% FH	40%	£504,157	£401,591	£389,743	£389,743	£381,501	£377,380	£375,320

St Albans District Council  
Local Plan Testing 2024

T8 - 8 Flats
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Value Area	Zone of Influence
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No Units	8
Site Area	0.07 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25% FH	0%	£874,487	£716,781	£708,933	£708,933	£689,692	£694,670	£692,510
70% SR & 5% SO & 25% FH	10%	£788,286	£632,298	£620,450	£620,450	£612,209	£608,088	£606,027
70% SR & 5% SO & 25% FH	15%	£743,184	£586,032	£577,209	£577,209	£568,967	£564,846	£562,786
70% SR & 5% SO & 25% FH	20%	£702,053	£545,816	£533,968	£533,968	£525,726	£521,605	£519,544
70% SR & 5% SO & 25% FH	25%	£668,882	£502,374	£490,727	£490,727	£482,485	£478,364	£476,303
70% SR & 5% SO & 25% FH	30%	£618,881	£456,333	£447,486	£447,486	£439,243	£435,123	£433,062
70% SR & 5% SO & 25% FH	35%	£572,780	£416,091	£404,244	£404,244	£396,002	£391,882	£389,821
70% SR & 5% SO & 25% FH	40%	£526,679	£372,850	£361,003	£361,003	£352,761	£348,641	£346,580

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
<b>£3,600,000</b>								
70% SR & 5% SO & 25% FH	0%	£633,108	£477,401	£465,553	£465,553	£457,312	£453,191	£451,131
70% SR & 5% SO & 25% FH	10%	£546,906	£390,919	£379,071	£379,071	£370,829	£366,708	£364,648
70% SR & 5% SO & 25% FH	15%	£502,805	£347,878	£336,030	£336,030	£327,789	£323,668	£321,608
70% SR & 5% SO & 25% FH	20%	£460,704	£306,437	£294,589	£294,589	£286,347	£282,226	£280,166
70% SR & 5% SO & 25% FH	25%	£417,603	£261,194	£249,347	£249,347	£241,105	£236,985	£234,924
70% SR & 5% SO & 25% FH	30%	£374,502	£217,951	£206,103	£206,103	£197,861	£193,741	£191,681
70% SR & 5% SO & 25% FH	35%	£331,401	£174,712	£162,865	£162,865	£154,623	£150,502	£148,442
70% SR & 5% SO & 25% FH	40%	£288,300	£131,471	£119,624	£119,624	£111,382	£107,261	£105,201

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)
<b>£2,740,000</b>								
70% SR & 5% SO & 25% FH	0%	£665,522	£509,815	£517,967	£517,967	£509,726	£505,604	£503,545
70% SR & 5% SO & 25% FH	10%	£599,320	£443,333	£431,485	£431,485	£423,243	£419,122	£417,061
70% SR & 5% SO & 25% FH	15%	£556,218	£400,092	£388,244	£388,244	£380,002	£375,881	£373,820
70% SR & 5% SO & 25% FH	20%	£513,116	£356,850	£345,002	£345,002	£336,760	£332,640	£330,579
70% SR & 5% SO & 25% FH	25%	£470,014	£313,608	£301,761	£301,761	£293,519	£289,399	£287,338
70% SR & 5% SO & 25% FH	30%	£426,912	£270,366	£258,518	£258,518	£250,276	£246,155	£244,094
70% SR & 5% SO & 25% FH	35%	£383,810	£227,124	£215,276	£215,276	£207,034	£202,913	£200,852
70% SR & 5% SO & 25% FH	40%	£340,708	£183,882	£172,034	£172,034	£163,792	£159,671	£157,610

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)
<b>£1,770,000</b>								
70% SR & 5% SO & 25% FH	0%	£752,418	£596,712	£584,864	£584,864	£576,622	£572,501	£570,441
70% SR & 5% SO & 25% FH	10%	£666,217	£510,229	£498,381	£498,381	£490,139	£486,019	£483,958
70% SR & 5% SO & 25% FH	15%	£623,115	£466,988	£455,140	£455,140	£446,898	£442,777	£440,717
70% SR & 5% SO & 25% FH	20%	£580,014	£423,747	£411,899	£411,899	£403,657	£399,536	£397,475
70% SR & 5% SO & 25% FH	25%	£536,913	£380,505	£368,658	£368,658	£360,416	£356,295	£354,234
70% SR & 5% SO & 25% FH	30%	£493,812	£337,264	£325,417	£325,417	£317,174	£313,054	£310,993
70% SR & 5% SO & 25% FH	35%	£450,711	£294,022	£282,175	£282,175	£273,933	£269,813	£267,752
70% SR & 5% SO & 25% FH	40%	£407,610	£250,781	£238,934	£238,934	£230,692	£226,571	£224,511

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)
<b>£370,000</b>								
70% SR & 5% SO & 25% FH	0%	£848,970	£692,263	£681,415	£681,415	£673,174	£669,053	£666,993
70% SR & 5% SO & 25% FH	10%	£762,768	£606,781	£594,933	£594,933	£586,692	£582,571	£580,510
70% SR & 5% SO & 25% FH	15%	£719,667	£563,540	£551,692	£551,692	£543,450	£539,329	£537,268
70% SR & 5% SO & 25% FH	20%	£676,566	£520,299	£508,441	£508,441	£500,200	£496,079	£494,018
70% SR & 5% SO & 25% FH	25%	£633,465	£477,057	£465,210	£465,210	£456,968	£452,847	£450,786
70% SR & 5% SO & 25% FH	30%	£590,364	£433,815	£421,968	£421,968	£413,726	£409,605	£407,544
70% SR & 5% SO & 25% FH	35%	£547,263	£390,574	£378,727	£378,727	£370,485	£366,364	£364,303
70% SR & 5% SO & 25% FH	40%	£504,162	£347,333	£335,485	£335,485	£327,243	£323,122	£321,061

St Albans District Council  
Local Plan Testing 2024

T8 - 10 Flats
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Value Area	Harpenden
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No Units	10
Site Area	0.15 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,724,275	£1,597,812	£1,581,803	£1,575,063	£1,563,787	£1,558,148	£1,555,330
70% SR & 5% SO & 25% FH	10%	£1,563,899	£1,437,437	£1,421,227	£1,414,008	£1,402,731	£1,397,092	£1,394,273
70% SR & 5% SO & 25% FH	15%	£1,483,710	£1,357,249	£1,341,040	£1,333,479	£1,322,202	£1,316,565	£1,313,745
70% SR & 5% SO & 25% FH	20%	£1,403,523	£1,277,062	£1,260,852	£1,252,950	£1,241,674	£1,236,036	£1,233,217
70% SR & 5% SO & 25% FH	25%	£1,323,336	£1,196,875	£1,180,664	£1,172,422	£1,161,146	£1,155,508	£1,152,689
70% SR & 5% SO & 25% FH	30%	£1,243,147	£1,116,688	£1,100,477	£1,091,894	£1,080,618	£1,074,980	£1,072,161
70% SR & 5% SO & 25% FH	35%	£1,162,960	£1,036,498	£1,020,287	£1,011,365	£1,000,089	£994,451	£991,632
70% SR & 5% SO & 25% FH	40%	£1,082,771	£956,310	£940,101	£930,638	£919,362	£913,723	£911,105

Residual Land values compared to benchmark land values

£3,500,000

Town Centre Office

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,209,989	£1,083,106	£1,066,887	£1,060,387	£1,049,081	£1,043,443	£1,040,624
70% SR & 5% SO & 25% FH	10%	£1,049,193	£922,732	£906,511	£899,301	£888,025	£882,386	£879,566
70% SR & 5% SO & 25% FH	15%	£989,025	£842,543	£826,324	£818,773	£807,496	£801,858	£799,039
70% SR & 5% SO & 25% FH	20%	£928,857	£762,356	£746,147	£738,244	£726,868	£721,230	£718,411
70% SR & 5% SO & 25% FH	25%	£868,690	£682,167	£665,958	£657,716	£646,440	£640,802	£637,983
70% SR & 5% SO & 25% FH	30%	£808,523	£601,978	£585,769	£577,288	£565,912	£560,274	£557,455
70% SR & 5% SO & 25% FH	35%	£748,355	£521,790	£505,582	£496,659	£485,383	£479,745	£476,926
70% SR & 5% SO & 25% FH	40%	£688,188	£441,604	£425,395	£416,132	£404,856	£399,217	£396,398

Residual Land values compared to benchmark land values

£2,740,000

Industrial

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,321,334	£1,194,871	£1,178,662	£1,172,122	£1,160,846	£1,156,207	£1,152,389
70% SR & 5% SO & 25% FH	10%	£1,160,958	£1,034,496	£1,018,286	£1,011,065	£999,789	£994,151	£991,332
70% SR & 5% SO & 25% FH	15%	£1,000,582	£870,120	£853,911	£846,690	£835,414	£830,775	£827,956
70% SR & 5% SO & 25% FH	20%	£940,414	£789,932	£773,723	£766,502	£755,226	£750,587	£747,768
70% SR & 5% SO & 25% FH	25%	£880,247	£709,744	£693,535	£686,314	£675,038	£670,399	£667,580
70% SR & 5% SO & 25% FH	30%	£820,080	£629,556	£613,347	£606,126	£594,850	£590,211	£587,392
70% SR & 5% SO & 25% FH	35%	£759,913	£549,368	£533,159	£525,938	£514,662	£510,023	£507,204
70% SR & 5% SO & 25% FH	40%	£699,746	£469,180	£452,971	£445,750	£434,474	£429,835	£427,016

Residual Land values compared to benchmark land values

£1,770,000

Car Parks

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,463,981	£1,337,518	£1,321,309	£1,314,769	£1,303,493	£1,297,854	£1,295,035
70% SR & 5% SO & 25% FH	10%	£1,303,605	£1,177,143	£1,160,933	£1,153,712	£1,142,436	£1,136,797	£1,133,978
70% SR & 5% SO & 25% FH	15%	£1,223,418	£1,096,955	£1,080,746	£1,073,185	£1,061,909	£1,056,270	£1,053,451
70% SR & 5% SO & 25% FH	20%	£1,143,231	£1,016,767	£1,000,558	£992,656	£981,380	£975,741	£972,922
70% SR & 5% SO & 25% FH	25%	£1,063,044	£936,579	£920,370	£912,127	£900,852	£895,213	£892,394
70% SR & 5% SO & 25% FH	30%	£982,857	£856,392	£840,183	£831,690	£820,414	£814,775	£811,956
70% SR & 5% SO & 25% FH	35%	£902,670	£776,204	£759,994	£751,071	£739,795	£734,157	£731,338
70% SR & 5% SO & 25% FH	40%	£822,483	£696,016	£679,807	£670,543	£659,268	£653,629	£650,810

Residual Land values compared to benchmark land values

£370,000

Greenfield Land

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,669,863	£1,543,400	£1,527,191	£1,520,851	£1,509,575	£1,503,937	£1,500,918
70% SR & 5% SO & 25% FH	10%	£1,509,487	£1,383,026	£1,366,816	£1,360,266	£1,349,319	£1,343,680	£1,339,862
70% SR & 5% SO & 25% FH	15%	£1,429,299	£1,302,837	£1,286,628	£1,279,667	£1,267,790	£1,262,153	£1,259,334
70% SR & 5% SO & 25% FH	20%	£1,349,111	£1,222,650	£1,206,441	£1,198,938	£1,187,253	£1,181,614	£1,178,795
70% SR & 5% SO & 25% FH	25%	£1,268,924	£1,142,461	£1,126,252	£1,118,010	£1,106,734	£1,101,095	£1,098,276
70% SR & 5% SO & 25% FH	30%	£1,188,737	£1,062,274	£1,046,065	£1,037,482	£1,026,206	£1,020,567	£1,017,748
70% SR & 5% SO & 25% FH	35%	£1,108,550	£982,087	£965,878	£956,955	£945,679	£940,040	£937,221
70% SR & 5% SO & 25% FH	40%	£1,028,363	£901,899	£885,690	£876,426	£865,150	£859,511	£856,692

T6 - 10 Flats
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Value Area	St Albans
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No Units	10
Site Area	0.15 Ha

Sales value inflation	16%
Build cost inflation	6%
Affordable Housing Tenure	60% Rent / 10% SO / 28% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,579,884	£1,453,422	£1,437,213	£1,430,672	£1,419,398	£1,413,758	£1,410,939
70% SR & 5% SO & 25% FH	10%	£1,430,997	£1,304,535	£1,289,325	£1,281,105	£1,269,829	£1,264,190	£1,261,372
70% SR & 5% SO & 25% FH	15%	£1,386,663	£1,230,091	£1,213,862	£1,206,320	£1,195,044	£1,189,406	£1,186,587
70% SR & 5% SO & 25% FH	20%	£1,282,110	£1,156,647	£1,139,438	£1,131,637	£1,120,262	£1,114,623	£1,111,803
70% SR & 5% SO & 25% FH	25%	£1,201,998	£1,081,204	£1,064,995	£1,056,753	£1,045,477	£1,039,838	£1,037,020
70% SR & 5% SO & 25% FH	30%	£1,133,263	£1,009,760	£990,551	£981,968	£970,692	£965,054	£962,235
70% SR & 5% SO & 25% FH	35%	£1,068,779	£932,317	£916,108	£907,185	£895,908	£890,271	£887,451
70% SR & 5% SO & 25% FH	40%	£984,336	£857,873	£841,664	£832,401	£821,125	£815,486	£812,668

Residual Land values compared to benchmark land values

Town Centre Office	£3,600,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,065,178	£938,716	£922,507	£915,966	£904,690	£899,052	£896,233
70% SR & 5% SO & 25% FH	10%	£916,291	£789,629	£773,620	£766,399	£755,123	£749,484	£746,665
70% SR & 5% SO & 25% FH	15%	£841,847	£715,386	£699,176	£691,814	£680,539	£674,700	£671,881
70% SR & 5% SO & 25% FH	20%	£761,404	£640,941	£624,732	£616,831	£605,554	£599,817	£597,000
70% SR & 5% SO & 25% FH	25%	£692,960	£566,498	£550,289	£542,047	£530,771	£525,132	£522,314
70% SR & 5% SO & 25% FH	30%	£618,517	£492,054	£475,845	£467,202	£455,987	£450,348	£447,529
70% SR & 5% SO & 25% FH	35%	£544,073	£417,611	£401,402	£392,479	£381,202	£375,565	£372,745
70% SR & 5% SO & 25% FH	40%	£469,630	£343,167	£326,958	£317,895	£306,419	£300,781	£297,962

Residual Land values compared to benchmark land values

Industrial	£2,740,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,176,943	£1,050,481	£1,034,271	£1,027,731	£1,016,455	£1,010,817	£1,007,998
70% SR & 5% SO & 25% FH	10%	£1,028,056	£901,593	£885,384	£878,163	£866,888	£861,249	£858,430
70% SR & 5% SO & 25% FH	15%	£953,612	£827,150	£810,941	£803,379	£792,103	£786,465	£783,646
70% SR & 5% SO & 25% FH	20%	£879,168	£752,706	£736,497	£728,586	£717,310	£711,671	£708,852
70% SR & 5% SO & 25% FH	25%	£804,725	£678,263	£662,054	£653,811	£642,536	£636,897	£634,078
70% SR & 5% SO & 25% FH	30%	£730,282	£603,819	£587,610	£579,027	£567,751	£562,113	£559,294
70% SR & 5% SO & 25% FH	35%	£655,837	£529,376	£513,167	£504,244	£492,967	£487,329	£484,510
70% SR & 5% SO & 25% FH	40%	£581,394	£454,932	£438,723	£429,460	£418,184	£412,545	£409,727

Residual Land values compared to benchmark land values

Car Parks	£1,776,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,318,990	£1,100,128	£1,176,918	£1,170,378	£1,159,102	£1,153,464	£1,150,645
70% SR & 5% SO & 25% FH	10%	£1,170,703	£1,044,240	£1,028,031	£1,020,810	£1,009,535	£1,003,896	£1,001,077
70% SR & 5% SO & 25% FH	15%	£1,096,259	£969,797	£953,588	£946,026	£934,750	£929,112	£926,293
70% SR & 5% SO & 25% FH	20%	£1,021,816	£895,353	£879,144	£871,243	£859,968	£854,329	£851,510
70% SR & 5% SO & 25% FH	25%	£947,372	£820,910	£804,701	£796,459	£785,183	£779,544	£776,725
70% SR & 5% SO & 25% FH	30%	£872,928	£746,468	£730,259	£721,817	£710,541	£704,790	£701,971
70% SR & 5% SO & 25% FH	35%	£798,485	£672,025	£655,816	£646,891	£635,614	£629,975	£627,157
70% SR & 5% SO & 25% FH	40%	£724,041	£597,578	£581,370	£572,107	£560,831	£555,192	£552,374

Residual Land values compared to benchmark land values

Greenfield Land	£376,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,325,472	£1,399,010	£1,382,801	£1,376,260	£1,364,985	£1,359,346	£1,356,527
70% SR & 5% SO & 25% FH	10%	£1,376,665	£1,291,123	£1,275,914	£1,269,373	£1,258,097	£1,252,458	£1,249,639
70% SR & 5% SO & 25% FH	15%	£1,302,141	£1,175,680	£1,159,471	£1,151,909	£1,140,633	£1,134,994	£1,132,175
70% SR & 5% SO & 25% FH	20%	£1,227,698	£1,101,238	£1,085,029	£1,077,125	£1,065,848	£1,060,209	£1,057,390
70% SR & 5% SO & 25% FH	25%	£1,153,254	£1,026,793	£1,010,583	£1,002,341	£991,065	£985,426	£982,607
70% SR & 5% SO & 25% FH	30%	£1,078,811	£952,348	£936,139	£927,597	£916,321	£910,682	£907,863
70% SR & 5% SO & 25% FH	35%	£1,004,367	£877,895	£861,686	£852,773	£841,497	£835,858	£833,039
70% SR & 5% SO & 25% FH	40%	£929,924	£803,451	£787,242	£777,880	£766,604	£760,965	£758,146

St Albans District Council  
Local Plan Testing 2024

T6 - 10 Flats
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Value Area	Rest of St Albans
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No Units	10
Site Area	0.15 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,189,783	£1,063,322	£1,047,111	£1,040,571	£1,029,295	£1,023,658	£1,020,838
70% SR & 5% SO & 25% FH	10%	£1,077,049	£950,588	£934,378	£927,157	£915,881	£910,242	£907,424
70% SR & 5% SO & 25% FH	15%	£1,020,862	£894,220	£878,011	£870,450	£859,174	£853,535	£850,717
70% SR & 5% SO & 25% FH	20%	£864,315	£837,853	£821,644	£813,742	£802,466	£796,828	£794,009
70% SR & 5% SO & 25% FH	25%	£801,848	£781,487	£765,278	£757,039	£745,763	£740,125	£737,307
70% SR & 5% SO & 25% FH	30%	£851,581	£725,119	£708,910	£700,327	£689,052	£683,413	£680,594
70% SR & 5% SO & 25% FH	35%	£795,214	£668,753	£652,544	£643,621	£632,344	£626,706	£623,887
70% SR & 5% SO & 25% FH	40%	£738,848	£612,385	£596,176	£586,913	£575,637	£569,999	£567,180

Residual Land values compared to benchmark land values  
Town Centre Office

£1,600,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£675,077	£448,818	£352,406	£325,865	£314,589	£308,952	£306,132
70% SR & 5% SO & 25% FH	10%	£562,343	£435,882	£419,673	£412,451	£401,175	£395,536	£392,716
70% SR & 5% SO & 25% FH	15%	£505,977	£370,514	£363,305	£355,744	£344,468	£338,830	£336,011
70% SR & 5% SO & 25% FH	20%	£449,609	£320,146	£306,938	£299,036	£287,760	£282,122	£279,303
70% SR & 5% SO & 25% FH	25%	£393,242	£266,781	£250,571	£242,329	£231,052	£225,415	£222,595
70% SR & 5% SO & 25% FH	30%	£336,875	£212,413	£196,204	£188,022	£176,746	£171,107	£168,288
70% SR & 5% SO & 25% FH	35%	£280,508	£158,047	£137,838	£129,615	£117,338	£112,000	£109,181
70% SR & 5% SO & 25% FH	40%	£224,142	£97,679	£81,470	£72,207	£60,931	£55,293	£52,474

Residual Land values compared to benchmark land values  
Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£780,842	£660,390	£644,170	£637,630	£626,354	£620,717	£617,897
70% SR & 5% SO & 25% FH	10%	£674,108	£547,646	£531,437	£524,215	£512,940	£507,303	£504,482
70% SR & 5% SO & 25% FH	15%	£617,741	£481,279	£475,070	£467,509	£456,233	£450,594	£447,776
70% SR & 5% SO & 25% FH	20%	£561,374	£414,912	£408,703	£401,801	£390,525	£384,887	£382,068
70% SR & 5% SO & 25% FH	25%	£505,007	£348,545	£342,336	£334,529	£323,252	£317,615	£314,796
70% SR & 5% SO & 25% FH	30%	£448,640	£282,178	£275,969	£267,386	£256,110	£250,472	£247,653
70% SR & 5% SO & 25% FH	35%	£392,273	£215,812	£209,602	£200,679	£189,403	£183,765	£180,945
70% SR & 5% SO & 25% FH	40%	£335,907	£149,444	£143,235	£134,972	£123,696	£118,057	£115,238

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£928,488	£803,036	£786,817	£780,277	£769,001	£763,364	£760,544
70% SR & 5% SO & 25% FH	10%	£816,755	£690,293	£674,084	£666,862	£655,587	£649,948	£647,128
70% SR & 5% SO & 25% FH	15%	£760,388	£633,926	£617,717	£610,156	£598,880	£593,241	£590,421
70% SR & 5% SO & 25% FH	20%	£704,021	£577,559	£561,350	£553,448	£542,172	£536,534	£533,714
70% SR & 5% SO & 25% FH	25%	£647,654	£521,193	£504,983	£496,741	£485,464	£479,827	£477,007
70% SR & 5% SO & 25% FH	30%	£591,287	£464,826	£448,616	£440,033	£428,757	£423,119	£420,300
70% SR & 5% SO & 25% FH	35%	£534,920	£408,459	£392,250	£383,327	£372,050	£366,412	£363,592
70% SR & 5% SO & 25% FH	40%	£478,554	£352,091	£335,882	£326,619	£315,343	£309,704	£306,884

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,135,371	£1,008,910	£992,700	£986,159	£974,884	£969,246	£966,426
70% SR & 5% SO & 25% FH	10%	£1,022,637	£886,176	£870,967	£864,426	£853,150	£847,512	£844,692
70% SR & 5% SO & 25% FH	15%	£966,271	£829,808	£813,599	£806,038	£794,762	£789,124	£786,304
70% SR & 5% SO & 25% FH	20%	£909,904	£773,442	£757,233	£749,330	£738,054	£732,416	£729,596
70% SR & 5% SO & 25% FH	25%	£853,537	£717,075	£700,866	£692,623	£681,347	£675,709	£672,889
70% SR & 5% SO & 25% FH	30%	£797,170	£660,708	£644,498	£635,916	£624,640	£619,002	£616,182
70% SR & 5% SO & 25% FH	35%	£740,803	£604,341	£588,132	£579,150	£567,874	£562,236	£559,416
70% SR & 5% SO & 25% FH	40%	£684,436	£547,973	£531,764	£522,501	£511,225	£505,587	£502,767

St Albans District Council  
Local Plan Testing 2024

T6 - 10 Flats	
No Units	10
Site Area	0.18 Ha

Value Area	Zone of Influence
Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,189,783	1096,579	1060,370	1073,829	1062,554	1056,915	1064,096
70% SR & 5% SO & 25% FH	10%	£1,077,049	989,845	967,636	980,415	974,139	974,501	984,692
70% SR & 5% SO & 25% FH	15%	£1,020,862	932,476	911,296	923,707	919,431	919,793	933,974
70% SR & 5% SO & 25% FH	20%	£964,315	877,112	854,902	867,000	862,724	862,724	877,267
70% SR & 5% SO & 25% FH	25%	£907,448	814,744	792,534	804,292	799,916	799,916	814,559
70% SR & 5% SO & 25% FH	30%	£851,581	756,576	734,366	745,848	741,372	741,372	756,015
70% SR & 5% SO & 25% FH	35%	£795,214	698,210	676,000	687,278	682,802	682,802	697,445
70% SR & 5% SO & 25% FH	40%	£738,848	640,843	618,633	629,711	625,235	625,235	640,000

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£3,600,000</b>								
70% SR & 5% SO & 25% FH	0%	£275,077	£481,873	£465,664	£459,124	£447,848	£442,209	£439,390
70% SR & 5% SO & 25% FH	10%	£562,343	£369,139	£352,830	£345,709	£334,433	£328,795	£325,976
70% SR & 5% SO & 25% FH	15%	£505,977	£312,772	£296,563	£289,001	£277,725	£272,087	£269,268
70% SR & 5% SO & 25% FH	20%	£449,609	£256,406	£240,196	£232,294	£221,018	£215,380	£212,561
70% SR & 5% SO & 25% FH	25%	£393,242	£200,038	£183,829	£175,587	£164,311	£158,672	£155,853
70% SR & 5% SO & 25% FH	30%	£336,875	£143,671	£127,462	£118,989	£107,713	£102,075	£99,256
70% SR & 5% SO & 25% FH	35%	£280,508	£87,304	£71,095	£62,172	£50,896	£45,258	£42,439
70% SR & 5% SO & 25% FH	40%	£224,142	£30,938	£14,728	£5,465	£-812	£-1,449	£14,269

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
<b>£2,740,000</b>								
70% SR & 5% SO & 25% FH	0%	£780,842	£563,638	£577,428	£570,888	£558,612	£553,974	£561,165
70% SR & 5% SO & 25% FH	10%	£674,108	£480,904	£464,694	£457,474	£446,198	£440,559	£437,741
70% SR & 5% SO & 25% FH	15%	£617,741	£424,537	£408,328	£400,788	£389,490	£383,852	£381,033
70% SR & 5% SO & 25% FH	20%	£561,374	£368,170	£351,960	£344,058	£332,783	£327,145	£324,326
70% SR & 5% SO & 25% FH	25%	£505,007	£311,803	£295,594	£287,851	£276,575	£270,937	£268,118
70% SR & 5% SO & 25% FH	30%	£448,640	£255,436	£239,227	£230,844	£219,568	£213,930	£211,111
70% SR & 5% SO & 25% FH	35%	£392,273	£199,069	£182,860	£173,937	£162,661	£157,022	£154,203
70% SR & 5% SO & 25% FH	40%	£335,907	£142,702	£126,493	£117,230	£105,953	£100,315	£97,496

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
<b>£1,770,000</b>								
70% SR & 5% SO & 25% FH	0%	£228,488	£78,288	£728,078	£713,538	£702,259	£696,921	£688,802
70% SR & 5% SO & 25% FH	10%	£816,755	£62,551	£607,342	£600,121	£588,845	£583,206	£580,388
70% SR & 5% SO & 25% FH	15%	£760,388	£56,714	£550,975	£543,413	£532,137	£526,499	£523,680
70% SR & 5% SO & 25% FH	20%	£704,021	£50,877	£494,607	£486,708	£475,432	£469,792	£466,973
70% SR & 5% SO & 25% FH	25%	£647,654	£45,040	£438,241	£429,998	£418,722	£413,084	£410,265
70% SR & 5% SO & 25% FH	30%	£591,287	£39,203	£381,874	£373,292	£362,016	£356,377	£353,558
70% SR & 5% SO & 25% FH	35%	£534,920	£33,366	£325,907	£316,984	£305,708	£299,969	£296,961
70% SR & 5% SO & 25% FH	40%	£478,553	£27,529	£269,440	£259,877	£248,600	£242,963	£240,143

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
<b>£370,000</b>								
70% SR & 5% SO & 25% FH	0%	£1,125,371	£942,167	£926,958	£919,418	£908,142	£902,503	£898,685
70% SR & 5% SO & 25% FH	10%	£1,020,862	£829,433	£813,224	£806,003	£794,727	£789,088	£786,270
70% SR & 5% SO & 25% FH	15%	£964,315	£772,066	£756,857	£749,295	£738,019	£732,381	£729,562
70% SR & 5% SO & 25% FH	20%	£907,448	£714,700	£700,490	£692,988	£681,713	£676,074	£673,255
70% SR & 5% SO & 25% FH	25%	£851,581	£657,333	£643,123	£635,581	£624,305	£618,666	£615,847
70% SR & 5% SO & 25% FH	30%	£795,214	£600,966	£587,757	£579,174	£567,897	£562,259	£559,441
70% SR & 5% SO & 25% FH	35%	£738,848	£543,600	£530,391	£521,808	£510,532	£504,893	£502,074
70% SR & 5% SO & 25% FH	40%	£682,481	£486,233	£473,024	£464,441	£453,165	£447,526	£444,707

St Albans District Council  
Local Plan Testing 2024

T7 - 10 Houses	
No Units	10
Site Area	0.4 Ha

Value Area	Harpenden
Sales value inflation	10%
Build cost inflation	0%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25% FH	0%	£3,097,603	£2,953,909	£2,946,650	£2,939,411	£2,928,658	£2,923,281	£2,920,593
70% SR & 5% SO & 25% FH	10%	£2,860,945	£2,717,252	£2,709,992	£2,702,779	£2,699,526	£2,694,149	£2,691,460
70% SR & 5% SO & 25% FH	15%	£2,723,618	£2,580,922	£2,591,664	£2,589,713	£2,599,959	£2,594,583	£2,591,894
70% SR & 5% SO & 25% FH	20%	£2,624,287	£2,480,593	£2,473,335	£2,461,148	£2,450,393	£2,445,016	£2,442,327
70% SR & 5% SO & 25% FH	25%	£2,555,569	£2,402,265	£2,395,006	£2,381,580	£2,330,826	£2,325,449	£2,322,761
70% SR & 5% SO & 25% FH	30%	£2,387,630	£2,245,848	£2,238,618	£2,222,013	£2,211,258	£2,205,883	£2,203,195
70% SR & 5% SO & 25% FH	35%	£2,269,302	£2,125,608	£2,118,349	£2,102,447	£2,091,693	£2,086,316	£2,083,629
70% SR & 5% SO & 25% FH	40%	£2,180,973	£2,007,279	£2,000,021	£1,982,880	£1,972,127	£1,966,750	£1,964,062

Residual Land values compared to benchmark land values

£3,600,000

Town Centre Office

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25% FH	0%	£1,697,603	£1,553,909	£1,546,650	£1,539,411	£1,528,658	£1,523,281	£1,520,593
70% SR & 5% SO & 25% FH	10%	£1,460,945	£1,317,252	£1,309,992	£1,302,779	£1,299,526	£1,294,149	£1,291,460
70% SR & 5% SO & 25% FH	15%	£1,342,618	£1,180,922	£1,191,664	£1,189,713	£1,199,959	£1,194,583	£1,191,894
70% SR & 5% SO & 25% FH	20%	£1,254,287	£1,080,593	£1,073,335	£1,061,148	£1,050,393	£1,045,016	£1,042,327
70% SR & 5% SO & 25% FH	25%	£1,195,569	£992,265	£995,006	£981,580	£930,826	£925,449	£922,761
70% SR & 5% SO & 25% FH	30%	£987,630	£844,848	£848,618	£832,013	£811,258	£805,883	£803,195
70% SR & 5% SO & 25% FH	35%	£869,302	£725,608	£718,349	£702,447	£691,693	£686,316	£683,629
70% SR & 5% SO & 25% FH	40%	£750,973	£607,279	£600,021	£582,880	£572,127	£566,750	£564,062

Residual Land values compared to benchmark land values

£2,740,000

Industrial

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25% FH	0%	£2,001,603	£1,857,909	£1,850,650	£1,843,411	£1,832,658	£1,827,281	£1,824,593
70% SR & 5% SO & 25% FH	10%	£1,764,945	£1,621,252	£1,613,992	£1,606,779	£1,593,526	£1,588,149	£1,585,460
70% SR & 5% SO & 25% FH	15%	£1,646,618	£1,502,922	£1,495,664	£1,489,713	£1,474,959	£1,469,583	£1,466,894
70% SR & 5% SO & 25% FH	20%	£1,528,287	£1,380,593	£1,373,335	£1,361,148	£1,350,393	£1,345,016	£1,342,327
70% SR & 5% SO & 25% FH	25%	£1,409,569	£1,266,265	£1,259,006	£1,245,580	£1,234,826	£1,229,449	£1,226,761
70% SR & 5% SO & 25% FH	30%	£987,630	£844,848	£848,618	£832,013	£811,258	£805,883	£803,195
70% SR & 5% SO & 25% FH	35%	£1,173,302	£1,029,608	£1,022,349	£1,006,447	£995,693	£990,316	£987,629
70% SR & 5% SO & 25% FH	40%	£1,054,973	£911,279	£904,021	£886,880	£876,127	£870,750	£868,062

Residual Land values compared to benchmark land values

£1,770,000

Car Parks

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25% FH	0%	£2,389,603	£2,245,909	£2,238,650	£2,231,411	£2,220,658	£2,215,281	£2,212,593
70% SR & 5% SO & 25% FH	10%	£2,152,945	£2,009,252	£2,001,992	£1,992,779	£1,981,526	£1,976,149	£1,973,460
70% SR & 5% SO & 25% FH	15%	£2,034,618	£1,890,922	£1,883,664	£1,872,713	£1,861,959	£1,856,583	£1,853,894
70% SR & 5% SO & 25% FH	20%	£1,916,287	£1,772,593	£1,765,335	£1,753,148	£1,742,393	£1,737,016	£1,734,327
70% SR & 5% SO & 25% FH	25%	£1,797,569	£1,658,265	£1,647,006	£1,633,580	£1,622,826	£1,617,449	£1,614,761
70% SR & 5% SO & 25% FH	30%	£1,679,630	£1,538,848	£1,528,618	£1,514,013	£1,503,258	£1,497,883	£1,495,195
70% SR & 5% SO & 25% FH	35%	£1,561,302	£1,417,608	£1,410,349	£1,396,447	£1,385,693	£1,379,316	£1,376,629
70% SR & 5% SO & 25% FH	40%	£1,442,973	£1,299,279	£1,292,021	£1,274,880	£1,264,127	£1,258,750	£1,256,062

Residual Land values compared to benchmark land values

£370,000

Greenfield Land

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25% FH	0%	£2,945,603	£2,801,909	£2,798,650	£2,791,411	£2,780,658	£2,775,281	£2,772,593
70% SR & 5% SO & 25% FH	10%	£2,710,945	£2,566,252	£2,561,992	£2,552,779	£2,541,526	£2,536,149	£2,533,460
70% SR & 5% SO & 25% FH	15%	£2,594,618	£2,450,922	£2,443,664	£2,432,713	£2,421,959	£2,416,583	£2,413,894
70% SR & 5% SO & 25% FH	20%	£2,478,287	£2,332,593	£2,325,335	£2,311,148	£2,300,393	£2,295,016	£2,292,327
70% SR & 5% SO & 25% FH	25%	£2,357,569	£2,214,265	£2,207,006	£2,193,580	£2,182,826	£2,177,449	£2,174,761
70% SR & 5% SO & 25% FH	30%	£2,239,630	£2,095,848	£2,088,618	£2,074,013	£2,063,258	£2,057,883	£2,055,195
70% SR & 5% SO & 25% FH	35%	£2,121,302	£1,977,608	£1,970,349	£1,954,447	£1,943,693	£1,938,316	£1,935,629
70% SR & 5% SO & 25% FH	40%	£2,002,973	£1,859,279	£1,852,021	£1,834,880	£1,824,127	£1,818,750	£1,816,062

T7 - 10 Houses
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Value Area	St Albans
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No Units	10
Site Area	0.4 Ha

Sales value inflation	16%
Build cost inflation	6%
Affordable Housing Tenure	60% Rent / 10% SO / 28% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,896,375	£2,752,681	£2,745,422	£2,738,183	£2,727,430	£2,722,053	£2,719,364
70% SR & 5% SO & 25% FH	10%	£2,875,765	£2,532,071	£2,524,812	£2,515,098	£2,504,345	£2,498,968	£2,496,280
70% SR & 5% SO & 25% FH	15%	£2,863,460	£2,421,766	£2,414,507	£2,403,055	£2,392,802	£2,387,425	£2,386,737
70% SR & 5% SO & 25% FH	20%	£2,455,155	£2,311,461	£2,304,202	£2,292,013	£2,281,259	£2,275,882	£2,274,196
70% SR & 5% SO & 25% FH	25%	£2,344,850	£2,201,156	£2,193,897	£2,182,470	£2,169,716	£2,164,340	£2,161,652
70% SR & 5% SO & 25% FH	30%	£2,234,545	£2,090,851	£2,083,592	£2,069,927	£2,066,174	£2,052,797	£2,050,109
70% SR & 5% SO & 25% FH	35%	£2,124,240	£1,980,546	£1,973,287	£1,957,385	£1,946,631	£1,941,254	£1,938,567
70% SR & 5% SO & 25% FH	40%	£2,013,935	£1,870,241	£1,862,982	£1,845,842	£1,835,088	£1,829,712	£1,827,024

Residual Land values compared to benchmark land values

Town Centre Office	£3,600,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,496,375	£1,352,681	£1,345,422	£1,338,183	£1,327,430	£1,322,053	£1,319,364
70% SR & 5% SO & 25% FH	10%	£1,275,765	£1,132,071	£1,124,812	£1,115,098	£1,104,345	£1,098,968	£1,096,280
70% SR & 5% SO & 25% FH	15%	£1,165,460	£1,021,766	£1,014,507	£1,003,055	£992,802	£987,425	£984,737
70% SR & 5% SO & 25% FH	20%	£1,055,155	£911,461	£904,202	£892,013	£881,259	£875,882	£874,196
70% SR & 5% SO & 25% FH	25%	£944,850	£801,156	£793,897	£780,470	£769,716	£764,340	£761,652
70% SR & 5% SO & 25% FH	30%	£834,545	£690,851	£683,592	£669,927	£658,174	£652,797	£650,109
70% SR & 5% SO & 25% FH	35%	£724,240	£580,546	£573,287	£557,385	£546,631	£541,254	£538,567
70% SR & 5% SO & 25% FH	40%	£613,935	£470,241	£462,982	£445,842	£435,088	£429,712	£427,024

Residual Land values compared to benchmark land values

Industrial	£2,740,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,800,375	£1,656,681	£1,649,422	£1,642,183	£1,631,430	£1,626,053	£1,623,364
70% SR & 5% SO & 25% FH	10%	£1,579,765	£1,436,071	£1,428,812	£1,419,098	£1,408,345	£1,402,968	£1,400,280
70% SR & 5% SO & 25% FH	15%	£1,469,460	£1,325,766	£1,318,507	£1,307,055	£1,296,802	£1,291,425	£1,288,737
70% SR & 5% SO & 25% FH	20%	£1,359,155	£1,215,461	£1,208,202	£1,196,013	£1,185,259	£1,179,882	£1,177,196
70% SR & 5% SO & 25% FH	25%	£1,248,850	£1,105,156	£1,097,897	£1,084,470	£1,073,716	£1,068,340	£1,065,652
70% SR & 5% SO & 25% FH	30%	£1,138,545	£994,851	£987,592	£972,927	£962,174	£956,797	£954,109
70% SR & 5% SO & 25% FH	35%	£1,028,240	£884,546	£877,287	£861,385	£850,631	£845,254	£842,567
70% SR & 5% SO & 25% FH	40%	£917,935	£774,241	£766,982	£749,842	£739,088	£733,712	£731,024

Residual Land values compared to benchmark land values

Car Parks	£1,776,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,188,375	£2,044,681	£2,037,422	£2,030,183	£2,019,430	£2,014,053	£2,011,364
70% SR & 5% SO & 25% FH	10%	£1,967,765	£1,824,071	£1,816,812	£1,807,098	£1,796,345	£1,790,968	£1,788,280
70% SR & 5% SO & 25% FH	15%	£1,857,460	£1,713,766	£1,706,507	£1,695,555	£1,684,802	£1,679,425	£1,676,737
70% SR & 5% SO & 25% FH	20%	£1,747,155	£1,603,461	£1,596,202	£1,584,013	£1,573,259	£1,567,882	£1,565,196
70% SR & 5% SO & 25% FH	25%	£1,636,850	£1,493,156	£1,485,897	£1,472,470	£1,461,716	£1,456,340	£1,453,652
70% SR & 5% SO & 25% FH	30%	£1,526,545	£1,382,851	£1,375,592	£1,360,927	£1,350,174	£1,344,797	£1,342,109
70% SR & 5% SO & 25% FH	35%	£1,416,240	£1,272,546	£1,265,287	£1,249,385	£1,238,631	£1,233,254	£1,230,567
70% SR & 5% SO & 25% FH	40%	£1,305,935	£1,162,241	£1,154,982	£1,137,842	£1,127,088	£1,121,712	£1,119,024

Residual Land values compared to benchmark land values

Greenfield Land	£376,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,748,375	£2,604,681	£2,597,422	£2,590,183	£2,579,430	£2,574,053	£2,571,364
70% SR & 5% SO & 25% FH	10%	£2,527,765	£2,384,071	£2,376,812	£2,367,098	£2,356,345	£2,350,968	£2,348,280
70% SR & 5% SO & 25% FH	15%	£2,417,460	£2,273,766	£2,266,507	£2,255,555	£2,244,802	£2,239,425	£2,236,737
70% SR & 5% SO & 25% FH	20%	£2,307,155	£2,163,461	£2,156,202	£2,144,013	£2,133,259	£2,127,882	£2,125,196
70% SR & 5% SO & 25% FH	25%	£2,196,850	£2,053,156	£2,045,897	£2,032,470	£2,021,716	£2,016,340	£2,013,652
70% SR & 5% SO & 25% FH	30%	£2,086,545	£1,942,851	£1,935,592	£1,920,927	£1,910,174	£1,904,797	£1,902,109
70% SR & 5% SO & 25% FH	35%	£1,976,240	£1,832,546	£1,825,287	£1,809,385	£1,798,631	£1,793,254	£1,790,567
70% SR & 5% SO & 25% FH	40%	£1,865,935	£1,722,241	£1,714,982	£1,697,842	£1,687,088	£1,681,712	£1,679,024

St Albans District Council  
Local Plan Testing 2024

T7 - 10 Houses
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Value Area	Rest of St Albans
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No Units	10
Site Area	0.4 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,352,716	£2,207,788	£2,200,417	£2,193,069	£2,182,151	£2,178,693	£2,173,964
70% SR & 5% SO & 25% FH	10%	£2,183,472	£2,039,040	£2,031,670	£2,021,808	£2,010,891	£2,005,432	£2,002,702
70% SR & 5% SO & 25% FH	15%	£2,088,849	£1,958,666	£1,947,296	£1,938,178	£1,925,260	£1,918,802	£1,917,072
70% SR & 5% SO & 25% FH	20%	£2,014,227	£1,870,292	£1,862,922	£1,850,548	£1,839,631	£1,834,172	£1,831,442
70% SR & 5% SO & 25% FH	25%	£1,928,603	£1,785,911	£1,778,541	£1,766,916	£1,753,999	£1,748,540	£1,745,811
70% SR & 5% SO & 25% FH	30%	£1,844,983	£1,701,290	£1,694,031	£1,679,286	£1,666,369	£1,662,910	£1,660,180
70% SR & 5% SO & 25% FH	35%	£1,760,362	£1,616,668	£1,609,409	£1,593,507	£1,582,738	£1,577,280	£1,574,550
70% SR & 5% SO & 25% FH	40%	£1,675,739	£1,532,046	£1,524,786	£1,507,647	£1,496,894	£1,491,517	£1,488,829

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
£1,600,000								
70% SR & 5% SO & 25% FH	0%	£692,716	£807,788	£800,417	£793,069	£782,151	£778,693	£773,964
70% SR & 5% SO & 25% FH	10%	£763,472	£659,040	£651,670	£641,808	£630,891	£625,432	£622,702
70% SR & 5% SO & 25% FH	15%	£999,849	£364,666	£347,296	£336,178	£325,260	£319,802	£317,072
70% SR & 5% SO & 25% FH	20%	£914,227	£470,292	£462,922	£450,548	£439,631	£434,172	£431,442
70% SR & 5% SO & 25% FH	25%	£329,603	£385,911	£378,541	£384,916	£353,999	£348,540	£345,811
70% SR & 5% SO & 25% FH	30%	£444,983	£311,290	£304,031	£279,286	£268,369	£262,910	£260,180
70% SR & 5% SO & 25% FH	35%	£360,362	£216,668	£209,409	£193,507	£182,738	£177,280	£174,550
70% SR & 5% SO & 25% FH	40%	£275,739	£132,046	£124,786	£107,647	£96,894	£91,517	£88,829

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
£2,740,000								
70% SR & 5% SO & 25% FH	0%	£1,256,716	£1,111,788	£1,104,417	£1,097,069	£1,086,151	£1,080,693	£1,077,964
70% SR & 5% SO & 25% FH	10%	£1,087,472	£943,040	£935,670	£925,808	£914,891	£909,432	£906,702
70% SR & 5% SO & 25% FH	15%	£1,027,849	£890,666	£881,296	£870,178	£859,260	£853,802	£851,072
70% SR & 5% SO & 25% FH	20%	£914,227	£770,292	£762,922	£750,548	£739,631	£734,172	£731,442
70% SR & 5% SO & 25% FH	25%	£834,603	£685,911	£678,541	£684,916	£653,999	£648,540	£645,811
70% SR & 5% SO & 25% FH	30%	£744,983	£591,290	£584,031	£559,286	£548,369	£542,910	£540,180
70% SR & 5% SO & 25% FH	35%	£660,362	£506,668	£499,409	£473,507	£462,738	£457,280	£454,550
70% SR & 5% SO & 25% FH	40%	£575,739	£422,046	£414,786	£397,647	£386,894	£381,517	£378,829

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
£1,770,000								
70% SR & 5% SO & 25% FH	0%	£1,684,716	£1,498,788	£1,492,417	£1,485,069	£1,474,151	£1,468,693	£1,465,964
70% SR & 5% SO & 25% FH	10%	£1,475,472	£1,313,040	£1,305,670	£1,313,808	£1,302,891	£1,297,432	£1,294,702
70% SR & 5% SO & 25% FH	15%	£1,390,849	£1,248,666	£1,239,296	£1,228,178	£1,217,260	£1,211,802	£1,209,072
70% SR & 5% SO & 25% FH	20%	£1,305,227	£1,162,292	£1,154,922	£1,142,548	£1,131,631	£1,126,172	£1,123,442
70% SR & 5% SO & 25% FH	25%	£1,221,603	£1,077,911	£1,070,541	£1,058,916	£1,047,999	£1,042,540	£1,039,811
70% SR & 5% SO & 25% FH	30%	£1,136,983	£990,290	£982,031	£971,286	£960,369	£954,910	£952,180
70% SR & 5% SO & 25% FH	35%	£1,052,362	£905,668	£897,409	£885,507	£874,738	£869,280	£866,550
70% SR & 5% SO & 25% FH	40%	£967,739	£820,046	£812,786	£795,647	£784,894	£779,517	£776,829

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
£370,000								
70% SR & 5% SO & 25% FH	0%	£2,204,716	£2,059,788	£2,052,417	£2,045,069	£2,034,151	£2,028,693	£2,025,964
70% SR & 5% SO & 25% FH	10%	£2,035,472	£1,891,040	£1,883,670	£1,873,808	£1,862,891	£1,857,432	£1,854,702
70% SR & 5% SO & 25% FH	15%	£1,950,849	£1,806,666	£1,799,296	£1,788,178	£1,777,260	£1,771,802	£1,769,072
70% SR & 5% SO & 25% FH	20%	£1,865,227	£1,722,292	£1,714,922	£1,702,548	£1,691,631	£1,686,172	£1,683,442
70% SR & 5% SO & 25% FH	25%	£1,781,603	£1,637,911	£1,630,541	£1,618,916	£1,607,999	£1,602,540	£1,599,811
70% SR & 5% SO & 25% FH	30%	£1,696,983	£1,553,290	£1,545,031	£1,531,286	£1,520,369	£1,514,910	£1,512,180
70% SR & 5% SO & 25% FH	35%	£1,612,362	£1,468,668	£1,461,409	£1,445,507	£1,434,738	£1,429,280	£1,426,550
70% SR & 5% SO & 25% FH	40%	£1,527,739	£1,384,046	£1,376,786	£1,359,647	£1,348,894	£1,343,517	£1,340,829

St Albans District Council  
Local Plan Testing 2024

T7 - 10 Houses
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Value Area	Zone of Influence
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No Units	10
Site Area	0.4 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,352,716	£2,141,045	£2,133,676	£2,126,327	£2,115,410	£2,109,950	£2,107,221
70% SR & 5% SO & 25% FH	10%	£2,183,472	£1,972,297	£1,964,928	£1,957,666	£1,944,148	£1,938,690	£1,935,960
70% SR & 5% SO & 25% FH	15%	£2,088,849	£1,892,924	£1,885,554	£1,878,292	£1,863,518	£1,858,060	£1,855,330
70% SR & 5% SO & 25% FH	20%	£2,014,227	£1,803,550	£1,796,180	£1,788,918	£1,772,889	£1,767,430	£1,764,699
70% SR & 5% SO & 25% FH	25%	£1,929,605	£1,714,176	£1,711,806	£1,698,175	£1,680,256	£1,681,798	£1,679,069
70% SR & 5% SO & 25% FH	30%	£1,844,983	£1,624,802	£1,622,432	£1,613,544	£1,601,626	£1,596,167	£1,593,438
70% SR & 5% SO & 25% FH	35%	£1,760,362	£1,535,428	£1,543,058	£1,526,913	£1,515,996	£1,510,537	£1,507,807
70% SR & 5% SO & 25% FH	40%	£1,675,739	£1,446,054	£1,458,684	£1,441,283	£1,430,366	£1,424,907	£1,422,177

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£952,716	£741,045	£733,676	£726,327	£715,410	£709,950	£707,221
70% SR & 5% SO & 25% FH	10%	£783,472	£572,297	£564,928	£557,666	£544,148	£538,690	£535,960
70% SR & 5% SO & 25% FH	15%	£698,849	£492,924	£485,554	£478,292	£463,518	£458,060	£455,330
70% SR & 5% SO & 25% FH	20%	£614,227	£403,550	£396,180	£388,918	£372,889	£367,430	£364,699
70% SR & 5% SO & 25% FH	25%	£529,605	£314,176	£311,806	£298,175	£287,256	£281,798	£279,069
70% SR & 5% SO & 25% FH	30%	£444,983	£224,802	£222,432	£212,544	£201,626	£196,167	£193,438
70% SR & 5% SO & 25% FH	35%	£360,362	£135,428	£143,058	£126,913	£115,996	£110,537	£107,807
70% SR & 5% SO & 25% FH	40%	£275,739	£46,054	£58,684	£41,283	£30,366	£24,907	£22,177

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£1,268,716	£1,045,045	£1,037,676	£1,030,327	£1,019,410	£1,013,950	£1,011,221
70% SR & 5% SO & 25% FH	10%	£1,097,472	£876,297	£868,928	£861,666	£848,148	£842,690	£839,960
70% SR & 5% SO & 25% FH	15%	£1,002,849	£797,924	£790,554	£783,292	£768,518	£763,060	£760,330
70% SR & 5% SO & 25% FH	20%	£914,227	£708,550	£701,180	£693,918	£677,889	£672,430	£669,699
70% SR & 5% SO & 25% FH	25%	£829,605	£619,176	£616,806	£602,175	£591,256	£585,798	£583,069
70% SR & 5% SO & 25% FH	30%	£744,983	£529,802	£527,432	£512,544	£501,626	£496,167	£493,438
70% SR & 5% SO & 25% FH	35%	£660,362	£440,428	£448,058	£430,913	£419,996	£414,537	£411,807
70% SR & 5% SO & 25% FH	40%	£575,739	£351,054	£363,684	£345,283	£334,366	£328,907	£326,177

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£1,684,716	£1,435,045	£1,427,676	£1,420,327	£1,407,410	£1,401,950	£1,399,221
70% SR & 5% SO & 25% FH	10%	£1,475,472	£1,264,297	£1,256,928	£1,249,666	£1,236,148	£1,230,690	£1,227,960
70% SR & 5% SO & 25% FH	15%	£1,380,849	£1,179,924	£1,172,554	£1,165,292	£1,150,518	£1,145,060	£1,142,330
70% SR & 5% SO & 25% FH	20%	£1,302,227	£1,090,550	£1,083,180	£1,075,918	£1,058,889	£1,053,430	£1,050,699
70% SR & 5% SO & 25% FH	25%	£1,221,605	£1,011,176	£1,003,806	£990,175	£979,256	£973,798	£971,069
70% SR & 5% SO & 25% FH	30%	£1,136,983	£926,802	£919,432	£904,544	£893,626	£888,167	£885,438
70% SR & 5% SO & 25% FH	35%	£1,052,362	£842,428	£835,058	£818,913	£807,996	£802,537	£799,807
70% SR & 5% SO & 25% FH	40%	£967,739	£753,054	£750,684	£733,283	£722,366	£716,907	£714,177

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£2,204,716	£1,951,045	£1,943,676	£1,936,327	£1,907,410	£1,901,950	£1,899,221
70% SR & 5% SO & 25% FH	10%	£2,054,472	£1,824,297	£1,816,928	£1,809,666	£1,796,148	£1,790,690	£1,787,960
70% SR & 5% SO & 25% FH	15%	£1,960,849	£1,739,924	£1,732,554	£1,725,292	£1,710,518	£1,705,060	£1,702,330
70% SR & 5% SO & 25% FH	20%	£1,882,227	£1,655,550	£1,648,180	£1,640,918	£1,624,889	£1,619,430	£1,616,699
70% SR & 5% SO & 25% FH	25%	£1,781,605	£1,571,176	£1,563,806	£1,550,175	£1,539,256	£1,533,798	£1,531,069
70% SR & 5% SO & 25% FH	30%	£1,696,983	£1,486,802	£1,479,432	£1,466,544	£1,453,626	£1,448,167	£1,445,438
70% SR & 5% SO & 25% FH	35%	£1,612,362	£1,402,428	£1,395,058	£1,379,913	£1,367,996	£1,362,537	£1,359,807
70% SR & 5% SO & 25% FH	40%	£1,527,739	£1,318,054	£1,310,684	£1,293,283	£1,282,366	£1,276,907	£1,274,177

St Albans District Council  
Local Plan Testing 2024

T8 - 11 Flats

Value Area Harpenden

No Limits 11  
Site Area 0.16 Ha

Sales value inflation 19%  
Build cost inflation 5%  
Affordable Housing Tenure 60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106 Access (M4(3) & Biodiversity 10%	Base Costs, S106 Access (M4(3), Biodiversity 15%	Base Costs, S106 Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,896,702	£1,757,594	£1,739,783	£1,732,569	£1,720,165	£1,713,964	£1,710,863
70% SR & 5% SO & 25% FH	10%	£1,720,298	£1,581,181	£1,563,351	£1,555,007	£1,543,003	£1,536,802	£1,533,701
70% SR & 5% SO & 25% FH	15%	£1,632,082	£1,482,975	£1,475,143	£1,466,826	£1,454,222	£1,448,221	£1,445,120
70% SR & 5% SO & 25% FH	20%	£1,543,876	£1,404,767	£1,386,937	£1,378,245	£1,365,841	£1,359,640	£1,356,539
70% SR & 5% SO & 25% FH	25%	£1,455,668	£1,316,561	£1,298,731	£1,289,664	£1,277,260	£1,271,059	£1,267,958
70% SR & 5% SO & 25% FH	30%	£1,367,462	£1,228,355	£1,210,524	£1,201,083	£1,188,679	£1,182,478	£1,179,377
70% SR & 5% SO & 25% FH	35%	£1,279,256	£1,140,148	£1,122,317	£1,112,502	£1,100,098	£1,093,897	£1,090,796
70% SR & 5% SO & 25% FH	40%	£1,191,049	£1,051,941	£1,034,111	£1,023,921	£1,011,817	£1,005,616	£1,002,514

Residual Land values compared to benchmark land values  
Town Centre Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106 Access (M4(3) & Biodiversity 10%	Base Costs, S106 Access (M4(3), Biodiversity 15%	Base Costs, S106 Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,330,525	£1,191,418	£1,173,587	£1,166,392	£1,153,989	£1,147,787	£1,144,686
70% SR & 5% SO & 25% FH	10%	£1,154,112	£1,015,004	£997,174	£989,230	£976,827	£970,625	£967,524
70% SR & 5% SO & 25% FH	15%	£1,065,905	£926,798	£908,967	£900,649	£888,245	£882,044	£878,943
70% SR & 5% SO & 25% FH	20%	£977,698	£838,591	£820,761	£812,088	£799,685	£793,483	£790,382
70% SR & 5% SO & 25% FH	25%	£889,492	£750,385	£732,554	£723,487	£711,084	£704,882	£701,781
70% SR & 5% SO & 25% FH	30%	£801,286	£662,178	£644,348	£634,906	£622,503	£616,301	£613,200
70% SR & 5% SO & 25% FH	35%	£713,079	£573,971	£556,141	£546,325	£533,922	£527,720	£524,619
70% SR & 5% SO & 25% FH	40%	£624,872	£485,765	£467,934	£457,744	£445,341	£439,139	£436,038

Residual Land values compared to benchmark land values  
Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106 Access (M4(3) & Biodiversity 10%	Base Costs, S106 Access (M4(3), Biodiversity 15%	Base Costs, S106 Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,453,466	£1,314,359	£1,296,528	£1,289,334	£1,276,930	£1,270,729	£1,267,627
70% SR & 5% SO & 25% FH	10%	£1,277,053	£1,137,946	£1,120,115	£1,112,172	£1,099,768	£1,093,566	£1,090,465
70% SR & 5% SO & 25% FH	15%	£1,188,847	£1,049,739	£1,031,908	£1,023,591	£1,011,187	£1,004,985	£1,001,884
70% SR & 5% SO & 25% FH	20%	£1,100,640	£961,532	£943,702	£935,010	£922,606	£916,404	£913,303
70% SR & 5% SO & 25% FH	25%	£1,012,433	£873,325	£855,495	£846,428	£834,025	£827,823	£824,722
70% SR & 5% SO & 25% FH	30%	£924,227	£785,118	£767,288	£757,846	£745,444	£739,242	£736,141
70% SR & 5% SO & 25% FH	35%	£836,021	£696,912	£679,082	£669,267	£656,863	£650,661	£647,560
70% SR & 5% SO & 25% FH	40%	£747,813	£608,706	£590,876	£580,686	£568,282	£562,080	£558,979

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106 Access (M4(3) & Biodiversity 10%	Base Costs, S106 Access (M4(3), Biodiversity 15%	Base Costs, S106 Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,610,378	£1,471,271	£1,453,439	£1,446,245	£1,433,842	£1,427,640	£1,424,539
70% SR & 5% SO & 25% FH	10%	£1,433,965	£1,294,857	£1,277,027	£1,269,083	£1,256,680	£1,250,478	£1,247,377
70% SR & 5% SO & 25% FH	15%	£1,345,758	£1,206,651	£1,188,820	£1,180,502	£1,168,099	£1,161,897	£1,158,796
70% SR & 5% SO & 25% FH	20%	£1,257,552	£1,118,444	£1,100,613	£1,091,921	£1,079,518	£1,073,316	£1,070,215
70% SR & 5% SO & 25% FH	25%	£1,169,345	£1,030,238	£1,012,407	£1,003,340	£990,937	£984,735	£981,634
70% SR & 5% SO & 25% FH	30%	£1,081,139	£942,031	£924,201	£914,759	£902,356	£896,154	£893,053
70% SR & 5% SO & 25% FH	35%	£992,932	£853,824	£835,994	£826,178	£813,775	£807,573	£804,472
70% SR & 5% SO & 25% FH	40%	£904,725	£765,618	£747,787	£737,697	£725,194	£718,992	£715,891

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106 Access (M4(3) & Biodiversity 10%	Base Costs, S106 Access (M4(3), Biodiversity 15%	Base Costs, S106 Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,836,849	£1,697,741	£1,679,910	£1,672,716	£1,660,312	£1,654,111	£1,651,010
70% SR & 5% SO & 25% FH	10%	£1,660,435	£1,521,328	£1,503,498	£1,495,554	£1,483,150	£1,476,949	£1,473,848
70% SR & 5% SO & 25% FH	15%	£1,572,229	£1,433,122	£1,415,292	£1,407,373	£1,394,969	£1,388,768	£1,385,667
70% SR & 5% SO & 25% FH	20%	£1,484,023	£1,344,916	£1,327,086	£1,318,992	£1,306,588	£1,300,387	£1,297,286
70% SR & 5% SO & 25% FH	25%	£1,395,817	£1,256,709	£1,238,879	£1,229,811	£1,217,407	£1,211,206	£1,208,105
70% SR & 5% SO & 25% FH	30%	£1,307,611	£1,168,502	£1,150,672	£1,141,230	£1,128,826	£1,122,625	£1,119,524
70% SR & 5% SO & 25% FH	35%	£1,219,405	£1,080,295	£1,062,464	£1,052,849	£1,040,245	£1,034,044	£1,030,943
70% SR & 5% SO & 25% FH	40%	£1,131,199	£992,088	£974,258	£964,008	£951,604	£945,403	£942,302

St Albans District Council  
Local Plan Testing 2024

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T8 - 11 Flats	
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Value Area	St Albans
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No Units	11
Site Area	0.16 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent / 10% SO / 20% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,737,872	£1,598,764	£1,580,934	£1,673,740	£1,061,336	£1,555,134	£1,552,034
70% SR & 5% SO & 25% FH	10%	£1,574,066	£1,434,968	£1,417,158	£1,409,215	£1,398,811	£1,390,608	£1,387,498
70% SR & 5% SO & 25% FH	15%	£1,492,208	£1,353,101	£1,335,270	£1,326,953	£1,314,549	£1,308,347	£1,305,245
70% SR & 5% SO & 25% FH	20%	£1,410,320	£1,271,213	£1,253,383	£1,244,890	£1,232,287	£1,226,084	£1,222,983
70% SR & 5% SO & 25% FH	25%	£1,328,433	£1,189,324	£1,171,494	£1,162,428	£1,150,024	£1,143,822	£1,140,721
70% SR & 5% SO & 25% FH	30%	£1,246,544	£1,107,437	£1,089,606	£1,080,166	£1,067,762	£1,061,560	£1,058,458
70% SR & 5% SO & 25% FH	35%	£1,164,656	£1,025,549	£1,007,718	£997,903	£985,500	£979,297	£976,196
70% SR & 5% SO & 25% FH	40%	£1,082,769	£943,661	£925,830	£915,641	£903,237	£897,035	£893,934

Residual Land values compared to benchmark land values

£3,500,000

Town Centre Office

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,171,695	£1,032,568	£1,014,757	£1,007,563	£995,160	£988,957	£985,857
70% SR & 5% SO & 25% FH	10%	£1,007,200	£868,127	£850,387	£843,099	£830,695	£824,493	£821,311
70% SR & 5% SO & 25% FH	15%	£926,031	£786,924	£769,094	£760,776	£748,373	£742,170	£739,069
70% SR & 5% SO & 25% FH	20%	£844,144	£705,038	£687,208	£678,514	£666,110	£659,908	£656,807
70% SR & 5% SO & 25% FH	25%	£762,256	£623,148	£605,318	£596,292	£583,888	£577,686	£574,584
70% SR & 5% SO & 25% FH	30%	£680,368	£541,260	£523,430	£513,889	£501,586	£495,383	£492,282
70% SR & 5% SO & 25% FH	35%	£598,480	£459,373	£441,543	£431,727	£419,323	£413,121	£410,020
70% SR & 5% SO & 25% FH	40%	£516,592	£377,484	£359,654	£349,495	£337,091	£330,888	£327,787

Residual Land values compared to benchmark land values

£2,740,000

Industrial

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,294,636	£1,155,529	£1,137,699	£1,130,505	£1,118,101	£1,111,898	£1,108,798
70% SR & 5% SO & 25% FH	10%	£1,130,661	£991,753	£973,922	£966,980	£953,576	£947,374	£944,273
70% SR & 5% SO & 25% FH	15%	£1,048,673	£909,865	£892,035	£883,718	£871,314	£865,111	£862,010
70% SR & 5% SO & 25% FH	20%	£966,685	£827,978	£810,147	£801,455	£789,051	£782,848	£779,748
70% SR & 5% SO & 25% FH	25%	£884,697	£746,089	£728,259	£719,193	£706,789	£700,586	£697,485
70% SR & 5% SO & 25% FH	30%	£802,709	£664,201	£646,371	£636,830	£624,427	£618,224	£615,123
70% SR & 5% SO & 25% FH	35%	£720,721	£582,314	£564,483	£554,668	£542,264	£536,062	£532,961
70% SR & 5% SO & 25% FH	40%	£638,733	£500,426	£482,595	£472,406	£460,002	£453,800	£450,699

Residual Land values compared to benchmark land values

£1,770,000

Car Parks

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,451,548	£1,312,441	£1,294,610	£1,287,416	£1,275,013	£1,268,810	£1,265,710
70% SR & 5% SO & 25% FH	10%	£1,287,773	£1,148,665	£1,130,834	£1,122,892	£1,110,488	£1,104,285	£1,101,184
70% SR & 5% SO & 25% FH	15%	£1,205,884	£1,066,777	£1,048,947	£1,040,629	£1,028,226	£1,022,023	£1,018,922
70% SR & 5% SO & 25% FH	20%	£1,123,997	£984,889	£967,059	£958,367	£945,963	£939,761	£936,660
70% SR & 5% SO & 25% FH	25%	£1,042,109	£903,001	£885,170	£876,105	£863,701	£857,498	£854,397
70% SR & 5% SO & 25% FH	30%	£960,221	£821,113	£803,283	£793,842	£781,438	£775,236	£772,135
70% SR & 5% SO & 25% FH	35%	£878,333	£739,226	£721,394	£711,580	£699,176	£692,974	£689,873
70% SR & 5% SO & 25% FH	40%	£796,445	£657,337	£639,507	£629,318	£616,914	£610,711	£607,610

Residual Land values compared to benchmark land values

£370,000

Greenfield Land

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,878,019	£1,538,911	£1,521,081	£1,513,887	£1,501,483	£1,495,281	£1,492,181
70% SR & 5% SO & 25% FH	10%	£1,514,243	£1,376,135	£1,357,305	£1,349,362	£1,336,958	£1,330,756	£1,327,655
70% SR & 5% SO & 25% FH	15%	£1,432,355	£1,293,248	£1,274,417	£1,267,100	£1,254,696	£1,248,493	£1,245,393
70% SR & 5% SO & 25% FH	20%	£1,350,467	£1,210,360	£1,191,530	£1,184,818	£1,172,414	£1,166,211	£1,163,110
70% SR & 5% SO & 25% FH	25%	£1,268,579	£1,127,472	£1,108,642	£1,102,575	£1,090,171	£1,083,968	£1,080,868
70% SR & 5% SO & 25% FH	30%	£1,186,691	£1,044,584	£1,025,753	£1,020,313	£1,007,909	£1,001,707	£998,606
70% SR & 5% SO & 25% FH	35%	£1,104,803	£961,696	£942,865	£936,830	£924,427	£918,224	£915,123
70% SR & 5% SO & 25% FH	40%	£1,022,915	£878,808	£859,977	£853,788	£841,384	£835,181	£832,081

St Albans District Council  
Local Plan Testing 2024

T8 - 11 Flats	
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Value Area	Rest of St Albans
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No Units	11
Site Area	0.16 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,368,781	£1,169,653	£1,151,823	£1,144,628	£1,132,225	£1,126,023	£1,122,622
70% SR & 5% SO & 25% FH	10%	£1,184,784	£1,085,648	£1,027,818	£1,018,873	£1,007,498	£1,003,297	£998,156
70% SR & 5% SO & 25% FH	15%	£1,122,751	£983,642	£965,812	£957,495	£945,091	£938,889	£933,788
70% SR & 5% SO & 25% FH	20%	£1,060,746	£921,636	£903,809	£895,116	£882,713	£876,511	£871,410
70% SR & 5% SO & 25% FH	25%	£998,741	£859,630	£841,805	£832,798	£820,334	£814,133	£811,032
70% SR & 5% SO & 25% FH	30%	£936,736	£797,624	£779,802	£770,360	£757,656	£751,755	£748,654
70% SR & 5% SO & 25% FH	35%	£874,730	£735,618	£717,798	£707,983	£695,579	£689,576	£688,275
70% SR & 5% SO & 25% FH	40%	£812,724	£673,612	£655,793	£645,004	£633,001	£626,998	£623,898

Residual Land values compared to benchmark land values

£3,500,000

Town Centre Office

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£742,586	£600,476	£585,646	£578,452	£566,048	£559,847	£556,746
70% SR & 5% SO & 25% FH	10%	£818,578	£279,468	£241,838	£243,698	£241,253	£235,980	£231,989
70% SR & 5% SO & 25% FH	15%	£556,574	£417,466	£399,636	£391,318	£378,914	£372,712	£369,612
70% SR & 5% SO & 25% FH	20%	£494,570	£355,462	£337,632	£328,840	£316,536	£310,335	£307,234
70% SR & 5% SO & 25% FH	25%	£432,566	£293,458	£275,628	£266,862	£254,158	£247,867	£244,855
70% SR & 5% SO & 25% FH	30%	£370,563	£231,455	£213,625	£204,183	£191,780	£185,578	£182,477
70% SR & 5% SO & 25% FH	35%	£308,559	£169,452	£151,622	£141,808	£129,402	£123,200	£120,099
70% SR & 5% SO & 25% FH	40%	£246,556	£107,449	£89,619	£79,428	£67,024	£60,822	£57,722

Residual Land values compared to benchmark land values

£2,740,000

Industrial

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£865,526	£726,416	£708,587	£701,383	£688,989	£682,788	£679,687
70% SR & 5% SO & 25% FH	10%	£741,518	£602,411	£584,582	£576,638	£564,234	£558,033	£554,932
70% SR & 5% SO & 25% FH	15%	£679,514	£540,407	£522,577	£514,269	£501,866	£495,665	£492,564
70% SR & 5% SO & 25% FH	20%	£617,511	£478,404	£460,574	£451,881	£439,477	£433,276	£430,175
70% SR & 5% SO & 25% FH	25%	£555,507	£416,400	£398,570	£389,503	£377,099	£370,898	£367,797
70% SR & 5% SO & 25% FH	30%	£493,504	£354,397	£336,566	£327,125	£314,721	£308,519	£305,418
70% SR & 5% SO & 25% FH	35%	£431,500	£292,393	£274,563	£264,747	£252,344	£246,141	£243,040
70% SR & 5% SO & 25% FH	40%	£369,497	£230,389	£212,558	£202,369	£189,965	£183,763	£180,663

Residual Land values compared to benchmark land values

£1,770,000

Car Parks

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,022,436	£883,326	£865,496	£858,305	£845,901	£839,700	£836,599
70% SR & 5% SO & 25% FH	10%	£899,431	£759,322	£741,492	£733,549	£721,146	£714,943	£711,842
70% SR & 5% SO & 25% FH	15%	£837,427	£697,318	£679,488	£671,171	£658,767	£652,565	£649,464
70% SR & 5% SO & 25% FH	20%	£775,423	£635,315	£617,485	£608,700	£596,300	£590,100	£587,000
70% SR & 5% SO & 25% FH	25%	£713,419	£573,312	£555,481	£546,415	£534,011	£527,809	£524,708
70% SR & 5% SO & 25% FH	30%	£651,416	£511,308	£493,478	£484,036	£471,633	£465,431	£462,330
70% SR & 5% SO & 25% FH	35%	£589,412	£449,305	£431,474	£421,659	£409,255	£403,053	£399,952
70% SR & 5% SO & 25% FH	40%	£527,409	£387,302	£369,472	£359,289	£346,887	£340,675	£337,574

Residual Land values compared to benchmark land values

£370,000

Greenfield Land

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,248,908	£1,108,800	£1,091,970	£1,084,776	£1,072,372	£1,066,170	£1,063,069
70% SR & 5% SO & 25% FH	10%	£1,124,901	£985,793	£967,963	£960,020	£947,616	£941,414	£938,313
70% SR & 5% SO & 25% FH	15%	£1,002,894	£862,786	£845,956	£837,642	£825,238	£819,036	£815,935
70% SR & 5% SO & 25% FH	20%	£1,000,887	£860,779	£843,949	£835,263	£822,860	£816,658	£813,557
70% SR & 5% SO & 25% FH	25%	£938,880	£798,772	£781,942	£772,885	£760,481	£754,280	£751,179
70% SR & 5% SO & 25% FH	30%	£876,873	£736,765	£719,935	£710,507	£698,103	£691,902	£688,801
70% SR & 5% SO & 25% FH	35%	£814,866	£674,758	£657,928	£648,130	£635,726	£629,524	£626,422
70% SR & 5% SO & 25% FH	40%	£752,859	£612,751	£595,921	£585,751	£573,348	£567,145	£564,045

St Albans District Council  
Local Plan Testing 2024

T8 - 11 Flats
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Value Area	Zone of Influence
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No Units	11
Site Area	0.18 Ha

Sales value inflation	10%
Build cost inflation	8%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,888,781	£1,996,237	£1,078,407	£1,071,213	£1,558,859	£1,052,606	£1,049,506
70% SR & 5% SO & 25% FH	10%	£1,184,784	£972,230	£954,400	£948,456	£934,952	£927,851	£924,250
70% SR & 5% SO & 25% FH	15%	£1,122,751	£910,226	£892,396	£884,078	£871,674	£865,473	£862,371
70% SR & 5% SO & 25% FH	20%	£1,060,746	£848,223	£830,362	£821,700	£809,297	£803,094	£799,993
70% SR & 5% SO & 25% FH	25%	£998,743	£786,218	£768,358	£759,322	£746,918	£740,716	£737,616
70% SR & 5% SO & 25% FH	30%	£936,739	£724,215	£706,355	£696,844	£684,540	£678,339	£675,238
70% SR & 5% SO & 25% FH	35%	£874,736	£662,211	£644,351	£634,589	£622,182	£615,981	£612,880
70% SR & 5% SO & 25% FH	40%	£812,732	£600,206	£582,346	£572,187	£559,784	£553,583	£550,481

Residual Land values compared to benchmark land values

Town Centre Office

£3,800,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£742,585	£530,060	£512,230	£505,036	£492,632	£486,430	£483,330
70% SR & 5% SO & 25% FH	10%	£816,578	£408,053	£398,223	£390,280	£377,876	£371,674	£368,574
70% SR & 5% SO & 25% FH	15%	£556,574	£344,050	£326,220	£317,601	£305,497	£299,296	£296,195
70% SR & 5% SO & 25% FH	20%	£494,570	£280,046	£264,215	£255,624	£243,120	£236,918	£233,817
70% SR & 5% SO & 25% FH	25%	£432,566	£216,042	£202,212	£193,145	£180,742	£174,540	£171,439
70% SR & 5% SO & 25% FH	30%	£370,563	£152,038	£140,208	£130,767	£118,364	£112,162	£109,061
70% SR & 5% SO & 25% FH	35%	£308,559	£88,035	£78,205	£68,989	£55,985	£49,784	£46,683
70% SR & 5% SO & 25% FH	40%	£246,556	£24,031	£16,201	£6,411	£-1,588	£-7,784	£-10,885

Residual Land values compared to benchmark land values

Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£865,526	£653,002	£635,171	£627,977	£615,573	£609,371	£606,271
70% SR & 5% SO & 25% FH	10%	£741,519	£528,995	£511,164	£503,221	£490,817	£484,615	£481,514
70% SR & 5% SO & 25% FH	15%	£617,511	£414,988	£397,157	£388,465	£376,061	£369,859	£366,758
70% SR & 5% SO & 25% FH	20%	£555,507	£350,984	£333,153	£324,087	£311,683	£305,481	£302,381
70% SR & 5% SO & 25% FH	25%	£493,504	£286,980	£269,149	£259,709	£247,305	£241,103	£238,002
70% SR & 5% SO & 25% FH	30%	£431,500	£222,976	£205,145	£195,330	£182,926	£176,724	£173,624
70% SR & 5% SO & 25% FH	35%	£369,497	£158,973	£141,142	£130,952	£118,548	£112,346	£109,246

Residual Land values compared to benchmark land values

Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£1,022,436	£809,913	£792,083	£784,889	£772,485	£766,283	£763,183
70% SR & 5% SO & 25% FH	10%	£898,431	£685,906	£668,076	£660,132	£647,729	£641,527	£638,426
70% SR & 5% SO & 25% FH	15%	£836,427	£571,901	£554,071	£546,427	£534,023	£527,821	£524,721
70% SR & 5% SO & 25% FH	20%	£774,423	£507,896	£490,066	£482,322	£470,318	£464,116	£461,016
70% SR & 5% SO & 25% FH	25%	£712,419	£443,891	£426,061	£417,917	£405,913	£400,011	£396,911
70% SR & 5% SO & 25% FH	30%	£650,416	£379,886	£362,056	£353,612	£341,608	£335,406	£332,306
70% SR & 5% SO & 25% FH	35%	£588,412	£315,881	£298,051	£289,207	£277,203	£271,001	£267,901
70% SR & 5% SO & 25% FH	40%	£526,408	£251,876	£234,046	£225,202	£213,198	£207,096	£204,096

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£1,248,908	£1,036,384	£1,018,554	£1,011,300	£998,956	£992,753	£989,653
70% SR & 5% SO & 25% FH	10%	£1,124,901	£912,377	£894,547	£886,603	£874,199	£867,996	£864,896
70% SR & 5% SO & 25% FH	15%	£1,000,894	£788,370	£770,540	£762,225	£750,121	£743,918	£740,818
70% SR & 5% SO & 25% FH	20%	£876,887	£664,363	£646,533	£637,818	£625,914	£619,711	£616,611
70% SR & 5% SO & 25% FH	25%	£752,880	£540,356	£522,526	£513,411	£501,507	£495,304	£492,204
70% SR & 5% SO & 25% FH	30%	£628,873	£416,349	£398,519	£389,004	£377,100	£370,997	£367,897
70% SR & 5% SO & 25% FH	35%	£504,866	£292,342	£274,512	£264,597	£252,693	£246,490	£243,390
70% SR & 5% SO & 25% FH	40%	£380,859	£168,335	£150,505	£140,090	£128,186	£121,983	£118,883

St Albans District Council  
Local Plan Testing 2024

T9 - 11 Houses
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Value Area	Harpenden
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No Limits	11
Site Area	0.44 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent / 10% SO / 28% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£3,351,191	£3,193,282	£3,185,305	£3,177,350	£3,165,533	£3,159,624	£3,156,670
70% SR & 5% SO & 25% FH	10%	£3,095,887	£2,937,978	£2,930,011	£2,919,326	£2,907,699	£2,901,600	£2,898,646
70% SR & 5% SO & 25% FH	15%	£2,968,235	£2,810,320	£2,802,349	£2,790,315	£2,778,497	£2,772,588	£2,769,634
70% SR & 5% SO & 25% FH	20%	£2,846,507	£2,682,614	£2,674,697	£2,661,303	£2,649,485	£2,643,576	£2,640,623
70% SR & 5% SO & 25% FH	25%	£2,712,477	£2,555,022	£2,547,045	£2,532,391	£2,520,473	£2,514,564	£2,511,610
70% SR & 5% SO & 25% FH	30%	£2,584,397	£2,427,370	£2,419,394	£2,403,279	£2,391,461	£2,385,553	£2,382,598
70% SR & 5% SO & 25% FH	35%	£2,456,317	£2,299,718	£2,291,741	£2,274,386	£2,262,449	£2,256,541	£2,253,586
70% SR & 5% SO & 25% FH	40%	£2,328,236	£2,172,066	£2,164,090	£2,145,254	£2,133,438	£2,127,529	£2,124,574

Residual Land values compared to benchmark land values

Town Centre Office	Town Centre Office	£3,500,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,811,191	£1,653,282	£1,645,305	£1,637,350	£1,625,533	£1,619,624	£1,616,670
70% SR & 5% SO & 25% FH	10%	£1,555,887	£1,397,978	£1,390,011	£1,379,326	£1,367,699	£1,361,600	£1,358,646
70% SR & 5% SO & 25% FH	15%	£1,428,235	£1,270,320	£1,262,349	£1,250,315	£1,238,497	£1,232,588	£1,229,634
70% SR & 5% SO & 25% FH	20%	£1,300,507	£1,142,614	£1,134,697	£1,121,303	£1,109,485	£1,103,576	£1,100,623
70% SR & 5% SO & 25% FH	25%	£1,172,477	£1,015,022	£1,007,045	£992,281	£980,473	£974,564	£971,610
70% SR & 5% SO & 25% FH	30%	£1,044,397	£887,370	£879,394	£863,279	£851,461	£845,553	£842,598
70% SR & 5% SO & 25% FH	35%	£916,317	£759,718	£751,741	£734,286	£722,449	£716,541	£713,586
70% SR & 5% SO & 25% FH	40%	£788,236	£632,066	£624,090	£605,254	£593,438	£587,529	£584,574

Residual Land values compared to benchmark land values

Industrial	Industrial	£2,740,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,145,591	£1,887,682	£1,879,705	£1,871,750	£1,859,933	£1,854,024	£1,851,070
70% SR & 5% SO & 25% FH	10%	£1,890,287	£1,732,378	£1,724,401	£1,713,726	£1,701,899	£1,696,000	£1,693,046
70% SR & 5% SO & 25% FH	15%	£1,762,635	£1,604,726	£1,596,749	£1,584,715	£1,572,897	£1,566,988	£1,564,034
70% SR & 5% SO & 25% FH	20%	£1,634,957	£1,477,074	£1,469,097	£1,455,703	£1,443,885	£1,437,976	£1,435,023
70% SR & 5% SO & 25% FH	25%	£1,506,877	£1,349,422	£1,341,445	£1,328,891	£1,314,873	£1,308,964	£1,306,010
70% SR & 5% SO & 25% FH	30%	£1,378,797	£1,221,770	£1,213,794	£1,197,679	£1,185,861	£1,179,952	£1,176,998
70% SR & 5% SO & 25% FH	35%	£1,250,717	£1,094,118	£1,086,141	£1,068,686	£1,056,849	£1,050,941	£1,047,986
70% SR & 5% SO & 25% FH	40%	£1,122,636	£966,468	£958,490	£939,654	£927,836	£921,928	£918,974

Residual Land values compared to benchmark land values

Car Parks	Car Parks	£1,770,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,572,391	£2,414,482	£2,406,505	£2,398,550	£2,386,733	£2,380,824	£2,377,870
70% SR & 5% SO & 25% FH	10%	£2,317,087	£2,159,178	£2,151,201	£2,140,526	£2,128,709	£2,122,800	£2,119,846
70% SR & 5% SO & 25% FH	15%	£2,189,435	£2,031,526	£2,023,549	£2,011,515	£1,999,697	£1,993,788	£1,990,834
70% SR & 5% SO & 25% FH	20%	£2,061,757	£1,903,848	£1,895,871	£1,882,503	£1,870,685	£1,864,776	£1,861,823
70% SR & 5% SO & 25% FH	25%	£1,933,677	£1,775,922	£1,767,945	£1,753,491	£1,741,673	£1,735,764	£1,732,810
70% SR & 5% SO & 25% FH	30%	£1,805,597	£1,648,070	£1,640,094	£1,624,476	£1,612,658	£1,606,750	£1,603,796
70% SR & 5% SO & 25% FH	35%	£1,677,517	£1,520,198	£1,512,221	£1,495,466	£1,483,649	£1,477,741	£1,474,786
70% SR & 5% SO & 25% FH	40%	£1,549,436	£1,392,296	£1,384,320	£1,368,454	£1,356,636	£1,350,728	£1,347,774

Residual Land values compared to benchmark land values

Greenfield Land	Greenfield Land	£370,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£3,188,391	£3,030,482	£3,022,505	£3,014,550	£3,002,733	£2,996,824	£2,993,870
70% SR & 5% SO & 25% FH	10%	£2,933,087	£2,775,178	£2,767,201	£2,756,526	£2,744,709	£2,738,800	£2,735,846
70% SR & 5% SO & 25% FH	15%	£2,805,435	£2,647,526	£2,639,549	£2,627,515	£2,615,697	£2,609,788	£2,606,834
70% SR & 5% SO & 25% FH	20%	£2,677,757	£2,519,848	£2,511,871	£2,498,503	£2,486,685	£2,480,776	£2,477,823
70% SR & 5% SO & 25% FH	25%	£2,549,677	£2,392,222	£2,384,245	£2,369,491	£2,357,673	£2,351,764	£2,348,810
70% SR & 5% SO & 25% FH	30%	£2,421,597	£2,264,370	£2,256,394	£2,240,476	£2,228,658	£2,222,750	£2,219,796
70% SR & 5% SO & 25% FH	35%	£2,293,517	£2,136,518	£2,128,541	£2,111,466	£2,099,649	£2,093,741	£2,090,786
70% SR & 5% SO & 25% FH	40%	£2,165,436	£2,008,296	£2,000,320	£1,982,454	£1,970,636	£1,964,728	£1,961,774

St Albans District Council  
Local Plan Testing 2024

T9 - 11 Houses
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Value Area	St Albans
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No Units	11
Site Area	0.44 Ha

Sales value inflation	16%
Build cost inflation	6%
Affordable Housing Tenure	60% Rent / 10% SO / 28% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£3,132,366	£2,974,457	£2,966,481	£2,958,526	£2,946,708	£2,940,800	£2,937,846
70% SR & 5% SO & 25%FH	10%	£2,884,466	£2,736,557	£2,728,580	£2,720,626	£2,708,808	£2,702,900	£2,699,946
70% SR & 5% SO & 25%FH	15%	£2,775,516	£2,617,607	£2,609,631	£2,601,676	£2,589,858	£2,583,950	£2,580,996
70% SR & 5% SO & 25%FH	20%	£2,686,566	£2,498,657	£2,490,681	£2,482,726	£2,470,908	£2,465,000	£2,462,046
70% SR & 5% SO & 25%FH	25%	£2,597,616	£2,379,707	£2,371,730	£2,363,776	£2,351,958	£2,346,050	£2,343,096
70% SR & 5% SO & 25%FH	30%	£2,418,666	£2,260,757	£2,252,781	£2,244,826	£2,233,008	£2,227,100	£2,224,146
70% SR & 5% SO & 25%FH	35%	£2,299,300	£2,141,808	£2,133,831	£2,125,876	£2,114,058	£2,108,150	£2,105,196
70% SR & 5% SO & 25%FH	40%	£2,179,904	£2,022,858	£2,014,881	£2,006,926	£1,995,108	£1,989,200	£1,986,246

Residual Land values compared to benchmark land values

Town Centre Office	£3,600,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,592,366	£1,434,457	£1,426,481	£1,418,526	£1,406,708	£1,400,800	£1,397,846
70% SR & 5% SO & 25%FH	10%	£1,354,466	£1,196,557	£1,188,580	£1,180,626	£1,168,808	£1,162,900	£1,159,946
70% SR & 5% SO & 25%FH	15%	£1,245,516	£1,077,607	£1,069,631	£1,061,676	£1,049,858	£1,043,950	£1,040,996
70% SR & 5% SO & 25%FH	20%	£1,116,566	£958,657	£950,681	£942,726	£930,908	£925,000	£922,046
70% SR & 5% SO & 25%FH	25%	£997,616	£839,707	£831,730	£823,776	£811,958	£806,050	£803,096
70% SR & 5% SO & 25%FH	30%	£878,666	£720,757	£712,781	£704,826	£693,008	£687,100	£684,146
70% SR & 5% SO & 25%FH	35%	£759,300	£601,808	£593,831	£585,876	£574,058	£568,150	£565,196
70% SR & 5% SO & 25%FH	40%	£639,904	£482,858	£474,881	£466,926	£455,108	£449,200	£446,246

Residual Land values compared to benchmark land values

Industrial	£2,740,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,926,766	£1,768,857	£1,760,881	£1,752,926	£1,741,108	£1,735,200	£1,732,246
70% SR & 5% SO & 25%FH	10%	£1,688,866	£1,530,957	£1,522,980	£1,515,026	£1,503,208	£1,497,300	£1,494,346
70% SR & 5% SO & 25%FH	15%	£1,569,916	£1,412,007	£1,404,031	£1,396,076	£1,384,258	£1,378,350	£1,375,396
70% SR & 5% SO & 25%FH	20%	£1,450,966	£1,293,057	£1,285,081	£1,277,126	£1,265,308	£1,259,400	£1,256,446
70% SR & 5% SO & 25%FH	25%	£1,332,016	£1,174,107	£1,166,130	£1,158,176	£1,146,358	£1,140,450	£1,137,496
70% SR & 5% SO & 25%FH	30%	£1,213,066	£1,055,157	£1,047,181	£1,039,226	£1,027,408	£1,021,500	£1,018,546
70% SR & 5% SO & 25%FH	35%	£1,093,700	£936,208	£928,231	£920,276	£908,458	£902,550	£899,596
70% SR & 5% SO & 25%FH	40%	£974,304	£817,258	£809,281	£801,326	£789,508	£783,600	£780,646

Residual Land values compared to benchmark land values

Car Parks	£1,770,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£2,353,666	£2,195,757	£2,187,781	£2,179,826	£2,168,008	£2,162,100	£2,159,146
70% SR & 5% SO & 25%FH	10%	£2,115,766	£1,937,857	£1,929,880	£1,921,926	£1,910,108	£1,904,200	£1,901,246
70% SR & 5% SO & 25%FH	15%	£1,996,816	£1,818,907	£1,810,931	£1,802,976	£1,791,158	£1,785,250	£1,782,296
70% SR & 5% SO & 25%FH	20%	£1,877,866	£1,700,007	£1,692,031	£1,684,076	£1,672,258	£1,666,350	£1,663,396
70% SR & 5% SO & 25%FH	25%	£1,758,916	£1,581,057	£1,573,081	£1,565,126	£1,553,308	£1,547,400	£1,544,446
70% SR & 5% SO & 25%FH	30%	£1,639,966	£1,462,107	£1,454,130	£1,446,176	£1,434,358	£1,428,450	£1,425,496
70% SR & 5% SO & 25%FH	35%	£1,520,500	£1,343,157	£1,335,181	£1,327,226	£1,315,408	£1,309,500	£1,306,546
70% SR & 5% SO & 25%FH	40%	£1,401,104	£1,224,208	£1,216,231	£1,208,276	£1,196,458	£1,190,550	£1,187,596

Residual Land values compared to benchmark land values

Greenfield Land	£370,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£2,969,566	£2,811,657	£2,803,681	£2,795,726	£2,783,908	£2,778,000	£2,775,046
70% SR & 5% SO & 25%FH	10%	£2,731,666	£2,573,757	£2,565,780	£2,557,826	£2,546,008	£2,540,100	£2,537,146
70% SR & 5% SO & 25%FH	15%	£2,612,716	£2,454,807	£2,446,831	£2,438,876	£2,427,058	£2,421,150	£2,418,196
70% SR & 5% SO & 25%FH	20%	£2,493,766	£2,335,857	£2,327,881	£2,319,926	£2,308,108	£2,292,200	£2,289,246
70% SR & 5% SO & 25%FH	25%	£2,374,816	£2,216,907	£2,208,930	£2,194,976	£2,183,158	£2,177,250	£2,174,296
70% SR & 5% SO & 25%FH	30%	£2,255,866	£2,097,957	£2,089,981	£2,081,026	£2,069,208	£2,063,300	£2,060,346
70% SR & 5% SO & 25%FH	35%	£2,136,500	£1,979,008	£1,971,031	£1,963,076	£1,951,258	£1,945,350	£1,942,396
70% SR & 5% SO & 25%FH	40%	£2,017,104	£1,860,058	£1,852,081	£1,844,126	£1,832,308	£1,826,400	£1,823,446



Value Area	Zone of Influence
Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

11  
0.44 Ha

% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
0%	£2,541,166	£2,811,015	£2,903,038	£2,295,084	£2,293,267	£2,277,358	£2,274,453
10%	£2,308,090	£2,128,939	£2,100,962	£2,110,288	£2,098,470	£2,092,661	£2,089,696
15%	£2,268,052	£2,037,900	£2,029,923	£2,017,889	£2,005,071	£2,000,182	£1,997,208
20%	£2,177,013	£1,946,861	£1,938,885	£1,926,851	£1,913,013	£1,907,704	£1,904,809
25%	£2,085,974	£1,855,822	£1,847,847	£1,835,812	£1,821,974	£1,816,365	£1,812,472
30%	£1,994,937	£1,764,783	£1,756,809	£1,744,884	£1,729,876	£1,722,967	£1,720,013
35%	£1,903,898	£1,673,747	£1,665,770	£1,653,845	£1,638,877	£1,632,568	£1,627,615
40%	£1,812,859	£1,582,708	£1,574,731	£1,562,807	£1,544,079	£1,538,170	£1,535,217

Land values

£3,600,000

% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
0%	£1,001,166	£771,015	£763,038	£755,084	£743,267	£737,358	£734,403
10%	£919,090	£589,939	£580,962	£570,288	£558,470	£552,561	£549,606
15%	£729,052	£497,900	£489,923	£477,889	£466,071	£460,182	£457,208
20%	£637,013	£406,861	£398,885	£386,851	£373,013	£367,704	£364,809
25%	£545,974	£315,822	£307,847	£295,812	£281,974	£275,365	£272,472
30%	£454,937	£224,783	£216,809	£204,884	£189,876	£182,967	£180,013
35%	£363,898	£133,747	£125,770	£108,295	£98,477	£90,568	£87,615
40%	£272,859	£42,708	£34,731	£16,807	£4,079	£4,868	£4,768

Land values

£2,740,000

% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
0%	£1,339,566	£1,105,415	£1,097,438	£1,089,484	£1,077,667	£1,071,758	£1,068,803
10%	£1,153,490	£923,339	£915,362	£904,688	£892,870	£886,961	£884,006
15%	£1,062,452	£832,300	£824,323	£812,889	£800,471	£794,562	£791,606
20%	£971,413	£741,261	£733,285	£719,851	£708,013	£702,164	£699,209
25%	£880,374	£650,222	£642,247	£627,812	£615,974	£609,765	£606,812
30%	£789,337	£559,183	£551,209	£535,084	£523,276	£517,367	£514,413
35%	£698,298	£468,147	£460,170	£442,695	£430,877	£424,968	£422,015
40%	£607,259	£377,108	£369,131	£350,297	£338,479	£332,570	£329,617

Land values

£1,770,000

% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
0%	£1,762,366	£1,532,215	£1,524,238	£1,516,284	£1,504,467	£1,498,558	£1,495,603
10%	£1,580,290	£1,350,139	£1,342,162	£1,331,488	£1,319,670	£1,313,761	£1,310,806
15%	£1,498,252	£1,259,100	£1,251,123	£1,239,089	£1,227,271	£1,221,362	£1,218,406
20%	£1,398,213	£1,168,061	£1,160,085	£1,146,891	£1,134,873	£1,128,964	£1,126,009
25%	£1,307,174	£1,077,022	£1,069,047	£1,054,292	£1,042,474	£1,036,565	£1,033,612
30%	£1,216,137	£986,983	£978,609	£961,884	£950,076	£944,167	£941,213
35%	£1,125,098	£894,947	£886,970	£869,495	£857,677	£851,768	£848,815
40%	£1,034,059	£803,908	£795,931	£777,697	£765,279	£759,370	£756,417

Land values

£370,000

% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
0%	£2,378,366	£2,148,215	£2,140,238	£2,132,284	£2,120,467	£2,114,558	£2,111,603
10%	£2,196,290	£1,966,139	£1,958,162	£1,947,488	£1,935,670	£1,929,761	£1,926,806
15%	£2,105,252	£1,875,100	£1,867,123	£1,855,089	£1,843,271	£1,837,362	£1,834,406
20%	£2,014,213	£1,784,061	£1,776,085	£1,762,891	£1,750,873	£1,744,964	£1,742,009
25%	£1,923,174	£1,693,022	£1,685,047	£1,670,292	£1,658,474	£1,652,565	£1,649,612
30%	£1,832,137	£1,601,983	£1,594,009	£1,577,884	£1,566,076	£1,560,167	£1,557,213
35%	£1,741,098	£1,510,947	£1,502,970	£1,485,495	£1,473,677	£1,467,768	£1,464,815
40%	£1,650,059	£1,419,908	£1,411,931	£1,394,097	£1,381,279	£1,375,370	£1,372,417

St Albans District Council  
Local Plan Testing 2024

T10 - 15 Flats

Value Area  
Harpden

No Units 15  
Site Area 0.2 Ha

Sales value inflation 10%  
Build cost inflation 5%  
Affordable Housing Tenure 60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,271,959	£2,082,446	£2,060,771	£2,052,026	£2,036,947	£2,029,409	£2,025,640
70% SR & 5% SO & 25% FH	10%	£2,062,328	£1,872,815	£1,850,896	£1,841,132	£1,825,885	£1,818,261	£1,814,449
70% SR & 5% SO & 25% FH	15%	£1,957,512	£1,767,999	£1,745,958	£1,735,878	£1,720,345	£1,712,680	£1,708,846
70% SR & 5% SO & 25% FH	20%	£1,852,696	£1,663,183	£1,641,022	£1,630,218	£1,614,801	£1,607,092	£1,603,239
70% SR & 5% SO & 25% FH	25%	£1,747,880	£1,558,367	£1,536,064	£1,524,763	£1,509,252	£1,501,501	£1,497,625
70% SR & 5% SO & 25% FH	30%	£1,643,065	£1,453,552	£1,431,147	£1,419,283	£1,403,697	£1,395,904	£1,392,007
70% SR & 5% SO & 25% FH	35%	£1,538,248	£1,348,735	£1,326,209	£1,313,809	£1,298,137	£1,290,302	£1,286,385
70% SR & 5% SO & 25% FH	40%	£1,433,433	£1,243,920	£1,221,271	£1,208,326	£1,192,572	£1,184,665	£1,180,758

Residual Land values compared to benchmark land values

£3,500,000

Town Centre Office

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,581,170	£1,391,657	£1,369,982	£1,361,236	£1,346,158	£1,338,620	£1,334,850
70% SR & 5% SO & 25% FH	10%	£1,371,538	£1,182,025	£1,160,107	£1,150,342	£1,135,095	£1,127,471	£1,123,659
70% SR & 5% SO & 25% FH	15%	£1,266,722	£1,077,209	£1,055,169	£1,044,889	£1,029,595	£1,021,890	£1,018,057
70% SR & 5% SO & 25% FH	20%	£1,161,907	£972,394	£950,232	£938,429	£924,012	£916,363	£912,490
70% SR & 5% SO & 25% FH	25%	£1,057,090	£867,577	£845,294	£833,964	£818,462	£810,711	£806,836
70% SR & 5% SO & 25% FH	30%	£952,275	£762,762	£740,357	£728,494	£712,907	£705,115	£701,218
70% SR & 5% SO & 25% FH	35%	£847,459	£657,946	£635,419	£623,019	£607,348	£599,513	£595,595
70% SR & 5% SO & 25% FH	40%	£742,644	£553,131	£530,482	£517,539	£501,783	£493,905	£489,966

Residual Land values compared to benchmark land values

£2,740,000

Industrial

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,731,170	£1,541,657	£1,519,982	£1,511,236	£1,496,158	£1,488,620	£1,484,850
70% SR & 5% SO & 25% FH	10%	£1,521,538	£1,332,025	£1,310,107	£1,300,342	£1,285,095	£1,277,471	£1,273,659
70% SR & 5% SO & 25% FH	15%	£1,416,722	£1,227,209	£1,205,169	£1,194,889	£1,179,595	£1,171,890	£1,168,057
70% SR & 5% SO & 25% FH	20%	£1,311,907	£1,122,394	£1,100,232	£1,089,429	£1,074,012	£1,066,363	£1,062,490
70% SR & 5% SO & 25% FH	25%	£1,207,090	£1,017,577	£995,294	£983,964	£968,462	£960,711	£956,836
70% SR & 5% SO & 25% FH	30%	£1,102,275	£912,762	£890,357	£878,494	£862,907	£855,115	£851,218
70% SR & 5% SO & 25% FH	35%	£997,459	£807,946	£785,419	£773,019	£757,348	£749,513	£745,595
70% SR & 5% SO & 25% FH	40%	£892,644	£703,131	£680,482	£667,539	£651,783	£643,905	£639,966

Residual Land values compared to benchmark land values

£1,770,000

Existing Sites

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,822,617	£1,733,104	£1,711,429	£1,702,684	£1,687,606	£1,680,067	£1,676,298
70% SR & 5% SO & 25% FH	10%	£1,712,986	£1,623,473	£1,601,554	£1,591,790	£1,576,543	£1,568,919	£1,565,107
70% SR & 5% SO & 25% FH	15%	£1,608,169	£1,513,856	£1,491,937	£1,482,173	£1,466,926	£1,459,387	£1,455,574
70% SR & 5% SO & 25% FH	20%	£1,503,352	£1,404,239	£1,382,320	£1,372,556	£1,357,309	£1,349,770	£1,345,957
70% SR & 5% SO & 25% FH	25%	£1,398,535	£1,294,622	£1,272,703	£1,262,939	£1,247,692	£1,240,153	£1,236,340
70% SR & 5% SO & 25% FH	30%	£1,293,718	£1,184,805	£1,162,886	£1,153,122	£1,137,875	£1,130,336	£1,126,523
70% SR & 5% SO & 25% FH	35%	£1,188,901	£1,075,188	£1,053,269	£1,043,505	£1,028,258	£1,020,719	£1,016,906
70% SR & 5% SO & 25% FH	40%	£1,084,084	£965,571	£943,652	£933,888	£918,641	£911,102	£907,289

Residual Land values compared to benchmark land values

£370,000

Greenfield Land

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,198,933	£2,009,420	£1,987,745	£1,978,999	£1,963,921	£1,956,383	£1,952,613
70% SR & 5% SO & 25% FH	10%	£1,989,302	£1,799,788	£1,777,870	£1,768,106	£1,752,859	£1,745,235	£1,741,423
70% SR & 5% SO & 25% FH	15%	£1,884,485	£1,694,974	£1,672,932	£1,662,852	£1,647,319	£1,639,654	£1,635,820
70% SR & 5% SO & 25% FH	20%	£1,779,670	£1,590,157	£1,567,995	£1,557,192	£1,541,775	£1,534,066	£1,530,213
70% SR & 5% SO & 25% FH	25%	£1,674,854	£1,485,341	£1,462,957	£1,451,727	£1,435,225	£1,427,474	£1,423,599
70% SR & 5% SO & 25% FH	30%	£1,570,038	£1,380,525	£1,358,120	£1,346,257	£1,329,670	£1,321,878	£1,318,081
70% SR & 5% SO & 25% FH	35%	£1,465,222	£1,275,709	£1,253,163	£1,240,782	£1,223,111	£1,215,276	£1,211,358
70% SR & 5% SO & 25% FH	40%	£1,360,407	£1,170,894	£1,148,245	£1,135,302	£1,117,548	£1,109,668	£1,105,729

St Albans District Council  
Local Plan Testing 2024

T10 - 15 Flats	
No Units	15
Site Area	0.2 Ha

Value Area	St Albans
Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,080,357	£1,890,844	£1,869,169	£1,860,424	£1,845,346	£1,837,807	£1,834,037
70% SR & 5% SO & 25% FH	10%	£1,895,495	£1,695,982	£1,674,084	£1,664,299	£1,649,062	£1,641,428	£1,637,616
70% SR & 5% SO & 25% FH	15%	£1,788,064	£1,598,552	£1,576,511	£1,566,230	£1,550,897	£1,543,232	£1,539,398
70% SR & 5% SO & 25% FH	20%	£1,690,833	£1,501,120	£1,478,958	£1,468,155	£1,452,738	£1,445,030	£1,441,176
70% SR & 5% SO & 25% FH	25%	£1,593,202	£1,403,689	£1,381,406	£1,370,074	£1,354,573	£1,346,923	£1,342,947
70% SR & 5% SO & 25% FH	30%	£1,495,771	£1,306,258	£1,283,852	£1,271,990	£1,256,403	£1,248,611	£1,244,714
70% SR & 5% SO & 25% FH	35%	£1,398,340	£1,208,827	£1,186,300	£1,173,900	£1,158,229	£1,150,393	£1,146,476
70% SR & 5% SO & 25% FH	40%	£1,300,909	£1,111,396	£1,088,748	£1,076,804	£1,060,948	£1,052,171	£1,048,232

Residual Land values compared to benchmark land values

Town Centre Office	£3,500,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,389,567	£1,200,054	£1,176,380	£1,169,635	£1,154,556	£1,147,017	£1,143,248
70% SR & 5% SO & 25% FH	10%	£1,194,706	£1,005,193	£983,274	£973,510	£958,263	£950,639	£946,827
70% SR & 5% SO & 25% FH	15%	£1,097,274	£907,762	£885,722	£875,441	£860,108	£852,442	£848,609
70% SR & 5% SO & 25% FH	20%	£999,843	£810,330	£788,169	£777,385	£761,946	£754,241	£750,366
70% SR & 5% SO & 25% FH	25%	£902,413	£712,900	£690,616	£679,285	£663,783	£656,033	£652,158
70% SR & 5% SO & 25% FH	30%	£804,982	£615,469	£593,063	£581,200	£565,614	£557,821	£553,924
70% SR & 5% SO & 25% FH	35%	£707,551	£518,037	£495,511	£483,110	£467,430	£459,604	£455,686
70% SR & 5% SO & 25% FH	40%	£610,119	£420,606	£397,958	£385,015	£369,250	£361,381	£357,443

Residual Land values compared to benchmark land values

Industrial	£2,740,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,539,567	£1,350,054	£1,326,380	£1,319,635	£1,304,556	£1,297,017	£1,293,248
70% SR & 5% SO & 25% FH	10%	£1,344,706	£1,155,193	£1,133,274	£1,123,510	£1,108,263	£1,100,639	£1,096,827
70% SR & 5% SO & 25% FH	15%	£1,247,274	£1,057,762	£1,035,722	£1,025,441	£1,010,108	£1,002,442	£998,609
70% SR & 5% SO & 25% FH	20%	£1,149,843	£960,330	£938,169	£927,385	£911,946	£904,241	£900,366
70% SR & 5% SO & 25% FH	25%	£1,052,413	£862,900	£840,616	£829,285	£813,783	£806,033	£802,158
70% SR & 5% SO & 25% FH	30%	£954,982	£765,469	£743,063	£731,200	£715,614	£707,821	£703,924
70% SR & 5% SO & 25% FH	35%	£857,551	£668,037	£645,511	£633,110	£617,430	£609,604	£605,686
70% SR & 5% SO & 25% FH	40%	£760,119	£570,606	£547,958	£535,015	£519,250	£511,381	£507,443

Residual Land values compared to benchmark land values

Existing Sites	£1,770,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,731,015	£1,541,502	£1,519,827	£1,511,082	£1,496,004	£1,488,465	£1,484,696
70% SR & 5% SO & 25% FH	10%	£1,536,153	£1,346,640	£1,324,722	£1,314,957	£1,299,710	£1,292,086	£1,288,274
70% SR & 5% SO & 25% FH	15%	£1,438,721	£1,249,209	£1,227,169	£1,216,888	£1,201,555	£1,193,890	£1,190,056
70% SR & 5% SO & 25% FH	20%	£1,341,291	£1,151,778	£1,129,616	£1,119,812	£1,103,386	£1,095,688	£1,091,833
70% SR & 5% SO & 25% FH	25%	£1,243,860	£1,054,347	£1,032,064	£1,020,732	£1,005,231	£997,481	£993,605
70% SR & 5% SO & 25% FH	30%	£1,146,429	£956,916	£934,510	£922,648	£907,051	£899,269	£895,372
70% SR & 5% SO & 25% FH	35%	£1,048,998	£859,485	£836,958	£824,558	£808,686	£801,051	£797,134
70% SR & 5% SO & 25% FH	40%	£951,567	£762,054	£739,406	£726,462	£710,706	£702,828	£698,890

Residual Land values compared to benchmark land values

Greenfield Land	£370,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,807,330	£1,817,817	£1,796,143	£1,787,398	£1,772,319	£1,764,780	£1,761,011
70% SR & 5% SO & 25% FH	10%	£1,812,469	£1,622,956	£1,601,037	£1,591,273	£1,576,026	£1,568,402	£1,564,590
70% SR & 5% SO & 25% FH	15%	£1,715,037	£1,528,525	£1,503,485	£1,493,204	£1,477,871	£1,470,206	£1,466,372
70% SR & 5% SO & 25% FH	20%	£1,617,606	£1,434,093	£1,405,932	£1,395,125	£1,379,712	£1,372,004	£1,368,146
70% SR & 5% SO & 25% FH	25%	£1,520,176	£1,339,663	£1,308,379	£1,297,046	£1,281,547	£1,273,796	£1,269,921
70% SR & 5% SO & 25% FH	30%	£1,422,745	£1,233,232	£1,210,826	£1,198,964	£1,183,377	£1,175,584	£1,171,688
70% SR & 5% SO & 25% FH	35%	£1,325,313	£1,138,800	£1,113,274	£1,100,873	£1,085,202	£1,077,367	£1,073,450
70% SR & 5% SO & 25% FH	40%	£1,227,883	£1,038,370	£1,015,721	£1,002,778	£987,022	£979,144	£975,206

St Albans District Council  
Local Plan Testing 2024

T10 - 15 Flats

Value Area Rest of St Albans

No Units 15  
Site Area 0.2 Ha

Sales value inflation 10%  
Build cost inflation 5%  
Affordable Housing Tenure 60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,562,705	£1,373,192	£1,351,516	£1,342,772	£1,327,694	£1,320,155	£1,316,385
70% SR & 5% SO & 25% FH	10%	£1,415,365	£1,225,852	£1,203,833	£1,194,170	£1,178,922	£1,171,298	£1,167,487
70% SR & 5% SO & 25% FH	15%	£1,341,695	£1,152,182	£1,130,142	£1,119,861	£1,104,529	£1,096,862	£1,093,030
70% SR & 5% SO & 25% FH	20%	£1,288,025	£1,078,512	£1,056,350	£1,045,547	£1,030,130	£1,022,422	£1,018,588
70% SR & 5% SO & 25% FH	25%	£1,194,355	£1,004,842	£982,559	£971,229	£955,727	£947,676	£944,191
70% SR & 5% SO & 25% FH	30%	£1,120,685	£931,172	£908,767	£896,905	£881,318	£873,525	£869,629
70% SR & 5% SO & 25% FH	35%	£1,047,015	£857,502	£834,978	£822,578	£806,904	£799,069	£795,152
70% SR & 5% SO & 25% FH	40%	£973,345	£783,832	£761,184	£748,241	£732,486	£724,609	£720,669

Residual Land values compared to benchmark land values

Town Centre Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£871,915	£882,402	£860,727	£851,983	£836,904	£829,385	£825,596
70% SR & 5% SO & 25% FH	10%	£724,575	£535,062	£513,144	£503,380	£488,132	£480,508	£476,697
70% SR & 5% SO & 25% FH	15%	£650,906	£461,393	£439,352	£429,071	£413,739	£406,073	£402,240
70% SR & 5% SO & 25% FH	20%	£577,236	£387,723	£365,681	£354,757	£339,341	£331,633	£327,776
70% SR & 5% SO & 25% FH	25%	£503,566	£314,053	£291,769	£280,439	£264,938	£257,186	£253,311
70% SR & 5% SO & 25% FH	30%	£429,896	£240,383	£217,978	£206,115	£190,529	£182,735	£178,839
70% SR & 5% SO & 25% FH	35%	£356,226	£166,713	£144,186	£131,786	£116,115	£108,280	£104,362
70% SR & 5% SO & 25% FH	40%	£282,556	£93,043	£70,395	£57,451	£41,656	£33,819	£29,879

Residual Land values compared to benchmark land values

Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,021,915	£832,402	£810,727	£801,983	£786,904	£779,385	£775,596
70% SR & 5% SO & 25% FH	10%	£874,575	£685,062	£663,144	£653,380	£638,132	£630,508	£626,697
70% SR & 5% SO & 25% FH	15%	£800,906	£611,393	£589,352	£579,071	£563,739	£556,073	£552,240
70% SR & 5% SO & 25% FH	20%	£727,236	£537,723	£515,681	£504,757	£489,341	£481,633	£477,776
70% SR & 5% SO & 25% FH	25%	£653,566	£464,053	£441,769	£430,439	£414,938	£407,186	£403,311
70% SR & 5% SO & 25% FH	30%	£579,896	£390,383	£367,978	£356,115	£340,529	£332,735	£328,839
70% SR & 5% SO & 25% FH	35%	£506,226	£316,713	£294,186	£281,786	£266,115	£258,280	£254,362
70% SR & 5% SO & 25% FH	40%	£432,556	£243,043	£220,395	£207,451	£191,656	£183,819	£179,879

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,213,363	£1,023,850	£1,002,174	£993,430	£978,352	£970,813	£967,043
70% SR & 5% SO & 25% FH	10%	£1,066,023	£876,510	£854,591	£844,826	£829,580	£821,956	£818,145
70% SR & 5% SO & 25% FH	15%	£992,353	£802,840	£780,800	£770,518	£755,187	£747,520	£743,688
70% SR & 5% SO & 25% FH	20%	£918,683	£729,170	£707,088	£696,705	£680,796	£673,090	£669,226
70% SR & 5% SO & 25% FH	25%	£845,013	£655,500	£633,217	£621,886	£606,385	£598,634	£594,758
70% SR & 5% SO & 25% FH	30%	£771,343	£581,830	£559,425	£547,983	£531,976	£524,183	£520,287
70% SR & 5% SO & 25% FH	35%	£697,673	£508,160	£485,634	£473,233	£457,592	£449,727	£445,810
70% SR & 5% SO & 25% FH	40%	£624,003	£434,490	£411,842	£398,899	£383,144	£375,266	£371,327

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,489,878	£1,300,165	£1,278,480	£1,269,746	£1,254,667	£1,247,128	£1,243,359
70% SR & 5% SO & 25% FH	10%	£1,342,339	£1,152,826	£1,130,907	£1,121,144	£1,105,896	£1,098,272	£1,094,481
70% SR & 5% SO & 25% FH	15%	£1,288,669	£1,079,156	£1,057,116	£1,046,834	£1,031,502	£1,023,836	£1,020,003
70% SR & 5% SO & 25% FH	20%	£1,194,999	£1,005,486	£983,324	£972,520	£957,104	£949,396	£945,542
70% SR & 5% SO & 25% FH	25%	£1,121,329	£931,816	£909,533	£898,202	£882,704	£874,949	£871,074
70% SR & 5% SO & 25% FH	30%	£1,047,659	£858,146	£835,741	£823,878	£808,292	£800,488	£796,603
70% SR & 5% SO & 25% FH	35%	£973,989	£784,476	£761,950	£749,549	£733,878	£726,043	£722,126
70% SR & 5% SO & 25% FH	40%	£900,319	£710,806	£688,158	£675,215	£659,459	£651,582	£647,643

St Albans District Council  
Local Plan Testing 2024

T10 - 15 Flats

No Units: 15  
Site Area: 0.2 Ha

Value Area	Zone of Influence
Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,562,705	£1,273,182	£1,251,507	£1,242,761	£1,227,684	£1,220,145	£1,216,375
70% SR & 5% SO & 25% FH	10%	£1,415,365	£1,125,842	£1,103,624	£1,094,160	£1,079,912	£1,071,298	£1,067,476
70% SR & 5% SO & 25% FH	15%	£1,341,695	£1,052,172	£1,030,132	£1,019,851	£1,004,519	£996,852	£993,020
70% SR & 5% SO & 25% FH	20%	£1,268,025	£978,502	£956,341	£945,537	£930,120	£922,412	£918,558
70% SR & 5% SO & 25% FH	25%	£1,194,355	£904,832	£882,649	£871,219	£855,717	£847,566	£844,091
70% SR & 5% SO & 25% FH	30%	£1,120,685	£831,162	£808,758	£796,894	£781,309	£773,515	£769,619
70% SR & 5% SO & 25% FH	35%	£1,047,015	£757,493	£734,956	£722,566	£706,894	£699,059	£695,142
70% SR & 5% SO & 25% FH	40%	£973,345	£683,823	£661,175	£648,231	£632,476	£624,597	£620,659

Residual Land values compared to benchmark land values

Town Centre Office: £3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£871,915	£582,392	£560,717	£551,972	£536,894	£529,355	£525,586
70% SR & 5% SO & 25% FH	10%	£724,575	£435,053	£413,134	£403,371	£388,123	£380,499	£376,687
70% SR & 5% SO & 25% FH	15%	£650,906	£361,383	£339,343	£329,961	£313,729	£306,063	£302,230
70% SR & 5% SO & 25% FH	20%	£577,236	£287,713	£265,551	£254,747	£239,331	£231,663	£227,768
70% SR & 5% SO & 25% FH	25%	£503,566	£214,043	£191,760	£180,429	£164,928	£157,176	£153,301
70% SR & 5% SO & 25% FH	30%	£429,896	£140,373	£117,868	£106,104	£90,519	£82,725	£78,829
70% SR & 5% SO & 25% FH	35%	£356,226	£66,703	£44,177	£31,176	£16,105	£9,279	£4,392
70% SR & 5% SO & 25% FH	40%	£282,556	£0,007	£28,616	£12,689	£8,319	£6,102	£0,150

Residual Land values compared to benchmark land values

Industrial: £2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,021,915	£732,392	£710,717	£701,972	£686,894	£679,355	£675,586
70% SR & 5% SO & 25% FH	10%	£874,575	£585,053	£563,134	£553,371	£538,123	£530,499	£526,687
70% SR & 5% SO & 25% FH	15%	£800,906	£511,383	£489,343	£479,961	£463,729	£456,063	£452,230
70% SR & 5% SO & 25% FH	20%	£727,236	£437,713	£415,551	£404,747	£389,331	£381,663	£377,768
70% SR & 5% SO & 25% FH	25%	£653,566	£364,043	£341,760	£330,429	£314,928	£307,176	£303,301
70% SR & 5% SO & 25% FH	30%	£579,896	£290,373	£267,868	£256,104	£240,519	£232,725	£228,829
70% SR & 5% SO & 25% FH	35%	£506,226	£216,703	£194,177	£181,176	£166,105	£158,279	£154,392
70% SR & 5% SO & 25% FH	40%	£432,556	£143,033	£120,365	£107,441	£91,886	£83,808	£79,870

Residual Land values compared to benchmark land values

Existing Sites: £1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,213,363	£923,840	£902,164	£893,419	£878,342	£870,803	£867,033
70% SR & 5% SO & 25% FH	10%	£1,066,023	£776,500	£754,581	£744,818	£729,570	£721,946	£718,134
70% SR & 5% SO & 25% FH	15%	£992,353	£702,830	£680,790	£670,909	£655,177	£647,510	£643,678
70% SR & 5% SO & 25% FH	20%	£918,683	£629,160	£606,868	£596,195	£580,776	£573,070	£569,216
70% SR & 5% SO & 25% FH	25%	£845,013	£555,490	£533,207	£521,877	£506,375	£498,624	£494,749
70% SR & 5% SO & 25% FH	30%	£771,343	£481,820	£459,415	£447,552	£431,996	£424,173	£420,277
70% SR & 5% SO & 25% FH	35%	£697,673	£408,150	£385,624	£373,224	£357,552	£349,717	£345,800
70% SR & 5% SO & 25% FH	40%	£624,003	£334,481	£311,832	£298,889	£283,134	£275,255	£271,317

Residual Land values compared to benchmark land values

Greenfield Land: £370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,489,878	£1,200,155	£1,178,480	£1,169,735	£1,154,658	£1,147,119	£1,143,349
70% SR & 5% SO & 25% FH	10%	£1,342,538	£1,052,816	£1,030,897	£1,021,134	£1,005,898	£998,262	£994,450
70% SR & 5% SO & 25% FH	15%	£1,268,868	£979,146	£957,106	£946,824	£931,493	£923,826	£919,953
70% SR & 5% SO & 25% FH	20%	£1,194,998	£905,476	£883,314	£872,511	£857,094	£849,386	£845,532
70% SR & 5% SO & 25% FH	25%	£1,121,328	£831,806	£809,523	£798,192	£782,691	£774,940	£771,064
70% SR & 5% SO & 25% FH	30%	£1,047,658	£758,136	£735,731	£723,868	£708,282	£700,488	£696,593
70% SR & 5% SO & 25% FH	35%	£973,988	£684,466	£661,940	£649,539	£633,668	£625,633	£621,115
70% SR & 5% SO & 25% FH	40%	£900,318	£610,796	£588,148	£575,205	£558,450	£551,571	£547,633

St Albans District Council  
Local Plan Testing 2024

T11 - 20 Houses

Value Area

Harpden

No Units	20
Site Area	0.8 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£6,778,753	£6,491,643	£6,475,576	£6,459,554	£6,435,751	£6,423,850	£6,417,899
70% SR & 5% SO & 25% FH	10%	£6,239,655	£5,962,545	£5,936,659	£5,915,400	£5,891,865	£5,880,098	£5,874,214
70% SR & 5% SO & 25% FH	15%	£5,970,076	£5,692,966	£5,667,170	£5,643,339	£5,619,639	£5,608,238	£5,602,388
70% SR & 5% SO & 25% FH	20%	£5,700,477	£5,413,367	£5,397,662	£5,371,289	£5,348,023	£5,336,390	£5,330,573
70% SR & 5% SO & 25% FH	25%	£5,430,858	£5,143,748	£5,128,133	£5,099,251	£5,076,117	£5,064,551	£5,058,768
70% SR & 5% SO & 25% FH	30%	£5,161,218	£4,874,109	£4,858,585	£4,827,222	£4,804,223	£4,792,724	£4,786,974
70% SR & 5% SO & 25% FH	35%	£4,891,559	£4,604,449	£4,589,016	£4,555,204	£4,532,339	£4,520,907	£4,515,191
70% SR & 5% SO & 25% FH	40%	£4,621,880	£4,334,770	£4,319,427	£4,283,197	£4,260,467	£4,249,101	£4,243,418

Residual Land values compared to benchmark land values  
Town Centre Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£3,978,753	£3,691,643	£3,675,576	£3,659,554	£3,635,751	£3,623,850	£3,617,899
70% SR & 5% SO & 25% FH	10%	£3,439,655	£3,152,545	£3,136,659	£3,115,400	£3,091,865	£3,080,098	£3,074,214
70% SR & 5% SO & 25% FH	15%	£3,170,076	£2,882,966	£2,867,170	£2,843,339	£2,819,639	£2,808,238	£2,802,388
70% SR & 5% SO & 25% FH	20%	£2,900,477	£2,613,367	£2,597,662	£2,571,289	£2,548,023	£2,536,390	£2,530,573
70% SR & 5% SO & 25% FH	25%	£2,630,858	£2,343,748	£2,328,133	£2,299,251	£2,276,117	£2,264,551	£2,258,768
70% SR & 5% SO & 25% FH	30%	£2,361,218	£2,074,109	£2,058,585	£2,027,222	£2,004,223	£1,992,724	£1,986,974
70% SR & 5% SO & 25% FH	35%	£2,091,559	£1,804,449	£1,789,016	£1,755,204	£1,732,339	£1,720,907	£1,715,191
70% SR & 5% SO & 25% FH	40%	£1,821,880	£1,534,770	£1,519,427	£1,483,197	£1,460,467	£1,449,101	£1,443,418

Residual Land values compared to benchmark land values  
Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£4,586,753	£4,299,643	£4,283,576	£4,267,554	£4,243,751	£4,231,850	£4,225,899
70% SR & 5% SO & 25% FH	10%	£4,047,655	£3,760,545	£3,744,659	£3,723,400	£3,699,865	£3,688,098	£3,682,214
70% SR & 5% SO & 25% FH	15%	£3,778,076	£3,490,966	£3,475,170	£3,451,339	£3,427,639	£3,416,238	£3,410,388
70% SR & 5% SO & 25% FH	20%	£3,508,477	£3,221,367	£3,205,662	£3,179,289	£3,156,023	£3,144,390	£3,138,573
70% SR & 5% SO & 25% FH	25%	£3,238,858	£2,951,748	£2,936,133	£2,907,251	£2,884,117	£2,872,551	£2,866,768
70% SR & 5% SO & 25% FH	30%	£2,969,218	£2,682,109	£2,666,585	£2,635,222	£2,612,223	£2,600,724	£2,594,974
70% SR & 5% SO & 25% FH	35%	£2,699,559	£2,412,449	£2,397,016	£2,363,204	£2,340,339	£2,328,907	£2,323,191
70% SR & 5% SO & 25% FH	40%	£2,429,880	£2,142,770	£2,127,427	£2,091,197	£2,068,467	£2,057,101	£2,051,418

Residual Land values compared to benchmark land values  
Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£5,362,753	£5,075,643	£5,059,576	£5,043,554	£5,019,751	£5,007,850	£5,001,899
70% SR & 5% SO & 25% FH	10%	£4,823,655	£4,536,545	£4,520,659	£4,499,400	£4,475,865	£4,464,098	£4,458,214
70% SR & 5% SO & 25% FH	15%	£4,554,076	£4,266,966	£4,251,170	£4,227,339	£4,203,939	£4,192,238	£4,186,388
70% SR & 5% SO & 25% FH	20%	£4,284,477	£3,997,367	£3,981,662	£3,955,289	£3,932,023	£3,920,390	£3,914,573
70% SR & 5% SO & 25% FH	25%	£4,014,858	£3,727,748	£3,712,133	£3,683,251	£3,660,117	£3,648,551	£3,642,768
70% SR & 5% SO & 25% FH	30%	£3,745,218	£3,458,109	£3,442,585	£3,411,222	£3,388,223	£3,376,724	£3,370,974
70% SR & 5% SO & 25% FH	35%	£3,475,559	£3,188,449	£3,173,016	£3,139,204	£3,116,339	£3,104,907	£3,099,191
70% SR & 5% SO & 25% FH	40%	£3,205,880	£2,918,770	£2,903,427	£2,867,197	£2,844,467	£2,833,101	£2,827,418

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£6,482,753	£6,195,643	£6,179,576	£6,163,554	£6,139,751	£6,127,850	£6,121,899
70% SR & 5% SO & 25% FH	10%	£5,943,655	£5,656,545	£5,640,659	£5,619,400	£5,595,865	£5,584,098	£5,578,214
70% SR & 5% SO & 25% FH	15%	£5,674,076	£5,386,966	£5,371,170	£5,347,339	£5,323,639	£5,312,238	£5,306,388
70% SR & 5% SO & 25% FH	20%	£5,404,477	£5,117,367	£5,101,662	£5,076,289	£5,052,023	£5,040,390	£5,034,573
70% SR & 5% SO & 25% FH	25%	£5,134,858	£4,847,748	£4,832,133	£4,803,251	£4,780,117	£4,768,551	£4,762,768
70% SR & 5% SO & 25% FH	30%	£4,865,218	£4,578,109	£4,562,585	£4,531,222	£4,508,223	£4,496,724	£4,490,974
70% SR & 5% SO & 25% FH	35%	£4,595,559	£4,308,449	£4,293,016	£4,259,204	£4,236,339	£4,224,907	£4,219,191
70% SR & 5% SO & 25% FH	40%	£4,325,880	£4,038,770	£4,023,427	£3,987,197	£3,964,467	£3,953,101	£3,947,418

T11 - 20 Houses	
No Units	20
Site Area	0.8 Ha

Value Area	St Albans
Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£6,336,736	£6,049,627	£6,033,560	£6,017,537	£5,993,735	£5,981,833	£5,975,883
70% SR & 5% SO & 25% FH	10%	£5,833,832	£5,546,722	£5,530,836	£5,509,577	£5,486,042	£5,474,274	£5,468,391
70% SR & 5% SO & 25% FH	15%	£5,682,349	£5,295,239	£5,279,444	£5,255,612	£5,232,212	£5,220,511	£5,214,661
70% SR & 5% SO & 25% FH	20%	£5,330,846	£5,043,736	£5,028,031	£5,001,659	£4,978,392	£4,966,758	£4,960,942
70% SR & 5% SO & 25% FH	25%	£5,079,324	£4,792,214	£4,776,599	£4,747,716	£4,724,583	£4,713,017	£4,707,234
70% SR & 5% SO & 25% FH	30%	£4,827,780	£4,540,670	£4,525,147	£4,493,783	£4,470,785	£4,459,285	£4,453,536
70% SR & 5% SO & 25% FH	35%	£4,576,218	£4,289,108	£4,273,674	£4,239,863	£4,216,968	£4,205,565	£4,199,849
70% SR & 5% SO & 25% FH	40%	£4,324,635	£4,037,525	£4,022,181	£3,985,951	£3,963,221	£3,951,856	£3,946,173

Residual Land values compared to benchmark land values

Town Centre Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£3,536,736	£3,249,627	£3,233,560	£3,217,537	£3,193,735	£3,181,833	£3,175,883
70% SR & 5% SO & 25% FH	10%	£3,033,832	£2,746,722	£2,730,836	£2,709,577	£2,686,042	£2,674,274	£2,668,391
70% SR & 5% SO & 25% FH	15%	£2,782,349	£2,495,239	£2,479,444	£2,455,612	£2,432,212	£2,420,511	£2,414,661
70% SR & 5% SO & 25% FH	20%	£2,530,846	£2,243,736	£2,228,031	£2,201,659	£2,178,392	£2,166,758	£2,160,942
70% SR & 5% SO & 25% FH	25%	£2,279,324	£1,992,214	£1,976,599	£1,947,716	£1,924,583	£1,913,017	£1,907,234
70% SR & 5% SO & 25% FH	30%	£2,027,780	£1,740,670	£1,725,147	£1,693,783	£1,670,785	£1,659,285	£1,653,536
70% SR & 5% SO & 25% FH	35%	£1,776,218	£1,489,108	£1,473,674	£1,439,863	£1,416,968	£1,405,565	£1,399,849
70% SR & 5% SO & 25% FH	40%	£1,524,635	£1,237,525	£1,222,181	£1,185,951	£1,163,221	£1,151,856	£1,146,173

Residual Land values compared to benchmark land values

Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£4,144,736	£3,857,627	£3,841,560	£3,825,537	£3,801,735	£3,789,833	£3,783,883
70% SR & 5% SO & 25% FH	10%	£3,641,832	£3,354,722	£3,338,836	£3,317,577	£3,294,042	£3,282,274	£3,276,391
70% SR & 5% SO & 25% FH	15%	£3,390,349	£3,103,239	£3,087,444	£3,063,612	£3,040,212	£3,028,511	£3,022,661
70% SR & 5% SO & 25% FH	20%	£3,138,846	£2,851,736	£2,836,031	£2,809,659	£2,786,392	£2,774,758	£2,769,942
70% SR & 5% SO & 25% FH	25%	£2,887,324	£2,600,214	£2,584,599	£2,555,716	£2,532,583	£2,521,017	£2,515,234
70% SR & 5% SO & 25% FH	30%	£2,635,780	£2,348,670	£2,333,147	£2,301,783	£2,278,785	£2,267,285	£2,261,536
70% SR & 5% SO & 25% FH	35%	£2,384,218	£2,097,108	£2,081,674	£2,047,863	£2,024,968	£2,013,565	£2,007,849
70% SR & 5% SO & 25% FH	40%	£2,132,635	£1,845,525	£1,830,181	£1,793,951	£1,771,221	£1,759,856	£1,754,173

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£4,920,736	£4,633,627	£4,617,560	£4,601,537	£4,577,735	£4,565,833	£4,559,883
70% SR & 5% SO & 25% FH	10%	£4,417,832	£4,130,722	£4,114,836	£4,093,577	£4,070,042	£4,058,274	£4,052,391
70% SR & 5% SO & 25% FH	15%	£4,166,349	£3,879,239	£3,863,444	£3,839,612	£3,816,212	£3,804,511	£3,798,661
70% SR & 5% SO & 25% FH	20%	£3,914,846	£3,627,736	£3,612,031	£3,585,659	£3,562,392	£3,550,758	£3,544,942
70% SR & 5% SO & 25% FH	25%	£3,663,324	£3,376,214	£3,360,599	£3,331,716	£3,308,583	£3,297,017	£3,291,234
70% SR & 5% SO & 25% FH	30%	£3,411,780	£3,124,670	£3,109,147	£3,077,783	£3,054,785	£3,043,285	£3,037,536
70% SR & 5% SO & 25% FH	35%	£3,160,218	£2,873,108	£2,857,674	£2,823,863	£2,800,968	£2,789,565	£2,783,849
70% SR & 5% SO & 25% FH	40%	£2,908,635	£2,621,525	£2,606,181	£2,569,951	£2,547,221	£2,535,856	£2,530,173

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£6,040,736	£5,753,627	£5,737,560	£5,721,537	£5,697,735	£5,685,833	£5,679,883
70% SR & 5% SO & 25% FH	10%	£5,537,832	£5,250,722	£5,234,836	£5,213,577	£5,190,042	£5,178,274	£5,172,391
70% SR & 5% SO & 25% FH	15%	£5,286,349	£4,999,239	£4,983,444	£4,959,612	£4,936,212	£4,924,511	£4,918,661
70% SR & 5% SO & 25% FH	20%	£5,034,846	£4,747,736	£4,732,031	£4,705,659	£4,682,392	£4,670,758	£4,664,942
70% SR & 5% SO & 25% FH	25%	£4,783,324	£4,496,214	£4,480,599	£4,451,716	£4,428,583	£4,417,017	£4,411,234
70% SR & 5% SO & 25% FH	30%	£4,531,780	£4,244,670	£4,229,147	£4,197,783	£4,174,785	£4,163,285	£4,157,536
70% SR & 5% SO & 25% FH	35%	£4,280,218	£3,993,108	£3,977,674	£3,943,863	£3,920,968	£3,909,565	£3,903,849
70% SR & 5% SO & 25% FH	40%	£4,028,635	£3,741,525	£3,726,181	£3,689,951	£3,667,221	£3,655,856	£3,650,173

St Albans District Council  
Local Plan Testing 2024

T11 - 20 Houses

Value Area

Rest of St Albans

No Units	20
Site Area	0.8 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£5,142,539	£4,852,765	£4,836,453	£4,820,187	£4,796,021	£4,783,938	£4,777,896
70% SR & 5% SO & 25% FH	10%	£4,753,159	£4,464,383	£4,448,254	£4,426,870	£4,402,776	£4,390,830	£4,384,857
70% SR & 5% SO & 25% FH	15%	£4,558,436	£4,270,160	£4,254,123	£4,229,829	£4,206,171	£4,194,293	£4,188,353
70% SR & 5% SO & 25% FH	20%	£4,363,698	£4,075,917	£4,059,973	£4,033,198	£4,009,577	£3,997,766	£3,991,860
70% SR & 5% SO & 25% FH	25%	£4,168,937	£3,891,655	£3,875,802	£3,846,478	£3,812,993	£3,801,250	£3,795,378
70% SR & 5% SO & 25% FH	30%	£3,974,156	£3,697,046	£3,671,522	£3,639,769	£3,616,419	£3,604,745	£3,598,908
70% SR & 5% SO & 25% FH	35%	£3,779,355	£3,492,245	£3,476,812	£3,443,000	£3,419,857	£3,408,250	£3,402,448
70% SR & 5% SO & 25% FH	40%	£3,584,534	£3,297,424	£3,282,081	£3,245,851	£3,223,121	£3,211,756	£3,205,998

Residual Land values compared to benchmark land values

Town Centre Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,342,539	£2,052,765	£2,036,453	£2,020,187	£1,996,021	£1,983,938	£1,977,896
70% SR & 5% SO & 25% FH	10%	£1,953,159	£1,664,383	£1,648,254	£1,626,870	£1,602,776	£1,590,830	£1,584,857
70% SR & 5% SO & 25% FH	15%	£1,758,436	£1,470,160	£1,454,123	£1,429,829	£1,406,171	£1,394,293	£1,388,353
70% SR & 5% SO & 25% FH	20%	£1,563,698	£1,275,917	£1,259,973	£1,233,198	£1,209,577	£1,197,766	£1,191,860
70% SR & 5% SO & 25% FH	25%	£1,368,937	£1,081,655	£1,065,802	£1,036,478	£1,012,993	£1,001,250	£995,378
70% SR & 5% SO & 25% FH	30%	£1,174,156	£887,046	£871,522	£839,769	£816,419	£804,745	£798,908
70% SR & 5% SO & 25% FH	35%	£979,355	£692,245	£676,812	£643,000	£619,857	£608,250	£602,448
70% SR & 5% SO & 25% FH	40%	£784,534	£497,424	£482,081	£445,851	£423,121	£411,756	£405,998

Residual Land values compared to benchmark land values

Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,950,539	£2,660,765	£2,644,453	£2,628,187	£2,604,021	£2,591,938	£2,585,896
70% SR & 5% SO & 25% FH	10%	£2,561,159	£2,272,383	£2,256,254	£2,234,870	£2,210,776	£2,198,830	£2,192,857
70% SR & 5% SO & 25% FH	15%	£2,366,436	£2,078,160	£2,062,123	£2,037,829	£2,014,171	£2,002,293	£1,996,353
70% SR & 5% SO & 25% FH	20%	£2,171,698	£1,883,917	£1,867,973	£1,841,198	£1,817,577	£1,805,766	£1,799,860
70% SR & 5% SO & 25% FH	25%	£1,976,937	£1,689,655	£1,673,802	£1,644,478	£1,620,993	£1,609,250	£1,603,378
70% SR & 5% SO & 25% FH	30%	£1,782,156	£1,495,046	£1,479,522	£1,447,769	£1,424,419	£1,412,745	£1,406,908
70% SR & 5% SO & 25% FH	35%	£1,587,355	£1,300,245	£1,284,812	£1,251,000	£1,227,857	£1,216,250	£1,210,448
70% SR & 5% SO & 25% FH	40%	£1,392,534	£1,105,424	£1,090,081	£1,053,851	£1,031,121	£1,019,756	£1,013,998

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£3,726,539	£3,436,765	£3,420,453	£3,404,187	£3,380,021	£3,367,938	£3,361,896
70% SR & 5% SO & 25% FH	10%	£3,337,159	£3,048,383	£3,032,254	£3,010,870	£2,986,776	£2,974,830	£2,968,857
70% SR & 5% SO & 25% FH	15%	£3,142,436	£2,854,160	£2,838,123	£2,813,829	£2,790,171	£2,778,293	£2,772,353
70% SR & 5% SO & 25% FH	20%	£2,947,698	£2,659,917	£2,643,973	£2,617,198	£2,593,577	£2,581,766	£2,575,860
70% SR & 5% SO & 25% FH	25%	£2,752,937	£2,465,655	£2,449,802	£2,420,478	£2,396,993	£2,385,250	£2,379,378
70% SR & 5% SO & 25% FH	30%	£2,558,156	£2,271,046	£2,255,522	£2,223,769	£2,200,419	£2,188,745	£2,182,908
70% SR & 5% SO & 25% FH	35%	£2,363,355	£2,076,245	£2,060,812	£2,027,000	£2,003,857	£1,992,250	£1,986,448
70% SR & 5% SO & 25% FH	40%	£2,168,534	£1,881,424	£1,866,081	£1,829,851	£1,807,121	£1,795,756	£1,789,998

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£4,846,539	£4,556,765	£4,540,453	£4,524,187	£4,500,021	£4,487,938	£4,481,896
70% SR & 5% SO & 25% FH	10%	£4,457,159	£4,168,383	£4,152,254	£4,130,870	£4,106,776	£4,094,830	£4,088,857
70% SR & 5% SO & 25% FH	15%	£4,262,436	£3,974,160	£3,958,123	£3,933,829	£3,910,171	£3,898,293	£3,892,353
70% SR & 5% SO & 25% FH	20%	£4,067,698	£3,779,917	£3,763,973	£3,737,198	£3,713,577	£3,701,766	£3,695,860
70% SR & 5% SO & 25% FH	25%	£3,872,937	£3,585,655	£3,569,802	£3,540,478	£3,516,993	£3,505,250	£3,499,378
70% SR & 5% SO & 25% FH	30%	£3,678,156	£3,391,046	£3,375,522	£3,343,769	£3,320,419	£3,308,745	£3,302,908
70% SR & 5% SO & 25% FH	35%	£3,483,355	£3,196,245	£3,180,812	£3,147,000	£3,123,857	£3,112,250	£3,106,448
70% SR & 5% SO & 25% FH	40%	£3,288,534	£3,001,424	£2,986,081	£2,949,851	£2,927,121	£2,915,756	£2,909,998

St Albans District Council  
Local Plan Testing 2024

T11 - 20 Houses	
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Value Area	Zone of Influence
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No Units	20
Site Area	0.8 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£5,142,539	£4,719,414	£4,703,102	£4,686,836	£4,662,670	£4,650,587	£4,644,546
70% SR & 5% SO & 25% FH	10%	£4,753,159	£4,331,031	£4,314,903	£4,293,320	£4,269,426	£4,257,478	£4,251,505
70% SR & 5% SO & 25% FH	15%	£4,658,438	£4,136,809	£4,120,773	£4,096,678	£4,072,820	£4,060,941	£4,055,002
70% SR & 5% SO & 25% FH	20%	£4,363,698	£3,942,567	£3,926,622	£3,899,847	£3,876,225	£3,864,414	£3,858,509
70% SR & 5% SO & 25% FH	25%	£4,168,937	£3,748,304	£3,732,451	£3,703,127	£3,679,641	£3,667,899	£3,662,027
70% SR & 5% SO & 25% FH	30%	£3,974,156	£3,554,021	£3,538,260	£3,508,418	£3,483,069	£3,471,393	£3,465,556
70% SR & 5% SO & 25% FH	35%	£3,779,355	£3,359,716	£3,344,048	£3,309,720	£3,286,507	£3,274,900	£3,269,096
70% SR & 5% SO & 25% FH	40%	£3,584,534	£3,165,393	£3,149,815	£3,113,033	£3,089,956	£3,078,416	£3,072,647

Residual Land values compared to benchmark land values  
Town Centre Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,342,539	£1,919,414	£1,903,102	£1,886,836	£1,862,670	£1,850,587	£1,844,546
70% SR & 5% SO & 25% FH	10%	£1,953,159	£1,531,031	£1,514,903	£1,493,320	£1,469,426	£1,457,478	£1,451,505
70% SR & 5% SO & 25% FH	15%	£1,758,438	£1,336,809	£1,320,773	£1,296,678	£1,272,820	£1,260,941	£1,255,002
70% SR & 5% SO & 25% FH	20%	£1,563,698	£1,142,567	£1,126,622	£1,099,847	£1,076,225	£1,064,414	£1,058,509
70% SR & 5% SO & 25% FH	25%	£1,368,937	£948,304	£932,451	£903,127	£879,641	£867,899	£862,027
70% SR & 5% SO & 25% FH	30%	£1,174,156	£754,021	£738,260	£708,418	£683,069	£671,393	£665,556
70% SR & 5% SO & 25% FH	35%	£979,355	£559,716	£544,048	£509,720	£486,507	£474,900	£469,096
70% SR & 5% SO & 25% FH	40%	£784,534	£365,393	£349,815	£313,033	£289,956	£278,416	£272,647

Residual Land values compared to benchmark land values  
Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£2,950,539	£2,527,414	£2,511,102	£2,494,836	£2,470,670	£2,458,587	£2,452,546
70% SR & 5% SO & 25% FH	10%	£2,561,159	£2,139,031	£2,122,903	£2,101,320	£2,077,426	£2,065,478	£2,059,505
70% SR & 5% SO & 25% FH	15%	£2,366,438	£1,944,809	£1,928,773	£1,904,678	£1,880,820	£1,868,941	£1,863,002
70% SR & 5% SO & 25% FH	20%	£2,171,698	£1,750,567	£1,734,622	£1,707,847	£1,684,225	£1,672,414	£1,666,509
70% SR & 5% SO & 25% FH	25%	£1,976,937	£1,556,304	£1,540,451	£1,511,127	£1,487,641	£1,475,899	£1,470,027
70% SR & 5% SO & 25% FH	30%	£1,782,156	£1,362,021	£1,346,260	£1,314,418	£1,291,069	£1,279,393	£1,273,556
70% SR & 5% SO & 25% FH	35%	£1,587,355	£1,167,716	£1,152,048	£1,117,720	£1,094,507	£1,082,900	£1,077,096
70% SR & 5% SO & 25% FH	40%	£1,392,534	£973,393	£957,815	£921,033	£897,956	£886,416	£880,647

Residual Land values compared to benchmark land values  
Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£3,726,539	£3,303,414	£3,287,102	£3,270,836	£3,246,670	£3,234,587	£3,228,546
70% SR & 5% SO & 25% FH	10%	£3,337,159	£2,915,031	£2,898,903	£2,877,320	£2,853,426	£2,841,478	£2,835,505
70% SR & 5% SO & 25% FH	15%	£3,142,438	£2,720,809	£2,704,773	£2,680,678	£2,656,820	£2,644,941	£2,639,002
70% SR & 5% SO & 25% FH	20%	£2,947,698	£2,526,567	£2,510,622	£2,483,847	£2,460,225	£2,448,414	£2,442,509
70% SR & 5% SO & 25% FH	25%	£2,752,937	£2,332,304	£2,316,451	£2,287,127	£2,263,641	£2,251,899	£2,246,027
70% SR & 5% SO & 25% FH	30%	£2,558,156	£2,138,021	£2,122,260	£2,090,418	£2,067,069	£2,055,393	£2,049,556
70% SR & 5% SO & 25% FH	35%	£2,363,355	£1,943,716	£1,928,048	£1,893,720	£1,870,507	£1,858,900	£1,853,096
70% SR & 5% SO & 25% FH	40%	£2,168,534	£1,749,393	£1,733,815	£1,697,033	£1,673,956	£1,662,416	£1,656,647

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£4,846,539	£4,423,414	£4,407,102	£4,390,836	£4,366,670	£4,354,587	£4,348,546
70% SR & 5% SO & 25% FH	10%	£4,457,159	£4,035,031	£4,018,903	£3,997,320	£3,973,426	£3,961,478	£3,955,505
70% SR & 5% SO & 25% FH	15%	£4,262,438	£3,840,809	£3,824,773	£3,800,678	£3,776,820	£3,764,941	£3,759,002
70% SR & 5% SO & 25% FH	20%	£4,067,698	£3,646,567	£3,630,622	£3,603,847	£3,580,225	£3,568,414	£3,562,509
70% SR & 5% SO & 25% FH	25%	£3,872,937	£3,452,304	£3,436,451	£3,407,127	£3,383,641	£3,371,899	£3,366,027
70% SR & 5% SO & 25% FH	30%	£3,678,156	£3,258,021	£3,242,260	£3,210,418	£3,187,069	£3,175,393	£3,169,556
70% SR & 5% SO & 25% FH	35%	£3,483,355	£3,063,716	£3,048,048	£3,013,720	£2,990,507	£2,978,900	£2,973,096
70% SR & 5% SO & 25% FH	40%	£3,288,534	£2,869,393	£2,853,815	£2,817,033	£2,793,956	£2,782,416	£2,776,647

St Albans District Council  
Local Plan Testing 2024

T12 - 30 Flats

Value Area Harpenden

No Units	30
Site Area	0.5 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£4,355,183	£3,982,593	£3,940,295	£3,923,228	£3,883,804	£3,879,091	£3,871,735
70% SR & 5% SO & 25%FH	10%	£3,953,074	£3,580,484	£3,537,711	£3,518,657	£3,488,902	£3,474,023	£3,466,585
70% SR & 5% SO & 25%FH	15%	£3,752,020	£3,379,430	£3,336,419	£3,316,356	£3,286,435	£3,271,476	£3,263,995
70% SR & 5% SO & 25%FH	20%	£3,550,966	£3,178,375	£3,135,128	£3,114,045	£3,083,959	£3,068,917	£3,061,395
70% SR & 5% SO & 25%FH	25%	£3,349,912	£2,977,322	£2,933,836	£2,911,725	£2,881,474	£2,866,348	£2,858,789
70% SR & 5% SO & 25%FH	30%	£3,148,857	£2,776,268	£2,732,544	£2,709,394	£2,678,977	£2,663,770	£2,656,166
70% SR & 5% SO & 25%FH	35%	£2,947,803	£2,575,213	£2,531,252	£2,507,053	£2,476,471	£2,461,181	£2,453,536
70% SR & 5% SO & 25%FH	40%	£2,746,749	£2,374,159	£2,329,981	£2,304,703	£2,273,956	£2,258,583	£2,250,896

Residual Land values compared to benchmark land values

Town Centre Office	£3,500,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£2,605,183	£2,232,593	£2,190,295	£2,173,228	£2,143,804	£2,129,091	£2,121,735
70% SR & 5% SO & 25%FH	10%	£2,203,074	£1,830,484	£1,787,711	£1,768,657	£1,738,902	£1,724,023	£1,716,585
70% SR & 5% SO & 25%FH	15%	£2,002,020	£1,629,430	£1,586,419	£1,566,356	£1,536,435	£1,521,476	£1,513,995
70% SR & 5% SO & 25%FH	20%	£1,800,966	£1,428,375	£1,385,128	£1,364,045	£1,333,959	£1,318,917	£1,311,395
70% SR & 5% SO & 25%FH	25%	£1,599,912	£1,227,322	£1,183,836	£1,161,725	£1,131,474	£1,116,348	£1,108,789
70% SR & 5% SO & 25%FH	30%	£1,398,857	£1,026,268	£982,544	£959,394	£928,977	£913,770	£906,166
70% SR & 5% SO & 25%FH	35%	£1,197,803	£825,213	£781,252	£757,053	£726,471	£711,181	£703,536
70% SR & 5% SO & 25%FH	40%	£996,749	£624,159	£579,981	£554,703	£523,956	£508,583	£500,896

Residual Land values compared to benchmark land values

Industrial	£2,740,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£2,985,183	£2,612,593	£2,570,295	£2,553,228	£2,523,804	£2,509,091	£2,501,735
70% SR & 5% SO & 25%FH	10%	£2,583,074	£2,210,484	£2,167,711	£2,148,657	£2,118,902	£2,104,023	£2,096,585
70% SR & 5% SO & 25%FH	15%	£2,382,020	£2,009,430	£1,966,419	£1,946,356	£1,916,435	£1,901,476	£1,893,995
70% SR & 5% SO & 25%FH	20%	£2,180,966	£1,808,375	£1,765,128	£1,744,045	£1,713,959	£1,698,917	£1,691,395
70% SR & 5% SO & 25%FH	25%	£1,979,912	£1,607,322	£1,563,836	£1,541,725	£1,511,474	£1,496,348	£1,488,789
70% SR & 5% SO & 25%FH	30%	£1,778,857	£1,406,268	£1,362,544	£1,339,394	£1,308,977	£1,293,770	£1,286,166
70% SR & 5% SO & 25%FH	35%	£1,577,803	£1,205,213	£1,161,252	£1,137,053	£1,106,471	£1,091,181	£1,083,536
70% SR & 5% SO & 25%FH	40%	£1,376,749	£1,004,159	£959,981	£934,703	£903,956	£888,583	£880,896

Residual Land values compared to benchmark land values

Existing Sites	£1,770,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£3,470,183	£3,097,593	£3,055,295	£3,038,228	£3,008,804	£2,994,091	£2,986,735
70% SR & 5% SO & 25%FH	10%	£3,068,074	£2,695,484	£2,652,711	£2,633,657	£2,603,902	£2,589,023	£2,581,585
70% SR & 5% SO & 25%FH	15%	£2,867,020	£2,494,430	£2,451,419	£2,431,356	£2,401,435	£2,386,476	£2,378,995
70% SR & 5% SO & 25%FH	20%	£2,665,966	£2,293,375	£2,250,128	£2,229,045	£2,198,959	£2,183,917	£2,176,395
70% SR & 5% SO & 25%FH	25%	£2,464,912	£2,092,322	£2,048,836	£2,026,725	£1,996,474	£1,981,348	£1,973,789
70% SR & 5% SO & 25%FH	30%	£2,263,857	£1,891,268	£1,847,544	£1,824,394	£1,793,977	£1,778,770	£1,771,166
70% SR & 5% SO & 25%FH	35%	£2,062,803	£1,690,213	£1,645,252	£1,622,053	£1,591,471	£1,576,181	£1,568,536
70% SR & 5% SO & 25%FH	40%	£1,861,749	£1,488,159	£1,444,981	£1,419,703	£1,388,956	£1,373,583	£1,365,896

Residual Land values compared to benchmark land values

Greenfield Land	£370,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£4,170,183	£3,797,593	£3,755,295	£3,738,228	£3,708,804	£3,694,091	£3,686,735
70% SR & 5% SO & 25%FH	10%	£3,768,074	£3,395,484	£3,352,711	£3,333,657	£3,303,902	£3,289,023	£3,281,585
70% SR & 5% SO & 25%FH	15%	£3,567,020	£3,194,430	£3,151,419	£3,131,356	£3,101,435	£3,086,476	£3,078,995
70% SR & 5% SO & 25%FH	20%	£3,365,966	£2,993,375	£2,950,128	£2,929,045	£2,898,959	£2,883,917	£2,876,395
70% SR & 5% SO & 25%FH	25%	£3,164,912	£2,792,322	£2,748,836	£2,726,725	£2,696,474	£2,681,348	£2,673,789
70% SR & 5% SO & 25%FH	30%	£2,963,857	£2,591,268	£2,547,544	£2,524,394	£2,493,977	£2,478,770	£2,471,166
70% SR & 5% SO & 25%FH	35%	£2,762,803	£2,390,213	£2,346,252	£2,322,053	£2,291,471	£2,276,181	£2,268,536
70% SR & 5% SO & 25%FH	40%	£2,561,749	£2,188,159	£2,144,981	£2,119,703	£2,088,956	£2,073,583	£2,065,896

T12 - 30 Flats	
No Units	30
Site Area	0.5 Ha

Value Area	St Albans
Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£3,984,707	£3,612,117	£3,569,819	£3,552,752	£3,523,328	£3,508,616	£3,501,259
70% SR & 5% SO & 25% FH	10%	£3,611,074	£3,238,484	£3,195,711	£3,176,656	£3,146,901	£3,132,023	£3,124,585
70% SR & 5% SO & 25% FH	15%	£3,424,257	£3,051,667	£3,008,656	£2,988,593	£2,958,673	£2,943,713	£2,936,232
70% SR & 5% SO & 25% FH	20%	£3,237,441	£2,864,851	£2,821,602	£2,800,500	£2,770,434	£2,755,392	£2,747,871
70% SR & 5% SO & 25% FH	25%	£3,050,624	£2,678,034	£2,634,549	£2,612,437	£2,582,186	£2,567,061	£2,559,468
70% SR & 5% SO & 25% FH	30%	£2,863,808	£2,491,217	£2,447,494	£2,424,344	£2,393,928	£2,378,719	£2,371,115
70% SR & 5% SO & 25% FH	35%	£2,676,991	£2,304,401	£2,260,440	£2,236,241	£2,205,507	£2,189,984	£2,182,221
70% SR & 5% SO & 25% FH	40%	£2,490,174	£2,117,584	£2,073,249	£2,047,605	£2,016,389	£2,000,781	£1,992,978

Residual Land values compared to benchmark land values

Town Centre Office		£3,500,000						
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,234,707	£1,862,117	£1,819,819	£1,802,752	£1,773,328	£1,758,616	£1,751,259
70% SR & 5% SO & 25% FH	10%	£1,861,074	£1,488,484	£1,445,711	£1,426,656	£1,396,901	£1,382,023	£1,374,585
70% SR & 5% SO & 25% FH	15%	£1,674,257	£1,301,667	£1,258,656	£1,238,593	£1,208,673	£1,193,713	£1,186,232
70% SR & 5% SO & 25% FH	20%	£1,487,441	£1,114,851	£1,071,602	£1,050,500	£1,020,434	£1,005,392	£997,871
70% SR & 5% SO & 25% FH	25%	£1,300,624	£928,034	£884,549	£862,437	£832,186	£817,061	£809,468
70% SR & 5% SO & 25% FH	30%	£1,113,808	£741,217	£697,494	£674,344	£643,928	£628,719	£621,115
70% SR & 5% SO & 25% FH	35%	£926,991	£554,401	£510,440	£486,241	£455,507	£439,984	£432,221
70% SR & 5% SO & 25% FH	40%	£740,174	£367,584	£323,249	£297,605	£266,389	£250,781	£242,978

Residual Land values compared to benchmark land values

Industrial		£2,740,000						
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,614,707	£2,242,117	£2,199,819	£2,182,752	£2,153,328	£2,138,616	£2,131,259
70% SR & 5% SO & 25% FH	10%	£2,241,074	£1,868,484	£1,825,711	£1,806,656	£1,776,901	£1,762,023	£1,754,585
70% SR & 5% SO & 25% FH	15%	£2,054,257	£1,681,667	£1,638,656	£1,618,593	£1,588,673	£1,573,713	£1,566,232
70% SR & 5% SO & 25% FH	20%	£1,867,441	£1,494,851	£1,451,602	£1,430,500	£1,400,434	£1,385,392	£1,377,871
70% SR & 5% SO & 25% FH	25%	£1,680,624	£1,308,034	£1,264,549	£1,242,437	£1,212,186	£1,197,061	£1,189,468
70% SR & 5% SO & 25% FH	30%	£1,493,808	£1,121,217	£1,077,494	£1,054,344	£1,023,928	£1,008,719	£1,001,115
70% SR & 5% SO & 25% FH	35%	£1,306,991	£934,401	£890,440	£866,241	£835,507	£819,984	£812,221
70% SR & 5% SO & 25% FH	40%	£1,120,174	£747,584	£703,249	£677,605	£646,389	£630,781	£622,978

Residual Land values compared to benchmark land values

Existing Sites		£1,770,000						
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£3,099,707	£2,727,117	£2,684,819	£2,667,752	£2,638,328	£2,623,616	£2,616,259
70% SR & 5% SO & 25% FH	10%	£2,726,074	£2,353,484	£2,310,711	£2,291,656	£2,261,901	£2,247,023	£2,239,585
70% SR & 5% SO & 25% FH	15%	£2,539,257	£2,166,667	£2,123,656	£2,103,593	£2,073,673	£2,058,713	£2,051,232
70% SR & 5% SO & 25% FH	20%	£2,352,441	£1,979,851	£1,936,602	£1,915,500	£1,885,434	£1,870,392	£1,862,871
70% SR & 5% SO & 25% FH	25%	£2,165,624	£1,793,034	£1,749,549	£1,727,437	£1,697,186	£1,682,061	£1,674,468
70% SR & 5% SO & 25% FH	30%	£1,978,808	£1,606,217	£1,562,494	£1,539,344	£1,508,928	£1,493,719	£1,486,115
70% SR & 5% SO & 25% FH	35%	£1,791,991	£1,419,401	£1,375,440	£1,351,241	£1,320,507	£1,304,984	£1,297,221
70% SR & 5% SO & 25% FH	40%	£1,605,174	£1,232,584	£1,188,249	£1,162,605	£1,131,389	£1,115,781	£1,107,978

Residual Land values compared to benchmark land values

Greenfield Land		£370,000						
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£3,799,707	£3,427,117	£3,384,819	£3,367,752	£3,338,328	£3,323,616	£3,316,259
70% SR & 5% SO & 25% FH	10%	£3,426,074	£3,053,484	£3,010,711	£2,991,656	£2,961,901	£2,947,023	£2,939,585
70% SR & 5% SO & 25% FH	15%	£3,239,257	£2,866,667	£2,823,656	£2,803,593	£2,773,673	£2,758,713	£2,751,232
70% SR & 5% SO & 25% FH	20%	£3,052,441	£2,679,851	£2,636,602	£2,615,500	£2,585,434	£2,570,392	£2,562,871
70% SR & 5% SO & 25% FH	25%	£2,865,624	£2,493,034	£2,449,549	£2,427,437	£2,397,186	£2,382,061	£2,374,468
70% SR & 5% SO & 25% FH	30%	£2,678,808	£2,306,217	£2,262,494	£2,239,344	£2,208,928	£2,193,719	£2,186,115
70% SR & 5% SO & 25% FH	35%	£2,491,991	£2,119,401	£2,075,440	£2,051,241	£2,020,507	£2,004,984	£1,997,221
70% SR & 5% SO & 25% FH	40%	£2,305,174	£1,932,584	£1,888,249	£1,862,605	£1,831,389	£1,815,781	£1,807,978

St Albans District Council  
Local Plan Testing 2024

T12 - 30 Flats

Value Area

Rest of St Albans

No Units	30
Site Area	0.5 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,983,791	£2,609,940	£2,565,996	£2,548,670	£2,518,796	£2,503,860	£2,496,391
70% SR & 5% SO & 25% FH	10%	£2,701,985	£2,329,319	£2,282,893	£2,263,547	£2,233,339	£2,218,235	£2,210,682
70% SR & 5% SO & 25% FH	15%	£2,561,082	£2,185,008	£2,141,341	£2,120,972	£2,090,594	£2,075,407	£2,067,812
70% SR & 5% SO & 25% FH	20%	£2,420,178	£2,043,697	£1,999,790	£1,978,365	£1,947,841	£1,932,568	£1,924,832
70% SR & 5% SO & 25% FH	25%	£2,279,275	£1,902,386	£1,858,237	£1,835,788	£1,805,076	£1,789,721	£1,782,042
70% SR & 5% SO & 25% FH	30%	£2,138,372	£1,761,076	£1,716,686	£1,693,182	£1,662,302	£1,646,862	£1,639,142
70% SR & 5% SO & 25% FH	35%	£1,997,469	£1,619,766	£1,575,134	£1,550,566	£1,519,516	£1,503,894	£1,496,232
70% SR & 5% SO & 25% FH	40%	£1,856,565	£1,478,455	£1,433,892	£1,407,939	£1,376,722	£1,361,115	£1,353,311

Residual Land values compared to benchmark land values

Town Centre Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,233,791	£858,940	£815,996	£798,670	£768,796	£753,860	£746,391
70% SR & 5% SO & 25% FH	10%	£951,985	£576,319	£532,893	£513,547	£483,339	£468,235	£460,682
70% SR & 5% SO & 25% FH	15%	£811,082	£435,008	£391,341	£370,972	£340,594	£325,407	£317,812
70% SR & 5% SO & 25% FH	20%	£670,178	£293,697	£249,790	£228,365	£197,841	£182,568	£174,832
70% SR & 5% SO & 25% FH	25%	£529,275	£152,386	£108,237	£85,788	£55,076	£39,721	£32,042
70% SR & 5% SO & 25% FH	30%	£388,372	£11,076	£33,314	£56,818	£27,698	£10,138	£10,858
70% SR & 5% SO & 25% FH	35%	£247,469	£108,964	£174,095	£196,454	£235,454	£246,008	£253,765
70% SR & 5% SO & 25% FH	40%	£106,565	£271,545	£418,416	£442,081	£473,278	£486,585	£498,689

Residual Land values compared to benchmark land values

Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,613,791	£1,238,940	£1,195,996	£1,178,670	£1,148,796	£1,133,860	£1,126,391
70% SR & 5% SO & 25% FH	10%	£1,331,985	£956,319	£912,893	£893,547	£863,339	£848,235	£840,682
70% SR & 5% SO & 25% FH	15%	£1,191,082	£815,008	£771,341	£750,972	£720,594	£705,407	£697,812
70% SR & 5% SO & 25% FH	20%	£1,050,178	£673,697	£629,790	£608,365	£577,841	£562,568	£554,832
70% SR & 5% SO & 25% FH	25%	£909,275	£532,386	£488,237	£465,788	£435,076	£419,721	£412,042
70% SR & 5% SO & 25% FH	30%	£768,372	£391,076	£346,686	£323,182	£292,302	£276,862	£269,142
70% SR & 5% SO & 25% FH	35%	£627,469	£249,766	£205,134	£180,566	£149,516	£133,994	£126,232
70% SR & 5% SO & 25% FH	40%	£486,565	£108,455	£63,892	£37,939	£6,722	£6,948	£7,689

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,098,791	£1,723,940	£1,680,996	£1,663,670	£1,633,796	£1,618,860	£1,611,391
70% SR & 5% SO & 25% FH	10%	£1,816,985	£1,441,319	£1,397,893	£1,378,547	£1,348,339	£1,333,235	£1,325,682
70% SR & 5% SO & 25% FH	15%	£1,676,082	£1,300,008	£1,256,341	£1,235,972	£1,205,594	£1,190,407	£1,182,812
70% SR & 5% SO & 25% FH	20%	£1,535,178	£1,158,697	£1,114,790	£1,093,365	£1,062,841	£1,047,568	£1,039,832
70% SR & 5% SO & 25% FH	25%	£1,394,275	£1,017,386	£973,237	£950,788	£920,076	£904,721	£897,042
70% SR & 5% SO & 25% FH	30%	£1,253,372	£876,076	£831,686	£808,182	£777,302	£761,862	£754,142
70% SR & 5% SO & 25% FH	35%	£1,112,469	£734,766	£690,134	£665,566	£634,516	£618,894	£611,232
70% SR & 5% SO & 25% FH	40%	£971,565	£593,455	£548,892	£522,939	£491,722	£476,115	£468,311

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,798,791	£2,423,940	£2,380,996	£2,363,670	£2,333,796	£2,318,860	£2,311,391
70% SR & 5% SO & 25% FH	10%	£2,516,985	£2,141,319	£2,097,893	£2,078,547	£2,048,339	£2,033,235	£2,025,682
70% SR & 5% SO & 25% FH	15%	£2,376,082	£2,000,008	£1,956,341	£1,935,972	£1,905,594	£1,890,407	£1,882,812
70% SR & 5% SO & 25% FH	20%	£2,235,178	£1,858,697	£1,814,790	£1,793,365	£1,762,841	£1,747,568	£1,739,832
70% SR & 5% SO & 25% FH	25%	£2,094,275	£1,717,386	£1,673,237	£1,650,788	£1,620,076	£1,604,721	£1,597,042
70% SR & 5% SO & 25% FH	30%	£1,953,372	£1,576,076	£1,531,686	£1,508,182	£1,477,302	£1,461,862	£1,454,142
70% SR & 5% SO & 25% FH	35%	£1,812,469	£1,434,766	£1,390,134	£1,365,566	£1,334,516	£1,318,994	£1,311,232
70% SR & 5% SO & 25% FH	40%	£1,671,565	£1,293,455	£1,248,892	£1,222,939	£1,191,722	£1,176,115	£1,168,311

St Albans District Council  
Local Plan Testing 2024

T12 - 30 Flats	
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Value Area	Zone of Influence
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No Units	30
Site Area	0.5 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£2,983,791	£2,409,299	£2,368,355	£2,349,029	£2,319,155	£2,304,219	£2,296,750
70% SR & 5% SO & 25%FH	10%	£2,701,985	£2,126,678	£2,083,252	£2,063,907	£2,033,698	£2,018,594	£2,011,041
70% SR & 5% SO & 25%FH	15%	£2,561,082	£1,985,367	£1,941,700	£1,921,331	£1,890,953	£1,875,766	£1,868,172
70% SR & 5% SO & 25%FH	20%	£2,420,178	£1,844,056	£1,800,149	£1,778,744	£1,748,200	£1,732,927	£1,725,291
70% SR & 5% SO & 25%FH	25%	£2,279,275	£1,702,746	£1,658,597	£1,636,147	£1,605,435	£1,590,080	£1,582,401
70% SR & 5% SO & 25%FH	30%	£2,138,372	£1,561,436	£1,517,045	£1,493,541	£1,462,661	£1,447,221	£1,439,501
70% SR & 5% SO & 25%FH	35%	£1,997,469	£1,420,125	£1,375,493	£1,350,925	£1,319,877	£1,304,353	£1,296,591
70% SR & 5% SO & 25%FH	40%	£1,856,565	£1,278,814	£1,233,941	£1,208,298	£1,177,081	£1,161,474	£1,153,671

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,233,791	£859,299	£816,355	£809,029	£769,155	£754,219	£746,750
70% SR & 5% SO & 25%FH	10%	£951,985	£376,678	£333,252	£313,907	£283,698	£268,594	£261,041
70% SR & 5% SO & 25%FH	15%	£811,082	£235,367	£191,700	£171,331	£140,953	£125,766	£118,172
70% SR & 5% SO & 25%FH	20%	£670,178	£94,056	£50,149	£29,744	£1,000	£1,000	£2,000
70% SR & 5% SO & 25%FH	25%	£529,275	£47,254	£3,403	£13,853	£144,563	£159,920	£167,599
70% SR & 5% SO & 25%FH	30%	£388,372	£188,554	£252,955	£286,459	£287,339	£302,779	£310,499
70% SR & 5% SO & 25%FH	35%	£247,469	£32,746	£276,507	£286,107	£235,435	£220,080	£212,401
70% SR & 5% SO & 25%FH	40%	£106,565	£47,188	£18,059	£44,702	£12,919	£68,526	£58,329

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25%FH	0%	£1,813,791	£1,039,299	£996,355	£979,029	£949,155	£934,219	£926,750
70% SR & 5% SO & 25%FH	10%	£1,331,985	£756,678	£713,252	£693,907	£663,698	£648,594	£641,041
70% SR & 5% SO & 25%FH	15%	£1,191,082	£615,367	£571,700	£551,331	£520,953	£505,766	£498,172
70% SR & 5% SO & 25%FH	20%	£1,050,178	£474,056	£430,149	£408,744	£378,200	£362,927	£355,291
70% SR & 5% SO & 25%FH	25%	£909,275	£332,746	£288,597	£266,147	£235,435	£220,080	£212,401
70% SR & 5% SO & 25%FH	30%	£768,372	£191,436	£147,045	£123,541	£92,661	£77,221	£69,501
70% SR & 5% SO & 25%FH	35%	£627,469	£50,125	£5,493	£19,075	£50,123	£65,647	£73,499
70% SR & 5% SO & 25%FH	40%	£486,565	£91,066	£36,698	£10,702	£192,819	£208,609	£216,329

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25%FH	0%	£2,098,791	£1,524,299	£1,481,355	£1,464,029	£1,434,155	£1,419,219	£1,411,750
70% SR & 5% SO & 25%FH	10%	£1,816,985	£1,241,678	£1,198,252	£1,178,907	£1,148,698	£1,133,594	£1,126,041
70% SR & 5% SO & 25%FH	15%	£1,676,082	£1,100,367	£1,056,700	£1,036,331	£1,005,953	£990,766	£983,172
70% SR & 5% SO & 25%FH	20%	£1,535,178	£959,056	£915,149	£893,744	£863,200	£847,927	£840,291
70% SR & 5% SO & 25%FH	25%	£1,394,275	£817,746	£773,597	£751,147	£720,435	£705,080	£697,401
70% SR & 5% SO & 25%FH	30%	£1,253,372	£676,436	£632,045	£608,541	£577,661	£562,221	£554,501
70% SR & 5% SO & 25%FH	35%	£1,112,469	£535,125	£490,693	£465,925	£434,877	£419,353	£411,591
70% SR & 5% SO & 25%FH	40%	£971,565	£393,814	£348,941	£323,298	£292,081	£276,474	£268,671

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25%FH	0%	£2,798,791	£2,224,299	£2,181,355	£2,164,029	£2,134,155	£2,119,219	£2,111,750
70% SR & 5% SO & 25%FH	10%	£2,516,985	£1,941,678	£1,898,252	£1,878,907	£1,848,698	£1,833,594	£1,826,041
70% SR & 5% SO & 25%FH	15%	£2,376,082	£1,800,367	£1,756,700	£1,736,331	£1,705,953	£1,690,766	£1,683,172
70% SR & 5% SO & 25%FH	20%	£2,235,178	£1,659,056	£1,615,149	£1,593,744	£1,563,200	£1,547,927	£1,540,291
70% SR & 5% SO & 25%FH	25%	£2,094,275	£1,517,746	£1,473,597	£1,451,147	£1,420,435	£1,405,080	£1,397,401
70% SR & 5% SO & 25%FH	30%	£1,953,372	£1,376,436	£1,332,045	£1,308,541	£1,277,661	£1,262,221	£1,254,501
70% SR & 5% SO & 25%FH	35%	£1,812,469	£1,235,125	£1,190,693	£1,165,925	£1,134,877	£1,119,353	£1,111,591
70% SR & 5% SO & 25%FH	40%	£1,671,565	£1,093,814	£1,048,941	£1,023,298	£992,081	£976,474	£968,671

St Albans District Council  
Local Plan Testing 2024

T13 - 50 Flats & Houses		Value Area	Harpenden
No Units	50	Sales value inflation	10%
Site Area	0.54 Ha	Build cost inflation	5%
		Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
% SR & 5% SO & 25% FH	0%	£13,602,127	£12,971,008	£12,908,250	£12,870,585	£12,810,730	£12,780,802	£12,765,839
% SR & 5% SO & 25% FH	10%	£12,461,474	£11,831,374	£11,768,616	£11,722,099	£11,662,244	£11,632,315	£11,617,352
% SR & 5% SO & 25% FH	15%	£11,891,147	£11,261,596	£11,198,798	£11,147,855	£11,088,000	£11,058,072	£11,043,109
% SR & 5% SO & 25% FH	20%	£11,320,820	£10,691,739	£10,628,981	£10,573,613	£10,513,757	£10,483,829	£10,468,865
% SR & 5% SO & 25% FH	25%	£10,750,493	£10,121,922	£10,059,164	£9,999,369	£9,939,513	£9,909,586	£9,894,622
% SR & 5% SO & 25% FH	30%	£10,180,166	£9,551,999	£9,489,345	£9,425,126	£9,365,270	£9,335,343	£9,320,378
% SR & 5% SO & 25% FH	35%	£9,609,840	£8,981,672	£8,919,529	£8,850,882	£8,791,027	£8,761,099	£8,746,135
% SR & 5% SO & 25% FH	40%	£9,039,513	£8,411,346	£8,349,303	£8,276,639	£8,216,783	£8,186,856	£8,171,892

Residual Land values compared to benchmark land values

Town Centre Office									£3,500,000
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%	
% SR & 5% SO & 25% FH	0%	£11,699,953	£11,068,834	£11,005,076	£10,968,411	£10,908,557	£10,878,628	£10,863,665	
% SR & 5% SO & 25% FH	10%	£10,559,300	£9,928,200	£9,865,442	£9,819,925	£9,760,070	£9,730,141	£9,715,178	
% SR & 5% SO & 25% FH	15%	£9,988,973	£9,350,382	£9,296,624	£9,245,681	£9,185,826	£9,155,899	£9,140,935	
% SR & 5% SO & 25% FH	20%	£9,418,646	£8,789,565	£8,735,807	£8,671,439	£8,611,583	£8,581,655	£8,566,691	
% SR & 5% SO & 25% FH	25%	£8,848,319	£8,219,748	£8,165,990	£8,097,195	£8,037,339	£8,007,412	£7,992,448	
% SR & 5% SO & 25% FH	30%	£8,277,992	£7,649,825	£7,595,172	£7,522,952	£7,463,096	£7,433,169	£7,418,204	
% SR & 5% SO & 25% FH	35%	£7,707,666	£7,079,498	£7,017,355	£6,948,708	£6,888,853	£6,858,925	£6,843,961	
% SR & 5% SO & 25% FH	40%	£7,137,339	£6,509,172	£6,447,129	£6,378,485	£6,314,629	£6,284,692	£6,269,728	

Residual Land values compared to benchmark land values

Industrial									£2,740,000
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%	
% SR & 5% SO & 25% FH	0%	£12,112,996	£11,481,878	£11,419,119	£11,381,455	£11,321,600	£11,291,672	£11,276,708	
% SR & 5% SO & 25% FH	10%	£10,972,343	£10,342,244	£10,279,485	£10,232,969	£10,173,113	£10,143,185	£10,128,221	
% SR & 5% SO & 25% FH	15%	£10,402,017	£9,772,426	£9,709,667	£9,658,725	£9,598,869	£9,568,942	£9,553,978	
% SR & 5% SO & 25% FH	20%	£9,831,689	£9,202,409	£9,139,651	£9,084,482	£9,024,626	£8,994,698	£8,979,734	
% SR & 5% SO & 25% FH	25%	£9,261,363	£8,632,792	£8,570,034	£8,510,238	£8,450,383	£8,420,455	£8,405,492	
% SR & 5% SO & 25% FH	30%	£8,691,036	£8,062,868	£8,000,216	£7,935,995	£7,876,140	£7,846,212	£7,831,248	
% SR & 5% SO & 25% FH	35%	£8,120,709	£7,492,542	£7,430,389	£7,361,751	£7,301,897	£7,271,969	£7,257,005	
% SR & 5% SO & 25% FH	40%	£7,550,383	£6,922,215	£6,860,173	£6,787,508	£6,727,653	£6,697,726	£6,682,762	

Residual Land values compared to benchmark land values

Existing Sites									£1,770,000
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%	
% SR & 5% SO & 25% FH	0%	£12,640,170	£12,009,052	£11,946,293	£11,908,629	£11,848,774	£11,818,846	£11,803,882	
% SR & 5% SO & 25% FH	10%	£11,499,517	£10,869,418	£10,806,659	£10,760,143	£10,700,287	£10,670,359	£10,655,395	
% SR & 5% SO & 25% FH	15%	£10,929,191	£10,299,600	£10,236,841	£10,185,899	£10,126,043	£10,096,116	£10,081,152	
% SR & 5% SO & 25% FH	20%	£10,358,865	£9,729,783	£9,667,024	£9,611,656	£9,551,800	£9,521,872	£9,506,908	
% SR & 5% SO & 25% FH	25%	£9,788,538	£9,159,886	£9,097,207	£9,037,412	£8,977,556	£8,947,629	£8,932,665	
% SR & 5% SO & 25% FH	30%	£9,218,211	£8,590,042	£8,527,389	£8,463,169	£8,403,314	£8,373,386	£8,358,422	
% SR & 5% SO & 25% FH	35%	£8,647,883	£8,019,716	£7,957,573	£7,888,925	£7,829,071	£7,799,142	£7,784,179	
% SR & 5% SO & 25% FH	40%	£8,077,557	£7,449,389	£7,387,347	£7,318,682	£7,254,827	£7,224,899	£7,209,935	

Residual Land values compared to benchmark land values

Greenfield Land									£370,000
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%	
% SR & 5% SO & 25% FH	0%	£13,401,040	£12,769,921	£12,707,163	£12,669,498	£12,609,644	£12,579,715	£12,564,752	
% SR & 5% SO & 25% FH	10%	£12,260,387	£11,630,287	£11,567,529	£11,521,012	£11,461,157	£11,431,228	£11,416,265	
% SR & 5% SO & 25% FH	15%	£11,690,060	£11,060,469	£11,007,711	£10,946,768	£10,886,913	£10,856,986	£10,842,022	
% SR & 5% SO & 25% FH	20%	£11,119,733	£10,490,652	£10,427,894	£10,372,626	£10,312,670	£10,282,742	£10,267,778	
% SR & 5% SO & 25% FH	25%	£10,549,406	£9,920,835	£9,858,077	£9,798,282	£9,738,426	£9,708,499	£9,693,535	
% SR & 5% SO & 25% FH	30%	£9,979,079	£9,350,912	£9,288,259	£9,224,039	£9,164,183	£9,134,256	£9,119,291	
% SR & 5% SO & 25% FH	35%	£9,408,753	£8,780,586	£8,718,442	£8,649,795	£8,589,940	£8,560,012	£8,545,048	
% SR & 5% SO & 25% FH	40%	£8,838,426	£8,210,259	£8,148,216	£8,075,552	£8,015,696	£7,985,769	£7,970,805	

T13 - 50 Flats & Houses	
No Units	50
Site Area	0.54 Ha

Value Area	St Albans
Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£12,645,263	£12,009,670	£11,946,912	£11,909,247	£11,849,392	£11,819,464	£11,804,500
70% SR & 5% SO & 25% FH	10%	£11,581,133	£10,946,771	£10,884,012	£10,837,496	£10,777,641	£10,747,713	£10,732,749
70% SR & 5% SO & 25% FH	15%	£11,049,067	£10,415,321	£10,352,963	£10,301,621	£10,241,765	£10,211,837	£10,196,873
70% SR & 5% SO & 25% FH	20%	£10,517,002	£9,883,871	£9,821,113	£9,765,745	£9,705,889	£9,675,962	£9,660,997
70% SR & 5% SO & 25% FH	25%	£9,984,936	£9,352,421	£9,289,663	£9,229,869	£9,170,013	£9,140,086	£9,125,122
70% SR & 5% SO & 25% FH	30%	£9,452,872	£8,820,972	£8,758,214	£8,693,993	£8,634,137	£8,604,210	£8,589,246
70% SR & 5% SO & 25% FH	35%	£8,920,806	£8,289,522	£8,226,764	£8,158,118	£8,098,262	£8,068,334	£8,053,370
70% SR & 5% SO & 25% FH	40%	£8,388,741	£7,758,072	£7,695,314	£7,622,242	£7,562,386	£7,532,458	£7,517,494

Residual Land values compared to benchmark land values

Town Centre Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£10,743,089	£10,107,496	£10,044,738	£10,007,074	£9,947,218	£9,917,291	£9,902,326
70% SR & 5% SO & 25% FH	10%	£9,678,959	£9,043,597	£8,981,838	£8,935,322	£8,875,467	£8,845,539	£8,830,575
70% SR & 5% SO & 25% FH	15%	£9,146,894	£8,513,147	£8,450,389	£8,399,447	£8,339,591	£8,309,663	£8,294,699
70% SR & 5% SO & 25% FH	20%	£8,614,828	£7,981,697	£7,918,939	£7,863,571	£7,803,715	£7,773,788	£7,758,823
70% SR & 5% SO & 25% FH	25%	£8,082,762	£7,450,247	£7,387,489	£7,327,695	£7,267,839	£7,237,912	£7,222,948
70% SR & 5% SO & 25% FH	30%	£7,550,696	£6,918,798	£6,856,040	£6,791,919	£6,731,963	£6,702,036	£6,687,072
70% SR & 5% SO & 25% FH	35%	£7,018,632	£6,387,348	£6,324,590	£6,255,344	£6,196,088	£6,166,160	£6,151,196
70% SR & 5% SO & 25% FH	40%	£6,486,567	£5,855,898	£5,793,140	£5,720,068	£5,660,212	£5,630,284	£5,615,320

Residual Land values compared to benchmark land values

Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£11,156,133	£10,520,540	£10,457,782	£10,420,117	£10,360,261	£10,330,334	£10,315,369
70% SR & 5% SO & 25% FH	10%	£10,092,003	£9,457,641	£9,394,882	£9,348,365	£9,288,510	£9,258,582	£9,243,618
70% SR & 5% SO & 25% FH	15%	£9,559,937	£8,926,191	£8,863,433	£8,812,490	£8,752,634	£8,722,706	£8,707,743
70% SR & 5% SO & 25% FH	20%	£9,027,871	£8,394,741	£8,331,983	£8,276,614	£8,216,759	£8,186,831	£8,171,867
70% SR & 5% SO & 25% FH	25%	£8,495,806	£7,863,291	£7,800,533	£7,740,738	£7,680,883	£7,650,955	£7,635,992
70% SR & 5% SO & 25% FH	30%	£7,963,741	£7,331,842	£7,269,084	£7,204,862	£7,145,007	£7,115,079	£7,100,116
70% SR & 5% SO & 25% FH	35%	£7,431,676	£6,800,392	£6,737,633	£6,668,967	£6,609,152	£6,579,224	£6,564,260
70% SR & 5% SO & 25% FH	40%	£6,899,610	£6,268,942	£6,206,183	£6,133,111	£6,073,256	£6,043,327	£6,028,364

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£11,663,307	£11,047,714	£10,984,956	£10,947,291	£10,887,435	£10,857,508	£10,842,543
70% SR & 5% SO & 25% FH	10%	£10,619,176	£9,994,315	£9,932,556	£9,875,539	£9,815,684	£9,785,756	£9,770,792
70% SR & 5% SO & 25% FH	15%	£10,087,111	£9,453,365	£9,390,607	£9,339,664	£9,279,808	£9,249,880	£9,234,916
70% SR & 5% SO & 25% FH	20%	£9,555,045	£8,921,915	£8,859,157	£8,803,788	£8,743,932	£8,714,005	£8,699,040
70% SR & 5% SO & 25% FH	25%	£9,022,980	£8,390,465	£8,327,706	£8,267,912	£8,208,056	£8,178,129	£8,163,166
70% SR & 5% SO & 25% FH	30%	£8,490,915	£7,859,016	£7,796,257	£7,732,036	£7,672,181	£7,642,253	£7,627,290
70% SR & 5% SO & 25% FH	35%	£7,958,850	£7,327,566	£7,264,807	£7,196,161	£7,136,306	£7,106,377	£7,091,414
70% SR & 5% SO & 25% FH	40%	£7,426,784	£6,796,118	£6,733,357	£6,660,285	£6,600,430	£6,570,501	£6,555,538

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£12,444,176	£11,808,583	£11,745,825	£11,708,160	£11,648,305	£11,618,378	£11,603,413
70% SR & 5% SO & 25% FH	10%	£11,380,046	£10,745,684	£10,682,925	£10,636,409	£10,576,554	£10,546,626	£10,531,662
70% SR & 5% SO & 25% FH	15%	£10,847,980	£10,214,234	£10,151,476	£10,100,534	£10,040,678	£10,010,750	£9,995,786
70% SR & 5% SO & 25% FH	20%	£10,315,915	£9,682,784	£9,620,025	£9,564,658	£9,504,802	£9,474,875	£9,459,910
70% SR & 5% SO & 25% FH	25%	£9,783,849	£9,151,334	£9,088,576	£9,028,782	£8,968,926	£8,938,999	£8,924,035
70% SR & 5% SO & 25% FH	30%	£9,251,785	£8,619,885	£8,557,127	£8,492,906	£8,433,050	£8,403,123	£8,388,159
70% SR & 5% SO & 25% FH	35%	£8,719,720	£8,088,435	£8,025,677	£7,957,031	£7,897,175	£7,867,247	£7,852,283
70% SR & 5% SO & 25% FH	40%	£8,187,654	£7,556,985	£7,494,227	£7,421,155	£7,361,299	£7,331,371	£7,316,407

St Albans District Council  
Local Plan Testing 2024

T13 - 50 Flats & Houses

Value Area

Rest of St Albans

No Units	50
Site Area	0.54 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£10,050,171	£9,412,419	£9,349,661	£9,311,996	£9,252,140	£9,222,213	£9,207,248
70% SR & 5% SO & 25%FH	10%	£9,232,152	£8,594,401	£8,531,642	£8,485,126	£8,425,270	£8,395,342	£8,380,378
70% SR & 5% SO & 25%FH	15%	£8,623,143	£8,185,391	£8,122,633	£8,071,690	£8,011,835	£7,981,907	£7,966,943
70% SR & 5% SO & 25%FH	20%	£8,414,134	£7,776,382	£7,713,623	£7,658,255	£7,598,399	£7,568,472	£7,553,508
70% SR & 5% SO & 25%FH	25%	£8,005,125	£7,367,372	£7,304,614	£7,244,820	£7,184,964	£7,155,037	£7,140,073
70% SR & 5% SO & 25%FH	30%	£7,596,116	£6,958,363	£6,895,605	£6,831,384	£6,771,529	£6,741,602	£6,726,637
70% SR & 5% SO & 25%FH	35%	£7,187,107	£6,549,354	£6,486,596	£6,417,949	£6,358,094	£6,328,165	£6,313,202
70% SR & 5% SO & 25%FH	40%	£6,778,097	£6,140,345	£6,077,586	£6,004,513	£5,944,659	£5,914,730	£5,899,767

Residual Land values compared to benchmark land values

Town Centre Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£8,147,998	£7,510,245	£7,447,487	£7,409,822	£7,349,966	£7,320,039	£7,305,074
70% SR & 5% SO & 25%FH	10%	£7,329,978	£6,692,227	£6,629,468	£6,592,802	£6,532,946	£6,503,019	£6,488,054
70% SR & 5% SO & 25%FH	15%	£6,920,969	£6,283,217	£6,220,458	£6,183,792	£6,123,936	£6,094,009	£6,079,044
70% SR & 5% SO & 25%FH	20%	£6,511,960	£5,874,208	£5,811,449	£5,774,783	£5,715,927	£5,686,000	£5,671,035
70% SR & 5% SO & 25%FH	25%	£6,102,951	£5,465,198	£5,402,439	£5,365,773	£5,306,917	£5,277,000	£5,262,035
70% SR & 5% SO & 25%FH	30%	£5,693,942	£5,056,189	£4,993,430	£4,956,764	£4,897,908	£4,868,000	£4,853,035
70% SR & 5% SO & 25%FH	35%	£5,284,933	£4,647,180	£4,584,421	£4,547,755	£4,488,900	£4,459,000	£4,444,035
70% SR & 5% SO & 25%FH	40%	£4,875,923	£4,238,171	£4,175,412	£4,138,746	£4,079,890	£4,049,990	£4,035,025

Residual Land values compared to benchmark land values

Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£8,561,041	£7,923,288	£7,860,530	£7,822,865	£7,763,010	£7,733,082	£7,718,118
70% SR & 5% SO & 25%FH	10%	£7,743,022	£7,105,270	£7,042,512	£6,995,995	£6,936,140	£6,906,212	£6,891,248
70% SR & 5% SO & 25%FH	15%	£7,334,013	£6,696,261	£6,633,503	£6,587,986	£6,528,130	£6,498,202	£6,483,238
70% SR & 5% SO & 25%FH	20%	£6,925,004	£6,287,252	£6,224,493	£6,178,976	£6,119,120	£6,089,192	£6,074,228
70% SR & 5% SO & 25%FH	25%	£6,515,994	£5,878,242	£5,815,483	£5,770,966	£5,711,110	£5,681,182	£5,666,218
70% SR & 5% SO & 25%FH	30%	£6,106,985	£5,469,233	£5,406,474	£5,361,957	£5,302,100	£5,272,172	£5,257,208
70% SR & 5% SO & 25%FH	35%	£5,697,976	£5,060,223	£4,997,464	£4,952,947	£4,893,090	£4,863,162	£4,848,200
70% SR & 5% SO & 25%FH	40%	£5,288,967	£4,651,214	£4,588,455	£4,543,938	£4,484,080	£4,454,152	£4,439,188

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£9,088,215	£8,450,462	£8,387,704	£8,350,039	£8,290,184	£8,260,256	£8,245,292
70% SR & 5% SO & 25%FH	10%	£8,270,196	£7,632,444	£7,569,686	£7,532,021	£7,472,166	£7,442,238	£7,427,274
70% SR & 5% SO & 25%FH	15%	£7,861,187	£7,223,435	£7,160,677	£7,123,012	£7,063,156	£7,033,228	£7,018,264
70% SR & 5% SO & 25%FH	20%	£7,452,177	£6,814,426	£6,751,667	£6,714,002	£6,654,146	£6,624,218	£6,609,254
70% SR & 5% SO & 25%FH	25%	£7,043,168	£6,405,418	£6,342,659	£6,305,000	£6,245,144	£6,215,216	£6,200,252
70% SR & 5% SO & 25%FH	30%	£6,634,159	£5,996,406	£5,933,647	£5,896,000	£5,836,144	£5,806,216	£5,791,252
70% SR & 5% SO & 25%FH	35%	£6,225,150	£5,587,397	£5,524,638	£5,487,000	£5,427,144	£5,397,216	£5,382,252
70% SR & 5% SO & 25%FH	40%	£5,816,141	£5,178,388	£5,115,629	£5,078,000	£5,018,144	£4,988,216	£4,973,252

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£9,849,084	£9,211,332	£9,148,574	£9,110,909	£9,051,053	£9,021,126	£9,006,161
70% SR & 5% SO & 25%FH	10%	£9,031,065	£8,393,314	£8,330,555	£8,284,039	£8,224,183	£8,194,256	£8,179,291
70% SR & 5% SO & 25%FH	15%	£8,622,056	£7,984,304	£7,921,546	£7,875,030	£7,815,174	£7,785,246	£7,770,281
70% SR & 5% SO & 25%FH	20%	£8,213,047	£7,575,295	£7,512,536	£7,466,020	£7,406,164	£7,376,236	£7,361,271
70% SR & 5% SO & 25%FH	25%	£7,804,038	£7,166,285	£7,103,527	£7,043,733	£6,983,877	£6,953,950	£6,938,986
70% SR & 5% SO & 25%FH	30%	£7,395,029	£6,757,276	£6,694,518	£6,630,298	£6,570,442	£6,540,515	£6,525,550
70% SR & 5% SO & 25%FH	35%	£6,986,020	£6,348,267	£6,285,508	£6,216,862	£6,157,006	£6,127,078	£6,112,113
70% SR & 5% SO & 25%FH	40%	£6,577,010	£5,939,258	£5,876,500	£5,803,426	£5,743,570	£5,713,642	£5,698,678

St Albans District Council  
Local Plan Testing 2024

T13 - 50 Flats & Houses	
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Value Area	Zone of Influence
Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

No Units	50
Site Area	0.54 Ha

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£10,050,171	£9,099,893	£9,037,135	£8,999,470	£8,939,614	£8,909,687	£8,894,604
70% SR & 5% SO & 25% FH	10%	£9,232,152	£8,281,875	£8,219,116	£8,172,600	£8,112,744	£8,082,817	£8,067,696
70% SR & 5% SO & 25% FH	15%	£8,623,143	£7,672,866	£7,610,107	£7,563,590	£7,503,734	£7,473,807	£7,458,686
70% SR & 5% SO & 25% FH	20%	£8,414,134	£7,463,856	£7,401,097	£7,354,580	£7,294,724	£7,264,797	£7,249,676
70% SR & 5% SO & 25% FH	25%	£8,005,125	£7,054,847	£6,992,088	£6,945,570	£6,885,714	£6,855,787	£6,840,666
70% SR & 5% SO & 25% FH	30%	£7,596,116	£6,645,838	£6,583,079	£6,536,560	£6,476,704	£6,446,777	£6,431,656
70% SR & 5% SO & 25% FH	35%	£7,187,107	£6,236,828	£6,174,070	£6,127,550	£6,067,694	£6,037,767	£6,022,646
70% SR & 5% SO & 25% FH	40%	£6,778,097	£5,827,819	£5,765,061	£5,718,540	£5,658,684	£5,628,757	£5,613,636

Residual Land values compared to benchmark land values  
Town Centre Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£8,147,998	£7,197,719	£7,134,961	£7,097,296	£7,037,440	£7,007,513	£6,992,430
70% SR & 5% SO & 25% FH	10%	£7,329,978	£6,379,701	£6,316,943	£6,279,278	£6,219,422	£6,189,495	£6,174,412
70% SR & 5% SO & 25% FH	15%	£6,920,969	£5,970,692	£5,907,934	£5,870,269	£5,810,413	£5,780,486	£5,765,403
70% SR & 5% SO & 25% FH	20%	£6,511,960	£5,561,682	£5,498,924	£5,461,259	£5,401,403	£5,371,476	£5,356,393
70% SR & 5% SO & 25% FH	25%	£6,102,951	£5,152,673	£5,089,915	£5,052,250	£4,992,394	£4,962,467	£4,947,384
70% SR & 5% SO & 25% FH	30%	£5,693,942	£4,743,664	£4,680,906	£4,643,241	£4,583,385	£4,553,458	£4,538,375
70% SR & 5% SO & 25% FH	35%	£5,284,933	£4,334,655	£4,271,897	£4,234,232	£4,174,376	£4,144,449	£4,129,366
70% SR & 5% SO & 25% FH	40%	£4,875,923	£3,925,645	£3,862,887	£3,825,222	£3,765,366	£3,735,439	£3,720,356

Residual Land values compared to benchmark land values  
Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£8,561,041	£7,610,762	£7,548,004	£7,510,340	£7,450,484	£7,420,557	£7,405,473
70% SR & 5% SO & 25% FH	10%	£7,743,022	£6,792,744	£6,729,986	£6,692,321	£6,632,465	£6,602,538	£6,587,454
70% SR & 5% SO & 25% FH	15%	£7,334,013	£6,383,735	£6,320,977	£6,283,312	£6,223,456	£6,193,529	£6,178,445
70% SR & 5% SO & 25% FH	20%	£6,925,003	£5,974,725	£5,911,967	£5,874,302	£5,814,446	£5,784,519	£5,769,435
70% SR & 5% SO & 25% FH	25%	£6,515,994	£5,565,717	£5,502,959	£5,465,294	£5,405,438	£5,375,511	£5,360,427
70% SR & 5% SO & 25% FH	30%	£6,106,985	£5,156,708	£5,093,950	£5,056,285	£4,996,429	£4,966,502	£4,951,418
70% SR & 5% SO & 25% FH	35%	£5,697,976	£4,747,699	£4,684,941	£4,647,276	£4,587,420	£4,557,493	£4,542,409
70% SR & 5% SO & 25% FH	40%	£5,288,967	£4,338,688	£4,275,930	£4,238,265	£4,178,409	£4,148,482	£4,133,398

Residual Land values compared to benchmark land values  
Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£9,088,215	£8,137,936	£8,075,178	£8,037,513	£7,977,658	£7,947,730	£7,932,647
70% SR & 5% SO & 25% FH	10%	£8,270,196	£7,319,918	£7,257,160	£7,219,495	£7,159,640	£7,129,712	£7,114,629
70% SR & 5% SO & 25% FH	15%	£7,861,187	£6,910,909	£6,848,151	£6,810,486	£6,750,630	£6,720,702	£6,705,619
70% SR & 5% SO & 25% FH	20%	£7,452,177	£6,501,900	£6,439,142	£6,401,477	£6,341,621	£6,311,693	£6,296,610
70% SR & 5% SO & 25% FH	25%	£7,043,168	£6,092,891	£6,030,133	£5,992,468	£5,932,612	£5,902,684	£5,887,601
70% SR & 5% SO & 25% FH	30%	£6,634,159	£5,683,882	£5,621,124	£5,583,459	£5,523,603	£5,493,675	£5,478,592
70% SR & 5% SO & 25% FH	35%	£6,225,150	£5,274,873	£5,212,115	£5,174,450	£5,114,594	£5,084,666	£5,069,583
70% SR & 5% SO & 25% FH	40%	£5,816,141	£4,865,862	£4,803,104	£4,765,439	£4,705,583	£4,675,655	£4,660,572

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£9,849,084	£8,898,806	£8,836,048	£8,798,383	£8,738,527	£8,708,600	£8,693,517
70% SR & 5% SO & 25% FH	10%	£9,031,065	£8,080,788	£8,018,029	£7,979,364	£7,919,508	£7,889,581	£7,874,498
70% SR & 5% SO & 25% FH	15%	£8,622,056	£7,671,779	£7,609,020	£7,570,355	£7,510,500	£7,480,573	£7,465,490
70% SR & 5% SO & 25% FH	20%	£8,213,047	£7,262,769	£7,200,010	£7,161,345	£7,101,489	£7,071,562	£7,056,479
70% SR & 5% SO & 25% FH	25%	£7,804,038	£6,853,760	£6,791,001	£6,752,336	£6,692,480	£6,662,553	£6,647,470
70% SR & 5% SO & 25% FH	30%	£7,395,029	£6,444,751	£6,382,000	£6,343,335	£6,283,479	£6,253,552	£6,238,469
70% SR & 5% SO & 25% FH	35%	£6,986,020	£6,035,741	£5,973,000	£5,934,335	£5,874,479	£5,844,552	£5,829,469
70% SR & 5% SO & 25% FH	40%	£6,577,010	£5,626,732	£5,564,000	£5,525,335	£5,465,479	£5,435,552	£5,420,469

St Albans District Council  
Local Plan Testing 2024

T14 - 50 Houses

Value Area

Harpenden

No Units	50
Site Area	1.25 Ha

Sales value inflation	10%
Build cost inflation	8%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£16,074,517	£15,401,569	£15,364,541	£15,327,615	£15,272,759	£15,245,330	£15,231,615
70% SR & 5% SO & 25% FH	10%	£14,790,279	£14,117,331	£14,080,719	£14,031,724	£13,977,485	£13,950,365	£13,936,806
70% SR & 5% SO & 25% FH	15%	£14,148,091	£13,475,143	£13,438,739	£13,389,616	£13,329,895	£13,302,921	£13,289,437
70% SR & 5% SO & 25% FH	20%	£13,505,855	£12,832,907	£12,796,713	£12,735,933	£12,682,311	£12,655,500	£12,642,094
70% SR & 5% SO & 25% FH	25%	£12,863,574	£12,190,626	£12,154,640	£12,088,074	£12,034,761	£12,008,104	£11,994,777
70% SR & 5% SO & 25% FH	30%	£12,221,247	£11,548,299	£11,512,521	£11,440,240	£11,387,236	£11,360,734	£11,347,483
70% SR & 5% SO & 25% FH	35%	£11,578,873	£10,905,925	£10,870,356	£10,792,430	£10,739,735	£10,713,388	£10,700,214
70% SR & 5% SO & 25% FH	40%	£10,936,452	£10,263,505	£10,228,144	£10,144,647	£10,082,260	£10,066,067	£10,052,970

Residual Land values compared to benchmark land values  
Town Centre Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£11,699,517	£11,026,569	£10,989,541	£10,952,615	£10,897,759	£10,870,330	£10,856,615
70% SR & 5% SO & 25% FH	10%	£10,415,279	£9,742,331	£9,705,719	£9,656,724	£9,602,485	£9,575,365	£9,561,806
70% SR & 5% SO & 25% FH	15%	£9,773,091	£9,100,143	£9,063,739	£9,008,816	£8,954,885	£8,927,921	£8,914,437
70% SR & 5% SO & 25% FH	20%	£9,130,855	£8,457,907	£8,421,713	£8,366,933	£8,307,311	£8,280,500	£8,267,094
70% SR & 5% SO & 25% FH	25%	£8,488,574	£7,815,626	£7,779,640	£7,713,074	£7,659,761	£7,633,104	£7,619,777
70% SR & 5% SO & 25% FH	30%	£7,846,247	£7,173,299	£7,137,521	£7,065,240	£7,012,236	£6,985,734	£6,972,483
70% SR & 5% SO & 25% FH	35%	£7,203,873	£6,530,925	£6,495,356	£6,417,430	£6,364,735	£6,338,388	£6,325,214
70% SR & 5% SO & 25% FH	40%	£6,561,452	£5,888,968	£5,853,144	£5,769,647	£5,717,260	£5,691,067	£5,677,970

Residual Land values compared to benchmark land values  
Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£12,649,517	£11,976,569	£11,939,541	£11,902,615	£11,847,759	£11,820,330	£11,806,615
70% SR & 5% SO & 25% FH	10%	£11,365,279	£10,692,331	£10,655,719	£10,606,724	£10,552,485	£10,525,365	£10,511,806
70% SR & 5% SO & 25% FH	15%	£10,723,091	£10,050,143	£10,013,739	£9,958,816	£9,904,885	£9,877,921	£9,864,437
70% SR & 5% SO & 25% FH	20%	£10,080,855	£9,407,907	£9,371,713	£9,316,933	£9,257,311	£9,230,500	£9,217,094
70% SR & 5% SO & 25% FH	25%	£9,438,574	£8,765,626	£8,729,640	£8,663,074	£8,609,761	£8,583,104	£8,569,777
70% SR & 5% SO & 25% FH	30%	£8,796,247	£8,123,299	£8,087,521	£8,015,240	£7,962,236	£7,935,734	£7,922,483
70% SR & 5% SO & 25% FH	35%	£8,153,873	£7,480,925	£7,445,356	£7,367,430	£7,314,735	£7,288,388	£7,275,214
70% SR & 5% SO & 25% FH	40%	£7,511,452	£6,838,505	£6,803,144	£6,719,647	£6,667,260	£6,641,067	£6,627,970

Residual Land values compared to benchmark land values  
Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£13,862,017	£13,189,069	£13,152,041	£13,115,115	£13,060,259	£13,032,830	£13,019,115
70% SR & 5% SO & 25% FH	10%	£12,577,779	£11,904,831	£11,868,219	£11,831,224	£11,764,985	£11,737,865	£11,724,306
70% SR & 5% SO & 25% FH	15%	£11,935,591	£11,262,643	£11,226,239	£11,171,316	£11,117,385	£11,090,421	£11,076,937
70% SR & 5% SO & 25% FH	20%	£11,293,355	£10,620,407	£10,584,213	£10,523,433	£10,469,811	£10,443,000	£10,429,594
70% SR & 5% SO & 25% FH	25%	£10,651,074	£9,978,126	£9,942,140	£9,875,574	£9,822,261	£9,795,604	£9,782,277
70% SR & 5% SO & 25% FH	30%	£10,008,747	£9,335,799	£9,300,021	£9,227,740	£9,174,736	£9,148,234	£9,134,963
70% SR & 5% SO & 25% FH	35%	£9,366,373	£8,693,425	£8,657,856	£8,579,930	£8,527,235	£8,500,888	£8,487,714
70% SR & 5% SO & 25% FH	40%	£8,723,952	£8,051,002	£8,015,844	£7,932,147	£7,879,760	£7,853,567	£7,840,470

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£15,612,017	£14,939,069	£14,902,041	£14,865,115	£14,810,259	£14,782,830	£14,769,115
70% SR & 5% SO & 25% FH	10%	£14,327,779	£13,654,831	£13,618,219	£13,581,224	£13,514,985	£13,487,865	£13,474,306
70% SR & 5% SO & 25% FH	15%	£13,685,591	£13,012,643	£12,976,239	£12,921,316	£12,867,385	£12,840,421	£12,826,937
70% SR & 5% SO & 25% FH	20%	£13,043,355	£12,370,407	£12,334,213	£12,273,433	£12,219,811	£12,193,000	£12,179,594
70% SR & 5% SO & 25% FH	25%	£12,401,074	£11,728,126	£11,692,140	£11,625,574	£11,572,261	£11,545,604	£11,532,277
70% SR & 5% SO & 25% FH	30%	£11,758,747	£11,085,799	£11,050,021	£10,977,740	£10,924,736	£10,898,234	£10,884,963
70% SR & 5% SO & 25% FH	35%	£11,116,373	£10,443,425	£10,407,856	£10,329,930	£10,277,235	£10,250,888	£10,237,714
70% SR & 5% SO & 25% FH	40%	£10,473,952	£9,801,005	£9,765,844	£9,682,147	£9,629,760	£9,603,567	£9,590,470

T14 - 50 Houses	
No Units	50
Site Area	1.25 Ha

Value Area	St Albans
Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£15,036,069	£14,363,121	£14,326,093	£14,289,167	£14,234,310	£14,206,881	£14,193,167
70% SR & 5% SO & 25% FH	10%	£13,837,219	£13,184,272	£13,127,660	£13,078,995	£13,024,426	£12,997,306	£12,983,746
70% SR & 5% SO & 25% FH	15%	£13,637,725	£12,964,778	£12,926,376	£12,873,451	£12,819,521	£12,802,555	£12,779,073
70% SR & 5% SO & 25% FH	20%	£12,638,186	£11,965,237	£11,929,043	£11,888,262	£11,841,641	£11,787,830	£11,774,424
70% SR & 5% SO & 25% FH	25%	£12,038,598	£11,365,651	£11,329,664	£11,283,098	£11,209,785	£11,183,129	£11,169,800
70% SR & 5% SO & 25% FH	30%	£11,438,965	£10,766,018	£10,730,240	£10,687,959	£10,634,955	£10,578,453	£10,565,201
70% SR & 5% SO & 25% FH	35%	£10,839,286	£10,166,338	£10,130,769	£10,082,844	£10,000,148	£9,973,601	£9,960,627
70% SR & 5% SO & 25% FH	40%	£10,239,561	£9,566,613	£9,531,252	£9,447,754	£9,395,367	£9,368,174	£9,356,078

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
<b>£3,500,000</b>								
70% SR & 5% SO & 25% FH	0%	£10,661,069	£9,988,121	£9,951,093	£9,914,167	£9,859,310	£9,831,881	£9,818,167
70% SR & 5% SO & 25% FH	10%	£9,862,219	£9,189,272	£9,152,660	£9,103,995	£9,049,426	£9,022,306	£9,008,746
70% SR & 5% SO & 25% FH	15%	£8,862,725	£8,183,778	£8,147,376	£8,098,451	£8,044,521	£8,017,555	£8,004,073
70% SR & 5% SO & 25% FH	20%	£8,263,186	£7,584,237	£7,548,043	£7,499,262	£7,439,641	£7,412,830	£7,399,424
70% SR & 5% SO & 25% FH	25%	£7,663,598	£6,984,651	£6,948,664	£6,899,098	£6,839,785	£6,813,129	£6,799,800
70% SR & 5% SO & 25% FH	30%	£7,063,965	£6,385,018	£6,349,240	£6,299,959	£6,239,955	£6,213,453	£6,199,201
70% SR & 5% SO & 25% FH	35%	£6,464,286	£5,785,338	£5,749,769	£5,677,844	£5,625,148	£5,598,601	£5,585,627
70% SR & 5% SO & 25% FH	40%	£5,864,561	£5,185,613	£5,150,252	£5,077,754	£5,025,367	£4,998,174	£4,985,078

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
<b>£2,740,000</b>								
70% SR & 5% SO & 25% FH	0%	£11,611,069	£10,938,121	£10,901,093	£10,864,167	£10,800,310	£10,781,881	£10,768,167
70% SR & 5% SO & 25% FH	10%	£10,412,219	£9,739,272	£9,702,660	£9,653,995	£9,599,426	£9,572,306	£9,558,746
70% SR & 5% SO & 25% FH	15%	£9,812,725	£9,139,778	£9,103,376	£9,048,451	£8,994,521	£8,967,555	£8,954,073
70% SR & 5% SO & 25% FH	20%	£9,213,186	£8,540,237	£8,504,043	£8,443,262	£8,389,641	£8,362,830	£8,349,424
70% SR & 5% SO & 25% FH	25%	£8,613,598	£7,940,651	£7,904,664	£7,838,098	£7,784,785	£7,758,129	£7,744,800
70% SR & 5% SO & 25% FH	30%	£8,013,965	£7,341,018	£7,305,240	£7,232,959	£7,170,955	£7,153,453	£7,140,201
70% SR & 5% SO & 25% FH	35%	£7,414,286	£6,741,338	£6,705,769	£6,627,844	£6,575,148	£6,548,601	£6,535,627
70% SR & 5% SO & 25% FH	40%	£6,814,561	£6,141,613	£6,106,252	£6,022,754	£5,970,367	£5,944,174	£5,931,078

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
<b>£1,770,000</b>								
70% SR & 5% SO & 25% FH	0%	£12,823,969	£12,150,621	£12,113,593	£12,076,667	£12,021,810	£11,994,381	£11,980,667
70% SR & 5% SO & 25% FH	10%	£11,624,719	£10,951,772	£10,915,160	£10,868,185	£10,811,926	£10,784,806	£10,771,246
70% SR & 5% SO & 25% FH	15%	£11,025,225	£10,352,278	£10,315,875	£10,269,951	£10,207,021	£10,180,055	£10,166,573
70% SR & 5% SO & 25% FH	20%	£10,425,686	£9,752,737	£9,716,543	£9,655,762	£9,602,141	£9,575,330	£9,561,924
70% SR & 5% SO & 25% FH	25%	£9,826,098	£9,153,151	£9,117,164	£9,050,598	£8,997,285	£8,970,229	£8,957,300
70% SR & 5% SO & 25% FH	30%	£9,226,465	£8,553,518	£8,517,740	£8,445,459	£8,392,455	£8,365,953	£8,352,701
70% SR & 5% SO & 25% FH	35%	£8,626,786	£7,953,838	£7,918,269	£7,840,344	£7,787,648	£7,761,301	£7,748,127
70% SR & 5% SO & 25% FH	40%	£8,027,061	£7,354,113	£7,318,752	£7,235,254	£7,182,867	£7,156,674	£7,143,578

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
<b>£370,000</b>								
70% SR & 5% SO & 25% FH	0%	£14,573,969	£13,900,621	£13,863,593	£13,826,667	£13,771,810	£13,744,381	£13,730,667
70% SR & 5% SO & 25% FH	10%	£13,374,719	£12,701,772	£12,665,160	£12,616,185	£12,561,926	£12,534,806	£12,521,246
70% SR & 5% SO & 25% FH	15%	£12,775,225	£12,102,278	£12,065,875	£12,019,951	£11,957,021	£11,930,055	£11,916,573
70% SR & 5% SO & 25% FH	20%	£12,175,686	£11,502,737	£11,466,543	£11,405,762	£11,352,141	£11,325,330	£11,311,924
70% SR & 5% SO & 25% FH	25%	£11,576,098	£10,903,151	£10,867,164	£10,800,598	£10,747,285	£10,720,629	£10,707,300
70% SR & 5% SO & 25% FH	30%	£10,976,465	£10,303,518	£10,267,740	£10,195,459	£10,142,455	£10,115,953	£10,102,701
70% SR & 5% SO & 25% FH	35%	£10,376,786	£9,703,838	£9,668,269	£9,595,344	£9,537,648	£9,511,301	£9,498,127
70% SR & 5% SO & 25% FH	40%	£9,777,061	£9,104,113	£9,068,752	£8,985,254	£8,932,867	£8,906,674	£8,893,578

St Albans District Council  
Local Plan Testing 2024

T14 - 50 Houses

Value Area

Rest of St Albans

No Units	50
Site Area	1.25 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£12,230,489	£11,551,660	£11,514,204	£11,476,851	£11,421,361	£11,393,615	£11,379,742
70% SR & 5% SO & 25%FH	10%	£11,298,612	£10,621,955	£10,584,920	£10,535,359	£10,480,493	£10,453,060	£10,439,343
70% SR & 5% SO & 25%FH	15%	£10,832,603	£10,157,031	£10,120,206	£10,064,650	£10,010,697	£9,982,820	£9,969,192
70% SR & 5% SO & 25%FH	20%	£10,366,549	£9,692,062	£9,655,449	£9,593,966	£9,539,726	£9,512,604	£9,499,045
70% SR & 5% SO & 25%FH	25%	£9,900,449	£9,227,045	£9,190,643	£9,123,308	£9,069,379	£9,042,414	£9,028,933
70% SR & 5% SO & 25%FH	30%	£9,434,302	£8,761,355	£8,725,576	£8,652,674	£8,599,058	£8,572,250	£8,558,845
70% SR & 5% SO & 25%FH	35%	£8,968,108	£8,295,161	£8,259,592	£8,181,666	£8,128,761	£8,102,109	£8,088,783
70% SR & 5% SO & 25%FH	40%	£8,501,889	£7,828,921	£7,793,560	£7,710,063	£7,657,676	£7,631,484	£7,618,387

Residual Land values compared to benchmark land values

Town Centre Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£7,855,489	£7,176,660	£7,139,204	£7,101,851	£7,046,361	£7,018,615	£7,004,742
70% SR & 5% SO & 25%FH	10%	£6,823,612	£6,246,955	£6,209,920	£6,160,359	£6,105,493	£6,078,060	£6,064,343
70% SR & 5% SO & 25%FH	15%	£6,457,603	£5,782,031	£5,745,206	£5,695,650	£5,635,097	£5,607,820	£5,594,192
70% SR & 5% SO & 25%FH	20%	£5,991,549	£5,317,062	£5,280,449	£5,218,966	£5,164,726	£5,137,604	£5,124,045
70% SR & 5% SO & 25%FH	25%	£5,525,449	£4,852,045	£4,815,643	£4,748,308	£4,694,379	£4,667,414	£4,653,933
70% SR & 5% SO & 25%FH	30%	£5,059,302	£4,386,355	£4,350,576	£4,277,674	£4,224,058	£4,197,250	£4,183,845
70% SR & 5% SO & 25%FH	35%	£4,593,108	£3,920,161	£3,884,592	£3,806,666	£3,753,761	£3,727,109	£3,713,783
70% SR & 5% SO & 25%FH	40%	£4,126,889	£3,453,921	£3,418,560	£3,335,063	£3,282,676	£3,256,484	£3,243,387

Residual Land values compared to benchmark land values

Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£8,805,489	£8,126,660	£8,089,204	£8,051,851	£7,996,361	£7,968,615	£7,954,742
70% SR & 5% SO & 25%FH	10%	£7,873,612	£7,196,955	£7,159,920	£7,110,359	£7,055,493	£7,028,060	£7,014,343
70% SR & 5% SO & 25%FH	15%	£7,407,603	£6,732,031	£6,695,206	£6,639,650	£6,585,097	£6,557,820	£6,544,192
70% SR & 5% SO & 25%FH	20%	£6,941,549	£6,267,062	£6,230,449	£6,168,966	£6,114,726	£6,087,604	£6,074,045
70% SR & 5% SO & 25%FH	25%	£6,475,449	£5,802,045	£5,765,643	£5,698,308	£5,644,379	£5,617,414	£5,603,933
70% SR & 5% SO & 25%FH	30%	£6,009,302	£5,336,355	£5,300,576	£5,227,674	£5,174,058	£5,147,250	£5,133,845
70% SR & 5% SO & 25%FH	35%	£5,543,108	£4,870,161	£4,834,592	£4,756,666	£4,703,761	£4,677,109	£4,663,783
70% SR & 5% SO & 25%FH	40%	£5,076,889	£4,403,921	£4,368,560	£4,285,063	£4,232,676	£4,206,484	£4,193,387

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£10,017,989	£9,339,160	£9,301,704	£9,264,351	£9,208,861	£9,181,115	£9,167,242
70% SR & 5% SO & 25%FH	10%	£9,086,112	£8,408,455	£8,372,420	£8,322,859	£8,267,993	£8,240,560	£8,226,843
70% SR & 5% SO & 25%FH	15%	£8,620,103	£7,944,531	£7,907,706	£7,852,150	£7,797,597	£7,770,320	£7,756,682
70% SR & 5% SO & 25%FH	20%	£8,154,049	£7,479,562	£7,442,949	£7,381,466	£7,327,226	£7,300,104	£7,286,545
70% SR & 5% SO & 25%FH	25%	£7,687,949	£7,014,545	£6,978,143	£6,910,808	£6,856,879	£6,829,814	£6,816,433
70% SR & 5% SO & 25%FH	30%	£7,221,802	£6,549,855	£6,513,076	£6,440,174	£6,386,558	£6,359,750	£6,346,345
70% SR & 5% SO & 25%FH	35%	£6,755,608	£6,082,661	£6,047,092	£5,969,166	£5,916,261	£5,889,609	£5,876,283
70% SR & 5% SO & 25%FH	40%	£6,289,389	£5,616,421	£5,581,060	£5,497,563	£5,445,176	£5,418,884	£5,405,687

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£11,767,889	£11,089,160	£11,051,704	£11,014,351	£10,958,861	£10,931,115	£10,917,242
70% SR & 5% SO & 25%FH	10%	£10,836,112	£10,159,455	£10,122,420	£10,072,859	£10,017,993	£9,990,560	£9,976,843
70% SR & 5% SO & 25%FH	15%	£10,370,103	£9,694,531	£9,657,706	£9,602,150	£9,547,597	£9,520,320	£9,506,682
70% SR & 5% SO & 25%FH	20%	£9,904,049	£9,229,562	£9,192,949	£9,131,466	£9,077,226	£9,050,104	£9,036,545
70% SR & 5% SO & 25%FH	25%	£9,437,949	£8,764,545	£8,728,143	£8,660,808	£8,606,879	£8,579,814	£8,566,433
70% SR & 5% SO & 25%FH	30%	£8,971,802	£8,298,855	£8,263,076	£8,190,174	£8,136,558	£8,109,750	£8,096,345
70% SR & 5% SO & 25%FH	35%	£8,505,608	£7,832,661	£7,797,092	£7,719,166	£7,666,261	£7,639,609	£7,626,283
70% SR & 5% SO & 25%FH	40%	£8,039,389	£7,366,421	£7,331,060	£7,247,563	£7,195,176	£7,168,884	£7,155,687

St Albans District Council  
Local Plan Testing 2024

T14 - 50 Houses	
No Units	50
Site Area	1.25 Ha

Value Area	Zone of Influence
Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£12,230,489	£11,230,092	£11,201,636	£11,164,284	£11,108,793	£11,081,048	£11,062,175
70% SR & 5% SO & 25%FH	10%	£11,296,612	£10,308,387	£10,272,352	£10,222,791	£10,167,925	£10,140,493	£10,126,776
70% SR & 5% SO & 25%FH	15%	£10,832,003	£9,844,463	£9,807,840	£9,762,083	£9,697,529	£9,670,252	£9,656,614
70% SR & 5% SO & 25%FH	20%	£10,366,549	£9,379,494	£9,342,882	£9,291,398	£9,227,158	£9,200,037	£9,186,477
70% SR & 5% SO & 25%FH	25%	£9,900,449	£8,914,477	£8,878,075	£8,810,740	£8,756,811	£8,729,846	£8,716,365
70% SR & 5% SO & 25%FH	30%	£9,434,302	£8,449,413	£8,413,223	£8,340,106	£8,286,490	£8,259,682	£8,246,277
70% SR & 5% SO & 25%FH	35%	£8,968,108	£7,984,303	£7,948,322	£7,869,498	£7,816,194	£7,789,541	£7,776,216
70% SR & 5% SO & 25%FH	40%	£8,501,869	£7,519,146	£7,483,377	£7,398,914	£7,345,822	£7,319,427	£7,306,179

Residual Land values compared to benchmark land values

Town Centre Office		£3,500,000						
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£7,855,489	£6,864,092	£6,826,636	£6,789,284	£6,733,793	£6,706,048	£6,692,175
70% SR & 5% SO & 25%FH	10%	£8,923,612	£5,934,387	£5,897,352	£5,847,791	£5,792,925	£5,765,493	£5,751,776
70% SR & 5% SO & 25%FH	15%	£8,457,603	£5,469,463	£5,432,640	£5,377,083	£5,322,529	£5,295,252	£5,281,614
70% SR & 5% SO & 25%FH	20%	£5,991,549	£5,004,494	£4,967,882	£4,906,398	£4,852,158	£4,825,037	£4,811,477
70% SR & 5% SO & 25%FH	25%	£5,525,449	£4,539,477	£4,503,075	£4,435,740	£4,381,811	£4,354,846	£4,341,365
70% SR & 5% SO & 25%FH	30%	£5,059,302	£4,074,413	£4,038,223	£3,965,106	£3,911,490	£3,884,682	£3,871,277
70% SR & 5% SO & 25%FH	35%	£4,593,108	£3,609,303	£3,573,322	£3,494,498	£3,441,194	£3,414,541	£3,401,216
70% SR & 5% SO & 25%FH	40%	£4,126,869	£3,144,146	£3,108,377	£3,023,914	£2,970,922	£2,944,427	£2,931,179

Residual Land values compared to benchmark land values

Industrial		£2,740,000						
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25%FH	0%	£8,805,489	£7,814,092	£7,776,636	£7,739,284	£7,683,793	£7,656,048	£7,642,175
70% SR & 5% SO & 25%FH	10%	£7,873,612	£6,884,387	£6,847,352	£6,797,791	£6,742,925	£6,715,493	£6,701,776
70% SR & 5% SO & 25%FH	15%	£7,407,603	£6,419,463	£6,382,640	£6,327,083	£6,272,529	£6,245,252	£6,231,614
70% SR & 5% SO & 25%FH	20%	£5,941,549	£5,984,494	£5,917,882	£5,866,398	£5,802,158	£5,775,037	£5,761,477
70% SR & 5% SO & 25%FH	25%	£6,475,449	£5,489,477	£5,453,075	£5,385,740	£5,331,811	£5,304,846	£5,291,365
70% SR & 5% SO & 25%FH	30%	£6,009,302	£5,024,413	£4,988,223	£4,915,106	£4,861,490	£4,834,682	£4,821,277
70% SR & 5% SO & 25%FH	35%	£5,543,108	£4,559,303	£4,523,322	£4,444,498	£4,391,194	£4,364,541	£4,351,216
70% SR & 5% SO & 25%FH	40%	£5,076,869	£4,094,146	£4,058,377	£3,973,914	£3,920,922	£3,894,427	£3,881,179

Residual Land values compared to benchmark land values

Existing Sites		£1,770,000						
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25%FH	0%	£10,017,989	£9,026,592	£8,989,136	£8,951,784	£8,896,293	£8,868,548	£8,854,675
70% SR & 5% SO & 25%FH	10%	£9,086,112	£8,096,887	£8,059,852	£8,010,291	£7,955,425	£7,927,993	£7,914,276
70% SR & 5% SO & 25%FH	15%	£8,620,103	£7,631,963	£7,595,140	£7,539,583	£7,485,029	£7,457,752	£7,444,114
70% SR & 5% SO & 25%FH	20%	£8,154,049	£7,166,994	£7,130,382	£7,068,898	£7,014,658	£6,987,537	£6,973,977
70% SR & 5% SO & 25%FH	25%	£7,687,949	£6,701,977	£6,665,575	£6,598,240	£6,544,311	£6,517,346	£6,503,865
70% SR & 5% SO & 25%FH	30%	£7,221,802	£6,236,913	£6,200,723	£6,127,606	£6,073,990	£6,047,182	£6,033,777
70% SR & 5% SO & 25%FH	35%	£6,755,608	£5,771,803	£5,735,822	£5,656,998	£5,603,694	£5,577,041	£5,563,716
70% SR & 5% SO & 25%FH	40%	£6,289,369	£5,306,646	£5,270,877	£5,186,414	£5,133,422	£5,106,927	£5,093,679

Residual Land values compared to benchmark land values

Greenfield Land		£370,000						
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25%FH	0%	£11,767,989	£10,776,592	£10,739,136	£10,701,784	£10,646,293	£10,618,548	£10,604,675
70% SR & 5% SO & 25%FH	10%	£10,836,112	£9,846,887	£9,809,852	£9,760,291	£9,705,425	£9,677,993	£9,664,276
70% SR & 5% SO & 25%FH	15%	£10,370,103	£9,381,963	£9,345,140	£9,289,583	£9,235,029	£9,207,752	£9,194,114
70% SR & 5% SO & 25%FH	20%	£9,904,049	£8,919,994	£8,883,382	£8,818,898	£8,764,658	£8,737,537	£8,723,977
70% SR & 5% SO & 25%FH	25%	£9,437,949	£8,451,977	£8,415,575	£8,348,240	£8,294,311	£8,267,346	£8,253,865
70% SR & 5% SO & 25%FH	30%	£8,971,802	£7,986,913	£7,950,723	£7,877,606	£7,823,990	£7,797,182	£7,783,777
70% SR & 5% SO & 25%FH	35%	£8,505,608	£7,521,803	£7,485,822	£7,406,998	£7,353,694	£7,327,041	£7,313,716
70% SR & 5% SO & 25%FH	40%	£8,039,369	£7,056,646	£7,020,877	£6,936,414	£6,883,422	£6,856,927	£6,843,679

St Albans District Council  
Local Plan Testing 2024

T15 - 50 Flats & Houses

Value Area

Harpenden

No Units	50
Site Area	0.96 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent/ 15% S0/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£13,602,127	£12,971,008	£12,908,250	£12,870,585	£12,810,730	£12,780,802	£12,765,839
70% SR & 5% SO & 25%FH	10%	£12,461,474	£11,831,374	£11,768,616	£11,722,099	£11,662,244	£11,632,315	£11,617,352
70% SR & 5% SO & 25%FH	15%	£11,891,147	£11,261,056	£11,198,298	£11,147,855	£11,088,000	£11,058,072	£11,043,109
70% SR & 5% SO & 25%FH	20%	£11,320,820	£10,691,739	£10,628,981	£10,573,613	£10,513,757	£10,483,829	£10,468,865
70% SR & 5% SO & 25%FH	25%	£10,750,493	£10,121,922	£10,059,164	£9,999,369	£9,939,513	£9,909,586	£9,894,622
70% SR & 5% SO & 25%FH	30%	£10,180,166	£9,551,999	£9,489,246	£9,426,126	£9,365,270	£9,335,343	£9,320,378
70% SR & 5% SO & 25%FH	35%	£9,609,840	£8,981,672	£8,919,529	£8,850,882	£8,791,027	£8,761,099	£8,746,135
70% SR & 5% SO & 25%FH	40%	£9,039,513	£8,411,346	£8,349,303	£8,276,639	£8,216,783	£8,186,856	£8,171,892

Residual Land values compared to benchmark land values  
Town Centre Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£10,236,742	£9,605,623	£9,542,865	£9,505,200	£9,445,346	£9,415,418	£9,400,454
70% SR & 5% SO & 25%FH	10%	£9,066,889	£8,465,860	£8,403,231	£8,366,715	£8,296,859	£8,266,931	£8,251,967
70% SR & 5% SO & 25%FH	15%	£8,525,762	£7,998,172	£7,933,413	£7,892,471	£7,772,615	£7,692,688	£7,677,724
70% SR & 5% SO & 25%FH	20%	£7,955,435	£7,328,355	£7,263,596	£7,208,228	£7,148,372	£7,118,444	£7,103,480
70% SR & 5% SO & 25%FH	25%	£7,385,108	£6,758,038	£6,693,279	£6,633,884	£6,574,028	£6,544,201	£6,529,237
70% SR & 5% SO & 25%FH	30%	£6,814,782	£6,188,614	£6,123,855	£6,069,741	£5,989,885	£5,969,958	£5,954,993
70% SR & 5% SO & 25%FH	35%	£6,244,455	£5,618,288	£5,554,144	£5,485,497	£5,425,643	£5,395,714	£5,380,751
70% SR & 5% SO & 25%FH	40%	£5,674,129	£5,048,061	£4,983,919	£4,911,254	£4,851,399	£4,821,471	£4,806,506

Residual Land values compared to benchmark land values  
Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£10,967,511	£10,336,393	£10,273,634	£10,235,970	£10,176,115	£10,146,187	£10,131,223
70% SR & 5% SO & 25%FH	10%	£9,826,858	£9,196,759	£9,134,001	£9,087,484	£9,027,628	£8,997,700	£8,982,736
70% SR & 5% SO & 25%FH	15%	£9,256,532	£8,626,941	£8,564,183	£8,513,240	£8,453,384	£8,423,457	£8,408,493
70% SR & 5% SO & 25%FH	20%	£8,686,204	£8,057,124	£7,994,366	£7,948,997	£7,879,141	£7,849,213	£7,834,250
70% SR & 5% SO & 25%FH	25%	£8,115,878	£7,487,307	£7,424,549	£7,384,753	£7,304,898	£7,274,970	£7,260,007
70% SR & 5% SO & 25%FH	30%	£7,545,551	£6,917,383	£6,854,731	£6,790,510	£6,730,655	£6,700,727	£6,685,763
70% SR & 5% SO & 25%FH	35%	£6,975,224	£6,347,057	£6,284,914	£6,216,266	£6,156,412	£6,126,483	£6,111,520
70% SR & 5% SO & 25%FH	40%	£6,404,898	£5,776,730	£5,714,688	£5,642,024	£5,582,168	£5,552,241	£5,537,277

Residual Land values compared to benchmark land values  
Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£11,900,204	£11,269,085	£11,206,327	£11,168,662	£11,108,807	£11,078,879	£11,063,915
70% SR & 5% SO & 25%FH	10%	£10,759,551	£10,129,451	£10,066,693	£10,020,176	£9,960,321	£9,930,392	£9,915,429
70% SR & 5% SO & 25%FH	15%	£10,189,224	£9,559,633	£9,496,875	£9,445,932	£9,386,077	£9,356,149	£9,341,186
70% SR & 5% SO & 25%FH	20%	£9,618,896	£8,989,816	£8,927,058	£8,871,689	£8,811,834	£8,781,905	£8,766,942
70% SR & 5% SO & 25%FH	25%	£9,048,570	£8,419,889	£8,357,241	£8,297,446	£8,232,590	£8,202,663	£8,187,699
70% SR & 5% SO & 25%FH	30%	£8,478,243	£7,850,076	£7,787,423	£7,722,203	£7,665,347	£7,635,420	£7,619,455
70% SR & 5% SO & 25%FH	35%	£7,907,917	£7,279,749	£7,217,606	£7,148,959	£7,089,104	£7,059,176	£7,044,212
70% SR & 5% SO & 25%FH	40%	£7,337,590	£6,709,422	£6,647,380	£6,574,716	£6,514,860	£6,484,933	£6,469,969

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£13,246,358	£12,615,239	£12,552,481	£12,514,816	£12,454,961	£12,425,033	£12,410,069
70% SR & 5% SO & 25%FH	10%	£12,105,704	£11,475,605	£11,412,847	£11,366,330	£11,306,474	£11,276,546	£11,261,582
70% SR & 5% SO & 25%FH	15%	£11,535,378	£10,905,787	£10,843,029	£10,792,086	£10,732,231	£10,702,303	£10,687,340
70% SR & 5% SO & 25%FH	20%	£10,965,050	£10,335,970	£10,273,212	£10,217,843	£10,157,988	£10,128,059	£10,113,096
70% SR & 5% SO & 25%FH	25%	£10,394,724	£9,766,153	£9,703,395	£9,643,599	£9,583,744	£9,553,816	£9,538,853
70% SR & 5% SO & 25%FH	30%	£9,824,397	£9,196,230	£9,133,577	£9,069,396	£9,009,501	£8,979,574	£8,964,609
70% SR & 5% SO & 25%FH	35%	£9,254,071	£8,625,903	£8,563,750	£8,495,113	£8,435,258	£8,405,330	£8,390,366
70% SR & 5% SO & 25%FH	40%	£8,683,744	£8,055,576	£7,993,534	£7,920,870	£7,861,014	£7,831,087	£7,816,123

T15 - 50 Flats & Houses	
No Units	50
Site Area	0.96 Ha

Value Area	St Albans
Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£12,645,263	£12,009,670	£11,946,912	£11,909,247	£11,849,392	£11,819,464	£11,804,500
70% SR & 5% SO & 25% FH	10%	£11,581,133	£10,946,771	£10,884,012	£10,837,496	£10,777,641	£10,747,713	£10,732,749
70% SR & 5% SO & 25% FH	15%	£11,049,067	£10,415,321	£10,352,563	£10,301,621	£10,241,765	£10,211,837	£10,196,873
70% SR & 5% SO & 25% FH	20%	£10,517,002	£9,883,871	£9,821,113	£9,765,745	£9,705,889	£9,675,962	£9,660,997
70% SR & 5% SO & 25% FH	25%	£9,984,936	£9,352,421	£9,289,663	£9,229,869	£9,170,013	£9,140,086	£9,125,122
70% SR & 5% SO & 25% FH	30%	£9,452,872	£8,820,972	£8,758,214	£8,698,393	£8,638,137	£8,608,210	£8,593,246
70% SR & 5% SO & 25% FH	35%	£8,920,806	£8,289,522	£8,226,764	£8,168,118	£8,108,262	£8,068,334	£8,053,370
70% SR & 5% SO & 25% FH	40%	£8,388,741	£7,758,072	£7,695,314	£7,622,242	£7,562,386	£7,532,458	£7,517,494

Residual Land values compared to benchmark land values

Town Centre Office									£3,500,000
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%	
70% SR & 5% SO & 25% FH	0%	£9,279,879	£8,644,286	£8,581,528	£8,543,863	£8,484,007	£8,454,080	£8,439,115	
70% SR & 5% SO & 25% FH	10%	£8,215,748	£7,581,387	£7,518,627	£7,472,111	£7,411,256	£7,381,328	£7,366,364	
70% SR & 5% SO & 25% FH	15%	£7,583,683	£7,049,937	£6,987,178	£6,936,236	£6,876,380	£6,846,452	£6,831,488	
70% SR & 5% SO & 25% FH	20%	£7,151,617	£6,518,487	£6,455,728	£6,400,360	£6,340,504	£6,310,577	£6,295,612	
70% SR & 5% SO & 25% FH	25%	£6,619,552	£5,987,037	£5,924,278	£5,864,464	£5,804,628	£5,774,701	£5,759,737	
70% SR & 5% SO & 25% FH	30%	£6,087,487	£5,455,588	£5,392,829	£5,336,608	£5,285,752	£5,255,825	£5,223,861	
70% SR & 5% SO & 25% FH	35%	£5,555,421	£4,924,138	£4,861,379	£4,792,733	£4,732,877	£4,702,949	£4,687,985	
70% SR & 5% SO & 25% FH	40%	£5,023,356	£4,392,688	£4,329,929	£4,256,857	£4,197,002	£4,167,073	£4,152,110	

Residual Land values compared to benchmark land values

Industrial									£2,740,000
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%	
70% SR & 5% SO & 25% FH	0%	£10,010,648	£9,375,055	£9,312,297	£9,274,632	£9,214,776	£9,184,849	£9,169,884	
70% SR & 5% SO & 25% FH	10%	£8,946,518	£8,312,156	£8,249,397	£8,202,880	£8,143,026	£8,113,097	£8,098,134	
70% SR & 5% SO & 25% FH	15%	£8,414,452	£7,780,706	£7,717,948	£7,667,005	£7,607,150	£7,577,221	£7,562,258	
70% SR & 5% SO & 25% FH	20%	£7,882,386	£7,249,256	£7,186,498	£7,131,129	£7,071,274	£7,041,346	£7,026,382	
70% SR & 5% SO & 25% FH	25%	£7,350,321	£6,717,806	£6,655,048	£6,595,253	£6,535,398	£6,505,470	£6,490,507	
70% SR & 5% SO & 25% FH	30%	£6,818,256	£6,186,357	£6,123,599	£6,059,377	£5,999,522	£5,969,594	£5,954,631	
70% SR & 5% SO & 25% FH	35%	£6,286,191	£5,654,907	£5,592,149	£5,523,502	£5,463,647	£5,433,718	£5,418,755	
70% SR & 5% SO & 25% FH	40%	£5,754,125	£5,123,457	£5,060,699	£4,987,626	£4,927,771	£4,897,842	£4,882,879	

Residual Land values compared to benchmark land values

Existing Sites									£1,770,000
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%	
70% SR & 5% SO & 25% FH	0%	£10,943,340	£10,307,747	£10,244,989	£10,207,324	£10,147,469	£10,117,541	£10,102,577	
70% SR & 5% SO & 25% FH	10%	£9,879,210	£9,243,849	£9,182,089	£9,135,572	£9,075,718	£9,045,789	£9,030,826	
70% SR & 5% SO & 25% FH	15%	£9,347,144	£8,713,398	£8,650,640	£8,599,697	£8,539,842	£8,509,914	£8,494,950	
70% SR & 5% SO & 25% FH	20%	£8,815,079	£8,181,948	£8,119,190	£8,063,822	£8,003,966	£7,974,039	£7,959,074	
70% SR & 5% SO & 25% FH	25%	£8,283,013	£7,650,488	£7,587,740	£7,527,946	£7,468,090	£7,438,163	£7,423,199	
70% SR & 5% SO & 25% FH	30%	£7,750,948	£7,119,049	£7,056,291	£6,992,070	£6,932,214	£6,902,287	£6,887,323	
70% SR & 5% SO & 25% FH	35%	£7,218,883	£6,587,599	£6,524,841	£6,456,195	£6,396,339	£6,366,411	£6,351,447	
70% SR & 5% SO & 25% FH	40%	£6,686,817	£6,056,149	£5,993,391	£5,920,319	£5,860,463	£5,830,535	£5,815,571	

Residual Land values compared to benchmark land values

Greenfield Land									£370,000
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%	
70% SR & 5% SO & 25% FH	0%	£12,289,494	£11,653,901	£11,591,143	£11,553,478	£11,493,623	£11,463,695	£11,448,731	
70% SR & 5% SO & 25% FH	10%	£11,225,364	£10,591,002	£10,528,243	£10,481,726	£10,421,872	£10,391,843	£10,376,880	
70% SR & 5% SO & 25% FH	15%	£10,693,298	£10,059,552	£9,996,794	£9,945,851	£9,885,996	£9,856,067	£9,841,104	
70% SR & 5% SO & 25% FH	20%	£10,161,233	£9,528,102	£9,465,344	£9,409,975	£9,350,120	£9,320,192	£9,305,228	
70% SR & 5% SO & 25% FH	25%	£9,629,167	£8,996,652	£8,933,894	£8,874,099	£8,814,244	£8,784,316	£8,769,353	
70% SR & 5% SO & 25% FH	30%	£9,097,102	£8,465,203	£8,402,445	£8,338,223	£8,276,368	£8,246,440	£8,231,477	
70% SR & 5% SO & 25% FH	35%	£8,565,037	£7,933,753	£7,870,995	£7,802,348	£7,742,493	£7,712,565	£7,697,601	
70% SR & 5% SO & 25% FH	40%	£8,032,971	£7,402,303	£7,339,545	£7,266,473	£7,206,617	£7,176,689	£7,161,725	

St Albans District Council  
Local Plan Testing 2024

T15 - 50 Flats & Houses

Value Area

Rest of St Albans

No Units	50
Site Area	0.96 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£10,050,171	£9,412,419	£9,349,661	£9,311,996	£9,252,140	£9,222,213	£9,207,248
70% SR & 5% SO & 25%FH	10%	£9,232,152	£8,594,401	£8,531,642	£8,495,126	£8,425,270	£8,395,342	£8,380,378
70% SR & 5% SO & 25%FH	15%	£8,623,143	£8,185,391	£8,122,633	£8,071,690	£8,011,835	£7,981,907	£7,966,943
70% SR & 5% SO & 25%FH	20%	£8,414,134	£7,776,382	£7,713,623	£7,658,255	£7,598,399	£7,568,472	£7,553,508
70% SR & 5% SO & 25%FH	25%	£8,005,125	£7,367,372	£7,304,614	£7,244,820	£7,184,964	£7,155,037	£7,140,073
70% SR & 5% SO & 25%FH	30%	£7,596,116	£6,958,363	£6,895,605	£6,831,384	£6,771,529	£6,741,602	£6,726,637
70% SR & 5% SO & 25%FH	35%	£7,187,107	£6,549,354	£6,486,596	£6,417,949	£6,358,094	£6,328,165	£6,313,202
70% SR & 5% SO & 25%FH	40%	£6,778,097	£6,140,345	£6,077,586	£6,004,513	£5,944,659	£5,914,730	£5,899,767

Residual Land values compared to benchmark land values

Town Centre Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£6,684,787	£6,047,034	£5,984,276	£5,946,611	£5,886,756	£5,856,828	£5,841,864
70% SR & 5% SO & 25%FH	10%	£5,866,768	£5,229,016	£5,166,258	£5,119,141	£5,059,885	£5,029,957	£5,014,993
70% SR & 5% SO & 25%FH	15%	£5,457,758	£4,820,007	£4,757,249	£4,706,305	£4,645,450	£4,615,522	£4,601,558
70% SR & 5% SO & 25%FH	20%	£5,048,749	£4,410,998	£4,348,238	£4,292,870	£4,233,014	£4,203,087	£4,188,123
70% SR & 5% SO & 25%FH	25%	£4,639,740	£4,001,989	£3,939,229	£3,879,435	£3,819,579	£3,789,652	£3,774,688
70% SR & 5% SO & 25%FH	30%	£4,230,731	£3,592,978	£3,530,220	£3,468,000	£3,405,144	£3,375,217	£3,361,252
70% SR & 5% SO & 25%FH	35%	£3,821,722	£3,183,969	£3,121,211	£3,062,565	£2,992,709	£2,962,781	£2,947,817
70% SR & 5% SO & 25%FH	40%	£3,412,713	£2,774,960	£2,712,202	£2,639,129	£2,579,274	£2,549,346	£2,534,382

Residual Land values compared to benchmark land values

Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£7,415,596	£6,777,803	£6,715,045	£6,677,380	£6,617,525	£6,587,597	£6,572,633
70% SR & 5% SO & 25%FH	10%	£6,597,537	£5,959,785	£5,897,027	£5,850,510	£5,790,655	£5,760,726	£5,745,762
70% SR & 5% SO & 25%FH	15%	£6,188,528	£5,550,776	£5,488,018	£5,437,074	£5,377,220	£5,347,291	£5,332,328
70% SR & 5% SO & 25%FH	20%	£5,779,519	£5,141,767	£5,079,008	£5,003,639	£4,963,784	£4,933,856	£4,918,893
70% SR & 5% SO & 25%FH	25%	£5,370,509	£4,732,757	£4,669,999	£4,610,204	£4,550,349	£4,520,421	£4,505,458
70% SR & 5% SO & 25%FH	30%	£4,961,500	£4,323,748	£4,260,989	£4,196,769	£4,136,913	£4,106,986	£4,092,021
70% SR & 5% SO & 25%FH	35%	£4,552,491	£3,914,739	£3,851,980	£3,783,334	£3,723,478	£3,693,550	£3,678,586
70% SR & 5% SO & 25%FH	40%	£4,143,482	£3,505,729	£3,442,971	£3,369,898	£3,310,043	£3,280,115	£3,265,151

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£8,348,248	£7,710,496	£7,647,737	£7,610,073	£7,550,217	£7,520,290	£7,505,325
70% SR & 5% SO & 25%FH	10%	£7,530,229	£6,892,477	£6,829,718	£6,783,203	£6,723,347	£6,693,419	£6,678,455
70% SR & 5% SO & 25%FH	15%	£7,121,220	£6,483,468	£6,420,710	£6,369,767	£6,309,912	£6,279,984	£6,265,020
70% SR & 5% SO & 25%FH	20%	£6,712,211	£6,074,459	£6,011,700	£5,956,332	£5,896,476	£5,866,549	£5,851,585
70% SR & 5% SO & 25%FH	25%	£6,303,202	£5,665,449	£5,602,691	£5,542,896	£5,483,041	£5,453,114	£5,438,150
70% SR & 5% SO & 25%FH	30%	£5,894,193	£5,256,440	£5,193,682	£5,139,461	£5,069,606	£5,039,678	£5,024,714
70% SR & 5% SO & 25%FH	35%	£5,485,183	£4,847,431	£4,784,673	£4,716,026	£4,656,171	£4,626,242	£4,611,279
70% SR & 5% SO & 25%FH	40%	£5,076,174	£4,438,422	£4,375,663	£4,302,589	£4,242,736	£4,212,807	£4,197,844

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£9,694,402	£9,056,650	£8,993,891	£8,956,227	£8,896,371	£8,866,444	£8,851,479
70% SR & 5% SO & 25%FH	10%	£8,876,383	£8,238,631	£8,175,873	£8,129,356	£8,069,501	£8,039,573	£8,024,609
70% SR & 5% SO & 25%FH	15%	£8,467,374	£7,829,622	£7,766,864	£7,715,920	£7,656,066	£7,626,137	£7,611,174
70% SR & 5% SO & 25%FH	20%	£8,058,365	£7,420,613	£7,357,854	£7,302,485	£7,242,630	£7,212,702	£7,197,739
70% SR & 5% SO & 25%FH	25%	£7,649,356	£7,011,603	£6,948,845	£6,889,050	£6,829,195	£6,799,267	£6,784,304
70% SR & 5% SO & 25%FH	30%	£7,240,346	£6,602,594	£6,539,836	£6,475,615	£6,415,760	£6,385,832	£6,370,868
70% SR & 5% SO & 25%FH	35%	£6,831,337	£6,193,585	£6,130,826	£6,062,180	£6,002,325	£5,972,396	£5,957,433
70% SR & 5% SO & 25%FH	40%	£6,422,328	£5,784,576	£5,721,817	£5,648,744	£5,588,889	£5,558,961	£5,543,998

St Albans District Council  
Local Plan Testing 2024

T15 - 50 Flats & Houses	
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Value Area	Zone of Influence
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No Units	50
Site Area	0.96 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£10,050,171	£9,099,893	£9,037,135	£8,999,470	£8,939,614	£8,909,687	£8,894,604
70% SR & 5% SO & 25% FH	10%	£9,232,152	£8,281,875	£8,219,116	£8,172,600	£8,112,744	£8,082,817	£8,067,696
70% SR & 5% SO & 25% FH	15%	£8,623,143	£7,872,866	£7,810,107	£7,763,590	£7,703,734	£7,673,807	£7,658,686
70% SR & 5% SO & 25% FH	20%	£8,414,134	£7,463,856	£7,401,097	£7,354,580	£7,294,724	£7,264,797	£7,249,676
70% SR & 5% SO & 25% FH	25%	£8,005,125	£7,054,847	£6,992,088	£6,945,570	£6,885,714	£6,855,787	£6,840,666
70% SR & 5% SO & 25% FH	30%	£7,596,116	£6,645,838	£6,583,079	£6,536,560	£6,476,704	£6,446,777	£6,431,656
70% SR & 5% SO & 25% FH	35%	£7,187,107	£6,236,828	£6,174,070	£6,127,550	£6,067,694	£6,037,767	£6,022,646
70% SR & 5% SO & 25% FH	40%	£6,778,097	£5,827,819	£5,765,061	£5,718,540	£5,658,684	£5,628,757	£5,613,636

Residual Land values compared to benchmark land values  
Town Centre Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£6,684,787	£5,734,508	£5,671,750	£5,634,085	£5,574,230	£5,544,302	£5,529,219
70% SR & 5% SO & 25% FH	10%	£5,886,768	£4,916,480	£4,853,722	£4,817,205	£4,747,350	£4,717,422	£4,702,311
70% SR & 5% SO & 25% FH	15%	£5,457,758	£4,507,471	£4,444,713	£4,393,780	£4,333,925	£4,303,997	£4,288,886
70% SR & 5% SO & 25% FH	20%	£5,048,749	£4,098,462	£4,035,704	£3,984,345	£3,924,490	£3,894,561	£3,879,450
70% SR & 5% SO & 25% FH	25%	£4,639,740	£3,689,453	£3,626,704	£3,580,689	£3,521,834	£3,491,905	£3,476,794
70% SR & 5% SO & 25% FH	30%	£4,230,731	£3,280,444	£3,217,694	£3,171,679	£3,113,824	£3,083,895	£3,068,784
70% SR & 5% SO & 25% FH	35%	£3,821,722	£2,871,435	£2,808,685	£2,762,670	£2,706,814	£2,676,885	£2,661,774
70% SR & 5% SO & 25% FH	40%	£3,412,713	£2,462,426	£2,399,676	£2,353,660	£2,297,804	£2,267,875	£2,252,764

Residual Land values compared to benchmark land values  
Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£7,415,556	£6,465,278	£6,402,519	£6,364,855	£6,304,999	£6,275,072	£6,259,988
70% SR & 5% SO & 25% FH	10%	£6,597,537	£5,647,259	£5,584,501	£5,547,884	£5,478,129	£5,448,202	£5,433,081
70% SR & 5% SO & 25% FH	15%	£6,188,528	£5,238,250	£5,175,492	£5,138,875	£5,069,120	£5,039,192	£5,024,071
70% SR & 5% SO & 25% FH	20%	£5,779,519	£4,829,241	£4,766,483	£4,711,114	£4,641,359	£4,611,431	£4,596,310
70% SR & 5% SO & 25% FH	25%	£5,370,510	£4,420,232	£4,357,474	£4,294,857	£4,225,102	£4,195,174	£4,180,053
70% SR & 5% SO & 25% FH	30%	£4,961,501	£4,011,223	£3,948,464	£3,894,243	£3,824,488	£3,794,560	£3,779,439
70% SR & 5% SO & 25% FH	35%	£4,552,492	£3,602,214	£3,539,455	£3,476,838	£3,407,082	£3,377,154	£3,362,033
70% SR & 5% SO & 25% FH	40%	£4,143,483	£3,193,205	£3,130,446	£3,067,829	£2,997,573	£2,967,645	£2,952,524

Residual Land values compared to benchmark land values  
Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£8,348,248	£7,397,970	£7,335,212	£7,297,547	£7,237,691	£7,207,764	£7,192,680
70% SR & 5% SO & 25% FH	10%	£7,530,229	£6,579,952	£6,517,193	£6,479,677	£6,419,821	£6,389,894	£6,374,810
70% SR & 5% SO & 25% FH	15%	£7,121,220	£6,170,942	£6,108,184	£6,070,242	£5,999,386	£5,969,459	£5,954,375
70% SR & 5% SO & 25% FH	20%	£6,712,211	£5,761,933	£5,699,175	£5,643,807	£5,583,951	£5,554,023	£5,538,940
70% SR & 5% SO & 25% FH	25%	£6,303,202	£5,352,924	£5,290,166	£5,233,371	£5,173,515	£5,143,587	£5,128,503
70% SR & 5% SO & 25% FH	30%	£5,894,193	£4,943,915	£4,881,156	£4,819,938	£4,757,882	£4,727,954	£4,712,870
70% SR & 5% SO & 25% FH	35%	£5,485,183	£4,534,905	£4,472,147	£4,403,500	£4,343,645	£4,313,717	£4,298,633
70% SR & 5% SO & 25% FH	40%	£5,076,174	£4,125,896	£4,063,138	£3,990,085	£3,930,230	£3,900,302	£3,885,218

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£9,694,402	£8,744,124	£8,681,365	£8,643,701	£8,583,845	£8,553,918	£8,538,834
70% SR & 5% SO & 25% FH	10%	£8,876,383	£7,923,905	£7,861,146	£7,813,481	£7,753,625	£7,723,698	£7,708,614
70% SR & 5% SO & 25% FH	15%	£8,467,374	£7,514,996	£7,452,237	£7,404,571	£7,343,715	£7,313,788	£7,298,704
70% SR & 5% SO & 25% FH	20%	£8,058,365	£7,106,087	£7,043,328	£6,995,662	£6,934,806	£6,904,879	£6,889,795
70% SR & 5% SO & 25% FH	25%	£7,649,356	£6,697,178	£6,634,419	£6,586,753	£6,525,897	£6,495,970	£6,480,886
70% SR & 5% SO & 25% FH	30%	£7,240,346	£6,288,269	£6,225,510	£6,177,844	£6,116,988	£6,087,061	£6,071,977
70% SR & 5% SO & 25% FH	35%	£6,831,337	£5,879,360	£5,816,601	£5,768,935	£5,708,079	£5,678,152	£5,663,068
70% SR & 5% SO & 25% FH	40%	£6,422,328	£5,470,451	£5,407,692	£5,360,026	£5,299,170	£5,269,243	£5,254,159

St Albans District Council  
Local Plan Testing 2024

T16-100 Flats & Houses

Value Area

Harpenden

No Units	100
Site Area	1.92 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£24,522,852	£23,300,512	£23,204,540	£23,134,938	£23,024,329	£22,969,024	£22,941,373
70% SR & 5% SO & 25% FH	10%	£22,472,209	£21,272,030	£21,156,056	£21,070,097	£20,959,488	£20,904,183	£20,876,532
70% SR & 5% SO & 25% FH	15%	£21,446,887	£20,247,788	£20,131,814	£20,037,676	£19,927,688	£19,871,763	£19,844,110
70% SR & 5% SO & 25% FH	20%	£20,421,565	£19,223,546	£19,107,573	£19,003,295	£18,894,647	£18,838,243	£18,811,690
70% SR & 5% SO & 25% FH	25%	£19,396,242	£18,199,305	£18,083,331	£17,972,835	£17,862,226	£17,806,922	£17,779,270
70% SR & 5% SO & 25% FH	30%	£18,370,921	£17,175,063	£17,059,089	£16,948,414	£16,839,605	£16,774,501	£16,746,849
70% SR & 5% SO & 25% FH	35%	£17,345,599	£16,150,821	£16,034,846	£15,923,694	£15,797,385	£15,742,080	£15,714,429
70% SR & 5% SO & 25% FH	40%	£16,320,277	£15,126,579	£15,010,607	£14,875,573	£14,784,955	£14,709,660	£14,682,008

Residual Land values compared to benchmark land values

Town Centre Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£17,792,083	£16,589,743	£16,473,770	£16,404,168	£16,293,960	£16,238,285	£16,210,603
70% SR & 5% SO & 25% FH	10%	£15,741,440	£14,541,280	£14,425,207	£14,338,219	£14,228,719	£14,173,414	£14,145,763
70% SR & 5% SO & 25% FH	15%	£14,716,118	£13,517,019	£13,401,045	£13,306,907	£13,196,298	£13,140,994	£13,113,341
70% SR & 5% SO & 25% FH	20%	£13,690,796	£12,492,777	£12,376,803	£12,274,486	£12,163,878	£12,108,573	£12,080,921
70% SR & 5% SO & 25% FH	25%	£12,665,473	£11,468,538	£11,352,564	£11,242,685	£11,131,456	£11,076,153	£11,048,500
70% SR & 5% SO & 25% FH	30%	£11,640,151	£10,444,294	£10,328,320	£10,209,645	£10,099,036	£10,043,732	£10,016,080
70% SR & 5% SO & 25% FH	35%	£10,614,830	£9,420,052	£9,304,078	£9,177,225	£9,066,616	£9,011,311	£8,983,660
70% SR & 5% SO & 25% FH	40%	£9,589,508	£8,395,810	£8,279,836	£8,144,894	£8,034,156	£7,978,851	£7,951,200

Residual Land values compared to benchmark land values

Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£18,263,622	£18,051,281	£17,935,309	£17,865,707	£17,755,988	£17,690,793	£17,672,142
70% SR & 5% SO & 25% FH	10%	£17,202,978	£16,002,799	£15,886,825	£15,800,866	£15,690,257	£15,634,953	£15,607,301
70% SR & 5% SO & 25% FH	15%	£16,177,656	£14,978,557	£14,862,584	£14,788,446	£14,657,837	£14,602,532	£14,574,880
70% SR & 5% SO & 25% FH	20%	£15,152,334	£13,954,315	£13,838,342	£13,738,024	£13,625,416	£13,570,112	£13,542,459
70% SR & 5% SO & 25% FH	25%	£14,127,012	£12,930,074	£12,814,100	£12,703,604	£12,592,996	£12,537,691	£12,510,039
70% SR & 5% SO & 25% FH	30%	£13,101,690	£11,905,832	£11,789,859	£11,671,183	£11,560,575	£11,505,270	£11,477,618
70% SR & 5% SO & 25% FH	35%	£12,076,368	£10,881,590	£10,765,617	£10,638,763	£10,528,154	£10,472,850	£10,445,198
70% SR & 5% SO & 25% FH	40%	£11,051,046	£9,857,349	£9,741,376	£9,608,343	£9,498,734	£9,443,430	£9,415,778

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£21,119,006	£19,916,666	£19,800,693	£19,731,092	£19,620,483	£19,565,178	£19,537,526
70% SR & 5% SO & 25% FH	10%	£19,068,363	£17,868,183	£17,752,210	£17,682,251	£17,555,842	£17,500,337	£17,472,686
70% SR & 5% SO & 25% FH	15%	£18,043,041	£16,843,842	£16,727,868	£16,633,830	£16,523,221	£16,467,917	£16,440,264
70% SR & 5% SO & 25% FH	20%	£17,017,719	£15,819,700	£15,703,727	£15,601,459	£15,490,801	£15,435,497	£15,407,844
70% SR & 5% SO & 25% FH	25%	£15,992,397	£14,795,458	£14,679,485	£14,568,969	£14,458,380	£14,403,076	£14,375,423
70% SR & 5% SO & 25% FH	30%	£14,967,074	£13,771,217	£13,655,243	£13,536,568	£13,425,959	£13,370,655	£13,343,003
70% SR & 5% SO & 25% FH	35%	£13,941,753	£12,746,975	£12,631,001	£12,504,148	£12,393,539	£12,338,234	£12,310,583
70% SR & 5% SO & 25% FH	40%	£12,916,431	£11,722,733	£11,606,761	£11,471,727	£11,361,118	£11,305,814	£11,278,162

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£23,811,314	£22,608,974	£22,493,001	£22,423,399	£22,312,790	£22,257,486	£22,229,834
70% SR & 5% SO & 25% FH	10%	£21,760,670	£20,560,491	£20,444,518	£20,358,858	£20,247,849	£20,192,545	£20,164,893
70% SR & 5% SO & 25% FH	15%	£20,735,347	£19,536,249	£19,420,276	£19,326,138	£19,215,529	£19,160,225	£19,132,572
70% SR & 5% SO & 25% FH	20%	£19,710,024	£18,512,008	£18,396,034	£18,293,717	£18,183,109	£18,127,804	£18,100,151
70% SR & 5% SO & 25% FH	25%	£18,684,704	£17,487,766	£17,371,793	£17,281,296	£17,150,887	£17,095,394	£17,067,741
70% SR & 5% SO & 25% FH	30%	£17,659,382	£16,463,524	£16,347,551	£16,228,876	£16,118,267	£16,062,962	£16,035,311
70% SR & 5% SO & 25% FH	35%	£16,634,060	£15,439,283	£15,323,309	£15,196,455	£15,085,846	£15,030,542	£15,002,890
70% SR & 5% SO & 25% FH	40%	£15,608,739	£14,415,041	£14,299,068	£14,164,035	£14,053,426	£13,998,122	£13,970,470

T16- 100 Flats & Houses	
No Units	100
Site Area	1.92 Ha

Value Area	St Albans
Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent 15% SD 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£22,781,472	£21,570,946	£21,454,974	£21,385,372	£21,274,763	£21,219,459	£21,191,807
70% SR & 5% SO & 25%FH	10%	£20,869,518	£19,661,534	£19,545,561	£19,459,602	£19,348,993	£19,293,689	£19,266,037
70% SR & 5% SO & 25%FH	15%	£19,913,541	£18,706,828	£18,590,855	£18,496,716	£18,386,108	£18,330,803	£18,303,151
70% SR & 5% SO & 25%FH	20%	£18,957,563	£17,751,122	£17,635,149	£17,533,832	£17,423,223	£17,367,919	£17,340,266
70% SR & 5% SO & 25%FH	25%	£18,001,586	£16,795,415	£16,681,443	£16,570,948	£16,460,337	£16,405,033	£16,377,381
70% SR & 5% SO & 25%FH	30%	£17,045,609	£15,840,709	£15,726,737	£15,608,091	£15,497,483	£15,442,188	£15,414,496
70% SR & 5% SO & 25%FH	35%	£16,089,631	£14,885,004	£14,772,030	£14,645,176	£14,534,567	£14,479,263	£14,451,611
70% SR & 5% SO & 25%FH	40%	£15,133,654	£13,933,297	£13,817,324	£13,682,291	£13,571,682	£13,516,378	£13,488,726

Residual Land values compared to benchmark land values

Town Centre Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£16,050,703	£14,840,177	£14,724,205	£14,654,603	£14,543,994	£14,488,689	£14,461,038
70% SR & 5% SO & 25%FH	10%	£14,138,748	£13,076,765	£12,914,792	£12,728,833	£12,518,224	£12,502,919	£12,475,266
70% SR & 5% SO & 25%FH	15%	£13,182,772	£11,976,589	£11,860,086	£11,765,947	£11,655,338	£11,600,034	£11,572,382
70% SR & 5% SO & 25%FH	20%	£12,226,794	£11,021,353	£10,905,379	£10,803,093	£10,692,484	£10,637,180	£10,609,497
70% SR & 5% SO & 25%FH	25%	£11,270,817	£10,066,146	£9,950,673	£9,840,177	£9,729,568	£9,674,264	£9,646,612
70% SR & 5% SO & 25%FH	30%	£10,314,839	£9,111,940	£8,995,968	£8,877,292	£8,766,684	£8,711,379	£8,683,727
70% SR & 5% SO & 25%FH	35%	£9,358,862	£8,157,234	£8,041,261	£7,914,407	£7,803,798	£7,748,494	£7,720,842
70% SR & 5% SO & 25%FH	40%	£8,402,885	£7,202,527	£7,086,555	£6,959,702	£6,849,093	£6,793,789	£6,766,137

Residual Land values compared to benchmark land values

Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£17,512,241	£16,301,716	£16,185,743	£16,116,141	£16,005,532	£15,950,228	£15,922,576
70% SR & 5% SO & 25%FH	10%	£15,600,287	£14,390,203	£14,276,330	£14,190,371	£14,079,762	£14,024,458	£13,996,806
70% SR & 5% SO & 25%FH	15%	£14,644,310	£13,437,597	£13,321,625	£13,227,486	£13,116,877	£13,061,572	£13,033,921
70% SR & 5% SO & 25%FH	20%	£13,688,332	£12,482,891	£12,365,918	£12,264,601	£12,153,992	£12,098,688	£12,071,035
70% SR & 5% SO & 25%FH	25%	£12,732,355	£11,528,184	£11,412,212	£11,301,716	£11,191,107	£11,135,802	£11,108,150
70% SR & 5% SO & 25%FH	30%	£11,776,378	£10,573,479	£10,457,506	£10,338,830	£10,228,222	£10,172,918	£10,145,265
70% SR & 5% SO & 25%FH	35%	£10,820,400	£9,618,773	£9,502,799	£9,375,945	£9,265,337	£9,210,032	£9,182,380
70% SR & 5% SO & 25%FH	40%	£9,864,423	£8,664,066	£8,548,093	£8,421,239	£8,310,631	£8,255,326	£8,227,674

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£19,377,626	£18,167,100	£18,051,128	£17,981,526	£17,870,917	£17,815,612	£17,787,961
70% SR & 5% SO & 25%FH	10%	£17,465,672	£16,255,689	£16,141,715	£16,055,746	£15,945,147	£15,889,842	£15,862,191
70% SR & 5% SO & 25%FH	15%	£16,509,695	£15,302,982	£15,187,009	£15,092,870	£14,982,261	£14,926,957	£14,899,305
70% SR & 5% SO & 25%FH	20%	£15,553,717	£14,348,276	£14,232,302	£14,129,986	£14,019,377	£13,964,072	£13,936,420
70% SR & 5% SO & 25%FH	25%	£14,597,740	£13,393,569	£13,277,597	£13,167,100	£13,056,491	£13,001,187	£12,973,535
70% SR & 5% SO & 25%FH	30%	£13,641,762	£12,438,863	£12,322,891	£12,204,215	£12,093,607	£12,038,302	£12,010,650
70% SR & 5% SO & 25%FH	35%	£12,685,785	£11,484,157	£11,368,184	£11,241,330	£11,130,721	£11,075,417	£11,047,765
70% SR & 5% SO & 25%FH	40%	£11,729,808	£10,529,451	£10,413,478	£10,276,445	£10,167,836	£10,112,532	£10,084,880

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£22,069,534	£20,859,408	£20,743,435	£20,673,834	£20,563,225	£20,507,920	£20,480,268
70% SR & 5% SO & 25%FH	10%	£20,157,978	£18,949,995	£18,834,023	£18,748,064	£18,637,455	£18,582,150	£18,554,498
70% SR & 5% SO & 25%FH	15%	£19,202,002	£17,995,289	£17,879,317	£17,785,178	£17,674,569	£17,619,265	£17,591,613
70% SR & 5% SO & 25%FH	20%	£18,246,025	£17,040,584	£16,924,610	£16,822,293	£16,711,685	£16,656,380	£16,628,727
70% SR & 5% SO & 25%FH	25%	£17,290,048	£16,085,877	£15,969,904	£15,859,408	£15,748,799	£15,693,495	£15,665,843
70% SR & 5% SO & 25%FH	30%	£16,334,070	£15,131,171	£15,015,198	£14,896,522	£14,785,914	£14,730,610	£14,702,957
70% SR & 5% SO & 25%FH	35%	£15,378,092	£14,176,465	£14,060,492	£13,933,638	£13,823,029	£13,767,724	£13,740,073
70% SR & 5% SO & 25%FH	40%	£14,422,115	£13,221,758	£13,105,786	£12,970,752	£12,860,143	£12,804,840	£12,777,187

St Albans District Council  
Local Plan Testing 2024

T16- 100 Flats & Houses

Value Area

Rest of St Albans

No Units	100
Site Area	1.92 Ha

Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£18,055,873	£16,837,364	£16,719,900	£16,649,404	£16,537,373	£16,481,357	£16,453,349
70% SR & 5% SO & 25% FH	10%	£18,591,899	£15,375,002	£15,257,637	£15,170,473	£15,058,441	£15,002,425	£14,974,418
70% SR & 5% SO & 25% FH	15%	£15,859,811	£14,643,820	£14,526,396	£14,431,007	£14,318,976	£14,262,961	£14,234,952
70% SR & 5% SO & 25% FH	20%	£15,127,924	£13,912,639	£13,795,174	£13,699,541	£13,579,610	£13,523,495	£13,495,487
70% SR & 5% SO & 25% FH	25%	£14,395,438	£13,181,458	£13,063,993	£12,952,076	£12,840,045	£12,784,030	£12,756,022
70% SR & 5% SO & 25% FH	30%	£13,663,349	£12,450,278	£12,332,812	£12,212,610	£12,100,579	£12,044,564	£12,016,557
70% SR & 5% SO & 25% FH	35%	£12,931,261	£11,719,095	£11,601,630	£11,473,145	£11,361,115	£11,305,098	£11,277,091
70% SR & 5% SO & 25% FH	40%	£12,199,174	£10,987,937	£10,870,449	£10,733,680	£10,621,649	£10,565,633	£10,537,625

Residual Land values compared to benchmark land values

£3,500,000

Town Centre Office

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£11,325,104	£10,106,595	£9,989,151	£9,818,634	£9,606,603	£9,750,568	£9,722,580
70% SR & 5% SO & 25% FH	10%	£9,860,929	£8,644,232	£8,528,788	£8,438,704	£8,327,672	£8,271,456	£8,243,449
70% SR & 5% SO & 25% FH	15%	£9,128,842	£7,913,051	£7,795,586	£7,700,238	£7,588,207	£7,532,191	£7,504,183
70% SR & 5% SO & 25% FH	20%	£8,396,755	£7,181,870	£7,064,405	£6,969,172	£6,848,741	£6,792,725	£6,764,718
70% SR & 5% SO & 25% FH	25%	£7,664,668	£6,450,688	£6,333,224	£6,221,307	£6,100,276	£6,043,261	£6,015,253
70% SR & 5% SO & 25% FH	30%	£6,932,580	£5,719,507	£5,602,042	£5,481,841	£5,360,810	£5,313,795	£5,285,788
70% SR & 5% SO & 25% FH	35%	£6,200,492	£4,988,328	£4,870,861	£4,742,376	£4,630,345	£4,574,329	£4,546,322
70% SR & 5% SO & 25% FH	40%	£5,468,405	£4,256,156	£4,138,690	£4,002,910	£3,890,879	£3,834,864	£3,806,856

Residual Land values compared to benchmark land values

£2,740,000

Industrial

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£12,786,643	£11,568,134	£11,450,669	£11,300,173	£11,268,142	£11,212,126	£11,184,118
70% SR & 5% SO & 25% FH	10%	£11,322,468	£10,105,771	£9,988,306	£9,801,242	£9,769,210	£9,713,195	£9,705,187
70% SR & 5% SO & 25% FH	15%	£10,590,380	£9,374,589	£9,257,125	£9,161,776	£9,049,745	£8,993,730	£8,965,722
70% SR & 5% SO & 25% FH	20%	£9,858,293	£8,643,408	£8,525,944	£8,422,310	£8,310,279	£8,254,264	£8,226,257
70% SR & 5% SO & 25% FH	25%	£9,126,206	£7,912,227	£7,794,762	£7,699,413	£7,587,382	£7,531,367	£7,485,351
70% SR & 5% SO & 25% FH	30%	£8,394,118	£7,181,045	£7,063,581	£6,943,380	£6,831,349	£6,775,333	£6,747,326
70% SR & 5% SO & 25% FH	35%	£7,662,031	£6,449,864	£6,332,400	£6,203,915	£6,091,884	£6,035,867	£6,007,860
70% SR & 5% SO & 25% FH	40%	£6,929,944	£5,718,207	£5,600,742	£5,464,469	£5,352,438	£5,296,422	£5,268,414

Residual Land values compared to benchmark land values

£1,770,000

Existing Sites

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£14,652,027	£13,433,518	£13,316,054	£13,245,557	£13,133,527	£13,077,511	£13,049,503
70% SR & 5% SO & 25% FH	10%	£13,187,852	£11,971,155	£11,853,691	£11,766,627	£11,654,596	£11,598,579	£11,570,572
70% SR & 5% SO & 25% FH	15%	£12,455,765	£11,239,974	£11,122,510	£11,027,161	£10,915,130	£10,859,114	£10,831,106
70% SR & 5% SO & 25% FH	20%	£11,723,678	£10,508,793	£10,391,328	£10,287,695	£10,175,664	£10,119,649	£10,091,641
70% SR & 5% SO & 25% FH	25%	£10,991,590	£9,777,611	£9,660,147	£9,546,230	£9,434,199	£9,380,184	£9,352,175
70% SR & 5% SO & 25% FH	30%	£10,259,503	£9,046,430	£8,928,966	£8,808,764	£8,696,733	£8,640,718	£8,612,710
70% SR & 5% SO & 25% FH	35%	£9,527,415	£8,315,249	£8,197,784	£8,069,299	£7,957,268	£7,901,252	£7,873,245
70% SR & 5% SO & 25% FH	40%	£8,795,328	£7,584,067	£7,466,603	£7,329,633	£7,217,603	£7,161,587	£7,133,579

Residual Land values compared to benchmark land values

£370,000

Greenfield Land

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£17,344,335	£16,125,826	£16,008,361	£15,937,865	£15,825,834	£15,769,819	£15,741,811
70% SR & 5% SO & 25% FH	10%	£15,880,160	£14,663,463	£14,545,999	£14,458,034	£14,346,002	£14,290,987	£14,262,980
70% SR & 5% SO & 25% FH	15%	£15,148,073	£13,932,282	£13,814,817	£13,719,469	£13,607,438	£13,551,422	£13,523,414
70% SR & 5% SO & 25% FH	20%	£14,415,985	£13,201,100	£13,083,635	£12,990,003	£12,867,972	£12,811,956	£12,783,949
70% SR & 5% SO & 25% FH	25%	£13,683,898	£12,469,919	£12,352,455	£12,240,538	£12,128,507	£12,072,491	£12,044,483
70% SR & 5% SO & 25% FH	30%	£12,951,810	£11,738,738	£11,621,273	£11,510,722	£11,389,041	£11,333,026	£11,305,018
70% SR & 5% SO & 25% FH	35%	£12,219,723	£11,007,556	£10,890,092	£10,761,607	£10,649,576	£10,593,560	£10,565,552
70% SR & 5% SO & 25% FH	40%	£11,487,636	£10,276,369	£10,158,911	£10,022,141	£9,910,110	£9,854,095	£9,826,087

St Albans District Council  
Local Plan Testing 2024

T16- 100 Flats & Houses

No Units 100  
Site Area 1.92 Ha

Value Area	Zone of Influence
Sales value inflation	10%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£18,055,873	£18,234,501	£16,117,038	£16,046,540	£15,934,510	£15,878,494	£15,850,487
70% SR & 5% SO & 25% FH	10%	£18,591,899	£14,772,138	£14,654,675	£14,567,610	£14,455,579	£14,399,563	£14,371,556
70% SR & 5% SO & 25% FH	15%	£15,859,611	£14,049,957	£13,923,494	£13,828,145	£13,716,114	£13,660,097	£13,632,090
70% SR & 5% SO & 25% FH	20%	£15,127,424	£13,309,778	£13,192,312	£13,098,079	£12,976,648	£12,920,633	£12,892,624
70% SR & 5% SO & 25% FH	25%	£14,395,438	£12,578,594	£12,461,131	£12,349,213	£12,237,182	£12,181,167	£12,153,159
70% SR & 5% SO & 25% FH	30%	£13,663,349	£11,847,413	£11,729,950	£11,609,748	£11,497,717	£11,441,702	£11,413,694
70% SR & 5% SO & 25% FH	35%	£12,931,261	£11,116,232	£10,998,788	£10,879,282	£10,768,251	£10,712,236	£10,674,229
70% SR & 5% SO & 25% FH	40%	£12,199,174	£10,385,050	£10,267,587	£10,130,817	£10,018,787	£9,962,771	£9,934,763

Residual Land values compared to benchmark land values

Town Centre Office **£3,500,000**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£11,325,104	£9,503,732	£9,386,268	£9,315,771	£9,203,740	£9,147,725	£9,119,718
70% SR & 5% SO & 25% FH	10%	£9,869,928	£9,041,389	£7,923,826	£7,836,940	£7,724,910	£7,668,794	£7,640,787
70% SR & 5% SO & 25% FH	15%	£9,128,842	£7,310,188	£7,192,724	£7,097,378	£6,985,348	£6,929,328	£6,901,321
70% SR & 5% SO & 25% FH	20%	£8,386,755	£6,579,007	£6,461,543	£6,357,910	£6,245,879	£6,189,863	£6,161,855
70% SR & 5% SO & 25% FH	25%	£7,644,667	£5,847,825	£5,730,362	£5,616,444	£5,504,413	£5,448,397	£5,420,390
70% SR & 5% SO & 25% FH	30%	£6,932,580	£5,116,644	£4,999,180	£4,878,979	£4,766,948	£4,710,933	£4,682,924
70% SR & 5% SO & 25% FH	35%	£6,200,492	£4,385,462	£4,267,999	£4,136,513	£4,024,482	£3,971,467	£3,943,459
70% SR & 5% SO & 25% FH	40%	£5,468,405	£3,654,281	£3,536,818	£3,405,048	£3,293,017	£3,239,002	£3,201,994

Residual Land values compared to benchmark land values

Industrial **£2,740,000**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£12,796,643	£10,895,270	£10,847,807	£10,777,310	£10,665,279	£10,609,263	£10,581,256
70% SR & 5% SO & 25% FH	10%	£11,322,468	£9,502,908	£9,395,444	£9,295,379	£9,183,348	£9,130,333	£9,102,325
70% SR & 5% SO & 25% FH	15%	£10,590,380	£8,771,726	£8,654,263	£8,558,914	£8,446,883	£8,390,867	£8,362,859
70% SR & 5% SO & 25% FH	20%	£9,858,293	£8,040,545	£7,923,081	£7,819,448	£7,707,417	£7,651,402	£7,623,394
70% SR & 5% SO & 25% FH	25%	£9,126,206	£7,309,364	£7,191,900	£7,079,982	£6,967,951	£6,911,936	£6,883,928
70% SR & 5% SO & 25% FH	30%	£8,394,118	£6,578,182	£6,460,719	£6,340,517	£6,228,487	£6,172,471	£6,144,463
70% SR & 5% SO & 25% FH	35%	£7,662,031	£5,847,001	£5,729,537	£5,601,052	£5,489,021	£5,433,005	£5,405,998
70% SR & 5% SO & 25% FH	40%	£6,929,944	£5,115,820	£4,998,356	£4,881,987	£4,769,956	£4,713,940	£4,685,932

Residual Land values compared to benchmark land values

Existing Sites **£1,770,000**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£14,652,027	£12,830,655	£12,713,191	£12,642,694	£12,530,663	£12,474,648	£12,446,641
70% SR & 5% SO & 25% FH	10%	£13,187,852	£11,368,292	£11,250,828	£11,163,784	£11,051,753	£10,995,717	£10,967,710
70% SR & 5% SO & 25% FH	15%	£12,455,765	£10,637,111	£10,519,647	£10,424,299	£10,312,268	£10,256,251	£10,228,244
70% SR & 5% SO & 25% FH	20%	£11,723,678	£9,905,930	£9,788,466	£9,684,833	£9,572,802	£9,516,786	£9,488,778
70% SR & 5% SO & 25% FH	25%	£10,991,590	£9,174,748	£9,057,285	£8,945,367	£8,833,336	£8,777,321	£8,749,313
70% SR & 5% SO & 25% FH	30%	£10,259,503	£8,443,567	£8,326,103	£8,205,902	£8,093,871	£8,037,855	£8,009,847
70% SR & 5% SO & 25% FH	35%	£9,527,415	£7,712,386	£7,594,922	£7,486,436	£7,374,405	£7,318,390	£7,270,383
70% SR & 5% SO & 25% FH	40%	£8,795,328	£6,981,204	£6,863,741	£6,726,971	£6,614,940	£6,558,925	£6,530,917

Residual Land values compared to benchmark land values

Greenfield Land **£370,000**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£17,344,335	£15,522,863	£15,405,499	£15,335,002	£15,222,971	£15,166,956	£15,138,948
70% SR & 5% SO & 25% FH	10%	£15,880,160	£14,060,690	£13,943,136	£13,859,071	£13,744,040	£13,688,025	£13,660,016
70% SR & 5% SO & 25% FH	15%	£15,148,073	£13,329,419	£13,211,855	£13,116,606	£13,004,575	£12,948,559	£12,920,552
70% SR & 5% SO & 25% FH	20%	£14,415,985	£12,598,237	£12,480,774	£12,377,141	£12,265,110	£12,209,094	£12,181,086
70% SR & 5% SO & 25% FH	25%	£13,683,898	£11,867,055	£11,749,592	£11,637,675	£11,525,644	£11,469,628	£11,441,621
70% SR & 5% SO & 25% FH	30%	£12,951,810	£11,135,873	£11,018,411	£10,898,210	£10,786,179	£10,730,163	£10,702,155
70% SR & 5% SO & 25% FH	35%	£12,219,723	£10,404,693	£10,287,230	£10,158,744	£10,046,713	£9,990,697	£9,962,690
70% SR & 5% SO & 25% FH	40%	£11,487,636	£9,673,512	£9,556,048	£9,419,278	£9,307,248	£9,251,233	£9,223,224

## Appendix 6 - Sensitivity Analysis (- 5% Costs)

St Albans District Council  
Local Plan Testing 2024

T1 - 1 House	
No Units	1
Site Area	0.05 Ha

Value Area	Harpenden
Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£484,537	£451,647	£450,725	£450,725	£449,360	£448,677	£448,335
70% SR & 5% SO & 25% FH	10%	£428,832	£415,843	£415,021	£415,021	£413,655	£412,972	£412,631
70% SR & 5% SO & 25% FH	15%	£410,978	£386,091	£387,168	£387,168	£386,803	£386,120	£384,778
70% SR & 5% SO & 25% FH	20%	£363,128	£380,238	£379,316	£379,316	£377,950	£377,267	£376,508
70% SR & 5% SO & 25% FH	25%	£375,275	£362,386	£361,464	£361,464	£360,098	£359,415	£359,074
70% SR & 5% SO & 25% FH	30%	£357,423	£344,533	£343,612	£343,612	£342,245	£341,562	£341,221
70% SR & 5% SO & 25% FH	35%	£339,570	£326,681	£325,759	£325,759	£324,393	£323,710	£323,369
70% SR & 5% SO & 25% FH	40%	£321,718	£308,828	£307,907	£307,907	£306,540	£305,857	£305,516

Residual Land values compared to benchmark land values  
Secondary Office

£3,560,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£289,537	£276,647	£275,725	£275,725	£274,360	£273,677	£273,335
70% SR & 5% SO & 25% FH	10%	£253,832	£240,843	£240,021	£240,021	£238,655	£237,972	£237,631
70% SR & 5% SO & 25% FH	15%	£235,978	£222,091	£222,168	£222,168	£220,803	£220,120	£219,778
70% SR & 5% SO & 25% FH	20%	£218,128	£205,238	£204,316	£204,316	£202,950	£202,267	£201,926
70% SR & 5% SO & 25% FH	25%	£200,275	£187,386	£186,464	£186,464	£185,098	£184,415	£184,074
70% SR & 5% SO & 25% FH	30%	£182,423	£169,533	£168,612	£168,612	£167,245	£166,562	£166,221
70% SR & 5% SO & 25% FH	35%	£164,570	£151,681	£150,759	£150,759	£149,393	£148,710	£148,369
70% SR & 5% SO & 25% FH	40%	£146,718	£133,828	£132,907	£132,907	£131,540	£130,857	£130,516

Residual Land values compared to benchmark land values  
Secondary Office

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£327,537	£314,647	£313,725	£313,725	£312,360	£311,677	£311,335
70% SR & 5% SO & 25% FH	10%	£291,832	£278,843	£278,021	£278,021	£276,655	£275,972	£275,631
70% SR & 5% SO & 25% FH	15%	£273,978	£260,091	£260,168	£260,168	£258,803	£258,120	£257,778
70% SR & 5% SO & 25% FH	20%	£256,128	£243,238	£242,316	£242,316	£240,950	£240,267	£239,926
70% SR & 5% SO & 25% FH	25%	£238,275	£225,386	£224,464	£224,464	£223,098	£222,415	£222,074
70% SR & 5% SO & 25% FH	30%	£220,423	£207,533	£206,612	£206,612	£205,245	£204,562	£204,221
70% SR & 5% SO & 25% FH	35%	£202,570	£189,681	£188,759	£188,759	£187,393	£186,710	£186,369
70% SR & 5% SO & 25% FH	40%	£184,718	£171,828	£170,907	£170,907	£169,540	£168,857	£168,516

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£378,037	£363,147	£362,225	£362,225	£360,860	£360,177	£359,835
70% SR & 5% SO & 25% FH	10%	£340,332	£327,443	£326,521	£326,521	£325,155	£324,472	£324,131
70% SR & 5% SO & 25% FH	15%	£322,478	£309,591	£308,669	£308,669	£307,303	£306,620	£306,278
70% SR & 5% SO & 25% FH	20%	£304,628	£291,738	£290,816	£290,816	£289,450	£288,767	£288,426
70% SR & 5% SO & 25% FH	25%	£286,775	£273,886	£272,964	£272,964	£271,598	£270,915	£270,574
70% SR & 5% SO & 25% FH	30%	£268,923	£256,033	£255,112	£255,112	£253,745	£253,062	£252,721
70% SR & 5% SO & 25% FH	35%	£251,070	£238,181	£237,259	£237,259	£235,893	£235,210	£234,869
70% SR & 5% SO & 25% FH	40%	£233,218	£220,328	£219,407	£219,407	£218,040	£217,357	£217,016

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£446,037	£433,147	£432,225	£432,225	£430,860	£430,177	£429,835
70% SR & 5% SO & 25% FH	10%	£410,332	£397,443	£396,521	£396,521	£395,155	£394,472	£394,131
70% SR & 5% SO & 25% FH	15%	£374,628	£379,591	£378,669	£378,669	£377,303	£376,620	£376,278
70% SR & 5% SO & 25% FH	20%	£338,923	£361,738	£360,816	£360,816	£359,450	£358,767	£358,426
70% SR & 5% SO & 25% FH	25%	£303,218	£343,886	£342,964	£342,964	£341,598	£340,915	£340,574
70% SR & 5% SO & 25% FH	30%	£267,513	£326,033	£325,112	£325,112	£323,745	£323,062	£322,721
70% SR & 5% SO & 25% FH	35%	£231,808	£308,181	£307,259	£307,259	£305,893	£305,210	£304,869
70% SR & 5% SO & 25% FH	40%	£206,103	£290,328	£289,407	£289,407	£288,040	£287,357	£287,016

St Albans District Council  
Local Plan Testing 2024

T1 - 1 House	
No Units	1
Site Area	0.05 Ha

Value Area	St Albans
Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent / 18% SO / 28% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£435,899	£422,981	£422,058	£422,058	£420,893	£420,010	£419,668
70% SR & 5% SO & 25% FH	10%	£402,461	£389,671	£388,649	£388,649	£387,283	£386,600	£386,259
70% SR & 5% SO & 25% FH	15%	£386,756	£372,866	£371,844	£371,844	£370,578	£369,896	£369,554
70% SR & 5% SO & 25% FH	20%	£369,052	£356,162	£355,240	£355,240	£353,974	£353,291	£352,950
70% SR & 5% SO & 25% FH	25%	£352,346	£339,457	£338,535	£338,535	£337,270	£336,586	£336,244
70% SR & 5% SO & 25% FH	30%	£335,642	£322,753	£321,831	£321,831	£320,564	£319,881	£319,540
70% SR & 5% SO & 25% FH	35%	£318,937	£306,048	£305,126	£305,126	£303,760	£303,077	£302,736
70% SR & 5% SO & 25% FH	40%	£302,233	£289,343	£288,421	£288,421	£287,055	£286,372	£286,031

Residual Land values compared to benchmark land values

Secondary Office	£3,500,000							
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£260,859	£247,981	£247,058	£247,058	£245,893	£245,010	£244,668
70% SR & 5% SO & 25% FH	10%	£227,461	£214,671	£213,649	£213,649	£212,283	£211,600	£211,259
70% SR & 5% SO & 25% FH	15%	£210,756	£197,866	£196,844	£196,844	£195,578	£194,896	£194,554
70% SR & 5% SO & 25% FH	20%	£194,052	£181,162	£180,240	£180,240	£178,974	£178,291	£177,950
70% SR & 5% SO & 25% FH	25%	£177,346	£164,457	£163,535	£163,535	£162,270	£161,586	£161,244
70% SR & 5% SO & 25% FH	30%	£160,642	£147,753	£146,831	£146,831	£145,564	£144,781	£144,440
70% SR & 5% SO & 25% FH	35%	£143,937	£131,048	£130,126	£130,126	£128,760	£128,077	£127,736
70% SR & 5% SO & 25% FH	40%	£127,233	£114,343	£113,421	£113,421	£112,055	£111,372	£111,031

Residual Land values compared to benchmark land values

Secondary Office	£2,740,000							
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£286,859	£285,981	£285,058	£285,058	£283,893	£283,010	£282,668
70% SR & 5% SO & 25% FH	10%	£253,461	£252,571	£251,649	£251,649	£250,283	£249,600	£249,259
70% SR & 5% SO & 25% FH	15%	£236,756	£235,866	£234,944	£234,944	£233,578	£232,896	£232,554
70% SR & 5% SO & 25% FH	20%	£220,052	£219,162	£218,240	£218,240	£216,874	£216,191	£215,850
70% SR & 5% SO & 25% FH	25%	£203,346	£202,457	£201,535	£201,535	£200,270	£199,586	£199,244
70% SR & 5% SO & 25% FH	30%	£186,642	£185,753	£184,831	£184,831	£183,564	£182,781	£182,440
70% SR & 5% SO & 25% FH	35%	£169,937	£169,048	£168,126	£168,126	£166,760	£166,077	£165,736
70% SR & 5% SO & 25% FH	40%	£153,233	£152,343	£151,421	£151,421	£150,055	£149,372	£149,031

Residual Land values compared to benchmark land values

Car Parks	£1,770,000							
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£347,359	£334,481	£333,558	£333,558	£332,193	£331,310	£331,068
70% SR & 5% SO & 25% FH	10%	£313,961	£301,071	£300,149	£300,149	£298,783	£298,100	£297,759
70% SR & 5% SO & 25% FH	15%	£297,256	£284,366	£283,444	£283,444	£282,078	£281,396	£281,054
70% SR & 5% SO & 25% FH	20%	£280,552	£267,662	£266,740	£266,740	£265,374	£264,691	£264,350
70% SR & 5% SO & 25% FH	25%	£263,846	£250,967	£250,035	£250,035	£248,670	£247,986	£247,644
70% SR & 5% SO & 25% FH	30%	£247,142	£234,263	£233,331	£233,331	£231,964	£231,281	£230,940
70% SR & 5% SO & 25% FH	35%	£230,437	£217,548	£216,626	£216,626	£215,260	£214,577	£214,236
70% SR & 5% SO & 25% FH	40%	£213,733	£200,843	£200,921	£200,921	£199,555	£198,872	£198,531

Residual Land values compared to benchmark land values

Greenfield Land	£370,000							
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£417,359	£404,481	£403,558	£403,558	£402,193	£401,310	£401,068
70% SR & 5% SO & 25% FH	10%	£383,961	£371,071	£370,149	£370,149	£368,783	£368,100	£367,759
70% SR & 5% SO & 25% FH	15%	£367,256	£354,366	£353,444	£353,444	£352,078	£351,396	£351,054
70% SR & 5% SO & 25% FH	20%	£350,552	£337,662	£336,740	£336,740	£335,374	£334,691	£334,350
70% SR & 5% SO & 25% FH	25%	£333,846	£320,967	£320,035	£320,035	£318,670	£317,986	£317,644
70% SR & 5% SO & 25% FH	30%	£317,142	£304,263	£303,331	£303,331	£301,964	£301,281	£300,940
70% SR & 5% SO & 25% FH	35%	£300,437	£287,548	£286,626	£286,626	£285,260	£284,577	£284,236
70% SR & 5% SO & 25% FH	40%	£283,733	£270,843	£269,921	£269,921	£268,555	£267,872	£267,531

St Albans District Council  
Local Plan Testing 2024

T1 - 1 House
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Value Area	Rest of St Albans
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No Units	1
Site Area	0.05 Ha

Sales value inflation	0%
Build cost inflation	-4%
Affordable Housing Tenure	60% Rent / 19% SO / 21% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£358,419	£345,530	£344,608	£344,608	£343,243	£342,659	£342,217
70% SR & 5% SO & 25% FH	10%	£332,334	£319,445	£318,523	£318,523	£317,158	£316,475	£316,133
70% SR & 5% SO & 25% FH	15%	£319,292	£306,402	£305,481	£305,481	£304,115	£303,432	£303,091
70% SR & 5% SO & 25% FH	20%	£306,250	£293,360	£292,438	£292,438	£291,073	£290,390	£290,049
70% SR & 5% SO & 25% FH	25%	£293,207	£280,319	£279,396	£279,396	£278,031	£277,347	£277,006
70% SR & 5% SO & 25% FH	30%	£280,165	£267,278	£266,353	£266,353	£264,988	£264,305	£263,964
70% SR & 5% SO & 25% FH	35%	£267,122	£254,234	£253,311	£253,311	£251,946	£251,263	£250,921
70% SR & 5% SO & 25% FH	40%	£254,080	£241,191	£240,269	£240,269	£238,903	£238,220	£237,879

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£3,500,000</b>								
70% SR & 5% SO & 25% FH	0%	£169,419	£170,830	£169,608	£169,608	£168,243	£167,659	£167,217
70% SR & 5% SO & 25% FH	10%	£157,334	£144,445	£143,523	£143,523	£142,158	£141,475	£141,133
70% SR & 5% SO & 25% FH	15%	£144,292	£131,402	£130,481	£130,481	£129,115	£128,432	£128,091
70% SR & 5% SO & 25% FH	20%	£131,250	£118,360	£117,438	£117,438	£116,073	£115,390	£115,049
70% SR & 5% SO & 25% FH	25%	£118,207	£105,319	£104,396	£104,396	£103,031	£102,347	£102,006
70% SR & 5% SO & 25% FH	30%	£105,165	£92,278	£91,353	£91,353	£89,988	£89,305	£88,964
70% SR & 5% SO & 25% FH	35%	£92,122	£79,234	£78,311	£78,311	£76,946	£76,263	£75,921
70% SR & 5% SO & 25% FH	40%	£79,080	£66,191	£65,269	£65,269	£63,903	£63,220	£62,879

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£2,740,000</b>								
70% SR & 5% SO & 25% FH	0%	£221,419	£208,530	£207,608	£207,608	£206,243	£205,659	£205,217
70% SR & 5% SO & 25% FH	10%	£195,334	£182,445	£181,523	£181,523	£180,158	£179,475	£179,133
70% SR & 5% SO & 25% FH	15%	£182,292	£169,402	£168,481	£168,481	£167,115	£166,432	£166,091
70% SR & 5% SO & 25% FH	20%	£169,250	£156,360	£155,438	£155,438	£154,073	£153,390	£153,049
70% SR & 5% SO & 25% FH	25%	£156,207	£143,319	£142,396	£142,396	£141,031	£140,347	£140,006
70% SR & 5% SO & 25% FH	30%	£143,165	£130,278	£129,353	£129,353	£127,988	£127,305	£126,964
70% SR & 5% SO & 25% FH	35%	£130,122	£117,234	£116,311	£116,311	£114,946	£114,263	£113,921
70% SR & 5% SO & 25% FH	40%	£117,080	£104,191	£103,269	£103,269	£101,903	£101,220	£100,879

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£1,770,000</b>								
70% SR & 5% SO & 25% FH	0%	£289,919	£277,030	£276,108	£276,108	£274,743	£274,059	£273,717
70% SR & 5% SO & 25% FH	10%	£243,834	£230,945	£230,023	£230,023	£228,658	£227,975	£227,633
70% SR & 5% SO & 25% FH	15%	£220,792	£207,902	£207,081	£207,081	£205,715	£205,032	£204,691
70% SR & 5% SO & 25% FH	20%	£207,750	£194,860	£193,938	£193,938	£192,573	£191,890	£191,549
70% SR & 5% SO & 25% FH	25%	£194,707	£181,819	£180,896	£180,896	£179,531	£178,847	£178,506
70% SR & 5% SO & 25% FH	30%	£181,665	£168,778	£167,853	£167,853	£166,488	£165,805	£165,464
70% SR & 5% SO & 25% FH	35%	£168,622	£155,734	£154,811	£154,811	£153,446	£152,763	£152,421
70% SR & 5% SO & 25% FH	40%	£155,580	£142,691	£141,769	£141,769	£140,403	£139,720	£139,379

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£370,000</b>								
70% SR & 5% SO & 25% FH	0%	£139,919	£327,030	£326,108	£326,108	£324,743	£324,059	£323,717
70% SR & 5% SO & 25% FH	10%	£113,834	£300,945	£300,023	£300,023	£298,658	£297,975	£297,633
70% SR & 5% SO & 25% FH	15%	£90,792	£273,902	£273,081	£273,081	£271,715	£271,032	£270,691
70% SR & 5% SO & 25% FH	20%	£77,750	£246,860	£245,938	£245,938	£244,573	£243,890	£243,549
70% SR & 5% SO & 25% FH	25%	£64,707	£219,819	£218,896	£218,896	£217,531	£216,847	£216,506
70% SR & 5% SO & 25% FH	30%	£51,665	£192,778	£191,853	£191,853	£190,488	£189,805	£189,464
70% SR & 5% SO & 25% FH	35%	£38,622	£165,734	£164,811	£164,811	£163,446	£162,763	£162,421
70% SR & 5% SO & 25% FH	40%	£25,580	£138,691	£137,769	£137,769	£136,403	£135,720	£135,379

St Albans District Council  
Local Plan Testing 2024

T1 - 1 House
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Value Area	Zone of Influence
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No Units	1
Site Area	0.05 Ha

Sales value inflation	0%
Build cost inflation	-4%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£350,419	£336,728	£337,805	£337,805	£336,440	£335,757	£335,416
70% SR & 5% SO & 25% FH	10%	£332,334	£312,843	£311,720	£311,720	£310,355	£309,672	£309,331
70% SR & 5% SO & 25% FH	15%	£318,262	£298,601	£298,678	£298,678	£297,313	£296,630	£296,289
70% SR & 5% SO & 25% FH	20%	£306,250	£286,558	£286,636	£286,636	£285,271	£284,588	£284,247
70% SR & 5% SO & 25% FH	25%	£293,207	£273,516	£272,593	£272,593	£271,228	£270,545	£270,204
70% SR & 5% SO & 25% FH	30%	£281,165	£260,470	£259,547	£259,547	£258,182	£257,499	£257,158
70% SR & 5% SO & 25% FH	35%	£267,122	£247,431	£246,508	£246,508	£245,143	£244,460	£244,119
70% SR & 5% SO & 25% FH	40%	£254,080	£234,389	£233,466	£233,466	£232,101	£231,417	£231,076

Residual Land values compared to benchmark land values

Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£189,419	£169,728	£162,805	£162,805	£161,440	£160,757	£160,416
70% SR & 5% SO & 25% FH	10%	£157,334	£137,843	£136,720	£136,720	£135,355	£134,672	£134,331
70% SR & 5% SO & 25% FH	15%	£144,262	£124,601	£123,678	£123,678	£122,313	£121,630	£121,289
70% SR & 5% SO & 25% FH	20%	£131,250	£111,558	£110,636	£110,636	£109,271	£108,588	£108,247
70% SR & 5% SO & 25% FH	25%	£118,207	£98,516	£97,593	£97,593	£96,228	£95,545	£95,204
70% SR & 5% SO & 25% FH	30%	£105,165	£85,470	£84,547	£84,547	£83,182	£82,499	£82,158
70% SR & 5% SO & 25% FH	35%	£92,122	£72,431	£71,508	£71,508	£70,143	£69,460	£69,119
70% SR & 5% SO & 25% FH	40%	£79,080	£59,389	£58,466	£58,466	£57,101	£56,417	£56,076

Residual Land values compared to benchmark land values

Secondary Office

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£221,419	£201,728	£200,805	£200,805	£199,440	£198,757	£198,416
70% SR & 5% SO & 25% FH	10%	£189,334	£175,843	£174,720	£174,720	£173,355	£172,672	£172,331
70% SR & 5% SO & 25% FH	15%	£176,262	£161,601	£161,678	£161,678	£160,313	£159,630	£159,289
70% SR & 5% SO & 25% FH	20%	£163,250	£147,558	£146,636	£146,636	£145,271	£144,588	£144,247
70% SR & 5% SO & 25% FH	25%	£150,207	£127,516	£126,593	£126,593	£125,228	£124,545	£124,204
70% SR & 5% SO & 25% FH	30%	£137,165	£114,470	£113,547	£113,547	£112,182	£111,499	£111,158
70% SR & 5% SO & 25% FH	35%	£124,122	£101,431	£100,508	£100,508	£99,143	£98,460	£98,119
70% SR & 5% SO & 25% FH	40%	£111,080	£88,389	£87,466	£87,466	£86,101	£85,417	£85,076

Residual Land values compared to benchmark land values

Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£289,919	£250,228	£248,305	£248,305	£247,840	£247,257	£246,916
70% SR & 5% SO & 25% FH	10%	£243,834	£220,143	£220,220	£220,220	£219,855	£219,172	£218,831
70% SR & 5% SO & 25% FH	15%	£220,750	£211,101	£210,178	£210,178	£208,813	£208,130	£207,789
70% SR & 5% SO & 25% FH	20%	£197,707	£186,058	£187,136	£187,136	£185,771	£185,088	£184,747
70% SR & 5% SO & 25% FH	25%	£174,707	£165,016	£164,093	£164,093	£162,728	£162,045	£161,704
70% SR & 5% SO & 25% FH	30%	£151,665	£143,974	£143,051	£143,051	£141,686	£141,002	£140,661
70% SR & 5% SO & 25% FH	35%	£128,622	£122,931	£122,008	£122,008	£120,643	£120,960	£120,619
70% SR & 5% SO & 25% FH	40%	£105,580	£101,891	£101,968	£101,968	£100,603	£100,920	£100,579

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£339,919	£320,228	£319,305	£319,305	£317,940	£317,257	£316,916
70% SR & 5% SO & 25% FH	10%	£313,834	£294,143	£293,220	£293,220	£291,855	£291,172	£290,831
70% SR & 5% SO & 25% FH	15%	£289,750	£281,101	£280,178	£280,178	£278,813	£278,130	£277,789
70% SR & 5% SO & 25% FH	20%	£265,707	£266,058	£267,136	£267,136	£265,771	£265,088	£264,747
70% SR & 5% SO & 25% FH	25%	£242,707	£250,016	£250,093	£250,093	£248,728	£248,045	£247,704
70% SR & 5% SO & 25% FH	30%	£219,665	£237,974	£237,051	£237,051	£235,686	£235,002	£234,661
70% SR & 5% SO & 25% FH	35%	£196,622	£225,931	£225,008	£225,008	£223,643	£223,960	£223,619
70% SR & 5% SO & 25% FH	40%	£173,580	£213,891	£214,968	£214,968	£213,603	£213,920	£213,579

St Albans District Council  
Local Plan Testing 2024

T2 - 2 Houses	
No Limits	2
Site Area	0.1 Ha

Value Area	Harpenden
Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent / 10% SO / 28% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£824,168	£794,458	£792,805	£792,805	£790,358	£789,131	£788,519
70% SR & 5% SO & 25% FH	10%	£781,871	£732,161	£730,508	£730,508	£728,059	£726,834	£726,222
70% SR & 5% SO & 25% FH	15%	£730,722	£701,613	£699,360	£699,360	£696,910	£695,686	£695,073
70% SR & 5% SO & 25% FH	20%	£689,574	£669,865	£668,211	£668,211	£665,762	£664,537	£663,925
70% SR & 5% SO & 25% FH	25%	£648,426	£638,716	£637,063	£637,063	£634,614	£633,389	£632,777
70% SR & 5% SO & 25% FH	30%	£607,277	£597,568	£595,815	£595,815	£593,366	£592,141	£591,528
70% SR & 5% SO & 25% FH	35%	£566,129	£556,420	£554,766	£554,766	£552,317	£551,092	£550,480
70% SR & 5% SO & 25% FH	40%	£524,981	£515,271	£513,618	£513,618	£511,169	£509,944	£509,332

Residual Land values compared to benchmark land values  
Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£474,168	£444,458	£442,805	£442,805	£440,358	£439,131	£438,519
70% SR & 5% SO & 25% FH	10%	£411,871	£382,161	£380,508	£380,508	£378,059	£376,834	£376,222
70% SR & 5% SO & 25% FH	15%	£360,722	£351,613	£349,360	£349,360	£346,910	£345,686	£345,073
70% SR & 5% SO & 25% FH	20%	£319,574	£319,865	£318,211	£318,211	£315,762	£314,537	£313,925
70% SR & 5% SO & 25% FH	25%	£278,426	£288,716	£287,063	£287,063	£284,614	£283,389	£282,777
70% SR & 5% SO & 25% FH	30%	£237,277	£237,568	£235,815	£235,815	£233,366	£232,141	£231,528
70% SR & 5% SO & 25% FH	35%	£196,129	£206,420	£204,766	£204,766	£202,317	£201,092	£200,480
70% SR & 5% SO & 25% FH	40%	£154,981	£165,271	£163,618	£163,618	£161,169	£159,944	£159,332

Residual Land values compared to benchmark land values  
Secondary Office

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£550,168	£520,458	£518,805	£518,805	£516,358	£515,131	£514,519
70% SR & 5% SO & 25% FH	10%	£487,871	£458,161	£456,508	£456,508	£454,059	£452,834	£452,222
70% SR & 5% SO & 25% FH	15%	£436,722	£427,613	£425,360	£425,360	£422,910	£421,686	£421,073
70% SR & 5% SO & 25% FH	20%	£395,574	£395,865	£394,211	£394,211	£391,762	£390,537	£389,925
70% SR & 5% SO & 25% FH	25%	£354,426	£364,716	£363,063	£363,063	£360,614	£359,389	£358,777
70% SR & 5% SO & 25% FH	30%	£313,277	£313,568	£311,815	£311,815	£309,366	£308,141	£307,528
70% SR & 5% SO & 25% FH	35%	£272,129	£282,420	£280,766	£280,766	£278,317	£277,092	£276,480
70% SR & 5% SO & 25% FH	40%	£230,981	£241,271	£239,618	£239,618	£237,169	£235,944	£235,332

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£817,168	£817,458	£815,805	£815,805	£813,358	£812,131	£811,519
70% SR & 5% SO & 25% FH	10%	£584,871	£555,161	£553,508	£553,508	£551,059	£549,834	£549,222
70% SR & 5% SO & 25% FH	15%	£533,722	£524,613	£522,360	£522,360	£519,910	£518,686	£518,073
70% SR & 5% SO & 25% FH	20%	£492,574	£492,865	£491,211	£491,211	£488,762	£487,537	£486,925
70% SR & 5% SO & 25% FH	25%	£451,426	£461,716	£460,063	£460,063	£457,614	£456,389	£455,777
70% SR & 5% SO & 25% FH	30%	£410,277	£430,568	£428,915	£428,915	£426,466	£425,241	£424,628
70% SR & 5% SO & 25% FH	35%	£369,129	£389,420	£387,766	£387,766	£385,317	£384,092	£383,480
70% SR & 5% SO & 25% FH	40%	£327,981	£358,271	£356,618	£356,618	£354,169	£352,944	£352,332

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£787,168	£757,458	£755,805	£755,805	£753,358	£752,131	£751,519
70% SR & 5% SO & 25% FH	10%	£744,871	£695,161	£693,508	£693,508	£691,059	£689,834	£689,222
70% SR & 5% SO & 25% FH	15%	£693,722	£664,613	£662,360	£662,360	£659,910	£658,686	£658,073
70% SR & 5% SO & 25% FH	20%	£652,574	£652,865	£651,211	£651,211	£648,762	£647,537	£646,925
70% SR & 5% SO & 25% FH	25%	£611,426	£621,716	£620,063	£620,063	£617,614	£616,389	£615,777
70% SR & 5% SO & 25% FH	30%	£570,277	£570,568	£568,915	£568,915	£566,466	£565,241	£564,628
70% SR & 5% SO & 25% FH	35%	£529,129	£529,420	£527,766	£527,766	£525,317	£524,092	£523,480
70% SR & 5% SO & 25% FH	40%	£487,981	£488,271	£486,618	£486,618	£484,169	£482,944	£482,332

T2 - 2 Houses
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Value Area	St Albans
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No Units	2
Site Area	0.1 Ha

Sales value inflation	0%
Build cost inflation	-6%
Affordable Housing Tenure	60% Rent / 10% SO / 28% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£773,147	£743,438	£741,784	£741,784	£739,334	£738,110	£737,497
70% SR & 5% SO & 25% FH	10%	£714,927	£685,218	£683,564	£683,564	£681,115	£679,890	£679,278
70% SR & 5% SO & 25% FH	15%	£698,818	£669,108	£667,455	£667,455	£665,005	£663,780	£663,168
70% SR & 5% SO & 25% FH	20%	£659,708	£629,998	£628,345	£628,345	£625,895	£624,670	£624,058
70% SR & 5% SO & 25% FH	25%	£627,598	£597,888	£596,235	£596,235	£593,785	£592,560	£591,948
70% SR & 5% SO & 25% FH	30%	£599,488	£569,778	£568,125	£568,125	£565,675	£564,450	£563,838
70% SR & 5% SO & 25% FH	35%	£569,378	£539,668	£538,015	£538,015	£535,565	£534,340	£533,728
70% SR & 5% SO & 25% FH	40%	£540,268	£510,558	£508,905	£508,905	£506,455	£505,230	£504,618

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£3,600,000</b>								
70% SR & 5% SO & 25% FH	0%	£423,147	£393,438	£391,784	£391,784	£389,334	£388,110	£387,497
70% SR & 5% SO & 25% FH	10%	£364,927	£335,218	£333,564	£333,564	£331,115	£329,890	£329,278
70% SR & 5% SO & 25% FH	15%	£330,818	£300,108	£298,455	£298,455	£296,005	£294,780	£294,168
70% SR & 5% SO & 25% FH	20%	£296,708	£270,998	£269,345	£269,345	£266,895	£265,670	£265,058
70% SR & 5% SO & 25% FH	25%	£277,598	£247,888	£246,235	£246,235	£243,785	£242,560	£241,948
70% SR & 5% SO & 25% FH	30%	£248,488	£217,778	£216,125	£216,125	£213,675	£212,450	£211,838
70% SR & 5% SO & 25% FH	35%	£219,378	£189,668	£188,015	£188,015	£185,565	£184,340	£183,728
70% SR & 5% SO & 25% FH	40%	£190,268	£160,558	£158,905	£158,905	£156,455	£155,230	£154,618

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£2,740,000</b>								
70% SR & 5% SO & 25% FH	0%	£498,147	£468,438	£466,784	£466,784	£464,334	£463,110	£462,497
70% SR & 5% SO & 25% FH	10%	£440,927	£411,218	£409,564	£409,564	£407,115	£405,890	£405,278
70% SR & 5% SO & 25% FH	15%	£411,818	£382,108	£380,455	£380,455	£378,005	£376,780	£376,168
70% SR & 5% SO & 25% FH	20%	£386,708	£352,998	£351,345	£351,345	£348,895	£347,670	£347,058
70% SR & 5% SO & 25% FH	25%	£353,598	£323,888	£322,235	£322,235	£319,785	£318,560	£317,948
70% SR & 5% SO & 25% FH	30%	£324,488	£294,778	£293,125	£293,125	£290,675	£289,450	£288,838
70% SR & 5% SO & 25% FH	35%	£295,378	£265,668	£264,015	£264,015	£261,565	£260,340	£259,728
70% SR & 5% SO & 25% FH	40%	£266,268	£236,558	£234,905	£234,905	£232,455	£231,230	£230,618

Car Parks

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£1,778,000</b>								
70% SR & 5% SO & 25% FH	0%	£598,147	£568,438	£566,784	£566,784	£564,334	£563,110	£562,497
70% SR & 5% SO & 25% FH	10%	£537,927	£508,218	£506,564	£506,564	£504,115	£502,890	£502,278
70% SR & 5% SO & 25% FH	15%	£509,818	£479,108	£477,455	£477,455	£475,005	£473,780	£473,168
70% SR & 5% SO & 25% FH	20%	£479,708	£449,998	£448,345	£448,345	£445,895	£444,670	£444,058
70% SR & 5% SO & 25% FH	25%	£450,598	£420,888	£419,235	£419,235	£416,785	£415,560	£414,948
70% SR & 5% SO & 25% FH	30%	£421,488	£391,778	£390,125	£390,125	£387,675	£386,450	£385,838
70% SR & 5% SO & 25% FH	35%	£392,378	£362,668	£361,015	£361,015	£358,565	£357,340	£356,728
70% SR & 5% SO & 25% FH	40%	£363,268	£333,558	£331,905	£331,905	£329,455	£328,230	£327,618

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£378,000</b>								
70% SR & 5% SO & 25% FH	0%	£736,147	£706,438	£704,784	£704,784	£702,334	£701,110	£700,497
70% SR & 5% SO & 25% FH	10%	£677,927	£648,218	£646,564	£646,564	£644,115	£642,890	£642,278
70% SR & 5% SO & 25% FH	15%	£648,818	£619,108	£617,455	£617,455	£615,005	£613,780	£613,168
70% SR & 5% SO & 25% FH	20%	£619,708	£589,998	£588,345	£588,345	£585,895	£584,670	£584,058
70% SR & 5% SO & 25% FH	25%	£590,598	£560,888	£559,235	£559,235	£556,785	£555,560	£554,948
70% SR & 5% SO & 25% FH	30%	£561,488	£531,778	£530,125	£530,125	£527,675	£526,450	£525,838
70% SR & 5% SO & 25% FH	35%	£532,378	£502,668	£501,015	£501,015	£498,565	£497,340	£496,728
70% SR & 5% SO & 25% FH	40%	£503,268	£473,558	£471,905	£471,905	£469,455	£468,230	£467,618

St Albans District Council  
Local Plan Testing 2024

T2 - 2 Houses
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Value Area	Rest of St Albans
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No Units	2
Site Area	0.1 Ha

Sales value inflation	0%
Build cost inflation	-0%
Affordable Housing Tenure	60% Rent / 10% SO / 30% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£636,302	£805,593	£803,940	£603,940	£601,490	£600,266	£599,653
70% SR & 5% SO & 25% FH	10%	£590,113	£660,404	£558,750	£558,750	£556,301	£555,076	£554,464
70% SR & 5% SO & 25% FH	15%	£667,518	£937,809	£936,155	£936,155	£933,706	£932,481	£931,868
70% SR & 5% SO & 25% FH	20%	£644,924	£815,214	£813,561	£813,561	£811,111	£809,886	£809,274
70% SR & 5% SO & 25% FH	25%	£522,328	£492,619	£490,965	£490,965	£488,516	£487,291	£486,679
70% SR & 5% SO & 25% FH	30%	£499,734	£470,024	£468,371	£468,371	£465,922	£464,697	£464,084
70% SR & 5% SO & 25% FH	35%	£477,139	£447,429	£445,777	£445,777	£443,328	£442,102	£441,489
70% SR & 5% SO & 25% FH	40%	£454,544	£424,834	£423,181	£423,181	£420,732	£419,507	£418,895

Residual Land values compared to benchmark land values  
Secondary Office

£1,600,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£286,302	£295,593	£253,940	£253,940	£251,490	£250,266	£249,653
70% SR & 5% SO & 25% FH	10%	£240,113	£210,404	£208,750	£208,750	£206,301	£205,076	£204,464
70% SR & 5% SO & 25% FH	15%	£217,518	£187,809	£186,155	£186,155	£183,706	£182,481	£181,868
70% SR & 5% SO & 25% FH	20%	£186,924	£165,214	£163,561	£163,561	£161,111	£159,886	£159,274
70% SR & 5% SO & 25% FH	25%	£172,328	£142,619	£140,965	£140,965	£138,516	£137,291	£136,679
70% SR & 5% SO & 25% FH	30%	£148,734	£120,024	£118,371	£118,371	£115,922	£114,697	£114,084
70% SR & 5% SO & 25% FH	35%	£127,139	£97,429	£95,777	£95,777	£93,328	£92,102	£91,489
70% SR & 5% SO & 25% FH	40%	£104,544	£74,834	£73,181	£73,181	£70,732	£69,507	£68,895

Residual Land values compared to benchmark land values  
Secondary Office

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£361,302	£311,593	£329,940	£329,940	£327,490	£326,266	£325,653
70% SR & 5% SO & 25% FH	10%	£316,113	£286,404	£284,750	£284,750	£282,301	£281,076	£280,464
70% SR & 5% SO & 25% FH	15%	£293,518	£263,809	£262,155	£262,155	£259,706	£258,481	£257,868
70% SR & 5% SO & 25% FH	20%	£276,924	£241,214	£239,561	£239,561	£237,111	£235,886	£235,274
70% SR & 5% SO & 25% FH	25%	£248,328	£218,619	£216,965	£216,965	£214,516	£213,291	£212,679
70% SR & 5% SO & 25% FH	30%	£223,734	£196,024	£194,371	£194,371	£191,922	£190,697	£190,084
70% SR & 5% SO & 25% FH	35%	£203,139	£173,429	£171,777	£171,777	£169,328	£168,102	£167,489
70% SR & 5% SO & 25% FH	40%	£180,544	£150,834	£149,181	£149,181	£146,732	£145,507	£144,895

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£458,302	£428,593	£426,940	£426,940	£424,490	£423,266	£422,653
70% SR & 5% SO & 25% FH	10%	£413,113	£383,404	£381,750	£381,750	£379,301	£378,076	£377,464
70% SR & 5% SO & 25% FH	15%	£390,518	£360,809	£359,155	£359,155	£356,706	£355,481	£354,868
70% SR & 5% SO & 25% FH	20%	£397,924	£338,214	£336,561	£336,561	£334,111	£332,886	£332,274
70% SR & 5% SO & 25% FH	25%	£348,328	£315,619	£313,965	£313,965	£311,516	£310,291	£309,679
70% SR & 5% SO & 25% FH	30%	£322,734	£293,024	£291,371	£291,371	£288,922	£287,697	£287,084
70% SR & 5% SO & 25% FH	35%	£300,139	£270,429	£268,777	£268,777	£266,328	£265,102	£264,489
70% SR & 5% SO & 25% FH	40%	£277,544	£247,834	£246,181	£246,181	£243,732	£242,507	£241,895

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£598,302	£508,593	£586,940	£586,940	£584,490	£583,266	£582,653
70% SR & 5% SO & 25% FH	10%	£553,113	£528,404	£526,750	£526,750	£524,301	£523,076	£522,464
70% SR & 5% SO & 25% FH	15%	£530,518	£505,809	£504,155	£504,155	£501,706	£500,481	£500,868
70% SR & 5% SO & 25% FH	20%	£507,924	£483,214	£481,561	£481,561	£479,111	£477,886	£477,274
70% SR & 5% SO & 25% FH	25%	£485,328	£460,619	£458,965	£458,965	£456,516	£455,291	£454,679
70% SR & 5% SO & 25% FH	30%	£462,734	£438,024	£436,371	£436,371	£433,922	£432,697	£432,084
70% SR & 5% SO & 25% FH	35%	£440,139	£415,429	£413,777	£413,777	£411,328	£410,102	£409,489
70% SR & 5% SO & 25% FH	40%	£417,544	£392,834	£391,181	£391,181	£388,732	£387,507	£386,895

St Albans District Council  
Local Plan Testing 2024

T2 - 2 Houses
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Value Area	Zone of Influence
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No Units	2
Site Area	0.1 Ha

Sales value inflation	5%
Build cost inflation	-4%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£635,302	£592,002	£590,348	£590,348	£587,898	£586,873	£586,061
70% SR & 5% SO & 25% FH	10%	£590,113	£546,812	£545,158	£545,158	£542,709	£541,484	£540,871
70% SR & 5% SO & 25% FH	15%	£567,518	£526,217	£525,063	£525,063	£520,114	£518,889	£518,277
70% SR & 5% SO & 25% FH	20%	£544,924	£501,822	£499,869	£499,869	£497,519	£496,295	£495,682
70% SR & 5% SO & 25% FH	25%	£522,328	£478,028	£477,314	£477,314	£474,924	£473,699	£473,087
70% SR & 5% SO & 25% FH	30%	£499,734	£454,432	£454,778	£454,778	£452,329	£451,105	£450,492
70% SR & 5% SO & 25% FH	35%	£477,139	£430,838	£432,184	£432,184	£429,735	£428,510	£427,897
70% SR & 5% SO & 25% FH	40%	£454,544	£417,243	£409,590	£409,590	£407,140	£405,915	£405,303

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£285,302	£242,002	£240,348	£240,348	£237,898	£236,873	£236,061
70% SR & 5% SO & 25% FH	10%	£240,113	£196,812	£195,158	£195,158	£192,709	£191,484	£190,871
70% SR & 5% SO & 25% FH	15%	£217,518	£174,217	£172,563	£172,563	£170,114	£168,889	£168,277
70% SR & 5% SO & 25% FH	20%	£194,924	£151,822	£149,869	£149,869	£147,519	£146,295	£145,682
70% SR & 5% SO & 25% FH	25%	£172,328	£129,028	£127,374	£127,374	£124,924	£123,699	£123,087
70% SR & 5% SO & 25% FH	30%	£149,734	£106,432	£104,778	£104,778	£102,329	£101,105	£100,492
70% SR & 5% SO & 25% FH	35%	£127,139	£83,838	£82,184	£82,184	£79,735	£78,510	£77,897
70% SR & 5% SO & 25% FH	40%	£104,544	£61,243	£59,590	£59,590	£57,140	£55,915	£55,303

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£361,302	£318,002	£316,348	£316,348	£313,898	£312,873	£312,061
70% SR & 5% SO & 25% FH	10%	£316,113	£272,812	£271,158	£271,158	£268,709	£267,484	£266,871
70% SR & 5% SO & 25% FH	15%	£293,518	£250,217	£248,563	£248,563	£246,114	£244,889	£244,277
70% SR & 5% SO & 25% FH	20%	£270,924	£227,622	£225,869	£225,869	£223,519	£222,295	£221,682
70% SR & 5% SO & 25% FH	25%	£248,328	£205,028	£203,374	£203,374	£201,024	£199,699	£199,087
70% SR & 5% SO & 25% FH	30%	£225,734	£182,432	£180,778	£180,778	£178,429	£177,105	£176,492
70% SR & 5% SO & 25% FH	35%	£203,139	£159,838	£158,184	£158,184	£155,735	£154,510	£153,897
70% SR & 5% SO & 25% FH	40%	£180,544	£137,243	£135,590	£135,590	£133,140	£131,915	£131,303

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£458,302	£415,002	£413,348	£413,348	£410,898	£409,873	£409,061
70% SR & 5% SO & 25% FH	10%	£413,113	£369,812	£368,158	£368,158	£365,709	£364,484	£363,871
70% SR & 5% SO & 25% FH	15%	£390,518	£347,217	£345,563	£345,563	£343,114	£341,889	£341,277
70% SR & 5% SO & 25% FH	20%	£367,924	£324,622	£322,869	£322,869	£320,519	£319,295	£318,682
70% SR & 5% SO & 25% FH	25%	£345,328	£302,028	£300,374	£300,374	£298,024	£296,699	£296,087
70% SR & 5% SO & 25% FH	30%	£322,734	£279,432	£277,778	£277,778	£275,429	£274,105	£273,492
70% SR & 5% SO & 25% FH	35%	£300,139	£256,838	£255,184	£255,184	£252,735	£251,510	£250,897
70% SR & 5% SO & 25% FH	40%	£277,544	£234,243	£232,590	£232,590	£230,140	£228,915	£228,303

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£598,302	£555,002	£553,348	£553,348	£550,898	£549,873	£549,061
70% SR & 5% SO & 25% FH	10%	£553,113	£509,812	£508,158	£508,158	£505,709	£504,484	£503,871
70% SR & 5% SO & 25% FH	15%	£530,518	£487,217	£485,563	£485,563	£483,114	£481,889	£481,277
70% SR & 5% SO & 25% FH	20%	£507,924	£464,622	£462,869	£462,869	£460,519	£459,295	£458,682
70% SR & 5% SO & 25% FH	25%	£485,328	£442,028	£440,374	£440,374	£437,924	£436,699	£436,087
70% SR & 5% SO & 25% FH	30%	£462,734	£419,432	£417,778	£417,778	£415,429	£414,105	£413,492
70% SR & 5% SO & 25% FH	35%	£440,139	£396,838	£395,184	£395,184	£392,735	£391,510	£390,897
70% SR & 5% SO & 25% FH	40%	£417,544	£374,243	£372,590	£372,590	£370,140	£368,915	£368,303

St Albans District Council  
Local Plan Testing 2024

T3 - 4 Houses
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Value Area	Harpenden
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No Limits	4
Site Area	0.13 Ha

Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent / 10% SO / 20% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,590,951	£1,532,539	£1,529,312	£1,529,312	£1,524,533	£1,522,142	£1,520,848
70% SR & 5% SO & 25% FH	10%	£1,471,022	£1,412,611	£1,409,384	£1,409,384	£1,404,604	£1,402,215	£1,401,020
70% SR & 5% SO & 25% FH	15%	£1,411,058	£1,352,647	£1,349,420	£1,349,420	£1,344,640	£1,342,251	£1,341,056
70% SR & 5% SO & 25% FH	20%	£1,351,094	£1,292,683	£1,289,456	£1,289,456	£1,284,676	£1,282,287	£1,281,091
70% SR & 5% SO & 25% FH	25%	£1,291,130	£1,232,719	£1,229,492	£1,229,492	£1,224,712	£1,222,323	£1,221,127
70% SR & 5% SO & 25% FH	30%	£1,231,166	£1,172,755	£1,169,528	£1,169,528	£1,164,748	£1,162,359	£1,161,163
70% SR & 5% SO & 25% FH	35%	£1,171,202	£1,112,791	£1,109,564	£1,109,564	£1,104,784	£1,102,395	£1,101,199
70% SR & 5% SO & 25% FH	40%	£1,111,238	£1,052,826	£1,049,601	£1,049,601	£1,044,820	£1,042,430	£1,041,235

Residual Land values compared to benchmark land values  
Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,124,264	£1,065,873	£1,062,646	£1,062,646	£1,057,866	£1,055,475	£1,054,281
70% SR & 5% SO & 25% FH	10%	£1,004,356	£945,965	£942,738	£942,738	£937,958	£935,567	£934,373
70% SR & 5% SO & 25% FH	15%	£884,392	£825,980	£822,753	£822,753	£817,973	£815,582	£814,388
70% SR & 5% SO & 25% FH	20%	£824,428	£766,016	£762,789	£762,789	£758,009	£755,618	£754,424
70% SR & 5% SO & 25% FH	25%	£764,464	£706,052	£702,825	£702,825	£698,045	£695,654	£694,460
70% SR & 5% SO & 25% FH	30%	£704,500	£646,088	£642,861	£642,861	£638,081	£635,690	£634,496
70% SR & 5% SO & 25% FH	35%	£644,536	£586,124	£582,897	£582,897	£578,117	£575,726	£574,532
70% SR & 5% SO & 25% FH	40%	£584,572	£526,160	£522,933	£522,933	£518,153	£515,762	£514,568

Residual Land values compared to benchmark land values  
Secondary Office

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,225,617	£1,167,206	£1,163,979	£1,163,979	£1,159,199	£1,156,808	£1,155,615
70% SR & 5% SO & 25% FH	10%	£1,105,699	£1,047,278	£1,044,051	£1,044,051	£1,039,271	£1,036,880	£1,035,687
70% SR & 5% SO & 25% FH	15%	£1,045,725	£987,314	£984,087	£984,087	£979,307	£976,916	£975,722
70% SR & 5% SO & 25% FH	20%	£985,761	£927,350	£924,123	£924,123	£919,343	£916,952	£915,758
70% SR & 5% SO & 25% FH	25%	£925,797	£867,386	£864,159	£864,159	£859,379	£856,988	£855,794
70% SR & 5% SO & 25% FH	30%	£865,833	£807,421	£804,194	£804,194	£799,414	£797,023	£795,830
70% SR & 5% SO & 25% FH	35%	£805,869	£747,457	£744,230	£744,230	£739,450	£737,059	£735,866
70% SR & 5% SO & 25% FH	40%	£745,905	£687,493	£684,267	£684,267	£679,486	£677,095	£675,902

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,354,951	£1,296,539	£1,293,312	£1,293,312	£1,288,533	£1,286,142	£1,284,948
70% SR & 5% SO & 25% FH	10%	£1,235,022	£1,176,611	£1,173,384	£1,173,384	£1,168,604	£1,166,215	£1,165,020
70% SR & 5% SO & 25% FH	15%	£1,115,058	£1,116,647	£1,113,420	£1,113,420	£1,108,640	£1,106,251	£1,105,056
70% SR & 5% SO & 25% FH	20%	£1,115,094	£1,056,683	£1,053,456	£1,053,456	£1,048,676	£1,046,287	£1,045,091
70% SR & 5% SO & 25% FH	25%	£1,055,130	£996,719	£993,492	£993,492	£988,712	£986,323	£985,127
70% SR & 5% SO & 25% FH	30%	£995,166	£936,755	£933,528	£933,528	£928,748	£926,359	£925,163
70% SR & 5% SO & 25% FH	35%	£935,202	£876,791	£873,564	£873,564	£868,784	£866,395	£865,199
70% SR & 5% SO & 25% FH	40%	£875,238	£816,826	£813,601	£813,601	£808,820	£806,430	£805,235

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,541,617	£1,483,206	£1,479,979	£1,479,979	£1,475,199	£1,472,808	£1,471,615
70% SR & 5% SO & 25% FH	10%	£1,421,699	£1,363,278	£1,360,051	£1,360,051	£1,355,271	£1,352,880	£1,351,687
70% SR & 5% SO & 25% FH	15%	£1,301,725	£1,303,314	£1,300,087	£1,300,087	£1,295,307	£1,292,916	£1,291,722
70% SR & 5% SO & 25% FH	20%	£1,301,761	£1,243,350	£1,240,123	£1,240,123	£1,235,343	£1,232,952	£1,231,758
70% SR & 5% SO & 25% FH	25%	£1,241,797	£1,183,386	£1,180,159	£1,180,159	£1,175,379	£1,172,988	£1,171,794
70% SR & 5% SO & 25% FH	30%	£1,181,833	£1,123,421	£1,120,194	£1,120,194	£1,115,414	£1,113,023	£1,111,830
70% SR & 5% SO & 25% FH	35%	£1,121,869	£1,063,457	£1,060,231	£1,060,231	£1,055,450	£1,053,059	£1,051,866
70% SR & 5% SO & 25% FH	40%	£1,061,905	£1,003,493	£1,000,267	£1,000,267	£995,486	£993,095	£991,902

T3 - 4 Houses
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Value Area	St Albans
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No Units	4
Site Area	0.13 Ha

Sales value inflation	0%
Build cost inflation	-6%
Affordable Housing Tenure	60% Rent / 10% SO / 20% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,492,146	£1,433,734	£1,430,507	£1,430,507	£1,425,728	£1,423,337	£1,422,143
70% SR & 5% SO & 25% FH	10%	£1,380,097	£1,321,686	£1,318,459	£1,318,459	£1,313,679	£1,311,289	£1,310,094
70% SR & 5% SO & 25% FH	15%	£1,324,073	£1,265,662	£1,262,435	£1,262,435	£1,257,655	£1,255,264	£1,254,069
70% SR & 5% SO & 25% FH	20%	£1,258,048	£1,200,637	£1,200,411	£1,200,411	£1,201,630	£1,199,240	£1,198,045
70% SR & 5% SO & 25% FH	25%	£1,212,024	£1,153,613	£1,150,386	£1,150,386	£1,145,605	£1,143,214	£1,142,019
70% SR & 5% SO & 25% FH	30%	£1,156,000	£1,097,589	£1,094,362	£1,094,362	£1,089,582	£1,087,191	£1,085,996
70% SR & 5% SO & 25% FH	35%	£1,099,975	£1,041,564	£1,038,337	£1,038,337	£1,033,557	£1,031,166	£1,029,971
70% SR & 5% SO & 25% FH	40%	£1,043,951	£985,540	£982,313	£982,313	£977,533	£975,143	£973,947

Residual Land values compared to benchmark land values  
Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,025,479	£967,068	£963,841	£963,841	£959,061	£956,670	£955,475
70% SR & 5% SO & 25% FH	10%	£913,430	£855,019	£851,792	£851,792	£847,012	£844,621	£843,426
70% SR & 5% SO & 25% FH	15%	£857,406	£799,995	£795,768	£795,768	£791,018	£788,588	£787,402
70% SR & 5% SO & 25% FH	20%	£801,381	£742,970	£739,744	£739,744	£734,963	£732,572	£731,377
70% SR & 5% SO & 25% FH	25%	£745,357	£686,949	£683,719	£683,719	£678,938	£676,547	£675,352
70% SR & 5% SO & 25% FH	30%	£689,333	£630,921	£627,695	£627,695	£622,915	£620,524	£619,329
70% SR & 5% SO & 25% FH	35%	£633,308	£574,897	£571,670	£571,670	£566,890	£564,500	£563,305
70% SR & 5% SO & 25% FH	40%	£577,284	£518,873	£515,646	£515,646	£510,866	£508,476	£507,281

Residual Land values compared to benchmark land values  
Secondary Office

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,126,812	£1,068,401	£1,065,174	£1,065,174	£1,060,394	£1,058,004	£1,056,810
70% SR & 5% SO & 25% FH	10%	£1,014,763	£956,352	£953,125	£953,125	£948,345	£945,955	£944,761
70% SR & 5% SO & 25% FH	15%	£958,740	£900,328	£897,101	£897,101	£892,321	£889,931	£888,736
70% SR & 5% SO & 25% FH	20%	£902,715	£844,303	£841,077	£841,077	£836,296	£833,906	£832,712
70% SR & 5% SO & 25% FH	25%	£846,691	£788,279	£785,052	£785,052	£780,272	£777,882	£776,687
70% SR & 5% SO & 25% FH	30%	£790,667	£732,254	£729,028	£729,028	£724,248	£721,858	£720,663
70% SR & 5% SO & 25% FH	35%	£734,642	£676,230	£673,003	£673,003	£668,224	£665,834	£664,639
70% SR & 5% SO & 25% FH	40%	£678,618	£620,207	£616,980	£616,980	£612,200	£609,809	£608,614

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,256,146	£1,197,734	£1,194,507	£1,194,507	£1,189,728	£1,187,337	£1,186,143
70% SR & 5% SO & 25% FH	10%	£1,144,097	£1,085,686	£1,082,459	£1,082,459	£1,077,679	£1,075,289	£1,074,094
70% SR & 5% SO & 25% FH	15%	£1,088,073	£1,028,662	£1,026,435	£1,026,435	£1,021,655	£1,019,264	£1,018,069
70% SR & 5% SO & 25% FH	20%	£1,032,048	£973,637	£970,411	£970,411	£965,630	£963,240	£962,045
70% SR & 5% SO & 25% FH	25%	£976,024	£917,613	£914,386	£914,386	£909,605	£907,214	£906,019
70% SR & 5% SO & 25% FH	30%	£920,000	£861,589	£858,362	£858,362	£853,582	£851,191	£849,996
70% SR & 5% SO & 25% FH	35%	£863,975	£805,564	£802,337	£802,337	£797,557	£795,166	£793,971
70% SR & 5% SO & 25% FH	40%	£807,951	£749,540	£746,313	£746,313	£741,533	£739,143	£737,947

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,442,812	£1,384,401	£1,381,174	£1,381,174	£1,376,394	£1,374,004	£1,372,810
70% SR & 5% SO & 25% FH	10%	£1,330,763	£1,272,352	£1,269,125	£1,269,125	£1,264,345	£1,261,955	£1,260,761
70% SR & 5% SO & 25% FH	15%	£1,274,740	£1,215,328	£1,212,101	£1,212,101	£1,207,321	£1,204,931	£1,203,736
70% SR & 5% SO & 25% FH	20%	£1,218,715	£1,160,303	£1,157,077	£1,157,077	£1,152,296	£1,149,906	£1,148,712
70% SR & 5% SO & 25% FH	25%	£1,162,691	£1,105,279	£1,102,052	£1,102,052	£1,097,272	£1,094,882	£1,093,687
70% SR & 5% SO & 25% FH	30%	£1,106,667	£1,049,254	£1,046,028	£1,046,028	£1,041,248	£1,037,858	£1,036,663
70% SR & 5% SO & 25% FH	35%	£1,050,642	£993,230	£989,003	£989,003	£984,224	£981,834	£980,639
70% SR & 5% SO & 25% FH	40%	£994,618	£937,207	£932,980	£932,980	£928,200	£925,809	£924,614

St Albans District Council  
Local Plan Testing 2024

T3 - 4 Houses
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Value Area	Rest of St Albans
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No Units	4
Site Area	0.13 Ha

Sales value inflation	0%
Build cost inflation	-0%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,225,203	£1,166,792	£1,163,566	£1,163,566	£1,158,785	£1,156,396	£1,155,200
70% SR & 5% SO & 25% FH	10%	£1,138,377	£1,079,964	£1,076,738	£1,076,738	£1,071,957	£1,069,568	£1,068,373
70% SR & 5% SO & 25% FH	15%	£1,094,962	£1,036,551	£1,033,324	£1,033,324	£1,028,544	£1,026,154	£1,024,959
70% SR & 5% SO & 25% FH	20%	£1,051,549	£993,137	£989,911	£989,911	£985,131	£982,741	£981,545
70% SR & 5% SO & 25% FH	25%	£1,008,135	£949,724	£946,497	£946,497	£941,717	£939,326	£938,131
70% SR & 5% SO & 25% FH	30%	£964,722	£906,310	£903,083	£903,083	£898,303	£895,913	£894,718
70% SR & 5% SO & 25% FH	35%	£921,307	£862,896	£859,669	£859,669	£854,889	£852,499	£851,303
70% SR & 5% SO & 25% FH	40%	£877,894	£819,482	£816,255	£816,255	£811,475	£809,085	£807,890

Residual Land values compared to benchmark land values  
Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£758,536	£700,125	£696,899	£696,899	£692,118	£689,729	£688,534
70% SR & 5% SO & 25% FH	10%	£671,710	£612,298	£609,072	£609,072	£604,291	£601,901	£600,706
70% SR & 5% SO & 25% FH	15%	£628,296	£568,884	£565,657	£565,657	£560,876	£558,487	£557,291
70% SR & 5% SO & 25% FH	20%	£584,882	£525,470	£522,244	£522,244	£517,463	£515,074	£513,878
70% SR & 5% SO & 25% FH	25%	£541,468	£482,056	£478,830	£478,830	£474,049	£471,660	£470,464
70% SR & 5% SO & 25% FH	30%	£498,054	£438,643	£435,417	£435,417	£430,636	£428,246	£427,051
70% SR & 5% SO & 25% FH	35%	£454,641	£395,230	£392,003	£392,003	£387,222	£384,832	£383,636
70% SR & 5% SO & 25% FH	40%	£411,227	£351,815	£348,588	£348,588	£343,807	£341,417	£340,221

Residual Land values compared to benchmark land values  
Secondary Office

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£959,870	£901,458	£898,233	£898,233	£893,452	£891,062	£889,867
70% SR & 5% SO & 25% FH	10%	£774,045	£715,633	£712,406	£712,406	£707,625	£705,235	£704,039
70% SR & 5% SO & 25% FH	15%	£729,629	£671,218	£668,001	£668,001	£663,220	£660,830	£659,634
70% SR & 5% SO & 25% FH	20%	£685,214	£626,802	£623,575	£623,575	£618,794	£616,404	£615,208
70% SR & 5% SO & 25% FH	25%	£640,798	£582,386	£579,159	£579,159	£574,378	£571,988	£570,792
70% SR & 5% SO & 25% FH	30%	£596,382	£537,970	£534,743	£534,743	£529,962	£527,572	£526,376
70% SR & 5% SO & 25% FH	35%	£551,966	£493,554	£490,327	£490,327	£485,546	£483,156	£481,960
70% SR & 5% SO & 25% FH	40%	£507,550	£449,138	£445,911	£445,911	£441,130	£438,740	£437,544

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£989,200	£930,787	£927,560	£927,560	£922,779	£920,389	£919,193
70% SR & 5% SO & 25% FH	10%	£802,375	£743,962	£740,735	£740,735	£735,954	£733,564	£732,368
70% SR & 5% SO & 25% FH	15%	£757,959	£699,546	£696,319	£696,319	£691,538	£689,148	£687,952
70% SR & 5% SO & 25% FH	20%	£713,543	£655,130	£651,903	£651,903	£647,122	£644,732	£643,536
70% SR & 5% SO & 25% FH	25%	£669,127	£610,714	£607,487	£607,487	£602,706	£600,316	£599,120
70% SR & 5% SO & 25% FH	30%	£624,711	£566,300	£563,073	£563,073	£558,292	£555,902	£554,706
70% SR & 5% SO & 25% FH	35%	£580,295	£521,884	£518,657	£518,657	£513,876	£511,486	£510,290
70% SR & 5% SO & 25% FH	40%	£535,879	£477,468	£474,241	£474,241	£469,460	£467,070	£465,874

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,175,870	£1,117,458	£1,114,231	£1,114,231	£1,109,450	£1,107,060	£1,105,864
70% SR & 5% SO & 25% FH	10%	£1,089,043	£1,030,631	£1,027,404	£1,027,404	£1,022,623	£1,020,233	£1,019,037
70% SR & 5% SO & 25% FH	15%	£1,002,216	£943,800	£940,573	£940,573	£935,792	£933,402	£932,206
70% SR & 5% SO & 25% FH	20%	£915,389	£886,384	£883,157	£883,157	£878,376	£875,986	£874,790
70% SR & 5% SO & 25% FH	25%	£828,562	£828,968	£825,741	£825,741	£820,960	£818,570	£817,374
70% SR & 5% SO & 25% FH	30%	£741,735	£771,552	£768,325	£768,325	£763,544	£761,154	£760,000
70% SR & 5% SO & 25% FH	35%	£654,908	£711,936	£708,709	£708,709	£703,928	£701,538	£700,342
70% SR & 5% SO & 25% FH	40%	£568,081	£664,364	£661,137	£661,137	£656,356	£653,966	£652,770

St Albans District Council  
Local Plan Testing 2024

T3 - 4 Houses
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Value Area	Zone of Influence
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No Units	4
Site Area	0.13 Ha

Sales value inflation	0%
Build cost inflation	-4%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3)) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,225,203	£1,144,089	£1,136,842	£1,136,842	£1,132,092	£1,129,873	£1,128,478
70% SR & 5% SO & 25% FH	10%	£1,138,377	£1,053,242	£1,050,019	£1,050,019	£1,045,235	£1,042,845	£1,041,650
70% SR & 5% SO & 25% FH	15%	£1,084,962	£1,000,828	£1,006,601	£1,006,601	£1,001,822	£999,431	£998,236
70% SR & 5% SO & 25% FH	20%	£1,051,549	£966,414	£963,188	£963,188	£958,407	£956,018	£954,823
70% SR & 5% SO & 25% FH	25%	£1,028,135	£932,001	£919,774	£919,774	£914,994	£912,604	£911,409
70% SR & 5% SO & 25% FH	30%	£994,722	£897,587	£875,361	£875,361	£871,580	£869,190	£867,995
70% SR & 5% SO & 25% FH	35%	£961,307	£863,173	£840,946	£840,946	£837,166	£834,776	£833,581
70% SR & 5% SO & 25% FH	40%	£877,894	£792,759	£789,533	£789,533	£784,752	£782,363	£781,168

Residual Land values compared to benchmark land values  
Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3)) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£758,536	£675,402	£670,175	£670,175	£665,396	£663,006	£661,811
70% SR & 5% SO & 25% FH	10%	£671,710	£586,576	£583,348	£583,348	£578,568	£576,179	£574,983
70% SR & 5% SO & 25% FH	15%	£628,296	£543,162	£539,935	£539,935	£535,155	£532,764	£531,569
70% SR & 5% SO & 25% FH	20%	£584,882	£499,747	£496,521	£496,521	£491,741	£489,351	£488,156
70% SR & 5% SO & 25% FH	25%	£541,468	£456,334	£453,107	£453,107	£448,327	£445,937	£444,742
70% SR & 5% SO & 25% FH	30%	£498,054	£412,920	£409,694	£409,694	£404,913	£402,524	£401,328
70% SR & 5% SO & 25% FH	35%	£454,641	£369,507	£366,280	£366,280	£361,500	£359,109	£357,914
70% SR & 5% SO & 25% FH	40%	£411,227	£326,092	£322,865	£322,865	£318,085	£315,696	£314,501

Residual Land values compared to benchmark land values  
Secondary Office

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3)) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£959,870	£774,736	£771,509	£771,509	£766,729	£764,340	£763,144
70% SR & 5% SO & 25% FH	10%	£774,043	£607,908	£604,681	£604,681	£600,901	£597,512	£596,317
70% SR & 5% SO & 25% FH	15%	£729,629	£564,495	£561,268	£561,268	£557,488	£554,098	£552,903
70% SR & 5% SO & 25% FH	20%	£685,216	£521,082	£517,855	£517,855	£514,074	£510,684	£509,489
70% SR & 5% SO & 25% FH	25%	£640,802	£477,669	£474,442	£474,442	£470,661	£467,271	£466,076
70% SR & 5% SO & 25% FH	30%	£596,388	£434,256	£431,029	£431,029	£427,248	£423,858	£422,663
70% SR & 5% SO & 25% FH	35%	£551,974	£390,843	£387,616	£387,616	£383,835	£380,445	£379,250
70% SR & 5% SO & 25% FH	40%	£507,561	£347,430	£344,203	£344,203	£340,422	£337,032	£335,837

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3)) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£989,203	£804,069	£800,842	£800,842	£796,062	£793,673	£792,478
70% SR & 5% SO & 25% FH	10%	£802,377	£647,242	£644,015	£644,015	£639,235	£636,845	£635,650
70% SR & 5% SO & 25% FH	15%	£758,962	£603,828	£600,601	£600,601	£595,821	£593,431	£592,236
70% SR & 5% SO & 25% FH	20%	£715,549	£560,414	£557,188	£557,188	£552,407	£550,018	£548,823
70% SR & 5% SO & 25% FH	25%	£672,135	£517,001	£513,774	£513,774	£508,994	£506,604	£505,409
70% SR & 5% SO & 25% FH	30%	£628,722	£473,587	£470,361	£470,361	£465,580	£463,190	£462,005
70% SR & 5% SO & 25% FH	35%	£585,307	£430,173	£426,946	£426,946	£422,166	£419,776	£418,581
70% SR & 5% SO & 25% FH	40%	£541,894	£386,759	£383,533	£383,533	£378,752	£376,363	£375,168

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3)) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£1,175,870	£1,090,736	£1,087,509	£1,087,509	£1,082,729	£1,080,340	£1,079,144
70% SR & 5% SO & 25% FH	10%	£1,089,043	£1,003,908	£1,000,681	£1,000,681	£995,901	£993,512	£992,317
70% SR & 5% SO & 25% FH	15%	£1,002,216	£917,081	£913,854	£913,854	£909,074	£906,684	£905,489
70% SR & 5% SO & 25% FH	20%	£915,389	£830,253	£827,026	£827,026	£822,246	£819,857	£818,662
70% SR & 5% SO & 25% FH	25%	£828,562	£743,426	£740,199	£740,199	£735,419	£733,030	£731,835
70% SR & 5% SO & 25% FH	30%	£741,735	£656,600	£653,373	£653,373	£648,593	£646,204	£645,009
70% SR & 5% SO & 25% FH	35%	£654,908	£569,773	£566,546	£566,546	£561,766	£559,377	£558,182
70% SR & 5% SO & 25% FH	40%	£568,081	£482,946	£479,719	£479,719	£474,939	£472,550	£471,355

St Albans District Council  
Local Plan Testing 2024

T4 - 6 Houses	
No Units	6
Site Area	0.17 Ha

Value Area	Harpenden
Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent / 15% SO / 25% PH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
% SR & 5% SO & 25% PH	0%	£2,205,149	£2,117,532	£2,113,060	£2,113,060	£2,106,435	£2,103,121	£2,101,465
% SR & 5% SO & 25% PH	10%	£2,040,964	£1,953,348	£1,948,875	£1,948,875	£1,942,250	£1,938,937	£1,937,280
% SR & 5% SO & 25% PH	15%	£1,958,972	£1,871,356	£1,866,783	£1,866,783	£1,860,157	£1,856,845	£1,855,188
% SR & 5% SO & 25% PH	20%	£1,876,781	£1,789,163	£1,784,591	£1,784,591	£1,777,965	£1,774,653	£1,773,000
% SR & 5% SO & 25% PH	25%	£1,794,588	£1,707,071	£1,702,500	£1,702,500	£1,695,872	£1,692,560	£1,691,004
% SR & 5% SO & 25% PH	30%	£1,712,396	£1,624,878	£1,620,306	£1,620,306	£1,613,680	£1,610,368	£1,608,912
% SR & 5% SO & 25% PH	35%	£1,630,203	£1,542,686	£1,538,113	£1,538,113	£1,531,488	£1,528,175	£1,526,819
% SR & 5% SO & 25% PH	40%	£1,548,011	£1,460,494	£1,456,321	£1,456,321	£1,449,696	£1,446,383	£1,444,727

Residual Land values compared to benchmark land values

Secondary Office	£3,500,000							
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
% SR & 5% SO & 25% PH	0%	£1,605,149	£1,517,532	£1,513,060	£1,513,060	£1,506,435	£1,503,121	£1,501,465
% SR & 5% SO & 25% PH	10%	£1,440,964	£1,353,348	£1,348,875	£1,348,875	£1,342,250	£1,338,937	£1,337,280
% SR & 5% SO & 25% PH	15%	£1,358,972	£1,271,356	£1,266,783	£1,266,783	£1,260,157	£1,256,845	£1,255,188
% SR & 5% SO & 25% PH	20%	£1,276,781	£1,189,163	£1,184,591	£1,184,591	£1,177,965	£1,174,653	£1,173,000
% SR & 5% SO & 25% PH	25%	£1,194,588	£1,107,071	£1,102,500	£1,102,500	£1,095,872	£1,092,560	£1,091,004
% SR & 5% SO & 25% PH	30%	£1,112,396	£1,024,878	£1,020,306	£1,020,306	£1,013,680	£1,010,368	£1,008,912
% SR & 5% SO & 25% PH	35%	£1,030,203	£942,686	£938,113	£938,113	£931,488	£928,175	£926,819
% SR & 5% SO & 25% PH	40%	£948,011	£860,494	£856,321	£856,321	£849,696	£846,383	£844,727

Residual Land values compared to benchmark land values

Secondary Office	£2,740,000							
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
% SR & 5% SO & 25% PH	0%	£1,735,435	£1,647,818	£1,643,346	£1,643,346	£1,636,721	£1,633,407	£1,631,751
% SR & 5% SO & 25% PH	10%	£1,571,250	£1,483,633	£1,479,161	£1,479,161	£1,472,536	£1,469,222	£1,467,566
% SR & 5% SO & 25% PH	15%	£1,489,158	£1,401,541	£1,397,069	£1,397,069	£1,390,443	£1,387,130	£1,385,474
% SR & 5% SO & 25% PH	20%	£1,407,066	£1,319,448	£1,314,977	£1,314,977	£1,308,351	£1,305,038	£1,303,381
% SR & 5% SO & 25% PH	25%	£1,324,973	£1,237,355	£1,232,884	£1,232,884	£1,226,258	£1,222,946	£1,221,289
% SR & 5% SO & 25% PH	30%	£1,242,881	£1,155,262	£1,150,792	£1,150,792	£1,144,166	£1,140,854	£1,139,197
% SR & 5% SO & 25% PH	35%	£1,160,788	£1,073,172	£1,068,699	£1,068,699	£1,062,074	£1,058,761	£1,057,104
% SR & 5% SO & 25% PH	40%	£1,078,697	£991,080	£986,607	£986,607	£979,981	£976,669	£975,013

Residual Land values compared to benchmark land values

Car Parks	£1,770,000							
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
% SR & 5% SO & 25% PH	0%	£1,901,721	£1,814,104	£1,809,631	£1,809,631	£1,803,006	£1,799,693	£1,798,037
% SR & 5% SO & 25% PH	10%	£1,737,536	£1,646,919	£1,642,446	£1,642,446	£1,635,822	£1,632,509	£1,630,852
% SR & 5% SO & 25% PH	15%	£1,655,444	£1,564,827	£1,560,354	£1,560,354	£1,553,729	£1,550,416	£1,548,760
% SR & 5% SO & 25% PH	20%	£1,573,352	£1,482,734	£1,478,261	£1,478,261	£1,471,637	£1,468,324	£1,466,667
% SR & 5% SO & 25% PH	25%	£1,491,260	£1,400,642	£1,396,170	£1,396,170	£1,389,544	£1,386,231	£1,384,575
% SR & 5% SO & 25% PH	30%	£1,409,167	£1,318,549	£1,314,077	£1,314,077	£1,307,452	£1,304,139	£1,302,483
% SR & 5% SO & 25% PH	35%	£1,327,074	£1,236,457	£1,231,985	£1,231,985	£1,225,360	£1,222,047	£1,220,391
% SR & 5% SO & 25% PH	40%	£1,244,982	£1,154,365	£1,149,893	£1,149,893	£1,143,267	£1,139,954	£1,138,298

Residual Land values compared to benchmark land values

Greenfield Land	£370,000							
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
% SR & 5% SO & 25% PH	0%	£2,141,721	£2,054,104	£2,049,631	£2,049,631	£2,043,006	£2,039,693	£2,038,037
% SR & 5% SO & 25% PH	10%	£1,977,536	£1,889,919	£1,885,446	£1,885,446	£1,878,822	£1,875,509	£1,873,852
% SR & 5% SO & 25% PH	15%	£1,895,444	£1,807,827	£1,803,354	£1,803,354	£1,796,729	£1,793,416	£1,791,760
% SR & 5% SO & 25% PH	20%	£1,813,352	£1,725,734	£1,721,261	£1,721,261	£1,714,637	£1,711,324	£1,709,667
% SR & 5% SO & 25% PH	25%	£1,731,260	£1,643,642	£1,639,170	£1,639,170	£1,632,544	£1,629,231	£1,627,575
% SR & 5% SO & 25% PH	30%	£1,649,167	£1,561,549	£1,557,077	£1,557,077	£1,550,452	£1,547,139	£1,545,483
% SR & 5% SO & 25% PH	35%	£1,567,074	£1,479,457	£1,474,985	£1,474,985	£1,468,360	£1,465,047	£1,463,391
% SR & 5% SO & 25% PH	40%	£1,484,982	£1,397,365	£1,392,893	£1,392,893	£1,386,267	£1,382,954	£1,381,298

T4 - 6 Houses
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Value Area	St Albans
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No Units	6
Site Area	0.17 Ha

Sales value inflation	0%
Build cost inflation	-6%
Affordable Housing Tenure	60% Rent / 10% SO / 28% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,068,200	£1,680,583	£1,976,110	£1,976,110	£1,969,485	£1,966,172	£1,964,516
70% SR & 5% SO & 25% FH	10%	£1,914,937	£1,627,319	£1,822,848	£1,822,848	£1,816,222	£1,812,909	£1,811,253
70% SR & 5% SO & 25% FH	15%	£1,838,305	£1,750,687	£1,746,216	£1,746,216	£1,739,590	£1,736,277	£1,734,621
70% SR & 5% SO & 25% FH	20%	£1,781,673	£1,674,057	£1,669,584	£1,669,584	£1,662,958	£1,659,644	£1,657,989
70% SR & 5% SO & 25% FH	25%	£1,686,042	£1,597,426	£1,592,952	£1,592,952	£1,586,326	£1,583,014	£1,581,358
70% SR & 5% SO & 25% FH	30%	£1,608,410	£1,520,795	£1,516,320	£1,516,320	£1,509,694	£1,506,382	£1,504,726
70% SR & 5% SO & 25% FH	35%	£1,531,778	£1,444,161	£1,439,686	£1,439,686	£1,433,060	£1,429,750	£1,428,094
70% SR & 5% SO & 25% FH	40%	£1,455,147	£1,367,529	£1,363,057	£1,363,057	£1,356,432	£1,353,119	£1,351,462

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£3,600,000</b>								
70% SR & 5% SO & 25% FH	0%	£1,468,200	£1,380,583	£1,376,110	£1,376,110	£1,369,485	£1,366,172	£1,364,516
70% SR & 5% SO & 25% FH	10%	£1,314,937	£1,227,319	£1,222,848	£1,222,848	£1,216,222	£1,212,909	£1,211,253
70% SR & 5% SO & 25% FH	15%	£1,238,305	£1,150,687	£1,146,216	£1,146,216	£1,139,590	£1,136,277	£1,134,621
70% SR & 5% SO & 25% FH	20%	£1,181,673	£1,074,057	£1,069,584	£1,069,584	£1,062,958	£1,059,644	£1,057,989
70% SR & 5% SO & 25% FH	25%	£1,086,042	£997,426	£992,952	£992,952	£986,326	£983,014	£981,358
70% SR & 5% SO & 25% FH	30%	£1,008,410	£920,795	£916,320	£916,320	£909,694	£906,382	£904,726
70% SR & 5% SO & 25% FH	35%	£931,778	£844,161	£839,686	£839,686	£833,060	£829,750	£828,094
70% SR & 5% SO & 25% FH	40%	£855,147	£767,529	£763,057	£763,057	£756,432	£753,119	£751,462

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£2,740,000</b>								
70% SR & 5% SO & 25% FH	0%	£1,568,435	£1,510,869	£1,506,396	£1,506,396	£1,499,771	£1,496,458	£1,494,801
70% SR & 5% SO & 25% FH	10%	£1,445,223	£1,357,605	£1,353,133	£1,353,133	£1,346,507	£1,343,194	£1,341,539
70% SR & 5% SO & 25% FH	15%	£1,368,991	£1,280,873	£1,276,502	£1,276,502	£1,269,876	£1,266,563	£1,264,907
70% SR & 5% SO & 25% FH	20%	£1,292,759	£1,204,142	£1,199,870	£1,199,870	£1,193,244	£1,189,931	£1,188,275
70% SR & 5% SO & 25% FH	25%	£1,216,527	£1,127,410	£1,123,138	£1,123,138	£1,116,512	£1,113,200	£1,111,544
70% SR & 5% SO & 25% FH	30%	£1,140,295	£1,050,679	£1,046,406	£1,046,406	£1,039,780	£1,036,467	£1,034,811
70% SR & 5% SO & 25% FH	35%	£1,064,063	£974,447	£969,974	£969,974	£963,348	£960,035	£958,379
70% SR & 5% SO & 25% FH	40%	£987,831	£897,815	£893,342	£893,342	£886,716	£883,403	£881,747

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£1,776,000</b>								
70% SR & 5% SO & 25% FH	0%	£1,784,771	£1,671,154	£1,672,882	£1,672,882	£1,666,257	£1,662,743	£1,661,087
70% SR & 5% SO & 25% FH	10%	£1,611,509	£1,523,891	£1,519,419	£1,519,419	£1,512,793	£1,509,481	£1,507,824
70% SR & 5% SO & 25% FH	15%	£1,534,877	£1,447,259	£1,442,787	£1,442,787	£1,436,161	£1,432,849	£1,431,193
70% SR & 5% SO & 25% FH	20%	£1,458,245	£1,370,627	£1,366,155	£1,366,155	£1,359,529	£1,356,217	£1,354,561
70% SR & 5% SO & 25% FH	25%	£1,381,613	£1,293,995	£1,289,524	£1,289,524	£1,282,898	£1,279,586	£1,277,929
70% SR & 5% SO & 25% FH	30%	£1,304,981	£1,217,363	£1,212,892	£1,212,892	£1,206,267	£1,202,954	£1,201,297
70% SR & 5% SO & 25% FH	35%	£1,228,349	£1,140,732	£1,136,260	£1,136,260	£1,129,635	£1,126,322	£1,124,665
70% SR & 5% SO & 25% FH	40%	£1,151,717	£1,064,101	£1,059,629	£1,059,629	£1,053,003	£1,049,691	£1,048,034

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
<b>£376,000</b>								
70% SR & 5% SO & 25% FH	0%	£2,004,771	£1,917,154	£1,912,682	£1,912,682	£1,906,057	£1,902,743	£1,901,087
70% SR & 5% SO & 25% FH	10%	£1,851,509	£1,763,891	£1,759,419	£1,759,419	£1,752,793	£1,749,481	£1,747,824
70% SR & 5% SO & 25% FH	15%	£1,774,877	£1,687,259	£1,682,787	£1,682,787	£1,676,161	£1,672,849	£1,671,193
70% SR & 5% SO & 25% FH	20%	£1,698,245	£1,610,627	£1,606,155	£1,606,155	£1,599,529	£1,596,217	£1,594,561
70% SR & 5% SO & 25% FH	25%	£1,621,613	£1,533,995	£1,529,524	£1,529,524	£1,522,898	£1,519,586	£1,517,929
70% SR & 5% SO & 25% FH	30%	£1,544,981	£1,457,363	£1,452,892	£1,452,892	£1,446,267	£1,442,954	£1,441,297
70% SR & 5% SO & 25% FH	35%	£1,468,349	£1,380,732	£1,376,260	£1,376,260	£1,369,635	£1,366,322	£1,364,665
70% SR & 5% SO & 25% FH	40%	£1,391,717	£1,304,101	£1,299,629	£1,299,629	£1,293,003	£1,289,691	£1,288,034

St Albans District Council  
Local Plan Testing 2024

T4 - 6 Houses
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Value Area	Rest of St Albans
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No Units	6
Site Area	0.17 Ha

Sales value inflation	0%
Build cost inflation	-0%
Affordable Housing Tenure	60% Rent / 10% SO / 30% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,698,203	£1,610,585	£1,606,114	£1,606,114	£1,599,488	£1,598,175	£1,594,519
70% SR & 5% SO & 25% FH	10%	£1,579,898	£1,492,280	£1,487,808	£1,487,808	£1,481,183	£1,477,870	£1,476,213
70% SR & 5% SO & 25% FH	15%	£1,520,745	£1,433,128	£1,428,656	£1,428,656	£1,422,030	£1,418,717	£1,417,060
70% SR & 5% SO & 25% FH	20%	£1,481,592	£1,373,975	£1,369,503	£1,369,503	£1,362,878	£1,359,564	£1,357,908
70% SR & 5% SO & 25% FH	25%	£1,422,440	£1,314,823	£1,310,350	£1,310,350	£1,303,724	£1,300,412	£1,298,755
70% SR & 5% SO & 25% FH	30%	£1,343,287	£1,255,670	£1,251,198	£1,251,198	£1,244,572	£1,241,259	£1,239,603
70% SR & 5% SO & 25% FH	35%	£1,284,134	£1,196,517	£1,192,045	£1,192,045	£1,185,419	£1,182,107	£1,180,450
70% SR & 5% SO & 25% FH	40%	£1,224,982	£1,137,364	£1,132,893	£1,132,893	£1,126,267	£1,122,954	£1,121,298

Residual Land values compared to benchmark land values  
Secondary Office

£1,600,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,698,203	£1,610,585	£1,606,114	£1,606,114	£1,599,488	£1,598,175	£1,594,519
70% SR & 5% SO & 25% FH	10%	£1,579,898	£1,492,280	£1,487,808	£1,487,808	£1,481,183	£1,477,870	£1,476,213
70% SR & 5% SO & 25% FH	15%	£1,520,745	£1,433,128	£1,428,656	£1,428,656	£1,422,030	£1,418,717	£1,417,060
70% SR & 5% SO & 25% FH	20%	£1,481,592	£1,373,975	£1,369,503	£1,369,503	£1,362,878	£1,359,564	£1,357,908
70% SR & 5% SO & 25% FH	25%	£1,422,440	£1,314,823	£1,310,350	£1,310,350	£1,303,724	£1,300,412	£1,298,755
70% SR & 5% SO & 25% FH	30%	£1,343,287	£1,255,670	£1,251,198	£1,251,198	£1,244,572	£1,241,259	£1,239,603
70% SR & 5% SO & 25% FH	35%	£1,284,134	£1,196,517	£1,192,045	£1,192,045	£1,185,419	£1,182,107	£1,180,450
70% SR & 5% SO & 25% FH	40%	£1,224,982	£1,137,364	£1,132,893	£1,132,893	£1,126,267	£1,122,954	£1,121,298

Residual Land values compared to benchmark land values  
Secondary Office

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,228,489	£1,140,871	£1,136,399	£1,136,399	£1,129,773	£1,128,461	£1,124,805
70% SR & 5% SO & 25% FH	10%	£1,110,184	£1,022,566	£1,018,093	£1,018,093	£1,011,468	£1,008,156	£1,006,499
70% SR & 5% SO & 25% FH	15%	£1,051,030	£963,413	£958,941	£958,941	£952,316	£949,002	£947,346
70% SR & 5% SO & 25% FH	20%	£991,876	£904,260	£899,788	£899,788	£893,163	£889,850	£888,194
70% SR & 5% SO & 25% FH	25%	£932,722	£845,108	£840,636	£840,636	£834,010	£830,697	£829,041
70% SR & 5% SO & 25% FH	30%	£873,567	£785,955	£781,483	£781,483	£774,857	£771,544	£769,889
70% SR & 5% SO & 25% FH	35%	£814,413	£726,802	£722,330	£722,330	£715,705	£712,392	£710,736
70% SR & 5% SO & 25% FH	40%	£755,258	£667,650	£663,178	£663,178	£656,552	£653,240	£651,584

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,384,774	£1,301,157	£1,302,685	£1,302,685	£1,296,059	£1,292,747	£1,291,090
70% SR & 5% SO & 25% FH	10%	£1,276,469	£1,188,852	£1,184,379	£1,184,379	£1,177,754	£1,174,442	£1,172,784
70% SR & 5% SO & 25% FH	15%	£1,217,316	£1,129,699	£1,125,227	£1,125,227	£1,118,602	£1,115,289	£1,113,632
70% SR & 5% SO & 25% FH	20%	£1,158,163	£1,070,547	£1,066,074	£1,066,074	£1,059,449	£1,056,136	£1,054,479
70% SR & 5% SO & 25% FH	25%	£1,099,010	£1,011,394	£1,006,921	£1,006,921	£1,000,296	£996,983	£995,327
70% SR & 5% SO & 25% FH	30%	£1,039,858	£952,242	£947,769	£947,769	£941,143	£937,831	£936,174
70% SR & 5% SO & 25% FH	35%	£980,706	£893,089	£888,616	£888,616	£881,991	£878,678	£877,022
70% SR & 5% SO & 25% FH	40%	£921,553	£833,935	£829,464	£829,464	£822,838	£819,526	£817,869

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,634,774	£1,547,157	£1,542,685	£1,542,685	£1,536,059	£1,532,747	£1,531,090
70% SR & 5% SO & 25% FH	10%	£1,516,469	£1,428,852	£1,424,379	£1,424,379	£1,417,754	£1,414,442	£1,412,784
70% SR & 5% SO & 25% FH	15%	£1,457,316	£1,369,699	£1,365,227	£1,365,227	£1,358,602	£1,355,289	£1,353,632
70% SR & 5% SO & 25% FH	20%	£1,398,163	£1,310,547	£1,306,074	£1,306,074	£1,299,449	£1,296,136	£1,294,479
70% SR & 5% SO & 25% FH	25%	£1,339,010	£1,251,394	£1,246,921	£1,246,921	£1,240,296	£1,236,983	£1,235,327
70% SR & 5% SO & 25% FH	30%	£1,279,858	£1,192,242	£1,187,769	£1,187,769	£1,181,143	£1,177,831	£1,176,174
70% SR & 5% SO & 25% FH	35%	£1,220,706	£1,133,089	£1,128,616	£1,128,616	£1,121,991	£1,118,678	£1,117,022
70% SR & 5% SO & 25% FH	40%	£1,161,553	£1,073,935	£1,069,464	£1,069,464	£1,062,838	£1,059,526	£1,057,869

St Albans District Council  
Local Plan Testing 2024

T4 - 6 Houses
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Value Area	Zone of Influence
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No Units	6
Site Area	0.17 Ha

Sales value inflation	5%
Build cost inflation	-4%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,698,203	£1,570,501	£1,566,029	£1,566,029	£1,559,404	£1,556,090	£1,554,434
70% SR & 5% SO & 25% FH	10%	£1,579,898	£1,452,196	£1,447,724	£1,447,724	£1,441,098	£1,437,785	£1,436,129
70% SR & 5% SO & 25% FH	15%	£1,520,745	£1,380,044	£1,380,571	£1,380,571	£1,383,945	£1,378,633	£1,376,976
70% SR & 5% SO & 25% FH	20%	£1,481,592	£1,333,891	£1,329,419	£1,329,419	£1,322,793	£1,319,480	£1,317,824
70% SR & 5% SO & 25% FH	25%	£1,402,440	£1,274,738	£1,270,266	£1,270,266	£1,263,640	£1,260,328	£1,258,671
70% SR & 5% SO & 25% FH	30%	£1,343,287	£1,215,585	£1,211,113	£1,211,113	£1,204,488	£1,201,175	£1,199,518
70% SR & 5% SO & 25% FH	35%	£1,284,134	£1,156,433	£1,151,960	£1,151,960	£1,145,335	£1,142,022	£1,140,365
70% SR & 5% SO & 25% FH	40%	£1,224,982	£1,097,280	£1,092,808	£1,092,808	£1,086,183	£1,082,869	£1,081,213

Residual Land values compared to benchmark land values

Secondary Office									<b>£1,600,000</b>
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%	
70% SR & 5% SO & 25% FH	0%	£1,068,203	£970,501	£966,029	£966,029	£959,404	£956,090	£954,434	
70% SR & 5% SO & 25% FH	10%	£979,898	£852,196	£847,724	£847,724	£841,098	£837,785	£836,129	
70% SR & 5% SO & 25% FH	15%	£920,745	£780,044	£780,571	£780,571	£783,945	£778,633	£776,976	
70% SR & 5% SO & 25% FH	20%	£861,592	£733,891	£729,419	£729,419	£722,793	£719,480	£717,824	
70% SR & 5% SO & 25% FH	25%	£802,440	£674,738	£670,266	£670,266	£663,640	£660,328	£658,671	
70% SR & 5% SO & 25% FH	30%	£743,287	£615,585	£611,113	£611,113	£604,488	£601,175	£599,518	
70% SR & 5% SO & 25% FH	35%	£684,134	£556,433	£551,960	£551,960	£545,335	£542,022	£540,365	
70% SR & 5% SO & 25% FH	40%	£624,982	£497,280	£492,808	£492,808	£486,183	£482,869	£481,213	

Residual Land values compared to benchmark land values

Secondary Office									<b>£2,740,000</b>
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%	
70% SR & 5% SO & 25% FH	0%	£1,228,489	£1,100,787	£1,096,314	£1,096,314	£1,089,689	£1,086,376	£1,084,720	
70% SR & 5% SO & 25% FH	10%	£1,110,184	£982,482	£978,009	£978,009	£971,383	£968,070	£966,415	
70% SR & 5% SO & 25% FH	15%	£1,051,030	£923,329	£918,857	£918,857	£912,231	£908,918	£907,262	
70% SR & 5% SO & 25% FH	20%	£991,876	£864,175	£859,702	£859,702	£853,076	£849,763	£848,107	
70% SR & 5% SO & 25% FH	25%	£932,722	£805,023	£800,552	£800,552	£793,926	£790,613	£788,957	
70% SR & 5% SO & 25% FH	30%	£873,567	£745,870	£741,398	£741,398	£734,773	£731,460	£729,804	
70% SR & 5% SO & 25% FH	35%	£814,413	£686,718	£682,246	£682,246	£675,621	£672,308	£670,651	
70% SR & 5% SO & 25% FH	40%	£755,258	£627,565	£623,093	£623,093	£616,468	£613,155	£611,499	

Residual Land values compared to benchmark land values

Car Parks									<b>£1,770,000</b>
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%	
70% SR & 5% SO & 25% FH	0%	£1,384,774	£1,287,073	£1,282,600	£1,282,600	£1,275,975	£1,272,662	£1,271,006	
70% SR & 5% SO & 25% FH	10%	£1,276,469	£1,148,768	£1,144,295	£1,144,295	£1,137,669	£1,134,357	£1,132,700	
70% SR & 5% SO & 25% FH	15%	£1,217,316	£1,089,615	£1,085,142	£1,085,142	£1,078,517	£1,075,204	£1,073,548	
70% SR & 5% SO & 25% FH	20%	£1,158,163	£1,030,462	£1,025,989	£1,025,989	£1,019,364	£1,016,051	£1,014,395	
70% SR & 5% SO & 25% FH	25%	£1,099,010	£971,309	£966,837	£966,837	£960,212	£956,899	£955,243	
70% SR & 5% SO & 25% FH	30%	£1,039,857	£912,156	£907,684	£907,684	£901,059	£897,747	£896,091	
70% SR & 5% SO & 25% FH	35%	£980,704	£853,004	£848,531	£848,531	£841,906	£838,593	£836,937	
70% SR & 5% SO & 25% FH	40%	£921,551	£793,851	£789,379	£789,379	£782,754	£779,441	£777,784	

Residual Land values compared to benchmark land values

Greenfield Land									<b>£370,000</b>
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%	
70% SR & 5% SO & 25% FH	0%	£1,834,774	£1,507,073	£1,502,600	£1,502,600	£1,495,975	£1,492,662	£1,491,006	
70% SR & 5% SO & 25% FH	10%	£1,516,469	£1,368,768	£1,364,295	£1,364,295	£1,357,669	£1,354,357	£1,352,700	
70% SR & 5% SO & 25% FH	15%	£1,457,316	£1,309,615	£1,305,142	£1,305,142	£1,318,517	£1,315,204	£1,313,548	
70% SR & 5% SO & 25% FH	20%	£1,398,163	£1,250,462	£1,245,989	£1,245,989	£1,259,364	£1,256,051	£1,254,395	
70% SR & 5% SO & 25% FH	25%	£1,339,010	£1,211,309	£1,206,837	£1,206,837	£1,200,212	£1,196,899	£1,195,243	
70% SR & 5% SO & 25% FH	30%	£1,279,857	£1,152,156	£1,147,684	£1,147,684	£1,141,059	£1,137,747	£1,136,091	
70% SR & 5% SO & 25% FH	35%	£1,220,704	£1,093,004	£1,088,531	£1,088,531	£1,081,906	£1,078,593	£1,076,937	
70% SR & 5% SO & 25% FH	40%	£1,161,551	£1,033,851	£1,029,379	£1,029,379	£1,022,754	£1,019,441	£1,017,784	

St Albans District Council  
Local Plan Testing 2024

TS - 8 Flats
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Value Area	Harpenden
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No Units	8
Site Area	0.07 Ha

Sales value inflation	5%
Build cost inflation	-4%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,370,662	£1,269,415	£1,258,853	£1,258,853	£1,251,506	£1,247,832	£1,245,996
70% SR & 5% SO & 25% FH	10%	£1,249,442	£1,148,174	£1,137,612	£1,137,612	£1,130,265	£1,126,592	£1,124,755
70% SR & 5% SO & 25% FH	15%	£1,188,821	£1,087,553	£1,076,992	£1,076,992	£1,069,645	£1,065,971	£1,064,134
70% SR & 5% SO & 25% FH	20%	£1,128,201	£1,026,933	£1,016,371	£1,016,371	£1,009,024	£1,005,351	£1,003,514
70% SR & 5% SO & 25% FH	25%	£1,167,580	£1,066,313	£1,055,751	£1,055,751	£1,048,404	£1,044,730	£1,042,893
70% SR & 5% SO & 25% FH	30%	£1,096,960	£1,005,693	£995,130	£995,130	£987,783	£984,110	£982,273
70% SR & 5% SO & 25% FH	35%	£940,340	£845,071	£834,510	£834,510	£827,163	£823,489	£821,653
70% SR & 5% SO & 25% FH	40%	£885,719	£790,450	£779,889	£779,889	£772,542	£768,868	£767,032

Residual Land values compared to benchmark land values

£1,600,000

Secondary Office

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,129,303	£1,028,036	£1,017,474	£1,017,474	£1,010,127	£1,006,453	£1,004,616
70% SR & 5% SO & 25% FH	10%	£1,008,062	£906,794	£896,233	£896,233	£888,886	£885,212	£883,375
70% SR & 5% SO & 25% FH	15%	£947,442	£846,174	£835,612	£835,612	£828,265	£824,592	£822,755
70% SR & 5% SO & 25% FH	20%	£886,821	£785,553	£774,992	£774,992	£767,645	£763,971	£762,134
70% SR & 5% SO & 25% FH	25%	£826,201	£724,933	£714,371	£714,371	£707,024	£703,351	£701,514
70% SR & 5% SO & 25% FH	30%	£765,580	£664,313	£653,751	£653,751	£646,404	£642,730	£640,893
70% SR & 5% SO & 25% FH	35%	£704,960	£603,693	£593,130	£593,130	£585,783	£582,110	£580,273
70% SR & 5% SO & 25% FH	40%	£644,340	£543,071	£532,510	£532,510	£525,163	£521,489	£519,653

Residual Land values compared to benchmark land values

£2,740,000

Secondary Office

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,181,717	£1,080,449	£1,069,887	£1,069,887	£1,062,540	£1,058,867	£1,057,030
70% SR & 5% SO & 25% FH	10%	£1,060,476	£959,208	£948,647	£948,647	£941,300	£937,626	£935,789
70% SR & 5% SO & 25% FH	15%	£999,856	£898,588	£888,026	£888,026	£880,679	£877,006	£875,169
70% SR & 5% SO & 25% FH	20%	£939,236	£837,969	£827,408	£827,408	£820,061	£816,387	£814,550
70% SR & 5% SO & 25% FH	25%	£878,615	£777,347	£766,785	£766,785	£759,438	£755,765	£753,928
70% SR & 5% SO & 25% FH	30%	£817,995	£716,728	£706,167	£706,167	£698,820	£695,146	£693,309
70% SR & 5% SO & 25% FH	35%	£757,374	£656,109	£645,548	£645,548	£638,201	£634,527	£632,690
70% SR & 5% SO & 25% FH	40%	£696,754	£595,495	£584,934	£584,934	£577,587	£573,913	£572,076

Residual Land values compared to benchmark land values

£1,770,000

Car Parks

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,248,613	£1,147,345	£1,136,784	£1,136,784	£1,129,437	£1,125,763	£1,123,926
70% SR & 5% SO & 25% FH	10%	£1,127,373	£1,026,106	£1,015,545	£1,015,545	£1,008,198	£1,004,524	£1,002,687
70% SR & 5% SO & 25% FH	15%	£1,066,752	£965,484	£954,923	£954,923	£947,576	£943,902	£942,065
70% SR & 5% SO & 25% FH	20%	£1,006,132	£904,864	£894,303	£894,303	£886,956	£883,282	£881,445
70% SR & 5% SO & 25% FH	25%	£945,511	£844,244	£833,683	£833,683	£826,336	£822,662	£820,825
70% SR & 5% SO & 25% FH	30%	£884,891	£783,622	£773,061	£773,061	£765,714	£762,041	£760,204
70% SR & 5% SO & 25% FH	35%	£824,271	£723,002	£712,441	£712,441	£705,094	£701,421	£699,584
70% SR & 5% SO & 25% FH	40%	£763,650	£662,381	£651,821	£651,821	£644,474	£640,800	£638,963

Residual Land values compared to benchmark land values

£370,000

Greenfield Land

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,345,165	£1,243,897	£1,233,336	£1,233,336	£1,225,989	£1,222,315	£1,220,478
70% SR & 5% SO & 25% FH	10%	£1,223,924	£1,122,627	£1,112,066	£1,112,066	£1,104,719	£1,101,045	£1,099,208
70% SR & 5% SO & 25% FH	15%	£1,163,304	£1,062,036	£1,051,474	£1,051,474	£1,044,127	£1,040,453	£1,038,616
70% SR & 5% SO & 25% FH	20%	£1,102,684	£1,001,416	£990,854	£990,854	£983,507	£979,833	£977,996
70% SR & 5% SO & 25% FH	25%	£1,042,063	£940,795	£930,234	£930,234	£922,887	£919,213	£917,376
70% SR & 5% SO & 25% FH	30%	£981,443	£879,524	£869,063	£869,063	£861,716	£858,042	£856,205
70% SR & 5% SO & 25% FH	35%	£920,822	£819,003	£808,542	£808,542	£801,195	£797,521	£795,684
70% SR & 5% SO & 25% FH	40%	£860,202	£758,933	£748,372	£748,372	£741,025	£737,351	£735,514

T5 - 8 Flats
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Value Area	St Albans
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No Units	8
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	-6%
Affordable Housing Tenure	60% Rent / 10% SO / 20% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,265,797	£1,184,629	£1,153,968	£1,153,968	£1,148,621	£1,142,847	£1,141,111
70% SR & 5% SO & 25% FH	10%	£1,192,920	£1,051,852	£1,041,092	£1,041,092	£1,033,745	£1,030,071	£1,029,234
70% SR & 5% SO & 25% FH	15%	£1,096,482	939,214	934,653	934,653	927,306	923,632	921,795
70% SR & 5% SO & 25% FH	20%	£1,040,044	838,776	829,214	829,214	820,867	817,184	815,357
70% SR & 5% SO & 25% FH	25%	983,606	762,337	751,776	751,776	744,429	740,746	738,919
70% SR & 5% SO & 25% FH	30%	927,168	823,499	813,538	813,538	807,991	804,218	802,481
70% SR & 5% SO & 25% FH	35%	870,729	769,481	758,900	758,900	751,553	747,880	746,043
70% SR & 5% SO & 25% FH	40%	814,291	715,023	702,461	702,461	696,114	691,442	689,605

Residual Land values compared to benchmark land values

£3,600,000

Secondary Office

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,024,418	923,149	892,589	892,589	885,242	880,968	879,731
70% SR & 5% SO & 25% FH	10%	891,841	810,273	799,712	799,712	792,365	788,692	786,855
70% SR & 5% SO & 25% FH	15%	856,103	753,835	743,273	743,273	735,926	732,253	730,416
70% SR & 5% SO & 25% FH	20%	798,665	697,397	686,835	686,835	679,488	675,815	674,078
70% SR & 5% SO & 25% FH	25%	742,227	640,958	630,397	630,397	623,050	619,377	617,540
70% SR & 5% SO & 25% FH	30%	685,789	584,519	573,959	573,959	566,612	562,939	561,102
70% SR & 5% SO & 25% FH	35%	629,351	528,082	517,521	517,521	510,174	506,500	504,663
70% SR & 5% SO & 25% FH	40%	572,913	471,644	461,082	461,082	453,735	450,062	448,225

Residual Land values compared to benchmark land values

£2,740,000

Secondary Office

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,076,832	975,563	945,002	945,002	937,655	933,382	932,145
70% SR & 5% SO & 25% FH	10%	960,955	862,687	852,126	852,126	844,779	841,106	839,269
70% SR & 5% SO & 25% FH	15%	900,517	806,249	795,687	795,687	788,340	784,667	782,830
70% SR & 5% SO & 25% FH	20%	840,079	749,811	739,249	739,249	731,902	728,229	726,392
70% SR & 5% SO & 25% FH	25%	779,641	693,372	682,811	682,811	675,464	671,791	669,954
70% SR & 5% SO & 25% FH	30%	719,203	636,934	626,373	626,373	619,026	615,353	613,516
70% SR & 5% SO & 25% FH	35%	658,765	580,495	569,935	569,935	562,588	558,914	557,077
70% SR & 5% SO & 25% FH	40%	602,327	524,057	513,496	513,496	506,149	502,476	500,639

Residual Land values compared to benchmark land values

£1,776,000

Car Parks

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,143,739	£1,042,490	£1,031,899	£1,031,899	£1,024,552	£1,020,878	£1,019,042
70% SR & 5% SO & 25% FH	10%	£1,030,851	892,583	891,023	891,023	891,676	890,002	890,165
70% SR & 5% SO & 25% FH	15%	897,413	873,145	862,584	862,584	865,237	861,563	859,726
70% SR & 5% SO & 25% FH	20%	817,975	816,707	806,145	806,145	798,798	795,125	793,288
70% SR & 5% SO & 25% FH	25%	881,537	760,268	749,707	749,707	742,360	738,687	736,850
70% SR & 5% SO & 25% FH	30%	800,099	703,830	693,269	693,269	685,922	682,249	680,412
70% SR & 5% SO & 25% FH	35%	748,661	647,392	636,831	636,831	629,484	625,811	623,974
70% SR & 5% SO & 25% FH	40%	692,223	590,954	580,392	580,392	573,045	569,373	567,536

Residual Land values compared to benchmark land values

£376,000

Greenfield Land

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,240,280	£1,139,011	£1,128,451	£1,128,451	£1,121,104	£1,117,430	£1,115,593
70% SR & 5% SO & 25% FH	10%	£1,127,463	£1,026,135	£1,015,574	£1,015,574	£1,008,227	£1,004,554	£1,002,717
70% SR & 5% SO & 25% FH	15%	£1,070,965	899,697	899,135	899,135	891,788	888,115	886,278
70% SR & 5% SO & 25% FH	20%	£1,014,527	813,259	802,697	802,697	805,350	801,677	800,840
70% SR & 5% SO & 25% FH	25%	958,089	856,820	846,259	846,259	838,912	835,239	833,402
70% SR & 5% SO & 25% FH	30%	890,651	800,382	789,821	789,821	782,474	778,801	776,964
70% SR & 5% SO & 25% FH	35%	845,213	743,944	733,383	733,383	726,036	722,363	720,526
70% SR & 5% SO & 25% FH	40%	788,775	687,506	676,944	676,944	669,597	665,924	664,087

St Albans District Council  
Local Plan Testing 2024

T5 - 8 Flats
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Value Area	Rest of St Albans
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No Units	8
Site Area	0.07 Ha

Sales value inflation	0%
Build cost inflation	-0%
Affordable Housing Tenure	60% Rent / 10% SO / 30% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£862,428	£881,159	£870,599	£870,599	£863,252	£859,678	£857,741
70% SR & 5% SO & 25% FH	10%	£896,226	£794,958	£784,396	£784,396	£777,049	£773,375	£771,539
70% SR & 5% SO & 25% FH	15%	£931,125	£731,807	£741,295	£741,295	£733,948	£730,275	£728,438
70% SR & 5% SO & 25% FH	20%	£819,024	£708,755	£698,194	£698,194	£690,847	£687,174	£685,337
70% SR & 5% SO & 25% FH	25%	£786,922	£665,654	£655,094	£655,094	£647,747	£644,074	£642,237
70% SR & 5% SO & 25% FH	30%	£723,821	£622,554	£611,992	£611,992	£604,645	£600,971	£599,135
70% SR & 5% SO & 25% FH	35%	£680,721	£579,452	£568,891	£568,891	£561,544	£557,871	£556,034
70% SR & 5% SO & 25% FH	40%	£637,619	£536,351	£525,790	£525,790	£518,443	£514,770	£512,933

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£741,048	£636,780	£629,219	£629,219	£621,872	£618,199	£616,362
70% SR & 5% SO & 25% FH	10%	£654,846	£553,578	£543,017	£543,017	£535,670	£531,996	£530,159
70% SR & 5% SO & 25% FH	15%	£611,745	£510,476	£499,915	£499,915	£492,568	£488,894	£487,057
70% SR & 5% SO & 25% FH	20%	£568,644	£467,374	£456,813	£456,813	£449,466	£445,792	£443,955
70% SR & 5% SO & 25% FH	25%	£525,543	£424,272	£413,714	£413,714	£406,367	£402,693	£400,856
70% SR & 5% SO & 25% FH	30%	£482,442	£381,170	£370,612	£370,612	£363,265	£359,591	£357,754
70% SR & 5% SO & 25% FH	35%	£439,341	£338,068	£327,510	£327,510	£320,163	£316,489	£314,652
70% SR & 5% SO & 25% FH	40%	£396,240	£294,966	£284,411	£284,411	£277,064	£273,390	£271,553

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£761,463	£662,194	£661,633	£661,633	£654,286	£650,613	£648,776
70% SR & 5% SO & 25% FH	10%	£707,260	£605,992	£595,430	£595,430	£588,083	£584,410	£582,573
70% SR & 5% SO & 25% FH	15%	£664,159	£552,891	£542,330	£542,330	£534,983	£531,310	£529,473
70% SR & 5% SO & 25% FH	20%	£621,058	£495,790	£485,228	£485,228	£477,881	£474,208	£472,371
70% SR & 5% SO & 25% FH	25%	£577,957	£438,689	£428,128	£428,128	£420,781	£417,108	£415,271
70% SR & 5% SO & 25% FH	30%	£534,856	£381,588	£371,027	£371,027	£363,680	£360,007	£358,170
70% SR & 5% SO & 25% FH	35%	£491,755	£324,487	£313,926	£313,926	£306,579	£302,906	£301,069
70% SR & 5% SO & 25% FH	40%	£448,654	£267,386	£256,825	£256,825	£249,478	£245,805	£243,968

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£860,359	£759,090	£748,530	£748,530	£741,183	£737,509	£735,672
70% SR & 5% SO & 25% FH	10%	£774,157	£672,888	£662,327	£662,327	£654,980	£651,307	£649,470
70% SR & 5% SO & 25% FH	15%	£731,056	£629,787	£619,226	£619,226	£611,879	£608,206	£606,369
70% SR & 5% SO & 25% FH	20%	£687,955	£586,686	£576,125	£576,125	£568,778	£565,105	£563,268
70% SR & 5% SO & 25% FH	25%	£644,854	£543,585	£533,024	£533,024	£525,677	£522,004	£520,167
70% SR & 5% SO & 25% FH	30%	£601,753	£500,484	£489,923	£489,923	£482,576	£478,903	£477,066
70% SR & 5% SO & 25% FH	35%	£558,652	£457,383	£446,822	£446,822	£439,475	£435,802	£433,965
70% SR & 5% SO & 25% FH	40%	£515,551	£414,282	£403,721	£403,721	£396,374	£392,701	£390,864

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£956,911	£855,642	£845,081	£845,081	£837,734	£834,061	£832,224
70% SR & 5% SO & 25% FH	10%	£870,709	£769,440	£758,879	£758,879	£751,532	£747,859	£746,022
70% SR & 5% SO & 25% FH	15%	£827,608	£726,340	£715,779	£715,779	£708,432	£704,759	£702,922
70% SR & 5% SO & 25% FH	20%	£784,507	£683,239	£672,678	£672,678	£665,331	£661,658	£659,821
70% SR & 5% SO & 25% FH	25%	£741,406	£640,138	£629,577	£629,577	£622,230	£618,557	£616,720
70% SR & 5% SO & 25% FH	30%	£698,305	£597,037	£586,476	£586,476	£579,129	£575,456	£573,619
70% SR & 5% SO & 25% FH	35%	£655,204	£553,936	£543,375	£543,375	£536,028	£532,355	£530,518
70% SR & 5% SO & 25% FH	40%	£612,103	£510,835	£500,274	£500,274	£492,927	£489,254	£487,417

St Albans District Council  
Local Plan Testing 2024

TS - 8 Flats
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Value Area	Zone of Influence
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No Units	8
Site Area	0.07 Ha

Sales value inflation	5%
Build cost inflation	-4%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£882,428	£827,714	£817,152	£817,152	£809,805	£806,132	£804,295
70% SR & 5% SO & 25% FH	10%	£896,226	£741,511	£730,951	£730,951	£723,604	£719,930	£718,093
70% SR & 5% SO & 25% FH	15%	£931,125	£698,411	£687,850	£687,850	£680,463	£676,733	£674,896
70% SR & 5% SO & 25% FH	20%	£819,024	£655,310	£644,750	£644,750	£637,221	£633,492	£631,655
70% SR & 5% SO & 25% FH	25%	£766,922	£612,210	£601,650	£601,650	£594,063	£590,283	£588,446
70% SR & 5% SO & 25% FH	30%	£723,821	£569,110	£558,550	£558,550	£550,963	£547,183	£545,346
70% SR & 5% SO & 25% FH	35%	£680,721	£526,010	£515,450	£515,450	£507,863	£504,083	£502,246
70% SR & 5% SO & 25% FH	40%	£637,621	£482,910	£472,350	£472,350	£464,763	£460,983	£459,146

Residual Land values compared to benchmark land values  
Secondary Office

£3,600,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£741,048	£596,335	£575,773	£575,773	£568,426	£564,752	£562,915
70% SR & 5% SO & 25% FH	10%	£654,846	£500,132	£489,571	£489,571	£482,224	£478,550	£476,713
70% SR & 5% SO & 25% FH	15%	£611,745	£457,031	£446,470	£446,470	£439,123	£435,449	£433,612
70% SR & 5% SO & 25% FH	20%	£568,644	£413,930	£403,369	£403,369	£396,022	£392,348	£390,511
70% SR & 5% SO & 25% FH	25%	£525,543	£370,829	£360,268	£360,268	£352,921	£349,247	£347,410
70% SR & 5% SO & 25% FH	30%	£482,442	£327,728	£317,167	£317,167	£309,820	£306,146	£304,309
70% SR & 5% SO & 25% FH	35%	£439,341	£284,627	£274,066	£274,066	£266,719	£263,045	£261,208
70% SR & 5% SO & 25% FH	40%	£396,240	£241,526	£230,965	£230,965	£223,618	£219,944	£218,107

Residual Land values compared to benchmark land values  
Secondary Office

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£781,463	£636,748	£626,187	£626,187	£620,840	£617,166	£615,329
70% SR & 5% SO & 25% FH	10%	£707,260	£552,546	£541,985	£541,985	£536,638	£532,964	£531,127
70% SR & 5% SO & 25% FH	15%	£664,159	£509,445	£498,884	£498,884	£493,537	£489,863	£488,026
70% SR & 5% SO & 25% FH	20%	£621,058	£466,344	£455,783	£455,783	£450,436	£446,762	£444,925
70% SR & 5% SO & 25% FH	25%	£577,957	£423,243	£412,182	£412,182	£406,835	£403,161	£401,324
70% SR & 5% SO & 25% FH	30%	£534,856	£380,142	£369,081	£369,081	£363,734	£359,060	£357,223
70% SR & 5% SO & 25% FH	35%	£491,755	£337,041	£325,980	£325,980	£320,633	£316,959	£315,122
70% SR & 5% SO & 25% FH	40%	£448,654	£293,940	£282,879	£282,879	£277,532	£273,858	£272,021

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£880,359	£708,645	£698,083	£698,083	£692,736	£689,062	£687,225
70% SR & 5% SO & 25% FH	10%	£774,157	£619,442	£608,882	£608,882	£603,535	£599,861	£598,024
70% SR & 5% SO & 25% FH	15%	£731,056	£576,341	£565,781	£565,781	£560,434	£556,760	£554,923
70% SR & 5% SO & 25% FH	20%	£687,955	£533,240	£522,680	£522,680	£517,333	£513,659	£511,822
70% SR & 5% SO & 25% FH	25%	£644,854	£490,139	£479,579	£479,579	£474,232	£470,558	£468,721
70% SR & 5% SO & 25% FH	30%	£601,753	£447,038	£436,478	£436,478	£431,131	£427,457	£425,620
70% SR & 5% SO & 25% FH	35%	£558,652	£403,937	£393,377	£393,377	£388,030	£384,356	£382,519
70% SR & 5% SO & 25% FH	40%	£515,551	£360,836	£350,276	£350,276	£344,929	£341,255	£339,418

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£956,911	£802,197	£791,635	£791,635	£784,288	£780,614	£778,777
70% SR & 5% SO & 25% FH	10%	£870,708	£717,994	£707,433	£707,433	£699,986	£696,312	£694,475
70% SR & 5% SO & 25% FH	15%	£827,607	£674,893	£664,332	£664,332	£656,885	£653,211	£651,374
70% SR & 5% SO & 25% FH	20%	£784,506	£631,792	£621,231	£621,231	£613,784	£610,110	£608,273
70% SR & 5% SO & 25% FH	25%	£741,405	£588,691	£578,130	£578,130	£570,683	£567,009	£565,172
70% SR & 5% SO & 25% FH	30%	£698,304	£545,590	£535,029	£535,029	£527,582	£523,908	£522,071
70% SR & 5% SO & 25% FH	35%	£655,203	£502,489	£491,928	£491,928	£484,481	£480,807	£478,970
70% SR & 5% SO & 25% FH	40%	£612,102	£459,388	£448,827	£448,827	£441,380	£437,706	£435,869

St Albans District Council  
Local Plan Testing 2024

T8 - 10 Flats
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Value Area	Harpenden
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No Units	10
Site Area	0.15 Ha

Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent / 10% SO / 30% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,874,208	£1,747,746	£1,733,076	£1,727,167	£1,716,952	£1,711,849	£1,709,298
70% SR & 5% SO & 25% FH	10%	£1,713,832	£1,687,370	£1,672,701	£1,666,165	£1,655,960	£1,650,857	£1,648,306
70% SR & 5% SO & 25% FH	15%	£1,633,644	£1,607,183	£1,592,514	£1,585,978	£1,575,773	£1,570,670	£1,568,119
70% SR & 5% SO & 25% FH	20%	£1,553,457	£1,527,000	£1,512,331	£1,505,795	£1,495,590	£1,490,487	£1,487,936
70% SR & 5% SO & 25% FH	25%	£1,473,269	£1,446,812	£1,432,143	£1,425,607	£1,415,402	£1,410,299	£1,407,748
70% SR & 5% SO & 25% FH	30%	£1,393,081	£1,366,624	£1,351,955	£1,345,419	£1,335,214	£1,330,111	£1,327,560
70% SR & 5% SO & 25% FH	35%	£1,312,894	£1,286,437	£1,271,768	£1,265,232	£1,255,027	£1,250,924	£1,248,373
70% SR & 5% SO & 25% FH	40%	£1,232,706	£1,206,249	£1,191,580	£1,185,044	£1,174,839	£1,170,736	£1,168,185

Residual Land values compared to benchmark land values  
Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,399,902	£1,253,040	£1,218,370	£1,212,451	£1,202,246	£1,197,143	£1,194,592
70% SR & 5% SO & 25% FH	10%	£1,199,126	£1,072,664	£1,057,995	£1,051,459	£1,041,254	£1,036,152	£1,033,601
70% SR & 5% SO & 25% FH	15%	£1,118,939	£992,477	£977,807	£971,271	£961,066	£955,963	£953,412
70% SR & 5% SO & 25% FH	20%	£1,038,751	£912,289	£897,619	£891,083	£880,878	£875,775	£873,224
70% SR & 5% SO & 25% FH	25%	£958,563	£832,101	£817,431	£810,895	£800,690	£795,587	£793,036
70% SR & 5% SO & 25% FH	30%	£878,375	£751,914	£737,244	£730,708	£720,503	£715,400	£712,849
70% SR & 5% SO & 25% FH	35%	£798,188	£671,726	£657,056	£650,520	£640,315	£635,212	£632,661
70% SR & 5% SO & 25% FH	40%	£717,999	£591,538	£576,868	£570,332	£560,127	£555,024	£552,473

Residual Land values compared to benchmark land values  
Secondary Office

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,471,298	£1,344,805	£1,330,135	£1,324,216	£1,314,011	£1,308,908	£1,306,357
70% SR & 5% SO & 25% FH	10%	£1,310,891	£1,184,429	£1,169,760	£1,163,841	£1,153,636	£1,148,533	£1,145,982
70% SR & 5% SO & 25% FH	15%	£1,230,703	£1,104,242	£1,089,573	£1,083,654	£1,073,449	£1,068,346	£1,065,795
70% SR & 5% SO & 25% FH	20%	£1,150,515	£1,024,053	£1,009,384	£1,003,465	£993,260	£988,157	£985,606
70% SR & 5% SO & 25% FH	25%	£1,070,327	£943,866	£929,196	£923,277	£913,072	£907,969	£905,418
70% SR & 5% SO & 25% FH	30%	£990,139	£863,678	£849,008	£843,089	£832,884	£827,781	£825,230
70% SR & 5% SO & 25% FH	35%	£909,951	£783,490	£768,821	£762,892	£752,687	£747,584	£745,033
70% SR & 5% SO & 25% FH	40%	£829,764	£703,303	£688,633	£682,704	£672,509	£667,406	£664,855

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,813,914	£1,687,452	£1,672,782	£1,666,863	£1,656,658	£1,651,555	£1,649,004
70% SR & 5% SO & 25% FH	10%	£1,453,538	£1,327,076	£1,312,407	£1,305,871	£1,295,666	£1,290,563	£1,288,012
70% SR & 5% SO & 25% FH	15%	£1,373,350	£1,246,889	£1,232,219	£1,225,683	£1,215,478	£1,210,375	£1,207,824
70% SR & 5% SO & 25% FH	20%	£1,293,162	£1,162,701	£1,148,031	£1,141,495	£1,131,290	£1,126,187	£1,123,636
70% SR & 5% SO & 25% FH	25%	£1,212,974	£1,082,513	£1,071,843	£1,064,307	£1,054,102	£1,048,999	£1,046,448
70% SR & 5% SO & 25% FH	30%	£1,132,787	£1,002,325	£991,655	£984,119	£973,914	£968,811	£966,260
70% SR & 5% SO & 25% FH	35%	£1,052,600	£922,137	£911,467	£903,931	£893,726	£888,623	£886,072
70% SR & 5% SO & 25% FH	40%	£972,411	£841,950	£831,279	£823,743	£813,538	£808,435	£805,884

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,819,796	£1,683,334	£1,678,664	£1,672,745	£1,662,540	£1,657,437	£1,654,886
70% SR & 5% SO & 25% FH	10%	£1,659,420	£1,532,958	£1,518,288	£1,511,752	£1,501,547	£1,496,444	£1,493,893
70% SR & 5% SO & 25% FH	15%	£1,499,044	£1,372,582	£1,357,912	£1,351,376	£1,341,171	£1,336,068	£1,333,517
70% SR & 5% SO & 25% FH	20%	£1,418,857	£1,292,395	£1,277,725	£1,271,189	£1,260,984	£1,255,881	£1,253,330
70% SR & 5% SO & 25% FH	25%	£1,338,669	£1,212,208	£1,197,538	£1,190,992	£1,180,787	£1,175,684	£1,173,133
70% SR & 5% SO & 25% FH	30%	£1,258,482	£1,132,021	£1,117,351	£1,110,805	£1,099,600	£1,094,497	£1,091,946
70% SR & 5% SO & 25% FH	35%	£1,178,294	£1,051,832	£1,037,162	£1,030,616	£1,019,411	£1,014,308	£1,011,757

T6 - 10 Flats
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Value Area	St Albans
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No Units	10
Site Area	0.15 Ha

Sales value inflation	0%
Build cost inflation	-6%
Affordable Housing Tenure	60% Rent / 10% SO / 20% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,729,817	£1,603,350	£1,588,665	£1,562,766	£1,572,562	£1,567,459	£1,564,907
70% SR & 5% SO & 25% FH	10%	£1,580,930	£1,454,468	£1,439,798	£1,433,263	£1,423,058	£1,417,956	£1,415,404
70% SR & 5% SO & 25% FH	15%	£1,500,487	£1,380,024	£1,365,355	£1,358,812	£1,348,307	£1,343,204	£1,340,652
70% SR & 5% SO & 25% FH	20%	£1,432,043	£1,305,581	£1,290,911	£1,283,760	£1,273,555	£1,268,452	£1,265,900
70% SR & 5% SO & 25% FH	25%	£1,381,600	£1,241,138	£1,216,468	£1,209,008	£1,198,804	£1,193,701	£1,191,149
70% SR & 5% SO & 25% FH	30%	£1,285,156	£1,156,694	£1,142,024	£1,134,257	£1,124,052	£1,118,949	£1,116,398
70% SR & 5% SO & 25% FH	35%	£1,268,713	£1,082,251	£1,067,581	£1,059,505	£1,049,300	£1,044,197	£1,041,646
70% SR & 5% SO & 25% FH	40%	£1,134,268	£1,007,807	£993,137	£984,753	£974,449	£969,346	£966,894

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,215,111	£1,088,650	£1,073,979	£1,068,061	£1,057,856	£1,052,753	£1,050,201
70% SR & 5% SO & 25% FH	10%	£1,066,224	£939,763	£925,092	£919,557	£908,353	£903,250	£900,698
70% SR & 5% SO & 25% FH	15%	£991,781	£865,319	£850,649	£843,806	£833,601	£828,498	£825,947
70% SR & 5% SO & 25% FH	20%	£917,337	£790,875	£776,205	£769,054	£758,849	£753,746	£751,195
70% SR & 5% SO & 25% FH	25%	£842,894	£716,432	£701,762	£694,302	£684,098	£678,995	£676,443
70% SR & 5% SO & 25% FH	30%	£768,450	£641,989	£627,319	£619,551	£609,346	£604,243	£601,692
70% SR & 5% SO & 25% FH	35%	£694,007	£567,545	£552,875	£544,799	£534,594	£529,492	£526,940
70% SR & 5% SO & 25% FH	40%	£619,563	£493,101	£478,431	£470,048	£459,843	£454,740	£452,188

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,326,876	£1,200,414	£1,185,744	£1,179,825	£1,169,620	£1,164,518	£1,161,966
70% SR & 5% SO & 25% FH	10%	£1,177,989	£1,051,527	£1,036,857	£1,030,322	£1,020,117	£1,015,014	£1,012,463
70% SR & 5% SO & 25% FH	15%	£1,103,546	£977,083	£962,414	£955,570	£945,365	£940,263	£937,711
70% SR & 5% SO & 25% FH	20%	£1,029,102	£902,640	£887,970	£880,919	£870,714	£865,611	£862,960
70% SR & 5% SO & 25% FH	25%	£954,659	£828,187	£813,527	£806,067	£795,862	£790,759	£788,208
70% SR & 5% SO & 25% FH	30%	£880,215	£753,753	£739,083	£731,316	£721,111	£716,008	£713,456
70% SR & 5% SO & 25% FH	35%	£805,771	£679,301	£664,640	£656,564	£646,359	£641,256	£638,705
70% SR & 5% SO & 25% FH	40%	£731,327	£604,866	£590,196	£581,812	£571,607	£566,505	£563,953

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,489,533	£1,343,082	£1,328,381	£1,322,472	£1,312,268	£1,307,165	£1,304,613
70% SR & 5% SO & 25% FH	10%	£1,320,636	£1,194,174	£1,179,504	£1,172,969	£1,162,764	£1,157,661	£1,155,110
70% SR & 5% SO & 25% FH	15%	£1,246,193	£1,119,730	£1,105,061	£1,098,217	£1,088,013	£1,082,910	£1,080,358
70% SR & 5% SO & 25% FH	20%	£1,171,749	£1,045,287	£1,030,617	£1,023,466	£1,013,261	£1,008,158	£1,005,607
70% SR & 5% SO & 25% FH	25%	£1,097,306	£970,844	£956,174	£948,714	£938,509	£933,407	£930,855
70% SR & 5% SO & 25% FH	30%	£1,022,862	£896,400	£881,730	£873,963	£863,758	£858,655	£856,103
70% SR & 5% SO & 25% FH	35%	£948,418	£821,957	£807,287	£799,211	£789,006	£783,903	£781,352
70% SR & 5% SO & 25% FH	40%	£873,974	£747,513	£732,843	£724,459	£714,255	£709,152	£706,600

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,675,405	£1,546,944	£1,534,274	£1,526,355	£1,518,150	£1,513,047	£1,510,496
70% SR & 5% SO & 25% FH	10%	£1,526,518	£1,400,057	£1,386,386	£1,378,851	£1,368,647	£1,363,544	£1,360,992
70% SR & 5% SO & 25% FH	15%	£1,452,075	£1,326,613	£1,310,943	£1,304,100	£1,293,895	£1,288,792	£1,286,241
70% SR & 5% SO & 25% FH	20%	£1,377,631	£1,251,170	£1,235,499	£1,228,348	£1,218,143	£1,213,041	£1,210,489
70% SR & 5% SO & 25% FH	25%	£1,303,188	£1,176,726	£1,160,056	£1,154,597	£1,144,392	£1,139,289	£1,136,737
70% SR & 5% SO & 25% FH	30%	£1,228,744	£1,102,282	£1,087,612	£1,079,845	£1,069,640	£1,064,537	£1,061,986
70% SR & 5% SO & 25% FH	35%	£1,154,301	£1,027,839	£1,013,169	£1,005,093	£994,888	£989,786	£987,234
70% SR & 5% SO & 25% FH	40%	£1,079,857	£953,395	£938,725	£930,342	£920,137	£915,034	£912,483

St Albans District Council  
Local Plan Testing 2024

T6 - 10 Flats
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Value Area	Rest of St Albans
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No Units	10
Site Area	0.15 Ha

Sales value inflation	0%
Build cost inflation	-0%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,339,716	£1,213,255	£1,198,585	£1,192,665	£1,182,461	£1,177,358	£1,174,808
70% SR & 5% SO & 25% FH	10%	£1,226,983	£1,100,520	£1,085,851	£1,079,316	£1,069,110	£1,064,009	£1,061,457
70% SR & 5% SO & 25% FH	15%	£1,170,615	£1,044,154	£1,029,484	£1,022,949	£1,012,455	£1,007,353	£1,004,792
70% SR & 5% SO & 25% FH	20%	£1,114,249	£987,787	£973,117	£965,956	£955,760	£950,658	£948,107
70% SR & 5% SO & 25% FH	25%	£1,057,881	£931,420	£916,750	£909,291	£899,085	£893,983	£891,432
70% SR & 5% SO & 25% FH	30%	£1,001,515	£875,053	£860,383	£852,924	£842,718	£837,616	£835,065
70% SR & 5% SO & 25% FH	35%	£945,148	£818,687	£804,016	£796,557	£786,351	£781,249	£778,698
70% SR & 5% SO & 25% FH	40%	£888,781	£762,320	£747,650	£740,191	£729,985	£724,883	£722,332

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£625,010	£598,548	£593,879	£587,959	£587,755	£582,852	£580,100
70% SR & 5% SO & 25% FH	10%	£712,277	£586,815	£571,145	£564,610	£554,405	£549,303	£546,551
70% SR & 5% SO & 25% FH	15%	£595,909	£529,448	£514,778	£507,930	£497,729	£492,628	£490,076
70% SR & 5% SO & 25% FH	20%	£596,543	£474,081	£458,411	£451,260	£441,054	£435,952	£433,401
70% SR & 5% SO & 25% FH	25%	£543,175	£416,714	£402,045	£394,585	£384,379	£379,277	£376,725
70% SR & 5% SO & 25% FH	30%	£488,808	£360,347	£345,677	£337,910	£327,704	£322,602	£320,051
70% SR & 5% SO & 25% FH	35%	£430,442	£303,981	£289,310	£281,235	£271,030	£265,927	£263,376
70% SR & 5% SO & 25% FH	40%	£374,075	£247,615	£232,945	£224,569	£214,355	£209,252	£206,701

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£536,775	£810,313	£795,844	£789,724	£779,519	£774,417	£771,865
70% SR & 5% SO & 25% FH	10%	£824,042	£897,579	£882,510	£876,375	£866,169	£861,067	£858,516
70% SR & 5% SO & 25% FH	15%	£787,874	£841,213	£826,542	£819,700	£809,494	£804,392	£801,841
70% SR & 5% SO & 25% FH	20%	£711,306	£784,846	£770,176	£763,025	£752,819	£747,717	£745,166
70% SR & 5% SO & 25% FH	25%	£554,940	£529,479	£513,809	£506,350	£496,144	£491,042	£488,491
70% SR & 5% SO & 25% FH	30%	£508,574	£472,112	£456,442	£448,675	£439,470	£434,367	£431,815
70% SR & 5% SO & 25% FH	35%	£542,207	£415,746	£401,075	£393,000	£382,795	£377,692	£375,140
70% SR & 5% SO & 25% FH	40%	£465,839	£359,378	£344,708	£336,324	£326,120	£321,017	£318,465

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,079,422	£953,960	£938,291	£932,021	£922,166	£917,064	£914,512
70% SR & 5% SO & 25% FH	10%	£966,889	£840,226	£825,557	£819,022	£808,816	£803,714	£801,163
70% SR & 5% SO & 25% FH	15%	£910,321	£783,860	£769,189	£762,347	£752,141	£747,039	£744,488
70% SR & 5% SO & 25% FH	20%	£833,955	£727,493	£712,823	£705,672	£695,466	£690,364	£687,813
70% SR & 5% SO & 25% FH	25%	£757,587	£671,126	£656,455	£648,897	£638,791	£633,689	£631,138
70% SR & 5% SO & 25% FH	30%	£741,221	£614,759	£600,089	£592,322	£582,117	£577,014	£574,463
70% SR & 5% SO & 25% FH	35%	£684,854	£558,392	£543,722	£535,847	£525,442	£520,339	£517,787
70% SR & 5% SO & 25% FH	40%	£628,487	£502,025	£487,355	£478,871	£468,767	£463,664	£461,112

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,285,304	£1,158,843	£1,144,173	£1,138,254	£1,128,049	£1,122,946	£1,120,394
70% SR & 5% SO & 25% FH	10%	£1,172,271	£1,046,108	£1,031,438	£1,024,904	£1,014,699	£1,009,597	£1,007,045
70% SR & 5% SO & 25% FH	15%	£1,116,204	£989,742	£975,072	£968,229	£958,024	£952,922	£950,370
70% SR & 5% SO & 25% FH	20%	£1,059,837	£933,276	£918,605	£911,454	£901,348	£896,247	£893,695
70% SR & 5% SO & 25% FH	25%	£1,003,470	£877,006	£862,335	£854,779	£844,673	£839,571	£837,020
70% SR & 5% SO & 25% FH	30%	£947,103	£820,641	£805,971	£798,204	£787,999	£782,896	£780,345
70% SR & 5% SO & 25% FH	35%	£890,736	£764,275	£749,605	£741,529	£731,324	£726,221	£723,670
70% SR & 5% SO & 25% FH	40%	£834,369	£707,907	£693,237	£684,854	£674,649	£669,546	£666,995

St Albans District Council  
Local Plan Testing 2024

T8 - 10 Flats	
No Units	10
Site Area	0.18 Ha

Value Area	Zone of Influence
Sales value inflation	0%
Build cost inflation	-9%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,239,718	£1,146,513	£1,131,842	£1,125,924	£1,115,719	£1,110,816	£1,108,084
70% SR & 5% SO & 25% FH	10%	£1,228,983	£1,033,779	£1,019,108	£1,012,573	£1,002,369	£997,286	£994,714
70% SR & 5% SO & 25% FH	15%	£1,170,615	£972,452	£962,742	£956,098	£945,094	£940,591	£938,039
70% SR & 5% SO & 25% FH	20%	£1,114,249	£921,045	£906,375	£899,223	£889,018	£883,916	£881,364
70% SR & 5% SO & 25% FH	25%	£1,167,861	£894,478	£880,108	£872,548	£862,343	£857,240	£854,688
70% SR & 5% SO & 25% FH	30%	£1,051,515	£808,511	£793,641	£785,874	£775,668	£770,565	£768,015
70% SR & 5% SO & 25% FH	35%	£945,148	£751,944	£737,274	£729,199	£718,993	£713,891	£711,340
70% SR & 5% SO & 25% FH	40%	£888,781	£695,577	£680,907	£672,524	£662,318	£657,216	£654,665

Residual Land values compared to benchmark land values  
Secondary Office

£3,600,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£225,010	£631,807	£617,137	£611,218	£601,013	£595,910	£593,359
70% SR & 5% SO & 25% FH	10%	£712,277	£519,073	£504,402	£497,868	£487,663	£482,560	£480,008
70% SR & 5% SO & 25% FH	15%	£655,909	£462,706	£448,036	£441,192	£430,988	£425,885	£423,333
70% SR & 5% SO & 25% FH	20%	£599,543	£406,339	£391,668	£384,517	£374,313	£369,210	£366,658
70% SR & 5% SO & 25% FH	25%	£543,175	£349,972	£335,302	£327,842	£317,637	£312,535	£309,984
70% SR & 5% SO & 25% FH	30%	£486,807	£293,605	£278,935	£271,168	£260,963	£255,860	£253,309
70% SR & 5% SO & 25% FH	35%	£430,442	£237,238	£222,568	£214,493	£204,287	£199,185	£196,634
70% SR & 5% SO & 25% FH	40%	£374,075	£180,871	£166,201	£157,818	£147,612	£142,510	£139,959

Residual Land values compared to benchmark land values  
Secondary Office

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£536,775	£743,572	£728,901	£722,982	£712,778	£707,675	£705,123
70% SR & 5% SO & 25% FH	10%	£824,042	£630,838	£616,167	£609,632	£599,427	£594,325	£591,773
70% SR & 5% SO & 25% FH	15%	£767,874	£574,471	£559,801	£552,857	£542,752	£537,649	£535,098
70% SR & 5% SO & 25% FH	20%	£711,306	£518,103	£503,434	£496,292	£486,077	£480,974	£478,423
70% SR & 5% SO & 25% FH	25%	£654,940	£461,737	£447,067	£439,607	£429,402	£424,299	£421,749
70% SR & 5% SO & 25% FH	30%	£598,574	£405,370	£390,700	£382,933	£372,727	£367,624	£365,074
70% SR & 5% SO & 25% FH	35%	£542,207	£349,003	£334,332	£326,258	£316,052	£310,950	£308,399
70% SR & 5% SO & 25% FH	40%	£485,839	£292,636	£277,966	£269,583	£259,377	£254,275	£251,724

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£1,079,402	£886,210	£871,548	£865,829	£855,425	£850,322	£847,770
70% SR & 5% SO & 25% FH	10%	£966,689	£773,485	£758,814	£752,279	£742,075	£736,972	£734,420
70% SR & 5% SO & 25% FH	15%	£910,321	£717,118	£702,448	£696,604	£686,399	£680,297	£677,745
70% SR & 5% SO & 25% FH	20%	£853,953	£660,750	£646,081	£639,929	£629,724	£623,621	£621,070
70% SR & 5% SO & 25% FH	25%	£797,585	£604,384	£589,714	£582,254	£572,049	£566,046	£564,396
70% SR & 5% SO & 25% FH	30%	£741,217	£548,017	£533,347	£526,586	£516,374	£510,271	£507,721
70% SR & 5% SO & 25% FH	35%	£684,850	£491,650	£476,979	£469,905	£459,699	£453,597	£451,046
70% SR & 5% SO & 25% FH	40%	£628,482	£435,283	£420,613	£412,230	£402,024	£396,922	£394,371

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£1,285,304	£1,082,101	£1,077,431	£1,071,512	£1,061,307	£1,056,204	£1,053,653
70% SR & 5% SO & 25% FH	10%	£1,172,571	£979,367	£964,697	£958,162	£947,957	£942,854	£940,303
70% SR & 5% SO & 25% FH	15%	£1,116,204	£923,000	£908,330	£901,487	£891,282	£886,179	£883,627
70% SR & 5% SO & 25% FH	20%	£1,059,837	£866,633	£851,963	£844,811	£834,607	£829,504	£826,952
70% SR & 5% SO & 25% FH	25%	£1,003,470	£810,266	£795,596	£788,136	£777,932	£772,829	£770,278
70% SR & 5% SO & 25% FH	30%	£947,103	£753,900	£739,229	£731,482	£721,278	£716,175	£713,623
70% SR & 5% SO & 25% FH	35%	£890,736	£697,533	£682,863	£674,711	£664,507	£659,404	£656,852
70% SR & 5% SO & 25% FH	40%	£834,369	£641,166	£626,495	£618,112	£607,908	£602,804	£600,253

St Albans District Council  
Local Plan Testing 2024

T7 - 10 Houses
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Value Area	Harpenden
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No Units	10
Site Area	0.4 Ha

Sales value inflation	0%
Build cost inflation	-0%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25% FH	0%	£3,240,157	£3,096,463	£3,089,891	£3,083,338	£3,073,604	£3,068,736	£3,066,301
70% SR & 5% SO & 25% FH	10%	£3,003,500	£2,859,806	£2,853,234	£2,844,440	£2,834,705	£2,829,837	£2,827,404
70% SR & 5% SO & 25% FH	15%	£2,885,170	£2,741,477	£2,734,906	£2,724,991	£2,715,256	£2,710,388	£2,707,954
70% SR & 5% SO & 25% FH	20%	£2,786,841	£2,623,149	£2,616,577	£2,605,542	£2,595,806	£2,590,937	£2,588,505
70% SR & 5% SO & 25% FH	25%	£2,648,513	£2,504,819	£2,498,248	£2,486,092	£2,476,356	£2,471,488	£2,469,056
70% SR & 5% SO & 25% FH	30%	£2,530,184	£2,386,490	£2,379,920	£2,366,643	£2,356,906	£2,352,038	£2,349,606
70% SR & 5% SO & 25% FH	35%	£2,411,856	£2,268,162	£2,261,590	£2,247,195	£2,237,459	£2,232,591	£2,230,158
70% SR & 5% SO & 25% FH	40%	£2,293,527	£2,149,833	£2,143,262	£2,127,745	£2,118,010	£2,113,142	£2,110,709

Residual Land values compared to benchmark land values  
Secondary Office

£3,600,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25% FH	0%	£3,640,157	£3,496,463	£3,489,891	£3,483,338	£3,473,604	£3,468,736	£3,466,301
70% SR & 5% SO & 25% FH	10%	£3,403,500	£3,259,806	£3,253,234	£3,244,440	£3,234,705	£3,229,837	£3,227,404
70% SR & 5% SO & 25% FH	15%	£3,285,170	£3,141,477	£3,134,906	£3,124,991	£3,115,256	£3,110,388	£3,107,954
70% SR & 5% SO & 25% FH	20%	£3,186,841	£3,023,149	£3,016,577	£3,005,542	£2,995,806	£2,990,937	£2,988,505
70% SR & 5% SO & 25% FH	25%	£3,048,513	£2,904,819	£2,898,248	£2,886,092	£2,876,356	£2,871,488	£2,869,056
70% SR & 5% SO & 25% FH	30%	£2,930,184	£2,786,490	£2,779,920	£2,766,643	£2,756,906	£2,752,038	£2,749,606
70% SR & 5% SO & 25% FH	35%	£2,811,856	£2,668,162	£2,661,590	£2,647,195	£2,637,459	£2,632,591	£2,630,158
70% SR & 5% SO & 25% FH	40%	£2,693,527	£2,549,833	£2,543,262	£2,527,745	£2,518,010	£2,513,142	£2,510,709

Residual Land values compared to benchmark land values  
Secondary Office

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25% FH	0%	£2,740,157	£2,600,463	£2,593,891	£2,587,338	£2,577,604	£2,572,736	£2,570,301
70% SR & 5% SO & 25% FH	10%	£2,503,500	£2,459,806	£2,453,234	£2,444,440	£2,434,705	£2,429,837	£2,427,404
70% SR & 5% SO & 25% FH	15%	£2,385,170	£2,341,477	£2,334,906	£2,324,991	£2,315,256	£2,310,388	£2,307,954
70% SR & 5% SO & 25% FH	20%	£2,286,841	£2,223,149	£2,216,577	£2,205,542	£2,195,806	£2,190,937	£2,188,505
70% SR & 5% SO & 25% FH	25%	£2,148,513	£2,104,819	£2,098,248	£2,086,092	£2,076,356	£2,071,488	£2,069,056
70% SR & 5% SO & 25% FH	30%	£2,030,184	£1,986,490	£1,979,920	£1,966,643	£1,956,906	£1,952,038	£1,949,606
70% SR & 5% SO & 25% FH	35%	£1,911,856	£1,868,162	£1,861,590	£1,847,195	£1,837,459	£1,832,591	£1,830,158
70% SR & 5% SO & 25% FH	40%	£1,793,527	£1,749,833	£1,743,262	£1,727,745	£1,718,010	£1,713,142	£1,710,709

Residual Land values compared to benchmark land values  
Secondary Office

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25% FH	0%	£1,770,157	£1,630,463	£1,623,891	£1,617,338	£1,607,604	£1,602,736	£1,600,301
70% SR & 5% SO & 25% FH	10%	£1,533,500	£1,489,806	£1,483,234	£1,474,440	£1,464,705	£1,459,837	£1,457,404
70% SR & 5% SO & 25% FH	15%	£1,415,170	£1,371,477	£1,364,906	£1,354,991	£1,345,256	£1,340,388	£1,337,954
70% SR & 5% SO & 25% FH	20%	£1,316,841	£1,253,149	£1,246,577	£1,235,542	£1,225,806	£1,220,937	£1,218,505
70% SR & 5% SO & 25% FH	25%	£1,178,513	£1,134,819	£1,128,248	£1,116,092	£1,106,356	£1,101,488	£1,100,056
70% SR & 5% SO & 25% FH	30%	£1,060,184	£1,016,490	£1,009,920	£997,643	£987,906	£983,038	£980,606
70% SR & 5% SO & 25% FH	35%	£941,856	£898,162	£891,590	£877,195	£867,459	£862,591	£860,158
70% SR & 5% SO & 25% FH	40%	£823,527	£779,833	£773,262	£757,745	£748,010	£743,142	£740,709

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25% FH	0%	£2,532,157	£2,388,463	£2,381,891	£2,375,338	£2,365,604	£2,360,736	£2,358,301
70% SR & 5% SO & 25% FH	10%	£2,295,500	£2,151,806	£2,145,234	£2,136,440	£2,126,705	£2,121,837	£2,119,404
70% SR & 5% SO & 25% FH	15%	£2,177,170	£2,033,477	£2,026,906	£2,016,991	£2,007,256	£2,002,388	£2,000,954
70% SR & 5% SO & 25% FH	20%	£2,078,841	£1,915,149	£1,908,577	£1,897,542	£1,887,806	£1,882,937	£1,880,505
70% SR & 5% SO & 25% FH	25%	£1,940,513	£1,796,819	£1,790,248	£1,778,092	£1,768,356	£1,763,488	£1,761,056
70% SR & 5% SO & 25% FH	30%	£1,822,184	£1,678,490	£1,671,920	£1,658,643	£1,648,906	£1,644,038	£1,641,606
70% SR & 5% SO & 25% FH	35%	£1,703,856	£1,560,162	£1,553,590	£1,539,195	£1,529,459	£1,524,591	£1,522,158
70% SR & 5% SO & 25% FH	40%	£1,585,527	£1,441,833	£1,435,262	£1,419,745	£1,410,010	£1,405,142	£1,402,709

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25% FH	0%	£3,092,157	£2,948,463	£2,941,891	£2,935,338	£2,925,604	£2,920,736	£2,918,301
70% SR & 5% SO & 25% FH	10%	£2,855,500	£2,711,806	£2,705,234	£2,696,440	£2,686,705	£2,681,837	£2,679,404
70% SR & 5% SO & 25% FH	15%	£2,737,170	£2,593,477	£2,586,906	£2,576,991	£2,567,256	£2,562,388	£2,559,954
70% SR & 5% SO & 25% FH	20%	£2,638,841	£2,475,149	£2,468,577	£2,457,542	£2,447,806	£2,442,937	£2,440,505
70% SR & 5% SO & 25% FH	25%	£2,500,513	£2,356,819	£2,350,248	£2,338,092	£2,328,356	£2,323,488	£2,321,056
70% SR & 5% SO & 25% FH	30%	£2,382,184	£2,238,490	£2,231,920	£2,218,643	£2,208,906	£2,204,038	£2,201,606
70% SR & 5% SO & 25% FH	35%	£2,263,856	£2,120,162	£2,113,590	£2,099,195	£2,089,459	£2,084,591	£2,082,158
70% SR & 5% SO & 25% FH	40%	£2,145,527	£2,001,833	£1,995,262	£1,979,745	£1,970,010	£1,965,142	£1,962,709

T7 - 10 Houses
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Value Area	St Albans
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No Units	10
Site Area	0.4 Ha

Sales value inflation	0%
Build cost inflation	-6%
Affordable Housing Tenure	60% Rent / 10% SO / 20% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£3,038,929	£2,895,235	£2,888,663	£2,882,110	£2,872,378	£2,867,508	£2,865,074
70% SR & 5% SO & 25% FH	10%	£2,818,319	£2,674,625	£2,669,053	£2,659,260	£2,649,524	£2,644,657	£2,642,223
70% SR & 5% SO & 25% FH	15%	£2,738,014	£2,564,320	£2,557,748	£2,547,835	£2,538,099	£2,533,231	£2,530,798
70% SR & 5% SO & 25% FH	20%	£2,597,709	£2,454,015	£2,447,443	£2,437,530	£2,427,794	£2,422,927	£2,420,494
70% SR & 5% SO & 25% FH	25%	£2,481,404	£2,343,710	£2,337,138	£2,327,225	£2,317,489	£2,312,622	£2,310,189
70% SR & 5% SO & 25% FH	30%	£2,377,099	£2,233,405	£2,226,833	£2,216,920	£2,207,184	£2,198,665	£2,196,232
70% SR & 5% SO & 25% FH	35%	£2,266,794	£2,123,100	£2,116,528	£2,106,615	£2,096,879	£2,087,529	£2,085,096
70% SR & 5% SO & 25% FH	40%	£2,156,489	£2,012,795	£2,006,223	£1,996,310	£1,986,574	£1,977,104	£1,974,671

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
<b>£3,600,000</b>								
70% SR & 5% SO & 25% FH	0%	£1,638,929	£1,495,235	£1,488,663	£1,482,110	£1,472,378	£1,467,508	£1,465,074
70% SR & 5% SO & 25% FH	10%	£1,418,319	£1,274,625	£1,268,053	£1,259,260	£1,249,524	£1,244,657	£1,242,223
70% SR & 5% SO & 25% FH	15%	£1,308,014	£1,164,320	£1,157,748	£1,147,835	£1,138,099	£1,133,231	£1,130,798
70% SR & 5% SO & 25% FH	20%	£1,197,709	£1,054,015	£1,047,443	£1,037,530	£1,027,794	£1,022,927	£1,020,494
70% SR & 5% SO & 25% FH	25%	£1,087,404	£943,710	£937,138	£927,225	£917,489	£912,622	£910,189
70% SR & 5% SO & 25% FH	30%	£977,099	£833,405	£826,833	£816,920	£807,184	£802,317	£800,884
70% SR & 5% SO & 25% FH	35%	£866,794	£723,100	£716,528	£706,615	£696,879	£691,529	£689,096
70% SR & 5% SO & 25% FH	40%	£756,489	£612,795	£606,223	£596,310	£586,574	£581,104	£578,671

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
<b>£2,740,000</b>								
70% SR & 5% SO & 25% FH	0%	£1,342,929	£1,199,235	£1,192,663	£1,186,110	£1,176,378	£1,171,508	£1,169,074
70% SR & 5% SO & 25% FH	10%	£1,122,319	£1,078,625	£1,072,053	£1,062,260	£1,052,524	£1,047,657	£1,045,223
70% SR & 5% SO & 25% FH	15%	£1,012,014	£1,068,320	£1,061,748	£1,051,835	£1,042,099	£1,037,231	£1,034,798
70% SR & 5% SO & 25% FH	20%	£1,197,709	£1,054,015	£1,047,443	£1,037,530	£1,027,794	£1,022,927	£1,020,494
70% SR & 5% SO & 25% FH	25%	£1,087,404	£943,710	£937,138	£927,225	£917,489	£912,622	£910,189
70% SR & 5% SO & 25% FH	30%	£977,099	£833,405	£826,833	£816,920	£807,184	£802,317	£800,884
70% SR & 5% SO & 25% FH	35%	£866,794	£723,100	£716,528	£706,615	£696,879	£691,529	£689,096
70% SR & 5% SO & 25% FH	40%	£756,489	£612,795	£606,223	£596,310	£586,574	£581,104	£578,671

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
<b>£1,776,000</b>								
70% SR & 5% SO & 25% FH	0%	£2,330,929	£2,187,235	£2,180,663	£2,174,110	£2,164,378	£2,159,508	£2,157,074
70% SR & 5% SO & 25% FH	10%	£2,110,319	£1,966,625	£1,960,053	£1,951,260	£1,941,524	£1,936,657	£1,934,223
70% SR & 5% SO & 25% FH	15%	£2,000,014	£1,856,320	£1,849,748	£1,839,835	£1,830,099	£1,825,231	£1,822,798
70% SR & 5% SO & 25% FH	20%	£1,989,709	£1,746,015	£1,739,443	£1,729,530	£1,719,794	£1,714,927	£1,712,494
70% SR & 5% SO & 25% FH	25%	£1,779,404	£1,635,710	£1,629,138	£1,619,225	£1,609,489	£1,604,622	£1,602,189
70% SR & 5% SO & 25% FH	30%	£1,669,099	£1,525,405	£1,518,833	£1,508,920	£1,499,184	£1,494,317	£1,491,884
70% SR & 5% SO & 25% FH	35%	£1,558,794	£1,415,100	£1,408,528	£1,398,615	£1,388,879	£1,383,529	£1,381,096
70% SR & 5% SO & 25% FH	40%	£1,448,489	£1,304,795	£1,298,223	£1,288,310	£1,278,574	£1,273,104	£1,270,671

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access M4(3) & Biodiversity 10%	Base Costs, S106, Access M4(3), Biodiversity 15%	Base Costs, S106, Access M4(3), Biodiversity 20%
<b>£376,000</b>								
70% SR & 5% SO & 25% FH	0%	£2,890,929	£2,747,235	£2,740,663	£2,734,110	£2,724,378	£2,719,508	£2,717,074
70% SR & 5% SO & 25% FH	10%	£2,670,319	£2,526,625	£2,520,053	£2,511,260	£2,501,524	£2,496,657	£2,494,223
70% SR & 5% SO & 25% FH	15%	£2,560,014	£2,416,320	£2,409,748	£2,399,835	£2,390,099	£2,385,231	£2,382,798
70% SR & 5% SO & 25% FH	20%	£2,449,709	£2,306,015	£2,299,443	£2,289,530	£2,279,794	£2,274,927	£2,272,494
70% SR & 5% SO & 25% FH	25%	£2,339,404	£2,195,710	£2,189,138	£2,179,225	£2,169,489	£2,164,622	£2,162,189
70% SR & 5% SO & 25% FH	30%	£2,229,099	£2,085,405	£2,078,833	£2,068,920	£2,059,184	£2,054,317	£2,051,884
70% SR & 5% SO & 25% FH	35%	£2,118,794	£1,975,100	£1,968,528	£1,958,615	£1,948,879	£1,943,529	£1,941,096
70% SR & 5% SO & 25% FH	40%	£2,008,489	£1,864,795	£1,858,223	£1,848,310	£1,838,574	£1,833,104	£1,830,671

St Albans District Council  
Local Plan Testing 2024

T7 - 10 Houses
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Value Area	Rest of St Albans
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No Units	10
Site Area	0.4 Ha

Sales value inflation	0%
Build cost inflation	-4%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,465,270	£2,351,576	£2,345,005	£2,338,451	£2,328,717	£2,323,849	£2,321,415
70% SR & 5% SO & 25% FH	10%	£2,326,026	£2,182,332	£2,175,761	£2,169,967	£2,157,231	£2,152,364	£2,149,930
70% SR & 5% SO & 25% FH	15%	£2,241,454	£2,007,710	£2,001,139	£1,995,224	£1,971,489	£1,966,621	£1,964,188
70% SR & 5% SO & 25% FH	20%	£2,156,781	£2,013,088	£2,006,517	£1,999,482	£1,985,746	£1,980,879	£1,978,445
70% SR & 5% SO & 25% FH	25%	£2,072,109	£1,928,465	£1,921,894	£1,914,859	£1,900,024	£1,895,156	£1,892,722
70% SR & 5% SO & 25% FH	30%	£1,987,538	£1,843,844	£1,837,273	£1,830,997	£1,814,262	£1,809,394	£1,806,960
70% SR & 5% SO & 25% FH	35%	£1,902,916	£1,759,222	£1,752,650	£1,745,255	£1,728,519	£1,723,651	£1,721,218
70% SR & 5% SO & 25% FH	40%	£1,818,294	£1,674,600	£1,668,028	£1,661,511	£1,644,777	£1,639,909	£1,637,475

Residual Land values compared to benchmark land values  
Secondary Office

£1,600,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,065,270	£951,576	£945,005	£938,451	£928,717	£923,849	£921,415
70% SR & 5% SO & 25% FH	10%	£926,026	£762,332	£755,761	£749,967	£737,231	£732,364	£729,930
70% SR & 5% SO & 25% FH	15%	£841,454	£587,710	£581,139	£575,224	£551,489	£546,621	£544,188
70% SR & 5% SO & 25% FH	20%	£756,781	£413,088	£406,517	£400,482	£376,746	£371,879	£369,445
70% SR & 5% SO & 25% FH	25%	£672,109	£238,465	£231,894	£225,859	£201,024	£196,156	£193,722
70% SR & 5% SO & 25% FH	30%	£587,538	£63,844	£57,273	£51,997	£24,262	£19,394	£16,960
70% SR & 5% SO & 25% FH	35%	£502,916	£129,222	£122,650	£116,255	£89,519	£84,651	£82,218
70% SR & 5% SO & 25% FH	40%	£418,294	£274,600	£268,028	£261,511	£244,777	£239,909	£237,475

Residual Land values compared to benchmark land values  
Secondary Office

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,369,270	£1,255,576	£1,249,005	£1,242,451	£1,232,717	£1,227,849	£1,225,415
70% SR & 5% SO & 25% FH	10%	£1,230,026	£1,086,332	£1,079,761	£1,073,967	£1,061,231	£1,056,364	£1,053,930
70% SR & 5% SO & 25% FH	15%	£1,145,454	£1,001,710	£995,139	£989,224	£975,489	£970,621	£968,188
70% SR & 5% SO & 25% FH	20%	£1,060,781	£817,088	£810,517	£804,482	£780,746	£775,879	£773,445
70% SR & 5% SO & 25% FH	25%	£976,109	£632,465	£625,894	£619,739	£595,004	£590,136	£587,702
70% SR & 5% SO & 25% FH	30%	£891,538	£447,844	£441,273	£435,997	£411,262	£406,394	£403,960
70% SR & 5% SO & 25% FH	35%	£806,916	£263,222	£256,650	£250,255	£225,519	£220,651	£218,218
70% SR & 5% SO & 25% FH	40%	£722,294	£77,600	£71,028	£64,511	£38,777	£33,909	£31,475

Residual Land values compared to benchmark land values  
Car Parks

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,787,270	£1,645,576	£1,639,005	£1,632,451	£1,623,717	£1,618,849	£1,616,415
70% SR & 5% SO & 25% FH	10%	£1,618,026	£1,474,332	£1,467,761	£1,461,967	£1,449,231	£1,444,364	£1,441,930
70% SR & 5% SO & 25% FH	15%	£1,533,454	£1,389,710	£1,383,139	£1,377,224	£1,363,489	£1,358,621	£1,356,188
70% SR & 5% SO & 25% FH	20%	£1,448,781	£1,305,088	£1,298,517	£1,292,482	£1,277,746	£1,272,879	£1,270,445
70% SR & 5% SO & 25% FH	25%	£1,364,109	£1,220,465	£1,213,894	£1,207,739	£1,192,004	£1,187,136	£1,184,702
70% SR & 5% SO & 25% FH	30%	£1,279,538	£1,135,844	£1,129,273	£1,123,997	£1,108,262	£1,103,394	£1,100,960
70% SR & 5% SO & 25% FH	35%	£1,194,916	£1,051,222	£1,044,650	£1,038,255	£1,022,519	£1,017,651	£1,015,218
70% SR & 5% SO & 25% FH	40%	£1,110,294	£966,600	£960,028	£954,511	£938,777	£933,909	£931,475

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,347,270	£2,203,576	£2,197,005	£2,190,451	£2,180,717	£2,175,849	£2,173,415
70% SR & 5% SO & 25% FH	10%	£2,178,026	£2,034,332	£2,027,761	£2,021,967	£2,009,231	£2,004,364	£2,001,930
70% SR & 5% SO & 25% FH	15%	£2,093,454	£1,949,710	£1,943,139	£1,937,224	£1,923,489	£1,918,621	£1,916,188
70% SR & 5% SO & 25% FH	20%	£2,008,781	£1,865,088	£1,858,517	£1,852,482	£1,837,746	£1,832,879	£1,830,445
70% SR & 5% SO & 25% FH	25%	£1,924,109	£1,780,465	£1,773,894	£1,767,739	£1,752,004	£1,747,136	£1,744,702
70% SR & 5% SO & 25% FH	30%	£1,839,538	£1,695,844	£1,689,273	£1,683,997	£1,668,262	£1,663,394	£1,660,960
70% SR & 5% SO & 25% FH	35%	£1,754,916	£1,611,222	£1,604,650	£1,598,255	£1,582,519	£1,577,651	£1,575,218
70% SR & 5% SO & 25% FH	40%	£1,670,294	£1,526,600	£1,520,028	£1,514,511	£1,498,777	£1,493,909	£1,491,475

St Albans District Council  
Local Plan Testing 2024

T7 - 10 Houses
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Value Area	Zone of Influence
Sales value inflation	5%
Build cost inflation	-4%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

No Units	10
Site Area	0.4 Ha

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,485,270	£2,285,775	£2,279,104	£2,272,450	£2,262,566	£2,267,625	£2,255,153
70% SR & 5% SO & 25% FH	10%	£2,528,028	£2,116,592	£2,110,022	£2,101,228	£2,091,493	£2,086,602	£2,084,130
70% SR & 5% SO & 25% FH	15%	£2,241,484	£2,031,971	£2,020,490	£2,015,495	£2,005,750	£2,000,865	£1,998,448
70% SR & 5% SO & 25% FH	20%	£1,549,781	£1,947,349	£1,940,777	£1,929,742	£1,920,008	£1,915,140	£1,912,706
70% SR & 5% SO & 25% FH	25%	£2,022,569	£1,962,727	£1,956,155	£1,944,000	£1,934,265	£1,929,398	£1,926,963
70% SR & 5% SO & 25% FH	30%	£1,987,538	£1,771,105	£1,771,633	£1,768,250	£1,748,522	£1,743,655	£1,741,221
70% SR & 5% SO & 25% FH	35%	£1,902,916	£1,693,483	£1,686,912	£1,672,515	£1,662,780	£1,657,912	£1,655,478
70% SR & 5% SO & 25% FH	40%	£1,819,294	£1,609,860	£1,602,290	£1,588,773	£1,577,037	£1,572,169	£1,569,736

Residual Land values compared to benchmark land values

Secondary Office									£1,600,000
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%	
70% SR & 5% SO & 25% FH	0%	£1,085,270	£885,775	£879,104	£872,450	£862,566	£867,625	£855,153	
70% SR & 5% SO & 25% FH	10%	£926,028	£716,592	£710,022	£701,228	£691,493	£686,602	£684,130	
70% SR & 5% SO & 25% FH	15%	£841,424	£531,971	£525,400	£515,495	£505,750	£500,865	£498,448	
70% SR & 5% SO & 25% FH	20%	£766,781	£347,349	£340,777	£329,742	£320,008	£315,140	£312,706	
70% SR & 5% SO & 25% FH	25%	£672,569	£162,727	£156,155	£144,000	£134,265	£129,398	£126,963	
70% SR & 5% SO & 25% FH	30%	£587,538	£-18,105	£-18,633	£-18,250	£-18,522	£-18,655	£-18,221	
70% SR & 5% SO & 25% FH	35%	£502,916	£-199,483	£-206,912	£-212,515	£-222,780	£-227,912	£-225,478	
70% SR & 5% SO & 25% FH	40%	£418,294	£-306,860	£-313,290	£-318,773	£-327,037	£-332,169	£-329,736	

Residual Land values compared to benchmark land values

Secondary Office									£2,740,000
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%	
70% SR & 5% SO & 25% FH	0%	£1,389,270	£1,189,775	£1,183,104	£1,176,450	£1,166,566	£1,161,625	£1,159,153	
70% SR & 5% SO & 25% FH	10%	£1,230,028	£1,020,592	£1,014,022	£1,005,228	£995,493	£990,602	£988,130	
70% SR & 5% SO & 25% FH	15%	£1,145,424	£835,971	£829,400	£819,495	£809,750	£804,865	£802,448	
70% SR & 5% SO & 25% FH	20%	£1,060,781	£651,349	£644,777	£633,742	£624,008	£619,140	£616,706	
70% SR & 5% SO & 25% FH	25%	£972,569	£466,727	£460,155	£448,000	£438,265	£433,398	£430,963	
70% SR & 5% SO & 25% FH	30%	£887,538	£281,105	£274,533	£262,250	£252,522	£247,655	£245,221	
70% SR & 5% SO & 25% FH	35%	£802,916	£91,483	£84,912	£72,515	£62,780	£57,912	£55,478	
70% SR & 5% SO & 25% FH	40%	£722,294	£-96,860	£-103,290	£-108,773	£-117,037	£-122,169	£-120,736	

Residual Land values compared to benchmark land values

Car Parks									£1,770,000
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%	
70% SR & 5% SO & 25% FH	0%	£1,787,270	£1,577,775	£1,571,104	£1,564,450	£1,554,566	£1,549,625	£1,547,153	
70% SR & 5% SO & 25% FH	10%	£1,618,028	£1,402,592	£1,395,022	£1,393,228	£1,383,493	£1,378,602	£1,376,130	
70% SR & 5% SO & 25% FH	15%	£1,533,424	£1,218,971	£1,212,400	£1,207,495	£1,207,750	£1,202,865	£1,200,448	
70% SR & 5% SO & 25% FH	20%	£1,448,781	£1,034,349	£1,027,777	£1,021,742	£1,012,008	£1,007,140	£1,004,706	
70% SR & 5% SO & 25% FH	25%	£1,364,159	£849,727	£843,155	£831,000	£821,265	£816,398	£813,963	
70% SR & 5% SO & 25% FH	30%	£1,279,538	£664,105	£657,533	£645,250	£635,522	£630,655	£628,221	
70% SR & 5% SO & 25% FH	35%	£1,194,916	£479,483	£472,912	£460,515	£450,780	£445,912	£443,478	
70% SR & 5% SO & 25% FH	40%	£1,110,294	£294,860	£288,290	£276,773	£267,037	£262,169	£260,736	

Residual Land values compared to benchmark land values

Greenfield Land									£370,000
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%	
70% SR & 5% SO & 25% FH	0%	£2,347,270	£2,137,775	£2,131,104	£2,124,450	£2,114,566	£2,109,625	£2,107,153	
70% SR & 5% SO & 25% FH	10%	£2,178,028	£1,968,592	£1,962,022	£1,953,228	£1,943,493	£1,938,602	£1,936,130	
70% SR & 5% SO & 25% FH	15%	£2,003,424	£1,783,971	£1,777,400	£1,767,495	£1,757,750	£1,752,865	£1,750,448	
70% SR & 5% SO & 25% FH	20%	£2,008,781	£1,789,349	£1,782,777	£1,771,742	£1,762,008	£1,757,140	£1,754,706	
70% SR & 5% SO & 25% FH	25%	£1,924,159	£1,594,727	£1,588,155	£1,576,000	£1,566,265	£1,561,398	£1,558,963	
70% SR & 5% SO & 25% FH	30%	£1,839,538	£1,410,105	£1,403,533	£1,391,250	£1,381,522	£1,376,655	£1,374,221	
70% SR & 5% SO & 25% FH	35%	£1,754,916	£1,225,483	£1,218,912	£1,206,515	£1,196,780	£1,191,912	£1,189,478	
70% SR & 5% SO & 25% FH	40%	£1,670,294	£1,040,860	£1,034,290	£1,021,773	£1,012,037	£1,007,169	£1,004,736	

St Albans District Council  
Local Plan Testing 2024

T8 - 11 Flats	
No Units	11
Site Area	0.16 Ha

Value Area	Harpenden
Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106 Access (M4(3) & Biodiversity 10%	Base Costs, S106 Access (M4(3), Biodiversity 15%	Base Costs, S106 Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,081,629	£1,822,521	£1,906,384	£1,899,873	£1,888,648	£1,883,034	£1,880,228
70% SR & 5% SO & 25% FH	10%	£1,885,215	£1,746,108	£1,729,971	£1,722,392	£1,717,957	£1,705,263	£1,703,137
70% SR & 5% SO & 25% FH	15%	£1,797,009	£1,657,901	£1,641,764	£1,634,237	£1,623,011	£1,617,398	£1,614,591
70% SR & 5% SO & 25% FH	20%	£1,708,802	£1,569,695	£1,553,557	£1,545,691	£1,534,465	£1,528,853	£1,526,047
70% SR & 5% SO & 25% FH	25%	£1,620,596	£1,481,488	£1,465,351	£1,457,146	£1,445,500	£1,440,307	£1,437,501
70% SR & 5% SO & 25% FH	30%	£1,532,389	£1,393,281	£1,377,145	£1,368,600	£1,357,374	£1,351,762	£1,348,955
70% SR & 5% SO & 25% FH	35%	£1,444,182	£1,305,075	£1,288,937	£1,280,654	£1,268,829	£1,263,216	£1,260,410
70% SR & 5% SO & 25% FH	40%	£1,355,975	£1,216,869	£1,200,731	£1,191,699	£1,180,284	£1,174,670	£1,171,864

Residual Land values compared to benchmark land values  
Secondary Office

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106 Access (M4(3) & Biodiversity 10%	Base Costs, S106 Access (M4(3), Biodiversity 15%	Base Costs, S106 Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,495,452	£1,356,344	£1,340,208	£1,333,697	£1,322,471	£1,316,858	£1,314,051
70% SR & 5% SO & 25% FH	10%	£1,319,039	£1,179,932	£1,163,796	£1,156,859	£1,145,380	£1,139,767	£1,136,960
70% SR & 5% SO & 25% FH	15%	£1,230,833	£1,091,724	£1,075,588	£1,068,080	£1,056,834	£1,051,221	£1,048,415
70% SR & 5% SO & 25% FH	20%	£1,142,625	£1,003,518	£987,381	£979,514	£968,289	£962,676	£959,870
70% SR & 5% SO & 25% FH	25%	£1,054,417	£915,312	£899,174	£890,970	£879,444	£873,130	£871,324
70% SR & 5% SO & 25% FH	30%	£966,210	£827,105	£810,968	£802,424	£781,198	£785,586	£782,779
70% SR & 5% SO & 25% FH	35%	£878,002	£738,898	£722,761	£713,878	£702,652	£697,040	£694,233
70% SR & 5% SO & 25% FH	40%	£789,795	£650,692	£634,555	£625,333	£614,107	£608,494	£605,688

Residual Land values compared to benchmark land values  
Secondary Office

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106 Access (M4(3) & Biodiversity 10%	Base Costs, S106 Access (M4(3), Biodiversity 15%	Base Costs, S106 Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,818,384	£1,478,285	£1,463,149	£1,456,638	£1,445,412	£1,439,799	£1,436,993
70% SR & 5% SO & 25% FH	10%	£1,441,890	£1,302,813	£1,286,735	£1,279,549	£1,268,322	£1,262,708	£1,259,902
70% SR & 5% SO & 25% FH	15%	£1,353,774	£1,214,666	£1,198,588	£1,191,091	£1,179,716	£1,174,102	£1,171,296
70% SR & 5% SO & 25% FH	20%	£1,265,567	£1,126,459	£1,110,322	£1,102,456	£1,091,230	£1,085,617	£1,082,811
70% SR & 5% SO & 25% FH	25%	£1,177,359	£1,038,252	£1,022,115	£1,013,911	£1,002,485	£997,072	£994,265
70% SR & 5% SO & 25% FH	30%	£1,089,152	£950,044	£933,907	£925,365	£914,139	£908,527	£905,720
70% SR & 5% SO & 25% FH	35%	£1,000,944	£861,836	£845,702	£836,819	£825,593	£819,981	£817,175
70% SR & 5% SO & 25% FH	40%	£912,737	£773,630	£757,496	£748,274	£737,048	£731,435	£728,629

Residual Land values compared to benchmark land values  
Car Parks

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106 Access (M4(3) & Biodiversity 10%	Base Costs, S106 Access (M4(3), Biodiversity 15%	Base Costs, S106 Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,775,305	£1,636,197	£1,620,061	£1,613,550	£1,602,324	£1,596,711	£1,593,904
70% SR & 5% SO & 25% FH	10%	£1,598,892	£1,459,789	£1,443,647	£1,436,458	£1,425,233	£1,419,620	£1,416,814
70% SR & 5% SO & 25% FH	15%	£1,510,684	£1,371,577	£1,355,441	£1,347,813	£1,336,687	£1,331,074	£1,328,268
70% SR & 5% SO & 25% FH	20%	£1,422,476	£1,283,371	£1,267,234	£1,259,367	£1,248,142	£1,242,529	£1,239,723
70% SR & 5% SO & 25% FH	25%	£1,334,268	£1,195,165	£1,179,027	£1,170,822	£1,159,597	£1,153,983	£1,151,177
70% SR & 5% SO & 25% FH	30%	£1,246,060	£1,106,958	£1,090,821	£1,082,277	£1,071,051	£1,065,438	£1,062,631
70% SR & 5% SO & 25% FH	35%	£1,157,852	£1,018,751	£1,002,614	£993,731	£982,505	£976,893	£974,086
70% SR & 5% SO & 25% FH	40%	£1,069,644	£930,545	£914,408	£905,186	£893,660	£888,047	£885,241

Residual Land values compared to benchmark land values  
Greenfield Land

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106 Access (M4(3) & Biodiversity 10%	Base Costs, S106 Access (M4(3), Biodiversity 15%	Base Costs, S106 Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,001,776	£1,862,668	£1,846,531	£1,840,020	£1,828,795	£1,823,181	£1,820,375
70% SR & 5% SO & 25% FH	10%	£1,825,362	£1,686,255	£1,670,118	£1,662,929	£1,651,704	£1,646,090	£1,643,284
70% SR & 5% SO & 25% FH	15%	£1,737,154	£1,598,048	£1,581,912	£1,574,284	£1,563,158	£1,557,545	£1,554,739
70% SR & 5% SO & 25% FH	20%	£1,648,946	£1,509,842	£1,493,704	£1,485,838	£1,474,612	£1,469,000	£1,466,194
70% SR & 5% SO & 25% FH	25%	£1,560,738	£1,421,635	£1,405,498	£1,397,293	£1,386,067	£1,380,454	£1,377,648
70% SR & 5% SO & 25% FH	30%	£1,472,530	£1,333,428	£1,317,290	£1,308,747	£1,297,521	£1,291,908	£1,289,102
70% SR & 5% SO & 25% FH	35%	£1,384,322	£1,245,222	£1,229,085	£1,220,201	£1,208,975	£1,203,363	£1,200,557
70% SR & 5% SO & 25% FH	40%	£1,296,114	£1,157,016	£1,140,878	£1,131,656	£1,120,431	£1,114,817	£1,112,011

St Albans District Council  
Local Plan Testing 2024

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T8 - 11 Flats	
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Value Area	St Albans
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No Units	11
Site Area	0.16 Ha

Sales value inflation	0%
Build cost inflation	-6%
Affordable Housing Tenure	60% Rent / 10% SO / 28% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,902,799	£1,763,691	£1,747,554	£1,741,043	£1,729,817	£1,724,205	£1,721,398
70% SR & 5% SO & 25% FH	10%	£1,730,003	£1,590,816	£1,566,778	£1,576,990	£1,565,364	£1,569,711	£1,566,844
70% SR & 5% SO & 25% FH	15%	£1,657,135	£1,516,028	£1,501,860	£1,494,363	£1,483,137	£1,477,524	£1,474,718
70% SR & 5% SO & 25% FH	20%	£1,575,247	£1,436,139	£1,420,003	£1,412,136	£1,400,911	£1,395,297	£1,392,491
70% SR & 5% SO & 25% FH	25%	£1,493,359	£1,356,252	£1,338,114	£1,329,909	£1,318,683	£1,313,071	£1,310,264
70% SR & 5% SO & 25% FH	30%	£1,411,471	£1,272,364	£1,256,227	£1,247,882	£1,236,656	£1,230,844	£1,228,038
70% SR & 5% SO & 25% FH	35%	£1,329,584	£1,190,476	£1,174,339	£1,165,456	£1,154,230	£1,148,617	£1,145,811
70% SR & 5% SO & 25% FH	40%	£1,247,696	£1,108,588	£1,092,450	£1,083,225	£1,072,000	£1,066,387	£1,063,580

Residual Land values compared to benchmark land values

£3,500,000

Secondary Office

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,336,622	£1,197,516	£1,187,378	£1,174,867	£1,163,641	£1,158,029	£1,156,221
70% SR & 5% SO & 25% FH	10%	£1,172,846	£1,033,739	£1,017,607	£1,010,413	£999,186	£993,574	£990,768
70% SR & 5% SO & 25% FH	15%	£1,050,959	£951,851	£935,714	£926,186	£916,960	£911,348	£908,542
70% SR & 5% SO & 25% FH	20%	£1,009,071	£899,963	£883,826	£875,990	£864,734	£859,121	£856,315
70% SR & 5% SO & 25% FH	25%	£927,182	£798,075	£771,938	£763,733	£752,507	£746,895	£744,089
70% SR & 5% SO & 25% FH	30%	£845,293	£708,187	£690,050	£681,500	£670,280	£664,667	£661,861
70% SR & 5% SO & 25% FH	35%	£763,404	£624,299	£606,162	£597,279	£586,054	£580,440	£577,634
70% SR & 5% SO & 25% FH	40%	£681,515	£542,411	£524,274	£514,895	£503,626	£497,014	£494,208

Residual Land values compared to benchmark land values

£2,740,000

Secondary Office

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,459,564	£1,320,456	£1,304,319	£1,297,808	£1,286,582	£1,280,970	£1,278,163
70% SR & 5% SO & 25% FH	10%	£1,295,787	£1,156,680	£1,140,543	£1,133,955	£1,122,129	£1,116,516	£1,113,709
70% SR & 5% SO & 25% FH	15%	£1,131,900	£1,017,792	£1,001,655	£1,011,127	£1,008,802	£1,004,289	£1,001,483
70% SR & 5% SO & 25% FH	20%	£1,132,012	£992,904	£976,768	£968,901	£957,675	£952,062	£949,256
70% SR & 5% SO & 25% FH	25%	£1,050,124	£911,016	£894,879	£886,974	£875,748	£869,936	£867,029
70% SR & 5% SO & 25% FH	30%	£968,236	£829,129	£812,991	£804,447	£793,221	£787,609	£784,803
70% SR & 5% SO & 25% FH	35%	£886,348	£747,240	£731,104	£722,221	£710,995	£705,381	£702,575
70% SR & 5% SO & 25% FH	40%	£804,460	£665,353	£649,215	£639,691	£628,466	£622,852	£620,046

Residual Land values compared to benchmark land values

£1,770,000

Car Parks

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,616,475	£1,477,368	£1,461,231	£1,454,720	£1,443,494	£1,437,882	£1,435,074
70% SR & 5% SO & 25% FH	10%	£1,452,699	£1,313,592	£1,297,454	£1,290,266	£1,279,041	£1,273,427	£1,270,621
70% SR & 5% SO & 25% FH	15%	£1,313,800	£1,074,704	£1,058,565	£1,051,127	£1,039,802	£1,034,289	£1,031,483
70% SR & 5% SO & 25% FH	20%	£1,288,924	£1,149,816	£1,133,679	£1,125,813	£1,114,587	£1,108,974	£1,106,168
70% SR & 5% SO & 25% FH	25%	£1,207,035	£1,067,928	£1,051,791	£1,043,586	£1,032,360	£1,026,748	£1,023,942
70% SR & 5% SO & 25% FH	30%	£1,125,146	£986,040	£969,903	£961,359	£950,133	£944,520	£941,714
70% SR & 5% SO & 25% FH	35%	£1,043,258	£904,152	£888,015	£879,132	£867,907	£862,293	£859,487
70% SR & 5% SO & 25% FH	40%	£961,370	£822,264	£806,127	£796,808	£785,679	£780,067	£777,260

Residual Land values compared to benchmark land values

£370,000

Greenfield Land

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,842,946	£1,703,839	£1,687,701	£1,681,190	£1,669,964	£1,664,352	£1,661,545
70% SR & 5% SO & 25% FH	10%	£1,679,170	£1,540,062	£1,523,925	£1,516,737	£1,505,511	£1,499,898	£1,497,092
70% SR & 5% SO & 25% FH	15%	£1,597,282	£1,458,175	£1,442,037	£1,434,510	£1,423,284	£1,417,672	£1,414,865
70% SR & 5% SO & 25% FH	20%	£1,515,394	£1,376,288	£1,360,150	£1,352,263	£1,341,037	£1,335,424	£1,332,618
70% SR & 5% SO & 25% FH	25%	£1,433,506	£1,294,399	£1,278,261	£1,270,056	£1,258,831	£1,253,218	£1,250,412
70% SR & 5% SO & 25% FH	30%	£1,351,618	£1,212,511	£1,196,373	£1,187,829	£1,176,603	£1,170,991	£1,168,185
70% SR & 5% SO & 25% FH	35%	£1,269,731	£1,130,622	£1,114,484	£1,105,603	£1,094,377	£1,088,764	£1,085,958
70% SR & 5% SO & 25% FH	40%	£1,187,842	£1,048,735	£1,032,598	£1,023,376	£1,012,150	£1,006,538	£1,003,732

St Albans District Council  
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T8 - 11 Flats	
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Value Area	Rest of St Albans
Sales value inflation	0%
Build cost inflation	-6%
Affordable Housing Tenure	60% Rent / 19% SO / 21% FH

No Units	11
Site Area	0.16 Ha

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,473,688	£1,334,580	£1,318,444	£1,311,853	£1,300,707	£1,295,084	£1,292,287
70% SR & 5% SO & 25% FH	10%	£1,349,680	£1,210,573	£1,194,438	£1,187,248	£1,176,022	£1,170,408	£1,167,802
70% SR & 5% SO & 25% FH	15%	£1,287,677	£1,148,570	£1,132,432	£1,124,804	£1,113,679	£1,108,066	£1,105,260
70% SR & 5% SO & 25% FH	20%	£1,225,673	£1,086,566	£1,070,429	£1,062,562	£1,051,337	£1,045,724	£1,042,917
70% SR & 5% SO & 25% FH	25%	£1,163,670	£1,024,563	£1,008,425	£1,000,220	£988,995	£983,381	£980,575
70% SR & 5% SO & 25% FH	30%	£1,101,666	£962,558	£946,422	£937,877	£926,651	£921,039	£918,233
70% SR & 5% SO & 25% FH	35%	£1,039,663	£900,555	£884,418	£875,535	£864,309	£858,696	£855,890
70% SR & 5% SO & 25% FH	40%	£977,659	£838,551	£822,415	£813,192	£801,966	£796,354	£793,548

Residual Land values compared to benchmark land values

£3,500,000

Secondary Office

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£907,512	£768,404	£752,267	£745,756	£734,531	£728,917	£726,111
70% SR & 5% SO & 25% FH	10%	£783,504	£644,397	£628,259	£621,071	£609,845	£604,232	£601,426
70% SR & 5% SO & 25% FH	15%	£721,500	£582,393	£566,255	£559,728	£547,502	£541,889	£539,084
70% SR & 5% SO & 25% FH	20%	£659,497	£520,390	£504,252	£496,386	£485,160	£479,548	£476,741
70% SR & 5% SO & 25% FH	25%	£597,493	£458,386	£442,248	£434,044	£422,818	£417,205	£414,398
70% SR & 5% SO & 25% FH	30%	£535,489	£396,382	£380,245	£371,701	£360,475	£354,863	£352,056
70% SR & 5% SO & 25% FH	35%	£473,486	£334,378	£318,242	£309,859	£298,633	£292,919	£289,713
70% SR & 5% SO & 25% FH	40%	£411,483	£272,374	£256,238	£247,415	£236,189	£230,577	£227,371

Residual Land values compared to benchmark land values

£2,740,000

Secondary Office

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,030,453	£891,345	£875,208	£868,688	£857,472	£851,858	£849,052
70% SR & 5% SO & 25% FH	10%	£906,445	£767,338	£751,200	£744,012	£732,797	£727,173	£724,367
70% SR & 5% SO & 25% FH	15%	£844,442	£705,334	£689,197	£681,969	£670,443	£664,831	£662,025
70% SR & 5% SO & 25% FH	20%	£782,438	£643,331	£627,193	£619,327	£608,101	£602,489	£599,682
70% SR & 5% SO & 25% FH	25%	£720,435	£581,327	£565,190	£556,885	£545,759	£540,146	£537,340
70% SR & 5% SO & 25% FH	30%	£658,431	£519,323	£503,186	£494,642	£483,416	£477,804	£474,998
70% SR & 5% SO & 25% FH	35%	£596,428	£457,319	£441,183	£432,300	£421,074	£415,461	£412,654
70% SR & 5% SO & 25% FH	40%	£534,424	£395,316	£379,179	£369,957	£358,731	£353,119	£350,312

Residual Land values compared to benchmark land values

£1,770,000

Car Parks

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,187,365	£1,048,257	£1,032,120	£1,025,609	£1,014,384	£1,008,770	£1,005,964
70% SR & 5% SO & 25% FH	10%	£1,063,357	£924,250	£908,112	£900,624	£889,698	£884,085	£881,279
70% SR & 5% SO & 25% FH	15%	£1,001,353	£862,246	£846,109	£838,581	£827,355	£821,743	£818,937
70% SR & 5% SO & 25% FH	20%	£939,350	£800,243	£784,105	£776,230	£765,013	£759,401	£756,594
70% SR & 5% SO & 25% FH	25%	£877,346	£738,239	£722,102	£713,897	£702,671	£697,058	£694,251
70% SR & 5% SO & 25% FH	30%	£815,343	£676,235	£660,098	£651,554	£640,328	£634,715	£631,909
70% SR & 5% SO & 25% FH	35%	£753,339	£614,231	£598,095	£589,212	£577,986	£572,372	£569,566
70% SR & 5% SO & 25% FH	40%	£691,336	£552,228	£536,091	£526,868	£515,643	£510,030	£507,224

Residual Land values compared to benchmark land values

£370,000

Greenfield Land

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,413,836	£1,274,727	£1,258,591	£1,252,080	£1,240,854	£1,235,241	£1,232,435
70% SR & 5% SO & 25% FH	10%	£1,289,827	£1,150,720	£1,134,583	£1,127,395	£1,116,169	£1,110,556	£1,107,749
70% SR & 5% SO & 25% FH	15%	£1,227,824	£1,088,717	£1,072,579	£1,065,052	£1,053,826	£1,048,213	£1,045,407
70% SR & 5% SO & 25% FH	20%	£1,165,820	£1,026,713	£1,010,576	£1,002,709	£991,484	£985,871	£983,064
70% SR & 5% SO & 25% FH	25%	£1,103,817	£964,710	£948,572	£940,367	£929,142	£923,528	£920,722
70% SR & 5% SO & 25% FH	30%	£1,041,813	£902,706	£886,568	£878,024	£866,798	£861,186	£858,380
70% SR & 5% SO & 25% FH	35%	£979,810	£840,702	£824,565	£815,682	£804,456	£798,843	£796,037
70% SR & 5% SO & 25% FH	40%	£917,806	£778,698	£762,562	£753,339	£742,113	£736,501	£733,695

St Albans District Council  
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T8 - 11 Flats

Value Area	Zone of Influence
Sales value inflation	5%
Build cost inflation	-4%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

No Units 11  
Site Area 0.16 Ha

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,473,688	£1,261,164	£1,245,027	£1,298,516	£1,227,290	£1,221,078	£1,219,871
70% SR & 5% SO & 25% FH	10%	£1,369,680	£1,157,166	£1,121,000	£1,118,831	£1,100,809	£1,098,993	£1,094,196
70% SR & 5% SO & 25% FH	15%	£1,287,677	£1,075,153	£1,059,016	£1,051,489	£1,040,263	£1,034,650	£1,031,843
70% SR & 5% SO & 25% FH	20%	£1,225,673	£1,013,149	£997,013	£989,146	£977,921	£972,307	£969,501
70% SR & 5% SO & 25% FH	25%	£1,183,670	£951,146	£935,008	£926,803	£915,578	£909,965	£907,158
70% SR & 5% SO & 25% FH	30%	£1,151,666	£889,142	£880,142	£873,005	£864,461	£853,235	£847,622
70% SR & 5% SO & 25% FH	35%	£1,039,663	£827,139	£811,001	£802,118	£790,892	£785,280	£782,474
70% SR & 5% SO & 25% FH	40%	£927,659	£765,136	£748,998	£739,776	£728,550	£722,937	£720,131

Residual Land values compared to benchmark land values

Secondary Office **£3,800,000**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£907,512	£694,988	£679,850	£672,339	£661,114	£655,501	£652,694
70% SR & 5% SO & 25% FH	10%	£783,504	£570,980	£554,843	£547,354	£536,129	£530,516	£527,710
70% SR & 5% SO & 25% FH	15%	£721,500	£509,976	£492,840	£485,312	£474,086	£468,474	£465,667
70% SR & 5% SO & 25% FH	20%	£659,497	£448,973	£430,836	£422,870	£411,744	£406,131	£403,325
70% SR & 5% SO & 25% FH	25%	£597,493	£387,969	£369,832	£361,827	£349,601	£343,989	£340,182
70% SR & 5% SO & 25% FH	30%	£535,489	£326,966	£308,828	£298,285	£287,059	£281,446	£278,639
70% SR & 5% SO & 25% FH	35%	£473,486	£265,962	£244,825	£235,842	£224,716	£219,103	£216,297
70% SR & 5% SO & 25% FH	40%	£411,483	£204,959	£183,821	£174,800	£163,674	£158,061	£155,254

Residual Land values compared to benchmark land values

Secondary Office **£2,740,000**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£1,080,453	£817,929	£801,792	£795,281	£784,055	£778,442	£775,635
70% SR & 5% SO & 25% FH	10%	£956,445	£693,921	£677,785	£670,295	£659,070	£653,457	£650,651
70% SR & 5% SO & 25% FH	15%	£844,442	£631,917	£615,781	£608,293	£597,077	£591,465	£588,658
70% SR & 5% SO & 25% FH	20%	£782,438	£569,914	£553,778	£545,611	£534,385	£528,772	£525,965
70% SR & 5% SO & 25% FH	25%	£720,435	£507,910	£491,774	£483,588	£472,362	£466,750	£463,943
70% SR & 5% SO & 25% FH	30%	£658,431	£445,907	£429,769	£421,226	£410,000	£404,387	£401,581
70% SR & 5% SO & 25% FH	35%	£596,428	£383,903	£367,766	£358,883	£347,657	£342,045	£339,238
70% SR & 5% SO & 25% FH	40%	£534,424	£321,900	£305,762	£296,541	£285,315	£279,702	£276,895

Residual Land values compared to benchmark land values

Car Parks **£1,770,000**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£1,187,365	£974,841	£958,703	£952,167	£940,967	£935,354	£932,547
70% SR & 5% SO & 25% FH	10%	£1,063,357	£850,833	£834,696	£827,602	£816,281	£810,669	£807,863
70% SR & 5% SO & 25% FH	15%	£949,350	£726,825	£710,688	£703,615	£692,109	£686,497	£683,691
70% SR & 5% SO & 25% FH	20%	£835,343	£602,817	£586,680	£579,627	£567,931	£562,319	£559,513
70% SR & 5% SO & 25% FH	25%	£721,336	£478,810	£462,673	£455,640	£443,844	£438,232	£435,426
70% SR & 5% SO & 25% FH	30%	£607,329	£354,803	£338,666	£331,653	£319,657	£314,045	£311,239
70% SR & 5% SO & 25% FH	35%	£493,322	£230,796	£214,659	£207,666	£195,680	£190,068	£187,262
70% SR & 5% SO & 25% FH	40%	£379,315	£106,789	£90,652	£83,669	£71,683	£66,071	£63,265

Residual Land values compared to benchmark land values

Greenfield Land **£370,000**

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£1,413,836	£1,201,311	£1,185,174	£1,178,663	£1,167,437	£1,161,825	£1,159,018
70% SR & 5% SO & 25% FH	10%	£1,289,827	£1,077,303	£1,061,167	£1,054,678	£1,042,752	£1,037,140	£1,034,333
70% SR & 5% SO & 25% FH	15%	£1,227,824	£1,015,290	£999,153	£991,636	£980,410	£974,797	£971,990
70% SR & 5% SO & 25% FH	20%	£1,165,820	£953,276	£937,139	£929,293	£918,066	£912,454	£909,647
70% SR & 5% SO & 25% FH	25%	£1,103,817	£891,263	£875,126	£866,850	£855,725	£850,112	£847,305
70% SR & 5% SO & 25% FH	30%	£1,041,813	£829,250	£813,113	£804,608	£793,583	£787,969	£784,162
70% SR & 5% SO & 25% FH	35%	£979,810	£767,236	£751,100	£742,265	£731,039	£725,427	£722,620
70% SR & 5% SO & 25% FH	40%	£917,806	£705,222	£689,085	£679,923	£668,697	£663,084	£660,277

St Albans District Council  
Local Plan Testing 2024

T9 - 11 Houses
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Value Area	Harpenden
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No Limits	11
Site Area	0.44 Ha

Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent / 10% SO / 20% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106 & Access (M4)3 & Biodiversity 10%	Base Costs, S106 & Access (M4)3, Biodiversity 15%	Base Costs, S106 & Access (M4)3, Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£3,507,180	£3,349,838	£3,342,717	£3,335,615	£3,324,818	£3,319,468	£3,316,793
70% SR & 5% SO & 25% FH	10%	£3,251,020	£3,084,834	£3,087,413	£3,077,749	£3,067,651	£3,061,702	£3,059,607
70% SR & 5% SO & 25% FH	15%	£3,122,840	£2,956,983	£2,959,781	£2,948,866	£2,938,187	£2,932,819	£2,930,144
70% SR & 5% SO & 25% FH	20%	£2,994,860	£2,829,324	£2,832,109	£2,819,963	£2,809,285	£2,803,935	£2,801,261
70% SR & 5% SO & 25% FH	25%	£2,866,775	£2,711,244	£2,704,131	£2,690,974	£2,680,401	£2,675,053	£2,672,378
70% SR & 5% SO & 25% FH	30%	£2,738,699	£2,583,163	£2,576,051	£2,561,980	£2,551,143	£2,545,875	£2,543,240
70% SR & 5% SO & 25% FH	35%	£2,610,619	£2,455,083	£2,447,970	£2,432,988	£2,419,850	£2,413,581	£2,411,947
70% SR & 5% SO & 25% FH	40%	£2,482,539	£2,327,003	£2,319,890	£2,303,094	£2,292,557	£2,287,288	£2,284,654

Residual Land values compared to benchmark land values

Secondary Office	Secondary Office	£3,500,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106 & Access (M4)3 & Biodiversity 10%	Base Costs, S106 & Access (M4)3, Biodiversity 15%	Base Costs, S106 & Access (M4)3, Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,967,180	£1,809,838	£1,802,717	£1,795,615	£1,784,818	£1,779,468	£1,776,793
70% SR & 5% SO & 25% FH	10%	£1,711,020	£1,554,834	£1,547,413	£1,537,749	£1,527,651	£1,521,702	£1,519,607
70% SR & 5% SO & 25% FH	15%	£1,582,840	£1,426,983	£1,419,781	£1,408,866	£1,398,187	£1,392,819	£1,390,144
70% SR & 5% SO & 25% FH	20%	£1,454,860	£1,299,324	£1,292,109	£1,279,963	£1,269,285	£1,263,935	£1,261,261
70% SR & 5% SO & 25% FH	25%	£1,326,775	£1,171,244	£1,164,131	£1,150,974	£1,140,401	£1,135,053	£1,132,378
70% SR & 5% SO & 25% FH	30%	£1,198,699	£1,043,163	£1,036,051	£1,021,680	£1,011,143	£1,005,875	£1,003,240
70% SR & 5% SO & 25% FH	35%	£1,070,619	£915,083	£907,970	£892,988	£881,850	£876,581	£873,947
70% SR & 5% SO & 25% FH	40%	£942,539	£787,003	£779,890	£763,094	£752,557	£747,288	£744,654

Residual Land values compared to benchmark land values

Secondary Office	Secondary Office	£2,740,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106 & Access (M4)3 & Biodiversity 10%	Base Costs, S106 & Access (M4)3, Biodiversity 15%	Base Costs, S106 & Access (M4)3, Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,301,580	£2,144,338	£2,137,117	£2,129,915	£2,119,218	£2,113,868	£2,111,193
70% SR & 5% SO & 25% FH	10%	£2,045,420	£1,889,034	£1,881,813	£1,872,749	£1,861,451	£1,856,102	£1,853,427
70% SR & 5% SO & 25% FH	15%	£1,917,340	£1,761,383	£1,754,161	£1,743,296	£1,732,567	£1,727,219	£1,724,544
70% SR & 5% SO & 25% FH	20%	£1,789,260	£1,633,724	£1,626,509	£1,614,383	£1,603,685	£1,598,335	£1,595,661
70% SR & 5% SO & 25% FH	25%	£1,661,175	£1,505,844	£1,498,531	£1,485,374	£1,474,801	£1,469,453	£1,466,778
70% SR & 5% SO & 25% FH	30%	£1,533,099	£1,377,963	£1,370,451	£1,356,080	£1,345,543	£1,340,275	£1,337,640
70% SR & 5% SO & 25% FH	35%	£1,405,019	£1,249,483	£1,242,370	£1,226,788	£1,216,250	£1,210,981	£1,208,347
70% SR & 5% SO & 25% FH	40%	£1,276,939	£1,121,403	£1,114,290	£1,097,494	£1,086,957	£1,081,688	£1,079,054

Residual Land values compared to benchmark land values

Car Parks	Car Parks	£1,770,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106 & Access (M4)3 & Biodiversity 10%	Base Costs, S106 & Access (M4)3, Biodiversity 15%	Base Costs, S106 & Access (M4)3, Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,728,380	£2,571,138	£2,563,917	£2,556,715	£2,546,018	£2,540,668	£2,537,993
70% SR & 5% SO & 25% FH	10%	£2,472,220	£2,315,834	£2,308,613	£2,298,949	£2,288,251	£2,282,902	£2,280,227
70% SR & 5% SO & 25% FH	15%	£2,344,140	£2,189,183	£2,181,961	£2,170,086	£2,159,387	£2,154,039	£2,151,364
70% SR & 5% SO & 25% FH	20%	£2,216,060	£2,060,524	£2,053,309	£2,041,183	£2,030,485	£2,025,135	£2,022,461
70% SR & 5% SO & 25% FH	25%	£2,087,975	£1,932,444	£1,925,331	£1,912,174	£1,901,601	£1,896,253	£1,893,578
70% SR & 5% SO & 25% FH	30%	£1,959,899	£1,804,363	£1,797,251	£1,782,880	£1,772,843	£1,767,495	£1,764,820
70% SR & 5% SO & 25% FH	35%	£1,831,819	£1,676,283	£1,669,170	£1,653,588	£1,643,050	£1,637,781	£1,635,147
70% SR & 5% SO & 25% FH	40%	£1,703,739	£1,548,203	£1,541,090	£1,524,294	£1,513,757	£1,508,488	£1,505,854

Residual Land values compared to benchmark land values

Greenfield Land	Greenfield Land	£370,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106 & Access (M4)3 & Biodiversity 10%	Base Costs, S106 & Access (M4)3, Biodiversity 15%	Base Costs, S106 & Access (M4)3, Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£3,344,380	£3,187,138	£3,179,917	£3,172,715	£3,162,018	£3,156,668	£3,153,993
70% SR & 5% SO & 25% FH	10%	£3,088,220	£2,931,834	£2,924,613	£2,914,949	£2,904,251	£2,898,902	£2,896,227
70% SR & 5% SO & 25% FH	15%	£2,960,140	£2,804,183	£2,796,961	£2,786,086	£2,775,387	£2,770,039	£2,767,364
70% SR & 5% SO & 25% FH	20%	£2,832,060	£2,676,524	£2,669,309	£2,657,183	£2,646,485	£2,641,135	£2,638,461
70% SR & 5% SO & 25% FH	25%	£2,703,975	£2,548,444	£2,541,331	£2,528,174	£2,517,601	£2,512,253	£2,509,578
70% SR & 5% SO & 25% FH	30%	£2,575,899	£2,420,363	£2,413,251	£2,399,880	£2,389,343	£2,383,995	£2,381,320
70% SR & 5% SO & 25% FH	35%	£2,447,819	£2,292,283	£2,285,170	£2,269,588	£2,259,050	£2,253,781	£2,251,147
70% SR & 5% SO & 25% FH	40%	£2,319,739	£2,164,203	£2,157,090	£2,140,294	£2,129,757	£2,124,488	£2,121,854

St Albans District Council  
Local Plan Testing 2024

T9 - 11 Houses
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Value Area	St Albans
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No Units	11
Site Area	0.44 Ha

Sales value inflation	0%
Build cost inflation	-6%
Affordable Housing Tenure	60% Rent / 10% SO / 20% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25% FH	0%	£3,289,022	£3,131,114	£3,123,893	£3,116,691	£3,105,993	£3,100,644	£3,097,969
70% SR & 5% SO & 25% FH	10%	£3,050,579	£2,893,214	£2,886,992	£2,879,328	£2,869,631	£2,865,281	£2,862,606
70% SR & 5% SO & 25% FH	15%	£2,931,183	£2,774,264	£2,767,043	£2,759,148	£2,748,449	£2,744,100	£2,741,425
70% SR & 5% SO & 25% FH	20%	£2,811,788	£2,655,314	£2,648,093	£2,640,366	£2,629,667	£2,619,918	£2,617,244
70% SR & 5% SO & 25% FH	25%	£2,692,392	£2,536,364	£2,529,142	£2,521,165	£2,509,466	£2,499,738	£2,497,063
70% SR & 5% SO & 25% FH	30%	£2,572,998	£2,417,414	£2,410,193	£2,399,603	£2,384,905	£2,379,556	£2,376,881
70% SR & 5% SO & 25% FH	35%	£2,453,602	£2,298,068	£2,290,847	£2,279,371	£2,264,724	£2,259,375	£2,256,700
70% SR & 5% SO & 25% FH	40%	£2,334,207	£2,178,671	£2,171,450	£2,154,763	£2,144,225	£2,138,966	£2,136,322

Residual Land values compared to benchmark land values

Secondary Office	£3,600,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25% FH	0%	£1,749,022	£1,591,114	£1,583,893	£1,576,691	£1,565,993	£1,560,644	£1,557,969
70% SR & 5% SO & 25% FH	10%	£1,510,579	£1,353,214	£1,345,992	£1,338,328	£1,327,631	£1,320,281	£1,317,606
70% SR & 5% SO & 25% FH	15%	£1,391,183	£1,232,264	£1,225,043	£1,216,148	£1,204,449	£1,200,100	£1,197,425
70% SR & 5% SO & 25% FH	20%	£1,271,788	£1,113,314	£1,106,093	£1,096,366	£1,083,667	£1,079,918	£1,077,244
70% SR & 5% SO & 25% FH	25%	£1,152,392	£994,364	£987,142	£977,165	£963,466	£959,738	£957,063
70% SR & 5% SO & 25% FH	30%	£1,032,998	£874,414	£867,193	£855,603	£840,905	£836,556	£833,881
70% SR & 5% SO & 25% FH	35%	£913,602	£754,068	£746,847	£733,371	£718,724	£714,375	£711,700
70% SR & 5% SO & 25% FH	40%	£794,207	£634,671	£627,450	£614,763	£604,225	£599,966	£597,322

Residual Land values compared to benchmark land values

Secondary Office	£2,740,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25% FH	0%	£2,083,422	£1,925,514	£1,918,293	£1,911,091	£1,899,393	£1,895,044	£1,892,369
70% SR & 5% SO & 25% FH	10%	£1,844,979	£1,687,614	£1,680,392	£1,673,228	£1,661,531	£1,657,181	£1,654,506
70% SR & 5% SO & 25% FH	15%	£1,725,583	£1,568,664	£1,561,443	£1,552,548	£1,539,849	£1,534,500	£1,531,825
70% SR & 5% SO & 25% FH	20%	£1,606,188	£1,449,714	£1,442,493	£1,433,366	£1,419,667	£1,414,318	£1,411,644
70% SR & 5% SO & 25% FH	25%	£1,486,792	£1,330,764	£1,323,542	£1,313,165	£1,298,466	£1,294,138	£1,291,463
70% SR & 5% SO & 25% FH	30%	£1,367,398	£1,211,814	£1,204,593	£1,193,003	£1,177,305	£1,173,956	£1,171,281
70% SR & 5% SO & 25% FH	35%	£1,248,002	£1,092,868	£1,085,647	£1,073,171	£1,056,524	£1,053,175	£1,050,500
70% SR & 5% SO & 25% FH	40%	£1,128,607	£973,071	£965,850	£952,163	£935,525	£931,266	£928,592

Residual Land values compared to benchmark land values

Car Parks	£1,770,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25% FH	0%	£2,510,222	£2,352,314	£2,345,093	£2,337,891	£2,327,193	£2,321,844	£2,319,169
70% SR & 5% SO & 25% FH	10%	£2,271,779	£2,114,414	£2,107,192	£2,099,528	£2,088,831	£2,081,481	£2,078,806
70% SR & 5% SO & 25% FH	15%	£2,152,383	£1,995,464	£1,988,243	£1,977,348	£1,963,649	£1,959,300	£1,956,625
70% SR & 5% SO & 25% FH	20%	£2,032,988	£1,876,514	£1,869,293	£1,857,166	£1,842,467	£1,841,118	£1,838,444
70% SR & 5% SO & 25% FH	25%	£1,913,592	£1,757,564	£1,750,342	£1,738,985	£1,723,286	£1,720,938	£1,718,263
70% SR & 5% SO & 25% FH	30%	£1,794,198	£1,638,614	£1,631,393	£1,619,803	£1,603,105	£1,600,756	£1,598,081
70% SR & 5% SO & 25% FH	35%	£1,674,802	£1,519,668	£1,512,447	£1,499,571	£1,482,924	£1,480,575	£1,477,900
70% SR & 5% SO & 25% FH	40%	£1,555,407	£1,400,871	£1,393,650	£1,379,963	£1,363,325	£1,360,066	£1,357,392

Residual Land values compared to benchmark land values

Greenfield Land	£370,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%)	Base Costs, S106, Access (M4(3), Biodiversity 15%)	Base Costs, S106, Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25% FH	0%	£3,126,222	£2,968,314	£2,961,093	£2,953,891	£2,943,193	£2,937,844	£2,935,169
70% SR & 5% SO & 25% FH	10%	£2,887,779	£2,730,414	£2,723,192	£2,715,528	£2,702,831	£2,697,481	£2,694,806
70% SR & 5% SO & 25% FH	15%	£2,768,383	£2,609,464	£2,602,243	£2,593,348	£2,579,649	£2,577,300	£2,574,625
70% SR & 5% SO & 25% FH	20%	£2,648,988	£2,490,514	£2,483,293	£2,473,166	£2,458,467	£2,457,118	£2,454,444
70% SR & 5% SO & 25% FH	25%	£2,529,592	£2,371,564	£2,364,342	£2,353,985	£2,337,286	£2,334,938	£2,332,263
70% SR & 5% SO & 25% FH	30%	£2,410,198	£2,252,614	£2,245,393	£2,234,803	£2,217,105	£2,214,756	£2,212,081
70% SR & 5% SO & 25% FH	35%	£2,290,802	£2,133,668	£2,126,447	£2,114,571	£2,101,924	£2,099,575	£2,096,900
70% SR & 5% SO & 25% FH	40%	£2,171,407	£2,014,871	£2,007,650	£1,994,963	£1,981,325	£1,978,066	£1,975,392



Value Area	Zone of Influence
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11  
0.44 Ha

Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent / 15% SO / 25% FH

% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
0%	£2,697,823	£2,487,072	£2,460,450	£2,453,250	£2,442,251	£2,437,201	£2,434,528
10%	£2,515,747	£2,295,995	£2,278,374	£2,268,710	£2,258,011	£2,252,663	£2,249,988
15%	£2,424,708	£2,184,557	£2,187,335	£2,176,440	£2,165,741	£2,160,393	£2,157,718
20%	£2,333,670	£2,103,518	£2,096,297	£2,084,771	£2,073,473	£2,068,123	£2,065,448
25%	£2,242,632	£2,012,480	£2,005,259	£1,991,901	£1,981,203	£1,974,853	£1,973,179
30%	£2,151,594	£1,921,442	£1,914,221	£1,899,631	£1,888,933	£1,883,584	£1,880,909
35%	£2,060,556	£1,830,403	£1,823,182	£1,796,081	£1,786,683	£1,781,314	£1,778,639
40%	£1,969,518	£1,739,364	£1,732,143	£1,715,092	£1,704,394	£1,699,044	£1,696,370

Land values

£3,600,000

% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 20%
0%	£1,157,823	£927,072	£920,450	£913,250	£902,251	£897,201	£894,528
10%	£975,747	£745,995	£738,374	£728,710	£718,011	£712,663	£709,988
15%	£884,708	£654,557	£647,335	£636,440	£625,741	£620,393	£617,718
20%	£793,670	£563,518	£556,297	£544,771	£533,473	£528,123	£525,448
25%	£702,632	£472,480	£465,259	£451,901	£441,203	£435,853	£433,179
30%	£611,594	£381,442	£374,221	£359,631	£348,933	£343,584	£340,909
35%	£520,556	£290,403	£283,182	£267,081	£256,683	£251,314	£248,639
40%	£429,518	£199,364	£192,143	£176,092	£164,394	£159,044	£156,370

Land values

£2,740,000

% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
0%	£1,492,223	£1,262,072	£1,254,850	£1,247,650	£1,236,951	£1,231,601	£1,228,928
10%	£1,310,147	£1,079,995	£1,072,774	£1,063,110	£1,052,411	£1,047,063	£1,044,388
15%	£1,219,108	£988,557	£981,335	£970,440	£959,741	£954,393	£951,718
20%	£1,128,070	£897,518	£890,297	£878,571	£867,873	£862,523	£859,848
25%	£1,037,032	£806,480	£799,259	£786,901	£775,203	£770,853	£768,179
30%	£945,994	£715,442	£708,221	£694,031	£683,333	£677,984	£675,309
35%	£854,956	£624,403	£617,182	£601,781	£591,083	£585,714	£583,039
40%	£763,918	£533,364	£526,143	£509,692	£498,394	£493,044	£490,370

Land values

£1,770,000

% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
0%	£1,918,023	£1,688,072	£1,681,850	£1,674,450	£1,663,751	£1,658,401	£1,655,728
10%	£1,736,947	£1,506,995	£1,499,574	£1,489,910	£1,479,211	£1,473,863	£1,471,188
15%	£1,645,908	£1,415,557	£1,408,335	£1,397,440	£1,386,941	£1,381,593	£1,378,918
20%	£1,554,870	£1,324,518	£1,317,297	£1,305,771	£1,294,873	£1,289,523	£1,286,848
25%	£1,463,832	£1,233,480	£1,226,259	£1,213,101	£1,202,403	£1,197,053	£1,194,379
30%	£1,372,794	£1,142,442	£1,135,221	£1,120,811	£1,110,313	£1,104,964	£1,102,289
35%	£1,281,756	£1,051,403	£1,044,182	£1,028,561	£1,017,863	£1,012,514	£1,009,839
40%	£1,190,718	£960,364	£953,143	£936,292	£925,594	£920,244	£917,570

Land values

£370,000

% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106 & Access M4(3)	Base Costs, S106, Access (M4(3) & Biodiversity 10%	Base Costs, S106, Access (M4(3), Biodiversity 15%	Base Costs, S106, Access (M4(3), Biodiversity 15%
0%	£2,535,023	£2,304,872	£2,297,650	£2,290,450	£2,279,751	£2,274,401	£2,271,728
10%	£2,352,947	£2,122,795	£2,115,574	£2,105,910	£2,095,211	£2,089,863	£2,087,188
15%	£2,261,908	£2,031,757	£2,024,535	£2,013,640	£2,002,941	£1,997,593	£1,994,918
20%	£2,170,870	£1,940,718	£1,933,497	£1,921,971	£1,910,873	£1,905,523	£1,902,848
25%	£2,079,832	£1,849,680	£1,842,459	£1,829,101	£1,818,403	£1,813,053	£1,810,379
30%	£1,988,794	£1,758,642	£1,751,421	£1,736,811	£1,726,113	£1,720,764	£1,718,089
35%	£1,897,756	£1,667,603	£1,660,382	£1,644,561	£1,633,863	£1,628,514	£1,625,839
40%	£1,806,718	£1,576,564	£1,569,343	£1,552,292	£1,541,594	£1,536,244	£1,533,570

St Albans District Council  
Local Plan Testing 2024

T10 - 15 Flats

Value Area  
Harpden

No Units 15  
Site Area 0.2 Ha

Sales value inflation 0%  
Build cost inflation 5%  
Affordable Housing Tenure 60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£2,074,001	£1,884,488	£1,864,871	£1,856,716	£1,843,069	£1,836,246	£1,832,835
70% SR & 5% SO & 25%FH	10%	£1,858,498	£1,716,953	£1,687,116	£1,688,010	£1,674,210	£1,667,311	£1,663,969
70% SR & 5% SO & 25%FH	15%	£1,822,697	£1,633,185	£1,613,238	£1,603,650	£1,589,774	£1,582,835	£1,579,366
70% SR & 5% SO & 25%FH	20%	£1,738,930	£1,549,417	£1,529,361	£1,519,285	£1,505,332	£1,498,358	£1,494,867
70% SR & 5% SO & 25%FH	25%	£1,655,193	£1,465,959	£1,445,463	£1,434,916	£1,420,896	£1,413,871	£1,410,364
70% SR & 5% SO & 25%FH	30%	£1,571,395	£1,381,882	£1,361,604	£1,350,541	£1,338,435	£1,329,382	£1,325,856
70% SR & 5% SO & 25%FH	35%	£1,487,628	£1,298,115	£1,277,727	£1,266,162	£1,251,980	£1,244,868	£1,241,343
70% SR & 5% SO & 25%FH	40%	£1,403,869	£1,214,347	£1,193,849	£1,181,776	£1,167,519	£1,160,389	£1,156,824

Residual Land values compared to benchmark land values

£3,500,000

Secondary Office

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,383,211	£1,193,898	£1,174,082	£1,165,926	£1,152,280	£1,145,457	£1,142,045
70% SR & 5% SO & 25%FH	10%	£1,215,676	£1,026,163	£1,006,326	£997,221	£983,420	£976,521	£973,071
70% SR & 5% SO & 25%FH	15%	£1,131,908	£942,396	£922,449	£912,861	£898,884	£892,046	£888,577
70% SR & 5% SO & 25%FH	20%	£1,048,141	£858,627	£838,571	£828,465	£814,543	£807,567	£804,076
70% SR & 5% SO & 25%FH	25%	£964,373	£774,860	£754,694	£744,126	£730,056	£723,082	£719,575
70% SR & 5% SO & 25%FH	30%	£880,606	£691,093	£670,815	£659,752	£645,646	£638,592	£635,086
70% SR & 5% SO & 25%FH	35%	£796,838	£607,325	£586,937	£575,372	£561,190	£554,098	£550,593
70% SR & 5% SO & 25%FH	40%	£713,070	£523,558	£503,060	£490,989	£476,723	£469,600	£466,035

Residual Land values compared to benchmark land values

£2,740,000

Secondary Industrial

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,833,211	£1,643,898	£1,624,082	£1,615,926	£1,602,280	£1,595,457	£1,592,045
70% SR & 5% SO & 25%FH	10%	£1,665,676	£1,476,163	£1,456,326	£1,447,221	£1,433,420	£1,426,521	£1,423,071
70% SR & 5% SO & 25%FH	15%	£1,281,908	£1,092,396	£1,072,449	£1,062,861	£1,048,884	£1,042,046	£1,038,577
70% SR & 5% SO & 25%FH	20%	£1,198,141	£1,008,627	£988,571	£978,465	£964,543	£957,567	£954,076
70% SR & 5% SO & 25%FH	25%	£1,114,373	£924,860	£904,694	£894,126	£880,056	£873,082	£869,575
70% SR & 5% SO & 25%FH	30%	£1,030,606	£841,093	£820,815	£809,752	£795,646	£788,592	£785,086
70% SR & 5% SO & 25%FH	35%	£946,838	£757,325	£736,937	£725,372	£711,190	£704,098	£700,593
70% SR & 5% SO & 25%FH	40%	£863,070	£673,558	£653,060	£640,989	£626,723	£619,600	£616,035

Residual Land values compared to benchmark land values

£1,770,000

Existing Sites

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,724,658	£1,535,145	£1,515,529	£1,507,374	£1,493,727	£1,486,904	£1,483,493
70% SR & 5% SO & 25%FH	10%	£1,557,124	£1,367,611	£1,347,774	£1,338,668	£1,324,868	£1,317,969	£1,314,519
70% SR & 5% SO & 25%FH	15%	£1,473,355	£1,283,843	£1,263,896	£1,254,308	£1,240,432	£1,233,493	£1,230,024
70% SR & 5% SO & 25%FH	20%	£1,389,586	£1,200,075	£1,180,019	£1,170,943	£1,156,990	£1,149,014	£1,145,525
70% SR & 5% SO & 25%FH	25%	£1,305,820	£1,116,307	£1,096,141	£1,086,574	£1,071,544	£1,064,529	£1,061,022
70% SR & 5% SO & 25%FH	30%	£1,222,053	£1,032,540	£1,012,262	£1,001,199	£987,093	£980,040	£976,514
70% SR & 5% SO & 25%FH	35%	£1,138,286	£948,773	£928,385	£916,820	£902,637	£895,546	£892,000
70% SR & 5% SO & 25%FH	40%	£1,054,517	£865,005	£844,507	£832,436	£818,177	£811,047	£807,482

Residual Land values compared to benchmark land values

£370,000

Greenfield Land

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£2,090,974	£1,811,461	£1,791,845	£1,783,689	£1,770,043	£1,763,220	£1,759,809
70% SR & 5% SO & 25%FH	10%	£1,833,438	£1,643,926	£1,624,090	£1,614,984	£1,601,184	£1,594,285	£1,590,834
70% SR & 5% SO & 25%FH	15%	£1,749,671	£1,560,159	£1,540,212	£1,530,624	£1,516,747	£1,509,809	£1,506,340
70% SR & 5% SO & 25%FH	20%	£1,665,904	£1,476,391	£1,456,334	£1,446,259	£1,432,306	£1,425,330	£1,421,841
70% SR & 5% SO & 25%FH	25%	£1,582,136	£1,392,623	£1,372,457	£1,361,889	£1,347,860	£1,340,845	£1,337,338
70% SR & 5% SO & 25%FH	30%	£1,498,369	£1,308,856	£1,288,578	£1,277,515	£1,263,409	£1,256,355	£1,252,830
70% SR & 5% SO & 25%FH	35%	£1,414,602	£1,225,088	£1,204,701	£1,193,136	£1,178,953	£1,171,862	£1,168,316
70% SR & 5% SO & 25%FH	40%	£1,330,833	£1,141,321	£1,120,823	£1,108,762	£1,094,492	£1,087,363	£1,083,798

St Albans District Council  
Local Plan Testing 2024

T10 - 15 Flats	
No Units	15
Site Area	0.2 Ha

Value Area	St Albans
Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent/ 15% SO 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,899,817	£1,710,304	£1,890,688	£1,682,531	£1,666,886	£1,662,063	£1,656,651
70% SR & 5% SO & 25% FH	10%	£1,744,943	£1,550,430	£1,635,693	£1,526,496	£1,510,687	£1,506,798	£1,502,336
70% SR & 5% SO & 25% FH	15%	£1,667,505	£1,477,593	£1,488,046	£1,448,458	£1,434,581	£1,427,643	£1,424,174
70% SR & 5% SO & 25% FH	20%	£1,590,068	£1,400,556	£1,380,499	£1,370,423	£1,356,471	£1,349,494	£1,346,007
70% SR & 5% SO & 25% FH	25%	£1,512,631	£1,323,118	£1,302,952	£1,292,384	£1,278,354	£1,271,340	£1,267,833
70% SR & 5% SO & 25% FH	30%	£1,435,194	£1,245,681	£1,225,404	£1,214,340	£1,200,234	£1,193,182	£1,189,655
70% SR & 5% SO & 25% FH	35%	£1,357,757	£1,168,244	£1,147,857	£1,136,292	£1,122,109	£1,115,018	£1,111,472
70% SR & 5% SO & 25% FH	40%	£1,280,320	£1,090,807	£1,070,310	£1,058,238	£1,043,980	£1,036,859	£1,033,285

Residual Land values compared to benchmark land values

Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,209,028	£1,019,515	£999,898	£991,742	£976,096	£971,273	£967,862
70% SR & 5% SO & 25% FH	10%	£1,054,154	£864,641	£844,804	£835,697	£821,898	£814,999	£811,548
70% SR & 5% SO & 25% FH	15%	£976,716	£787,204	£767,257	£757,688	£743,792	£736,854	£733,385
70% SR & 5% SO & 25% FH	20%	£899,278	£709,757	£689,709	£679,634	£665,691	£658,705	£655,217
70% SR & 5% SO & 25% FH	25%	£821,840	£632,320	£612,162	£601,595	£587,565	£580,551	£577,043
70% SR & 5% SO & 25% FH	30%	£744,402	£554,892	£534,615	£523,551	£509,445	£502,392	£498,865
70% SR & 5% SO & 25% FH	35%	£666,964	£477,455	£457,098	£445,903	£431,750	£424,229	£420,693
70% SR & 5% SO & 25% FH	40%	£589,526	£400,018	£379,521	£367,449	£353,190	£346,060	£342,495

Residual Land values compared to benchmark land values

Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,359,028	£1,169,515	£1,149,898	£1,141,742	£1,128,096	£1,121,273	£1,117,862
70% SR & 5% SO & 25% FH	10%	£1,204,154	£1,014,641	£994,804	£985,697	£971,898	£964,999	£961,548
70% SR & 5% SO & 25% FH	15%	£1,126,716	£937,204	£917,257	£907,688	£893,792	£886,854	£883,385
70% SR & 5% SO & 25% FH	20%	£1,049,278	£859,757	£839,709	£829,634	£815,691	£808,705	£805,217
70% SR & 5% SO & 25% FH	25%	£971,840	£782,320	£762,162	£751,595	£737,565	£730,551	£727,043
70% SR & 5% SO & 25% FH	30%	£894,402	£704,892	£684,615	£673,551	£659,445	£652,392	£648,865
70% SR & 5% SO & 25% FH	35%	£816,964	£627,455	£607,098	£595,903	£581,750	£574,229	£570,693
70% SR & 5% SO & 25% FH	40%	£739,526	£550,018	£529,521	£517,449	£503,190	£496,060	£492,495

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,550,475	£1,360,962	£1,341,345	£1,333,189	£1,319,543	£1,312,721	£1,309,309
70% SR & 5% SO & 25% FH	10%	£1,395,601	£1,206,088	£1,186,251	£1,177,144	£1,163,345	£1,156,446	£1,152,996
70% SR & 5% SO & 25% FH	15%	£1,318,163	£1,128,651	£1,108,704	£1,099,116	£1,085,239	£1,078,301	£1,074,832
70% SR & 5% SO & 25% FH	20%	£1,240,725	£1,051,214	£1,031,157	£1,021,081	£1,007,158	£1,000,152	£996,694
70% SR & 5% SO & 25% FH	25%	£1,163,287	£973,776	£953,610	£943,042	£929,012	£921,966	£918,419
70% SR & 5% SO & 25% FH	30%	£1,085,850	£896,339	£876,062	£864,996	£850,892	£843,840	£840,313
70% SR & 5% SO & 25% FH	35%	£1,008,412	£818,902	£798,615	£786,950	£772,797	£765,676	£762,139
70% SR & 5% SO & 25% FH	40%	£926,974	£741,465	£720,968	£708,896	£694,637	£687,508	£683,943

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,826,791	£1,637,278	£1,617,661	£1,609,505	£1,595,859	£1,589,036	£1,585,625
70% SR & 5% SO & 25% FH	10%	£1,671,917	£1,482,404	£1,462,567	£1,453,460	£1,439,661	£1,432,762	£1,429,311
70% SR & 5% SO & 25% FH	15%	£1,594,479	£1,404,967	£1,385,020	£1,375,432	£1,361,555	£1,354,617	£1,351,148
70% SR & 5% SO & 25% FH	20%	£1,517,041	£1,327,530	£1,307,473	£1,297,397	£1,283,444	£1,276,468	£1,272,960
70% SR & 5% SO & 25% FH	25%	£1,439,603	£1,250,093	£1,229,926	£1,219,358	£1,205,328	£1,198,314	£1,194,806
70% SR & 5% SO & 25% FH	30%	£1,362,165	£1,172,655	£1,152,378	£1,141,314	£1,127,208	£1,120,155	£1,116,629
70% SR & 5% SO & 25% FH	35%	£1,284,727	£1,095,218	£1,074,831	£1,063,265	£1,049,063	£1,041,992	£1,038,446
70% SR & 5% SO & 25% FH	40%	£1,207,289	£1,017,781	£997,284	£985,212	£970,953	£963,823	£960,259

St Albans District Council  
Local Plan Testing 2024

T10 - 15 Flats

Value Area Rest of St Albans

No Units	15
Site Area	0.2 Ha

Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,428,976	£1,239,463	£1,219,847	£1,211,691	£1,198,045	£1,191,222	£1,187,811
70% SR & 5% SO & 25%FH	10%	£1,315,234	£1,129,221	£1,108,395	£1,097,278	£1,083,479	£1,076,379	£1,073,129
70% SR & 5% SO & 25%FH	15%	£1,259,113	£1,069,600	£1,049,654	£1,040,064	£1,028,189	£1,019,251	£1,015,782
70% SR & 5% SO & 25%FH	20%	£1,202,493	£1,010,980	£990,922	£982,847	£969,430	£961,818	£958,430
70% SR & 5% SO & 25%FH	25%	£1,146,871	£956,358	£936,191	£928,023	£914,155	£904,690	£901,073
70% SR & 5% SO & 25%FH	30%	£1,089,250	£899,737	£879,459	£868,396	£854,290	£847,237	£843,711
70% SR & 5% SO & 25%FH	35%	£1,032,629	£843,116	£822,729	£811,163	£796,981	£789,890	£786,344
70% SR & 5% SO & 25%FH	40%	£976,008	£786,495	£765,988	£753,927	£739,697	£732,637	£729,872

Residual Land values compared to benchmark land values

Secondary Office	£3,500,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£738,187	£548,674	£529,067	£520,901	£507,255	£500,433	£497,021
70% SR & 5% SO & 25%FH	10%	£624,944	£435,451	£415,596	£406,489	£392,690	£385,790	£382,340
70% SR & 5% SO & 25%FH	15%	£568,323	£378,810	£358,864	£349,275	£335,400	£328,461	£324,992
70% SR & 5% SO & 25%FH	20%	£511,703	£324,150	£302,133	£292,057	£278,104	£271,126	£267,640
70% SR & 5% SO & 25%FH	25%	£455,082	£265,569	£245,401	£234,834	£220,805	£213,791	£210,283
70% SR & 5% SO & 25%FH	30%	£398,461	£208,948	£188,670	£177,607	£163,501	£156,447	£152,921
70% SR & 5% SO & 25%FH	35%	£341,840	£152,327	£131,939	£120,373	£106,191	£99,100	£95,554
70% SR & 5% SO & 25%FH	40%	£285,219	£95,705	£75,208	£63,137	£48,878	£41,748	£38,183

Residual Land values compared to benchmark land values

Secondary Industrial	£2,740,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£888,187	£698,674	£679,067	£670,901	£657,255	£650,433	£647,021
70% SR & 5% SO & 25%FH	10%	£774,944	£585,451	£565,596	£556,489	£542,690	£535,790	£532,340
70% SR & 5% SO & 25%FH	15%	£718,323	£528,810	£508,864	£499,275	£485,400	£478,461	£474,992
70% SR & 5% SO & 25%FH	20%	£661,703	£474,150	£452,133	£442,057	£428,104	£421,126	£417,640
70% SR & 5% SO & 25%FH	25%	£605,082	£415,569	£395,401	£384,834	£370,805	£363,791	£360,283
70% SR & 5% SO & 25%FH	30%	£548,461	£358,948	£338,670	£327,607	£313,501	£306,447	£302,921
70% SR & 5% SO & 25%FH	35%	£491,840	£302,327	£281,939	£270,373	£256,191	£249,100	£245,554
70% SR & 5% SO & 25%FH	40%	£435,219	£245,705	£225,208	£213,137	£198,878	£191,748	£188,183

Residual Land values compared to benchmark land values

Existing Sites	£1,770,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,079,634	£890,121	£870,505	£862,349	£848,703	£841,880	£838,469
70% SR & 5% SO & 25%FH	10%	£966,392	£776,879	£757,043	£747,636	£734,137	£727,237	£723,787
70% SR & 5% SO & 25%FH	15%	£909,771	£720,258	£700,312	£690,722	£676,847	£669,909	£666,440
70% SR & 5% SO & 25%FH	20%	£853,150	£663,637	£643,690	£633,504	£619,552	£612,675	£609,086
70% SR & 5% SO & 25%FH	25%	£796,529	£607,016	£586,849	£576,281	£562,252	£555,238	£551,731
70% SR & 5% SO & 25%FH	30%	£739,908	£550,395	£530,117	£519,054	£504,948	£497,895	£494,369
70% SR & 5% SO & 25%FH	35%	£683,287	£493,774	£473,387	£461,921	£447,639	£440,546	£437,002
70% SR & 5% SO & 25%FH	40%	£626,666	£437,153	£416,655	£404,584	£390,325	£383,195	£379,630

Residual Land values compared to benchmark land values

Greenfield Land	£370,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2)& Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3)), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,355,850	£1,166,437	£1,146,821	£1,138,664	£1,125,019	£1,118,196	£1,114,784
70% SR & 5% SO & 25%FH	10%	£1,242,708	£1,053,195	£1,033,359	£1,024,252	£1,010,453	£1,003,553	£1,000,103
70% SR & 5% SO & 25%FH	15%	£1,186,086	£996,573	£976,627	£967,038	£953,163	£946,225	£942,755
70% SR & 5% SO & 25%FH	20%	£1,129,465	£939,953	£919,896	£909,820	£895,896	£888,891	£885,404
70% SR & 5% SO & 25%FH	25%	£1,072,844	£883,332	£863,164	£852,597	£838,568	£831,554	£828,047
70% SR & 5% SO & 25%FH	30%	£1,016,224	£826,711	£806,433	£795,370	£781,294	£774,210	£770,685
70% SR & 5% SO & 25%FH	35%	£959,603	£770,090	£749,703	£738,137	£723,054	£716,864	£713,317
70% SR & 5% SO & 25%FH	40%	£902,981	£713,468	£692,971	£680,900	£665,641	£659,511	£655,946

St Albans District Council  
Local Plan Testing 2024

T10 - 15 Flats

No Units	15
Site Area	0.2 Ha

Value Area	Zone of Influence
Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,428,976	£1,139,454	£1,119,837	£1,111,881	£1,098,035	£1,091,212	£1,087,801
70% SR & 5% SO & 25% FH	10%	£1,315,734	£1,029,211	£1,008,375	£997,269	£983,469	£978,869	£973,129
70% SR & 5% SO & 25% FH	15%	£1,259,113	£969,590	£949,644	£940,055	£926,179	£919,241	£915,772
70% SR & 5% SO & 25% FH	20%	£1,202,493	£912,970	£892,512	£882,837	£868,884	£861,908	£858,420
70% SR & 5% SO & 25% FH	25%	£1,145,871	£856,348	£836,161	£826,514	£811,155	£804,669	£801,062
70% SR & 5% SO & 25% FH	30%	£1,089,250	£799,727	£779,449	£769,386	£754,280	£747,227	£743,701
70% SR & 5% SO & 25% FH	35%	£1,032,629	£743,106	£722,718	£711,153	£696,971	£689,879	£686,334
70% SR & 5% SO & 25% FH	40%	£976,008	£686,485	£665,988	£653,918	£639,697	£632,627	£629,082

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£738,197	£448,664	£429,048	£420,891	£407,246	£400,423	£397,011
70% SR & 5% SO & 25% FH	10%	£624,944	£335,422	£315,586	£306,479	£292,680	£285,780	£282,330
70% SR & 5% SO & 25% FH	15%	£568,323	£278,800	£258,854	£249,265	£235,390	£228,451	£224,962
70% SR & 5% SO & 25% FH	20%	£511,703	£222,179	£202,163	£192,047	£178,095	£171,118	£167,631
70% SR & 5% SO & 25% FH	25%	£455,082	£165,558	£145,391	£134,824	£120,795	£113,780	£110,273
70% SR & 5% SO & 25% FH	30%	£398,461	£108,938	£88,660	£77,597	£63,491	£56,437	£52,911
70% SR & 5% SO & 25% FH	35%	£341,840	£52,316	£31,909	£20,394	£6,181	£0	£0
70% SR & 5% SO & 25% FH	40%	£285,219	£0	£0	£0	£0	£0	£0

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£898,197	£598,664	£579,048	£570,891	£557,246	£550,423	£547,011
70% SR & 5% SO & 25% FH	10%	£774,944	£485,422	£465,586	£456,479	£442,680	£435,780	£432,330
70% SR & 5% SO & 25% FH	15%	£718,323	£428,800	£408,854	£399,265	£385,390	£378,451	£374,962
70% SR & 5% SO & 25% FH	20%	£661,703	£372,179	£352,163	£342,047	£328,095	£321,118	£317,631
70% SR & 5% SO & 25% FH	25%	£605,082	£315,558	£295,391	£284,824	£270,795	£263,780	£260,273
70% SR & 5% SO & 25% FH	30%	£548,461	£258,938	£238,660	£227,597	£213,491	£206,437	£202,911
70% SR & 5% SO & 25% FH	35%	£491,840	£202,316	£181,909	£170,394	£156,181	£149,090	£145,544
70% SR & 5% SO & 25% FH	40%	£435,219	£145,695	£125,198	£113,126	£98,868	£91,738	£88,173

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,079,634	£790,111	£770,495	£762,339	£748,693	£741,870	£738,459
70% SR & 5% SO & 25% FH	10%	£966,382	£676,869	£657,033	£647,926	£634,127	£627,227	£623,777
70% SR & 5% SO & 25% FH	15%	£909,771	£620,248	£600,302	£590,712	£576,837	£569,899	£566,430
70% SR & 5% SO & 25% FH	20%	£853,160	£563,628	£543,670	£534,047	£520,195	£513,118	£509,631
70% SR & 5% SO & 25% FH	25%	£796,549	£507,008	£486,839	£476,271	£462,243	£455,227	£451,720
70% SR & 5% SO & 25% FH	30%	£739,938	£450,388	£430,107	£419,044	£404,938	£397,885	£394,359
70% SR & 5% SO & 25% FH	35%	£683,327	£393,768	£373,376	£361,811	£347,629	£340,537	£336,992
70% SR & 5% SO & 25% FH	40%	£626,716	£337,148	£316,649	£304,574	£290,315	£283,185	£279,620

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,355,950	£1,066,427	£1,046,811	£1,038,654	£1,025,009	£1,018,186	£1,014,774
70% SR & 5% SO & 25% FH	10%	£1,242,708	£953,185	£933,349	£924,242	£910,443	£903,543	£900,093
70% SR & 5% SO & 25% FH	15%	£1,186,086	£896,564	£876,617	£867,028	£853,153	£846,215	£842,746
70% SR & 5% SO & 25% FH	20%	£1,129,465	£839,943	£819,886	£809,910	£795,886	£788,881	£785,394
70% SR & 5% SO & 25% FH	25%	£1,072,844	£783,322	£763,155	£752,587	£738,558	£731,543	£728,036
70% SR & 5% SO & 25% FH	30%	£1,016,223	£726,701	£706,423	£695,360	£681,254	£674,200	£670,675
70% SR & 5% SO & 25% FH	35%	£959,602	£670,080	£649,692	£638,127	£623,944	£616,853	£613,307
70% SR & 5% SO & 25% FH	40%	£902,981	£613,459	£592,961	£580,889	£566,631	£559,501	£555,936

St Albans District Council  
Local Plan Testing 2024

T11 - 20 Houses

Value Area

Harpden

No Units	20
Site Area	0.8 Ha

Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£6,175,101	£5,887,991	£5,873,445	£5,858,941	£5,837,392	£5,826,617	£5,821,230
70% SR & 5% SO & 25% FH	10%	£5,724,036	£5,436,925	£5,422,544	£5,403,298	£5,381,991	£5,371,339	£5,366,012
70% SR & 5% SO & 25% FH	15%	£5,498,476	£5,211,366	£5,197,085	£5,175,491	£5,154,307	£5,143,714	£5,138,418
70% SR & 5% SO & 25% FH	20%	£5,272,897	£4,985,787	£4,971,569	£4,947,694	£4,926,630	£4,916,099	£4,910,833
70% SR & 5% SO & 25% FH	25%	£5,047,301	£4,750,191	£4,746,055	£4,719,907	£4,698,965	£4,688,494	£4,683,258
70% SR & 5% SO & 25% FH	30%	£4,821,687	£4,534,577	£4,520,522	£4,492,129	£4,471,308	£4,460,898	£4,455,693
70% SR & 5% SO & 25% FH	35%	£4,596,054	£4,308,944	£4,294,972	£4,264,361	£4,243,662	£4,233,312	£4,228,137
70% SR & 5% SO & 25% FH	40%	£4,370,403	£4,083,283	£4,069,403	£4,036,604	£4,016,025	£4,005,736	£4,000,591

Residual Land values compared to benchmark land values

Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£3,375,101	£3,087,991	£3,073,445	£3,058,941	£3,037,392	£3,026,617	£3,021,230
70% SR & 5% SO & 25% FH	10%	£2,924,036	£2,636,925	£2,622,544	£2,603,298	£2,581,991	£2,571,339	£2,566,012
70% SR & 5% SO & 25% FH	15%	£2,698,476	£2,411,366	£2,397,085	£2,375,491	£2,354,307	£2,343,714	£2,338,418
70% SR & 5% SO & 25% FH	20%	£2,472,897	£2,185,787	£2,171,569	£2,147,694	£2,126,630	£2,116,099	£2,110,833
70% SR & 5% SO & 25% FH	25%	£2,247,301	£1,950,191	£1,946,055	£1,919,907	£1,898,965	£1,888,494	£1,883,258
70% SR & 5% SO & 25% FH	30%	£2,021,687	£1,734,577	£1,720,522	£1,692,129	£1,671,308	£1,660,898	£1,655,693
70% SR & 5% SO & 25% FH	35%	£1,796,054	£1,508,944	£1,494,972	£1,464,361	£1,443,662	£1,433,312	£1,428,137
70% SR & 5% SO & 25% FH	40%	£1,570,403	£1,283,283	£1,269,403	£1,236,604	£1,216,025	£1,205,736	£1,200,591

Residual Land values compared to benchmark land values

Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£3,983,101	£3,695,991	£3,681,445	£3,666,941	£3,645,392	£3,634,617	£3,629,230
70% SR & 5% SO & 25% FH	10%	£3,532,036	£3,244,925	£3,230,544	£3,211,298	£3,189,991	£3,179,339	£3,174,012
70% SR & 5% SO & 25% FH	15%	£3,306,476	£3,019,366	£3,005,085	£2,983,491	£2,962,307	£2,951,714	£2,946,418
70% SR & 5% SO & 25% FH	20%	£3,080,897	£2,793,787	£2,779,569	£2,756,694	£2,734,630	£2,724,099	£2,718,833
70% SR & 5% SO & 25% FH	25%	£2,855,301	£2,568,191	£2,554,055	£2,527,907	£2,506,965	£2,496,494	£2,491,258
70% SR & 5% SO & 25% FH	30%	£2,629,687	£2,342,577	£2,328,522	£2,300,129	£2,279,308	£2,268,898	£2,263,693
70% SR & 5% SO & 25% FH	35%	£2,404,054	£2,118,944	£2,104,972	£2,074,361	£2,053,662	£2,043,312	£2,038,137
70% SR & 5% SO & 25% FH	40%	£2,178,403	£1,891,283	£1,877,403	£1,844,604	£1,824,025	£1,813,736	£1,808,591

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£4,759,101	£4,471,991	£4,457,445	£4,442,941	£4,421,392	£4,410,617	£4,405,230
70% SR & 5% SO & 25% FH	10%	£4,308,036	£4,020,925	£4,006,544	£3,987,298	£3,965,991	£3,955,339	£3,950,012
70% SR & 5% SO & 25% FH	15%	£4,082,476	£3,795,366	£3,781,085	£3,759,491	£3,738,307	£3,727,714	£3,722,418
70% SR & 5% SO & 25% FH	20%	£3,856,897	£3,569,787	£3,555,569	£3,531,694	£3,510,630	£3,500,099	£3,494,833
70% SR & 5% SO & 25% FH	25%	£3,631,301	£3,344,191	£3,330,055	£3,303,907	£3,282,965	£3,272,494	£3,267,258
70% SR & 5% SO & 25% FH	30%	£3,405,687	£3,118,577	£3,104,522	£3,076,129	£3,055,308	£3,044,898	£3,039,693
70% SR & 5% SO & 25% FH	35%	£3,180,054	£2,892,944	£2,878,972	£2,848,361	£2,827,662	£2,817,312	£2,812,137
70% SR & 5% SO & 25% FH	40%	£2,954,403	£2,667,283	£2,653,403	£2,620,604	£2,600,025	£2,589,736	£2,584,591

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£5,878,101	£5,591,991	£5,577,445	£5,562,941	£5,541,392	£5,530,617	£5,525,230
70% SR & 5% SO & 25% FH	10%	£5,428,036	£5,140,925	£5,126,544	£5,107,298	£5,085,991	£5,075,339	£5,070,012
70% SR & 5% SO & 25% FH	15%	£5,202,476	£4,915,366	£4,901,085	£4,879,491	£4,858,307	£4,847,714	£4,842,418
70% SR & 5% SO & 25% FH	20%	£4,976,897	£4,689,787	£4,675,569	£4,651,694	£4,630,630	£4,620,099	£4,614,833
70% SR & 5% SO & 25% FH	25%	£4,751,301	£4,464,191	£4,450,055	£4,423,907	£4,402,965	£4,392,494	£4,387,258
70% SR & 5% SO & 25% FH	30%	£4,525,687	£4,238,577	£4,224,522	£4,196,129	£4,175,308	£4,164,898	£4,159,693
70% SR & 5% SO & 25% FH	35%	£4,300,054	£4,012,944	£3,998,972	£3,968,361	£3,947,662	£3,937,312	£3,932,137
70% SR & 5% SO & 25% FH	40%	£4,074,403	£3,787,283	£3,773,403	£3,740,604	£3,720,025	£3,709,736	£3,704,591

T11 - 20 Houses	
No Units	20
Site Area	0.8 Ha

Value Area	St Albans
Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£5,773,267	£5,486,158	£5,471,613	£5,457,108	£5,435,559	£5,424,784	£5,419,397
70% SR & 5% SO & 25%FH	10%	£5,354,377	£5,067,267	£5,052,886	£5,033,640	£5,012,333	£5,001,681	£4,996,353
70% SR & 5% SO & 25%FH	15%	£5,144,905	£4,851,795	£4,843,495	£4,821,920	£4,800,735	£4,790,143	£4,784,846
70% SR & 5% SO & 25%FH	20%	£4,935,413	£4,648,303	£4,634,086	£4,610,210	£4,589,147	£4,578,615	£4,573,349
70% SR & 5% SO & 25%FH	25%	£4,725,905	£4,438,794	£4,424,658	£4,398,510	£4,377,568	£4,367,097	£4,361,861
70% SR & 5% SO & 25%FH	30%	£4,516,377	£4,229,267	£4,215,213	£4,188,820	£4,165,999	£4,155,589	£4,150,383
70% SR & 5% SO & 25%FH	35%	£4,306,832	£4,019,722	£4,005,749	£3,975,139	£3,954,440	£3,944,090	£3,938,914
70% SR & 5% SO & 25%FH	40%	£4,097,268	£3,810,158	£3,796,267	£3,763,468	£3,742,890	£3,732,600	£3,727,456

Residual Land values compared to benchmark land values  
Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£2,973,267	£2,686,158	£2,671,613	£2,657,108	£2,635,559	£2,624,784	£2,619,397
70% SR & 5% SO & 25%FH	10%	£2,554,377	£2,267,267	£2,252,886	£2,233,640	£2,212,333	£2,201,681	£2,196,353
70% SR & 5% SO & 25%FH	15%	£2,344,905	£2,057,795	£2,043,495	£2,021,920	£2,000,735	£1,990,143	£1,984,846
70% SR & 5% SO & 25%FH	20%	£2,135,413	£1,848,303	£1,834,086	£1,810,210	£1,789,147	£1,778,615	£1,773,349
70% SR & 5% SO & 25%FH	25%	£1,925,905	£1,638,794	£1,624,658	£1,598,510	£1,577,568	£1,567,097	£1,561,861
70% SR & 5% SO & 25%FH	30%	£1,716,377	£1,429,267	£1,415,213	£1,388,820	£1,365,999	£1,355,589	£1,350,383
70% SR & 5% SO & 25%FH	35%	£1,506,832	£1,219,722	£1,205,749	£1,175,139	£1,154,440	£1,144,090	£1,138,914
70% SR & 5% SO & 25%FH	40%	£1,297,268	£1,010,158	£996,267	£963,468	£942,890	£932,600	£927,456

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£3,581,267	£3,294,158	£3,279,613	£3,265,108	£3,243,559	£3,232,784	£3,227,397
70% SR & 5% SO & 25%FH	10%	£3,162,377	£2,875,267	£2,860,886	£2,841,640	£2,820,333	£2,809,681	£2,804,353
70% SR & 5% SO & 25%FH	15%	£2,952,905	£2,665,795	£2,651,495	£2,629,920	£2,608,735	£2,598,143	£2,592,846
70% SR & 5% SO & 25%FH	20%	£2,743,413	£2,456,303	£2,442,086	£2,418,210	£2,397,147	£2,386,615	£2,381,349
70% SR & 5% SO & 25%FH	25%	£2,533,905	£2,246,794	£2,232,658	£2,206,510	£2,185,568	£2,175,097	£2,169,861
70% SR & 5% SO & 25%FH	30%	£2,324,377	£2,037,267	£2,023,213	£1,994,820	£1,973,999	£1,963,589	£1,958,383
70% SR & 5% SO & 25%FH	35%	£2,114,832	£1,827,722	£1,813,749	£1,783,139	£1,762,440	£1,752,090	£1,746,914
70% SR & 5% SO & 25%FH	40%	£1,905,268	£1,618,158	£1,604,267	£1,571,468	£1,550,890	£1,540,600	£1,535,456

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£4,357,267	£4,070,158	£4,055,613	£4,041,108	£4,019,559	£4,008,784	£4,003,397
70% SR & 5% SO & 25%FH	10%	£3,938,377	£3,651,267	£3,636,886	£3,617,640	£3,596,333	£3,585,681	£3,580,353
70% SR & 5% SO & 25%FH	15%	£3,728,905	£3,441,795	£3,427,495	£3,405,920	£3,384,735	£3,374,143	£3,368,846
70% SR & 5% SO & 25%FH	20%	£3,519,413	£3,232,303	£3,218,086	£3,194,210	£3,173,147	£3,162,615	£3,157,349
70% SR & 5% SO & 25%FH	25%	£3,309,905	£3,022,794	£3,008,658	£2,982,510	£2,961,568	£2,951,097	£2,945,861
70% SR & 5% SO & 25%FH	30%	£3,100,377	£2,813,267	£2,799,213	£2,770,820	£2,749,999	£2,739,589	£2,734,383
70% SR & 5% SO & 25%FH	35%	£2,890,832	£2,603,722	£2,589,749	£2,559,139	£2,538,440	£2,528,090	£2,522,914
70% SR & 5% SO & 25%FH	40%	£2,681,268	£2,394,158	£2,380,267	£2,347,468	£2,326,890	£2,316,600	£2,311,456

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£5,477,267	£5,190,158	£5,175,613	£5,161,108	£5,139,559	£5,128,784	£5,123,397
70% SR & 5% SO & 25%FH	10%	£5,058,377	£4,771,267	£4,756,886	£4,737,640	£4,716,333	£4,705,681	£4,700,353
70% SR & 5% SO & 25%FH	15%	£4,848,905	£4,561,795	£4,547,495	£4,525,920	£4,504,735	£4,494,143	£4,488,846
70% SR & 5% SO & 25%FH	20%	£4,639,413	£4,352,303	£4,338,086	£4,314,210	£4,293,147	£4,282,615	£4,277,349
70% SR & 5% SO & 25%FH	25%	£4,429,905	£4,142,794	£4,128,658	£4,102,510	£4,081,568	£4,071,097	£4,065,861
70% SR & 5% SO & 25%FH	30%	£4,220,377	£3,933,267	£3,919,213	£3,890,820	£3,869,999	£3,859,589	£3,854,383
70% SR & 5% SO & 25%FH	35%	£4,010,832	£3,723,722	£3,709,749	£3,679,139	£3,658,440	£3,648,090	£3,642,914
70% SR & 5% SO & 25%FH	40%	£3,801,268	£3,514,158	£3,500,267	£3,467,468	£3,446,890	£3,436,600	£3,431,456

St Albans District Council  
Local Plan Testing 2024

T11 - 20 Houses	
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Value Area

Rest of St Albans

No Units	20
Site Area	0.8 Ha

Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£4,687,063	£4,397,321	£4,382,555	£4,367,828	£4,345,950	£4,335,012	£4,329,543
70% SR & 5% SO & 25%FH	10%	£4,370,897	£4,082,573	£4,067,971	£4,048,432	£4,026,800	£4,015,985	£4,010,577
70% SR & 5% SO & 25%FH	15%	£4,212,787	£3,925,170	£3,910,652	£3,888,749	£3,861,240	£3,856,486	£3,851,109
70% SR & 5% SO & 25%FH	20%	£4,054,659	£3,767,548	£3,753,314	£3,729,075	£3,707,690	£3,696,997	£3,691,651
70% SR & 5% SO & 25%FH	25%	£3,896,512	£3,609,402	£3,595,266	£3,569,117	£3,548,149	£3,537,519	£3,532,203
70% SR & 5% SO & 25%FH	30%	£3,738,347	£3,451,237	£3,437,183	£3,408,790	£3,387,969	£3,377,559	£3,372,353
70% SR & 5% SO & 25%FH	35%	£3,580,164	£3,293,054	£3,279,082	£3,248,472	£3,227,772	£3,217,422	£3,212,247
70% SR & 5% SO & 25%FH	40%	£3,421,963	£3,134,853	£3,120,962	£3,088,163	£3,067,585	£3,057,295	£3,052,152

Residual Land values compared to benchmark land values

Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£1,887,063	£1,597,321	£1,582,555	£1,567,828	£1,545,950	£1,535,012	£1,529,543
70% SR & 5% SO & 25%FH	10%	£1,570,897	£1,282,573	£1,267,971	£1,248,432	£1,226,800	£1,215,985	£1,210,577
70% SR & 5% SO & 25%FH	15%	£1,412,787	£1,125,170	£1,110,652	£1,088,749	£1,061,240	£1,056,486	£1,051,109
70% SR & 5% SO & 25%FH	20%	£1,254,659	£967,548	£953,314	£929,075	£907,690	£896,997	£891,651
70% SR & 5% SO & 25%FH	25%	£1,096,512	£809,402	£795,266	£769,117	£748,149	£737,519	£732,203
70% SR & 5% SO & 25%FH	30%	£938,347	£651,237	£637,183	£608,790	£587,969	£577,559	£572,353
70% SR & 5% SO & 25%FH	35%	£780,164	£493,054	£479,082	£448,472	£427,772	£417,422	£412,247
70% SR & 5% SO & 25%FH	40%	£621,963	£334,853	£320,962	£288,163	£267,585	£257,295	£252,152

Residual Land values compared to benchmark land values

Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£2,485,063	£2,205,321	£2,190,555	£2,175,828	£2,153,950	£2,143,012	£2,137,543
70% SR & 5% SO & 25%FH	10%	£2,178,897	£1,890,573	£1,875,971	£1,856,432	£1,834,800	£1,823,985	£1,818,577
70% SR & 5% SO & 25%FH	15%	£2,020,787	£1,733,170	£1,718,652	£1,696,749	£1,675,240	£1,664,486	£1,659,109
70% SR & 5% SO & 25%FH	20%	£1,862,659	£1,575,548	£1,561,314	£1,537,075	£1,515,690	£1,504,997	£1,499,651
70% SR & 5% SO & 25%FH	25%	£1,704,512	£1,417,402	£1,403,266	£1,377,117	£1,356,149	£1,345,519	£1,340,203
70% SR & 5% SO & 25%FH	30%	£1,546,347	£1,259,237	£1,245,183	£1,216,790	£1,195,969	£1,185,559	£1,180,353
70% SR & 5% SO & 25%FH	35%	£1,388,164	£1,101,054	£1,087,082	£1,058,472	£1,035,772	£1,025,422	£1,020,247
70% SR & 5% SO & 25%FH	40%	£1,229,963	£942,853	£928,962	£896,163	£875,585	£865,295	£860,152

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£3,271,063	£2,981,321	£2,966,555	£2,951,828	£2,929,950	£2,919,012	£2,913,543
70% SR & 5% SO & 25%FH	10%	£2,964,897	£2,685,573	£2,671,971	£2,652,432	£2,630,800	£2,619,985	£2,614,577
70% SR & 5% SO & 25%FH	15%	£2,796,787	£2,509,170	£2,494,652	£2,472,749	£2,451,240	£2,440,486	£2,435,109
70% SR & 5% SO & 25%FH	20%	£2,638,659	£2,351,548	£2,337,314	£2,313,075	£2,291,690	£2,280,997	£2,275,651
70% SR & 5% SO & 25%FH	25%	£2,480,512	£2,193,402	£2,179,266	£2,153,117	£2,132,149	£2,121,519	£2,116,203
70% SR & 5% SO & 25%FH	30%	£2,322,347	£2,035,237	£2,021,183	£1,992,790	£1,971,969	£1,961,559	£1,956,353
70% SR & 5% SO & 25%FH	35%	£2,164,164	£1,877,054	£1,863,082	£1,832,472	£1,811,772	£1,801,422	£1,796,247
70% SR & 5% SO & 25%FH	40%	£2,005,963	£1,718,853	£1,704,962	£1,672,163	£1,651,585	£1,641,295	£1,636,152

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£4,391,063	£4,101,321	£4,086,555	£4,071,828	£4,049,950	£4,039,012	£4,033,543
70% SR & 5% SO & 25%FH	10%	£4,074,897	£3,786,573	£3,771,971	£3,752,432	£3,730,800	£3,719,985	£3,714,577
70% SR & 5% SO & 25%FH	15%	£3,916,787	£3,629,170	£3,614,652	£3,592,749	£3,571,240	£3,560,486	£3,555,109
70% SR & 5% SO & 25%FH	20%	£3,758,659	£3,471,548	£3,457,314	£3,433,075	£3,411,690	£3,400,997	£3,395,651
70% SR & 5% SO & 25%FH	25%	£3,600,512	£3,313,402	£3,299,266	£3,273,117	£3,252,149	£3,241,519	£3,236,203
70% SR & 5% SO & 25%FH	30%	£3,442,347	£3,155,237	£3,141,183	£3,112,790	£3,091,969	£3,081,559	£3,076,353
70% SR & 5% SO & 25%FH	35%	£3,284,164	£2,997,054	£2,983,082	£2,952,472	£2,931,772	£2,921,422	£2,916,247
70% SR & 5% SO & 25%FH	40%	£3,125,963	£2,838,853	£2,824,962	£2,792,163	£2,771,585	£2,761,295	£2,756,152

St Albans District Council  
Local Plan Testing 2024

T11 - 20 Houses	
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Value Area	Zone of Influence
Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

No Units	20
Site Area	0.8 Ha

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£4,687,063	£4,263,971	£4,249,203	£4,234,477	£4,212,600	£4,201,661	£4,196,191
70% SR & 5% SO & 25% FH	10%	£4,370,897	£3,949,221	£3,934,621	£3,919,080	£3,893,450	£3,882,634	£3,877,226
70% SR & 5% SO & 25% FH	15%	£4,212,787	£3,791,819	£3,777,301	£3,763,397	£3,733,889	£3,723,135	£3,717,758
70% SR & 5% SO & 25% FH	20%	£4,054,659	£3,634,398	£3,619,963	£3,595,724	£3,574,338	£3,563,646	£3,558,300
70% SR & 5% SO & 25% FH	25%	£3,896,512	£3,476,959	£3,462,607	£3,436,060	£3,414,799	£3,404,167	£3,398,852
70% SR & 5% SO & 25% FH	30%	£3,738,347	£3,319,502	£3,305,233	£3,278,406	£3,255,267	£3,244,698	£3,239,414
70% SR & 5% SO & 25% FH	35%	£3,580,164	£3,161,707	£3,147,735	£3,116,763	£3,095,747	£3,085,239	£3,079,985
70% SR & 5% SO & 25% FH	40%	£3,421,963	£3,003,506	£2,989,616	£2,956,817	£2,936,236	£2,925,789	£2,920,566

Residual Land values compared to benchmark land values

<b>£3,500,000</b>								
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,887,063	£1,463,971	£1,449,203	£1,434,477	£1,412,600	£1,401,661	£1,396,191
70% SR & 5% SO & 25% FH	10%	£1,570,897	£1,149,221	£1,134,621	£1,119,080	£1,093,450	£1,082,634	£1,077,226
70% SR & 5% SO & 25% FH	15%	£1,412,787	£991,819	£977,301	£955,397	£933,889	£923,135	£917,758
70% SR & 5% SO & 25% FH	20%	£1,254,659	£834,398	£819,963	£796,724	£774,338	£763,646	£758,300
70% SR & 5% SO & 25% FH	25%	£1,096,512	£676,959	£662,607	£636,060	£614,799	£604,167	£598,852
70% SR & 5% SO & 25% FH	30%	£938,347	£519,502	£505,233	£476,406	£455,267	£444,698	£439,414
70% SR & 5% SO & 25% FH	35%	£780,164	£361,707	£347,735	£316,763	£295,747	£285,239	£279,985
70% SR & 5% SO & 25% FH	40%	£621,963	£203,506	£189,616	£156,817	£136,236	£125,789	£120,566

Residual Land values compared to benchmark land values

<b>£2,740,000</b>								
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£2,495,063	£2,071,971	£2,057,203	£2,042,477	£2,020,600	£2,009,661	£2,004,191
70% SR & 5% SO & 25% FH	10%	£2,178,897	£1,757,221	£1,742,621	£1,723,080	£1,701,450	£1,690,634	£1,685,226
70% SR & 5% SO & 25% FH	15%	£2,020,787	£1,599,819	£1,585,301	£1,563,397	£1,541,889	£1,531,135	£1,525,758
70% SR & 5% SO & 25% FH	20%	£1,862,659	£1,442,398	£1,427,963	£1,403,724	£1,382,338	£1,371,646	£1,366,300
70% SR & 5% SO & 25% FH	25%	£1,704,512	£1,284,959	£1,270,607	£1,244,060	£1,222,799	£1,212,167	£1,206,852
70% SR & 5% SO & 25% FH	30%	£1,546,347	£1,127,502	£1,113,233	£1,084,406	£1,063,267	£1,052,698	£1,047,414
70% SR & 5% SO & 25% FH	35%	£1,388,164	£969,707	£955,735	£924,763	£903,747	£893,239	£887,985
70% SR & 5% SO & 25% FH	40%	£1,229,963	£811,506	£797,616	£764,817	£744,236	£733,789	£728,566

Residual Land values compared to benchmark land values

<b>£1,770,000</b>								
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£3,271,063	£2,847,971	£2,833,203	£2,818,477	£2,796,600	£2,785,661	£2,780,191
70% SR & 5% SO & 25% FH	10%	£2,954,897	£2,533,221	£2,518,621	£2,499,080	£2,477,450	£2,466,634	£2,461,226
70% SR & 5% SO & 25% FH	15%	£2,796,787	£2,375,819	£2,361,301	£2,339,397	£2,317,889	£2,307,135	£2,301,758
70% SR & 5% SO & 25% FH	20%	£2,638,659	£2,218,398	£2,203,963	£2,179,724	£2,158,338	£2,147,646	£2,142,300
70% SR & 5% SO & 25% FH	25%	£2,480,512	£2,060,959	£2,046,607	£2,020,060	£1,998,799	£1,988,167	£1,982,852
70% SR & 5% SO & 25% FH	30%	£2,322,347	£1,903,502	£1,889,233	£1,860,406	£1,839,267	£1,828,698	£1,823,414
70% SR & 5% SO & 25% FH	35%	£2,164,164	£1,745,707	£1,731,735	£1,700,763	£1,679,747	£1,669,239	£1,663,985
70% SR & 5% SO & 25% FH	40%	£2,005,963	£1,587,506	£1,573,616	£1,540,817	£1,520,236	£1,509,789	£1,504,566

Residual Land values compared to benchmark land values

<b>£370,000</b>								
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£4,391,063	£3,967,971	£3,953,203	£3,938,477	£3,916,600	£3,905,661	£3,900,191
70% SR & 5% SO & 25% FH	10%	£4,074,897	£3,553,221	£3,538,621	£3,519,080	£3,497,450	£3,486,634	£3,481,226
70% SR & 5% SO & 25% FH	15%	£3,916,787	£3,395,819	£3,381,301	£3,359,397	£3,337,889	£3,327,135	£3,321,758
70% SR & 5% SO & 25% FH	20%	£3,758,659	£3,238,398	£3,223,963	£3,200,724	£3,179,338	£3,168,646	£3,163,300
70% SR & 5% SO & 25% FH	25%	£3,600,512	£3,080,959	£3,066,607	£3,040,060	£3,018,799	£3,008,167	£3,002,852
70% SR & 5% SO & 25% FH	30%	£3,442,347	£2,923,502	£2,909,233	£2,880,406	£2,859,267	£2,848,698	£2,843,414
70% SR & 5% SO & 25% FH	35%	£3,284,164	£2,765,707	£2,751,735	£2,720,763	£2,700,747	£2,690,239	£2,684,985
70% SR & 5% SO & 25% FH	40%	£3,125,963	£2,607,506	£2,593,616	£2,560,817	£2,540,236	£2,529,789	£2,524,566

St Albans District Council  
Local Plan Testing 2024

T12 - 30 Flats

Value Area  
Harpenden

No Units	30
Site Area	0.5 Ha

Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£3,862,273	£3,489,683	£3,450,234	£3,434,317	£3,466,875	£3,393,154	£3,386,293
70% SR & 5% SO & 25% FH	10%	£3,540,323	£3,167,733	£3,127,841	£3,110,071	£3,082,321	£3,068,445	£3,061,507
70% SR & 5% SO & 25% FH	15%	£3,379,349	£3,006,759	£2,966,645	£2,947,934	£2,920,029	£2,906,077	£2,899,101
70% SR & 5% SO & 25% FH	20%	£3,216,374	£2,845,784	£2,805,450	£2,786,787	£2,757,728	£2,743,699	£2,736,684
70% SR & 5% SO & 25% FH	25%	£3,057,400	£2,684,810	£2,644,253	£2,625,631	£2,596,419	£2,581,312	£2,574,259
70% SR & 5% SO & 25% FH	30%	£2,896,425	£2,523,835	£2,483,057	£2,464,466	£2,433,099	£2,418,916	£2,411,824
70% SR & 5% SO & 25% FH	35%	£2,735,450	£2,362,859	£2,321,861	£2,299,292	£2,270,770	£2,256,510	£2,249,378
70% SR & 5% SO & 25% FH	40%	£2,574,476	£2,201,885	£2,160,665	£2,137,108	£2,108,433	£2,094,095	£2,086,926

Residual Land values compared to benchmark land values

Secondary Office	£3,500,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,112,273	£1,739,683	£1,700,234	£1,684,317	£1,656,875	£1,643,154	£1,636,293
70% SR & 5% SO & 25% FH	10%	£1,790,323	£1,417,733	£1,377,841	£1,360,071	£1,332,321	£1,318,445	£1,311,507
70% SR & 5% SO & 25% FH	15%	£1,629,349	£1,256,759	£1,216,645	£1,197,934	£1,170,029	£1,156,077	£1,149,101
70% SR & 5% SO & 25% FH	20%	£1,468,374	£1,095,784	£1,055,450	£1,036,787	£1,007,728	£993,699	£986,684
70% SR & 5% SO & 25% FH	25%	£1,307,400	£934,810	£894,253	£873,631	£845,419	£831,312	£824,259
70% SR & 5% SO & 25% FH	30%	£1,146,425	£773,835	£733,057	£711,466	£683,099	£668,916	£661,824
70% SR & 5% SO & 25% FH	35%	£985,450	£612,859	£571,861	£549,292	£520,770	£506,510	£499,378
70% SR & 5% SO & 25% FH	40%	£824,476	£451,885	£410,665	£387,108	£358,433	£344,095	£336,926

Residual Land values compared to benchmark land values

Secondary Industrial	£2,740,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,492,273	£2,119,683	£2,080,234	£2,064,317	£2,036,875	£2,023,154	£2,016,293
70% SR & 5% SO & 25% FH	10%	£2,170,323	£1,797,733	£1,757,841	£1,740,071	£1,712,321	£1,698,445	£1,691,507
70% SR & 5% SO & 25% FH	15%	£2,009,349	£1,636,759	£1,596,645	£1,577,934	£1,550,029	£1,536,077	£1,529,101
70% SR & 5% SO & 25% FH	20%	£1,848,374	£1,475,784	£1,435,450	£1,415,787	£1,387,728	£1,373,699	£1,366,684
70% SR & 5% SO & 25% FH	25%	£1,687,400	£1,314,810	£1,274,253	£1,253,631	£1,225,419	£1,211,312	£1,204,259
70% SR & 5% SO & 25% FH	30%	£1,526,425	£1,153,835	£1,113,057	£1,091,466	£1,063,099	£1,048,916	£1,041,824
70% SR & 5% SO & 25% FH	35%	£1,365,450	£992,859	£951,861	£929,292	£900,770	£886,510	£879,378
70% SR & 5% SO & 25% FH	40%	£1,204,476	£831,885	£790,665	£767,108	£738,433	£724,095	£716,926

Residual Land values compared to benchmark land values

Existing Sites	£1,770,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,977,273	£2,604,683	£2,565,234	£2,549,317	£2,521,875	£2,508,154	£2,501,293
70% SR & 5% SO & 25% FH	10%	£2,655,323	£2,282,733	£2,242,841	£2,225,071	£2,197,321	£2,183,445	£2,176,507
70% SR & 5% SO & 25% FH	15%	£2,494,349	£2,121,759	£2,081,645	£2,062,934	£2,035,029	£2,021,077	£2,014,101
70% SR & 5% SO & 25% FH	20%	£2,333,374	£1,960,784	£1,920,450	£1,900,787	£1,872,728	£1,858,699	£1,851,684
70% SR & 5% SO & 25% FH	25%	£2,172,400	£1,799,810	£1,759,253	£1,738,631	£1,710,419	£1,696,312	£1,689,259
70% SR & 5% SO & 25% FH	30%	£2,011,425	£1,638,835	£1,598,057	£1,576,466	£1,548,099	£1,533,916	£1,526,824
70% SR & 5% SO & 25% FH	35%	£1,850,450	£1,477,859	£1,436,861	£1,414,292	£1,385,770	£1,371,510	£1,364,378
70% SR & 5% SO & 25% FH	40%	£1,689,476	£1,316,885	£1,275,665	£1,252,108	£1,223,433	£1,209,095	£1,201,926

Residual Land values compared to benchmark land values

Greenfield Land	£370,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£3,677,273	£3,304,683	£3,265,234	£3,249,317	£3,221,875	£3,208,154	£3,201,293
70% SR & 5% SO & 25% FH	10%	£3,355,323	£2,982,733	£2,942,841	£2,926,071	£2,897,321	£2,883,445	£2,876,507
70% SR & 5% SO & 25% FH	15%	£3,194,349	£2,821,759	£2,781,645	£2,762,934	£2,735,029	£2,721,077	£2,714,101
70% SR & 5% SO & 25% FH	20%	£3,033,374	£2,660,784	£2,620,450	£2,600,787	£2,572,728	£2,558,699	£2,551,684
70% SR & 5% SO & 25% FH	25%	£2,872,400	£2,499,810	£2,459,253	£2,438,631	£2,410,419	£2,396,312	£2,389,259
70% SR & 5% SO & 25% FH	30%	£2,711,425	£2,338,835	£2,298,057	£2,276,466	£2,248,099	£2,233,916	£2,226,824
70% SR & 5% SO & 25% FH	35%	£2,550,450	£2,177,859	£2,136,861	£2,114,292	£2,085,770	£2,071,510	£2,064,378
70% SR & 5% SO & 25% FH	40%	£2,389,476	£2,016,885	£1,975,665	£1,952,108	£1,923,433	£1,909,095	£1,901,926

T12 - 30 Flats	
No Units	30
Site Area	0.5 Ha

Value Area	St Albans
Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£3,525,477	£3,152,887	£3,113,438	£3,097,522	£3,070,079	£3,056,358	£3,049,497
70% SR & 5% SO & 25% FH	10%	£3,227,926	£2,855,336	£2,815,444	£2,797,673	£2,769,923	£2,756,047	£2,749,110
70% SR & 5% SO & 25% FH	15%	£3,079,150	£2,706,560	£2,666,447	£2,647,736	£2,619,831	£2,605,878	£2,598,902
70% SR & 5% SO & 25% FH	20%	£2,930,375	£2,557,785	£2,517,449	£2,497,788	£2,469,729	£2,455,700	£2,448,685
70% SR & 5% SO & 25% FH	25%	£2,781,600	£2,409,009	£2,368,452	£2,347,831	£2,319,617	£2,305,512	£2,298,458
70% SR & 5% SO & 25% FH	30%	£2,632,824	£2,260,233	£2,219,455	£2,197,865	£2,169,497	£2,155,314	£2,148,223
70% SR & 5% SO & 25% FH	35%	£2,484,048	£2,111,458	£2,070,458	£2,047,889	£2,019,228	£2,004,751	£1,997,511
70% SR & 5% SO & 25% FH	40%	£2,335,272	£1,962,682	£1,921,462	£1,897,728	£1,868,615	£1,854,069	£1,846,781

Residual Land values compared to benchmark land values

Secondary Office									£3,500,000
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%	
70% SR & 5% SO & 25% FH	0%	£1,775,477	£1,402,887	£1,363,438	£1,347,522	£1,320,079	£1,306,358	£1,299,497	
70% SR & 5% SO & 25% FH	10%	£1,477,926	£1,105,336	£1,065,444	£1,047,673	£1,019,923	£1,006,047	£999,110	
70% SR & 5% SO & 25% FH	15%	£1,329,150	£956,560	£916,447	£897,736	£869,831	£855,878	£848,902	
70% SR & 5% SO & 25% FH	20%	£1,180,375	£807,785	£767,449	£747,788	£719,729	£705,700	£698,685	
70% SR & 5% SO & 25% FH	25%	£1,031,600	£659,009	£618,452	£597,831	£569,617	£555,512	£548,458	
70% SR & 5% SO & 25% FH	30%	£882,824	£510,233	£469,455	£447,865	£419,497	£405,314	£398,223	
70% SR & 5% SO & 25% FH	35%	£734,048	£361,458	£320,458	£297,889	£269,228	£254,751	£247,511	
70% SR & 5% SO & 25% FH	40%	£585,272	£212,682	£171,462	£147,728	£118,615	£104,059	£96,781	

Residual Land values compared to benchmark land values

Secondary Industrial									£2,740,000
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%	
70% SR & 5% SO & 25% FH	0%	£2,155,477	£1,782,887	£1,743,438	£1,727,522	£1,700,079	£1,686,358	£1,679,497	
70% SR & 5% SO & 25% FH	10%	£1,857,926	£1,485,336	£1,445,444	£1,427,673	£1,399,923	£1,386,047	£1,379,110	
70% SR & 5% SO & 25% FH	15%	£1,709,150	£1,336,560	£1,296,447	£1,277,736	£1,249,831	£1,235,878	£1,228,902	
70% SR & 5% SO & 25% FH	20%	£1,560,375	£1,187,785	£1,147,449	£1,127,788	£1,099,729	£1,085,700	£1,078,685	
70% SR & 5% SO & 25% FH	25%	£1,411,600	£1,039,009	£998,452	£977,831	£949,617	£935,512	£928,458	
70% SR & 5% SO & 25% FH	30%	£1,262,824	£890,233	£849,455	£827,865	£799,497	£785,314	£778,223	
70% SR & 5% SO & 25% FH	35%	£1,114,048	£741,458	£700,458	£677,889	£649,228	£634,751	£627,511	
70% SR & 5% SO & 25% FH	40%	£965,272	£592,682	£551,462	£527,728	£498,615	£484,059	£476,781	

Residual Land values compared to benchmark land values

Existing Sites									£1,770,000
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%	
70% SR & 5% SO & 25% FH	0%	£2,640,477	£2,267,887	£2,228,438	£2,212,522	£2,185,079	£2,171,358	£2,164,497	
70% SR & 5% SO & 25% FH	10%	£2,342,926	£1,970,336	£1,930,444	£1,912,673	£1,884,923	£1,871,047	£1,864,110	
70% SR & 5% SO & 25% FH	15%	£2,194,150	£1,821,560	£1,781,447	£1,762,736	£1,734,831	£1,720,878	£1,713,902	
70% SR & 5% SO & 25% FH	20%	£2,045,375	£1,672,785	£1,632,449	£1,612,788	£1,584,729	£1,570,700	£1,563,685	
70% SR & 5% SO & 25% FH	25%	£1,896,600	£1,524,009	£1,483,452	£1,462,831	£1,434,617	£1,420,512	£1,413,458	
70% SR & 5% SO & 25% FH	30%	£1,747,824	£1,375,233	£1,334,455	£1,312,865	£1,284,497	£1,270,314	£1,263,223	
70% SR & 5% SO & 25% FH	35%	£1,599,048	£1,226,458	£1,185,458	£1,162,889	£1,134,228	£1,119,751	£1,112,511	
70% SR & 5% SO & 25% FH	40%	£1,450,272	£1,077,682	£1,036,462	£1,012,728	£983,615	£969,059	£961,781	

Residual Land values compared to benchmark land values

Greenfield Land									£370,000
Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%	
70% SR & 5% SO & 25% FH	0%	£3,340,477	£2,967,887	£2,928,438	£2,912,522	£2,885,079	£2,871,358	£2,864,497	
70% SR & 5% SO & 25% FH	10%	£3,042,926	£2,670,336	£2,630,444	£2,612,673	£2,584,923	£2,571,047	£2,564,110	
70% SR & 5% SO & 25% FH	15%	£2,894,150	£2,521,560	£2,481,447	£2,462,736	£2,434,831	£2,420,878	£2,413,902	
70% SR & 5% SO & 25% FH	20%	£2,745,375	£2,372,785	£2,332,449	£2,312,788	£2,284,729	£2,270,700	£2,263,685	
70% SR & 5% SO & 25% FH	25%	£2,596,600	£2,224,009	£2,183,452	£2,162,831	£2,134,617	£2,120,512	£2,113,458	
70% SR & 5% SO & 25% FH	30%	£2,447,824	£2,075,233	£2,034,455	£2,012,865	£1,984,497	£1,970,314	£1,963,223	
70% SR & 5% SO & 25% FH	35%	£2,299,048	£1,926,458	£1,885,458	£1,862,889	£1,834,228	£1,819,751	£1,812,511	
70% SR & 5% SO & 25% FH	40%	£2,150,272	£1,777,682	£1,736,462	£1,712,728	£1,683,615	£1,669,059	£1,661,781	

St Albans District Council  
Local Plan Testing 2024

T12 - 30 Flats

Value Area

Rest of St Albans

No Units	30
Site Area	0.5 Ha

Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,815,076	£2,238,428	£2,198,377	£2,182,218	£2,154,357	£2,140,427	£2,133,462
70% SR & 5% SO & 25% FH	10%	£2,397,961	£2,021,123	£1,980,623	£1,952,581	£1,934,407	£1,920,320	£1,913,277
70% SR & 5% SO & 25% FH	15%	£2,289,404	£1,912,471	£1,871,746	£1,852,748	£1,824,418	£1,810,253	£1,803,169
70% SR & 5% SO & 25% FH	20%	£2,180,847	£1,803,618	£1,762,808	£1,742,806	£1,714,419	£1,700,175	£1,693,053
70% SR & 5% SO & 25% FH	25%	£2,072,290	£1,695,165	£1,655,991	£1,633,054	£1,604,411	£1,590,089	£1,582,928
70% SR & 5% SO & 25% FH	30%	£1,963,733	£1,586,513	£1,545,113	£1,523,193	£1,494,393	£1,479,993	£1,472,793
70% SR & 5% SO & 25% FH	35%	£1,855,176	£1,477,860	£1,436,236	£1,413,322	£1,384,366	£1,369,888	£1,362,648
70% SR & 5% SO & 25% FH	40%	£1,746,619	£1,369,209	£1,327,358	£1,303,442	£1,274,329	£1,259,773	£1,252,494

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£365,076	£488,428	£448,377	£432,218	£404,357	£390,427	£383,462
70% SR & 5% SO & 25% FH	10%	£647,961	£271,123	£230,623	£212,581	£184,407	£170,320	£163,277
70% SR & 5% SO & 25% FH	15%	£539,404	£162,471	£121,746	£102,748	£74,418	£60,253	£53,169
70% SR & 5% SO & 25% FH	20%	£430,847	£53,818	£12,808	£-7,806	£-21,419	£-36,175	£-43,053
70% SR & 5% SO & 25% FH	25%	£322,290	£-54,835	£-96,009	£-116,946	£-145,589	£-169,911	£-187,072
70% SR & 5% SO & 25% FH	30%	£213,733	£-163,487	£-204,887	£-226,897	£-255,607	£-270,907	£-277,297
70% SR & 5% SO & 25% FH	35%	£105,176	£-272,140	£-313,704	£-336,676	£-365,634	£-380,112	£-387,162
70% SR & 5% SO & 25% FH	40%	£-4,381	£-380,792	£-422,642	£-446,568	£-475,671	£-490,227	£-497,506

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,245,076	£868,428	£828,377	£812,218	£784,357	£770,427	£763,462
70% SR & 5% SO & 25% FH	10%	£1,027,961	£651,123	£610,623	£592,581	£564,407	£550,320	£543,277
70% SR & 5% SO & 25% FH	15%	£919,404	£542,471	£501,746	£482,748	£454,418	£440,253	£433,169
70% SR & 5% SO & 25% FH	20%	£810,847	£433,818	£392,888	£372,806	£344,419	£330,175	£323,053
70% SR & 5% SO & 25% FH	25%	£702,290	£325,165	£283,991	£263,054	£234,411	£220,089	£212,928
70% SR & 5% SO & 25% FH	30%	£593,733	£216,513	£175,113	£153,193	£124,393	£109,993	£102,793
70% SR & 5% SO & 25% FH	35%	£485,176	£107,860	£66,236	£43,322	£14,366	£-112	£-352
70% SR & 5% SO & 25% FH	40%	£376,619	£-9,795	£-50,645	£-66,568	£-96,891	£-110,227	£-117,506

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£1,730,076	£1,353,428	£1,313,377	£1,297,218	£1,269,357	£1,255,427	£1,248,462
70% SR & 5% SO & 25% FH	10%	£1,512,961	£1,136,123	£1,095,623	£1,077,581	£1,049,407	£1,035,320	£1,028,277
70% SR & 5% SO & 25% FH	15%	£1,404,404	£1,027,471	£986,746	£967,748	£939,418	£925,253	£918,169
70% SR & 5% SO & 25% FH	20%	£1,295,847	£918,818	£877,888	£857,806	£829,419	£815,175	£808,053
70% SR & 5% SO & 25% FH	25%	£1,187,290	£810,165	£768,991	£748,054	£719,411	£705,089	£697,928
70% SR & 5% SO & 25% FH	30%	£1,078,733	£701,513	£660,113	£638,193	£609,393	£594,993	£587,793
70% SR & 5% SO & 25% FH	35%	£970,176	£592,860	£551,236	£529,322	£499,366	£484,888	£477,648
70% SR & 5% SO & 25% FH	40%	£861,619	£484,208	£442,358	£418,442	£389,329	£374,773	£367,494

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£2,430,076	£2,053,428	£2,013,377	£1,997,218	£1,969,357	£1,955,427	£1,948,462
70% SR & 5% SO & 25% FH	10%	£2,212,961	£1,836,123	£1,795,623	£1,777,581	£1,749,407	£1,735,320	£1,728,277
70% SR & 5% SO & 25% FH	15%	£2,104,404	£1,727,471	£1,686,746	£1,667,748	£1,639,418	£1,625,253	£1,618,169
70% SR & 5% SO & 25% FH	20%	£1,995,847	£1,618,818	£1,577,888	£1,557,806	£1,529,419	£1,515,175	£1,508,053
70% SR & 5% SO & 25% FH	25%	£1,887,290	£1,510,165	£1,468,991	£1,448,054	£1,419,411	£1,405,089	£1,397,928
70% SR & 5% SO & 25% FH	30%	£1,778,733	£1,401,513	£1,360,113	£1,338,193	£1,309,393	£1,294,993	£1,287,793
70% SR & 5% SO & 25% FH	35%	£1,670,176	£1,292,860	£1,251,236	£1,228,322	£1,199,366	£1,184,888	£1,177,648
70% SR & 5% SO & 25% FH	40%	£1,561,619	£1,184,208	£1,142,358	£1,118,442	£1,089,329	£1,074,773	£1,067,494

St Albans District Council  
Local Plan Testing 2024

T12 - 30 Flats

Value Area	Zone of Influence
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No Units	30
Site Area	0.5 Ha

Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£2,615,076	£2,038,787	£1,998,736	£1,982,577	£1,954,716	£1,940,786	£1,933,821
70% SR & 5% SO & 25%FH	10%	£2,397,961	£1,821,482	£1,780,982	£1,762,940	£1,734,766	£1,720,679	£1,713,636
70% SR & 5% SO & 25%FH	15%	£2,289,404	£1,712,830	£1,672,105	£1,653,107	£1,624,777	£1,610,612	£1,603,529
70% SR & 5% SO & 25%FH	20%	£2,180,847	£1,604,177	£1,563,227	£1,543,285	£1,514,778	£1,500,535	£1,493,413
70% SR & 5% SO & 25%FH	25%	£2,072,290	£1,495,524	£1,454,350	£1,433,413	£1,404,770	£1,390,448	£1,383,287
70% SR & 5% SO & 25%FH	30%	£1,963,733	£1,386,872	£1,345,472	£1,323,552	£1,294,752	£1,280,352	£1,273,152
70% SR & 5% SO & 25%FH	35%	£1,855,176	£1,278,219	£1,236,595	£1,213,681	£1,184,725	£1,170,247	£1,163,007
70% SR & 5% SO & 25%FH	40%	£1,746,619	£1,169,567	£1,127,717	£1,103,801	£1,074,688	£1,060,132	£1,052,854

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
£3,500,000								
70% SR & 5% SO & 25%FH	0%	£265,076	£288,787	£248,736	£232,577	£204,716	£190,786	£183,821
70% SR & 5% SO & 25%FH	10%	£647,961	£71,482	£30,982	£12,940	£15,234	£29,321	£38,364
70% SR & 5% SO & 25%FH	15%	£539,404	£37,170	£77,995	£36,893	£125,223	£139,368	£146,471
70% SR & 5% SO & 25%FH	20%	£430,847	£4,823	£38,773	£26,235	£25,222	£49,465	£56,507
70% SR & 5% SO & 25%FH	25%	£322,290	£24,476	£26,650	£16,587	£35,230	£35,552	£36,713
70% SR & 5% SO & 25%FH	30%	£213,733	£93,128	£404,528	£426,448	£455,248	£469,948	£476,848
70% SR & 5% SO & 25%FH	35%	£105,176	£473,781	£413,405	£336,319	£365,275	£379,753	£386,993
70% SR & 5% SO & 25%FH	40%	£4,481	£560,433	£622,263	£448,199	£475,312	£489,983	£497,148

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
£2,740,000								
70% SR & 5% SO & 25%FH	0%	£1,245,076	£668,787	£628,736	£612,577	£584,716	£570,786	£563,821
70% SR & 5% SO & 25%FH	10%	£1,027,961	£451,482	£410,982	£392,940	£364,766	£350,679	£343,636
70% SR & 5% SO & 25%FH	15%	£919,404	£342,830	£302,105	£283,107	£254,777	£240,612	£233,529
70% SR & 5% SO & 25%FH	20%	£810,847	£234,177	£193,227	£173,285	£144,778	£130,535	£123,413
70% SR & 5% SO & 25%FH	25%	£702,290	£125,524	£84,350	£63,413	£34,770	£20,448	£13,287
70% SR & 5% SO & 25%FH	30%	£593,733	£16,872	£24,528	£46,448	£75,248	£89,948	£96,848
70% SR & 5% SO & 25%FH	35%	£485,176	£91,781	£43,405	£16,319	£185,275	£199,753	£206,993
70% SR & 5% SO & 25%FH	40%	£376,619	£200,433	£242,263	£268,199	£295,312	£299,983	£307,148

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
£1,770,000								
70% SR & 5% SO & 25%FH	0%	£1,730,076	£1,153,787	£1,113,736	£1,097,577	£1,069,716	£1,055,786	£1,048,821
70% SR & 5% SO & 25%FH	10%	£1,512,961	£936,482	£895,982	£877,940	£849,766	£835,679	£828,636
70% SR & 5% SO & 25%FH	15%	£1,404,404	£827,830	£787,105	£768,107	£739,777	£725,612	£718,529
70% SR & 5% SO & 25%FH	20%	£1,295,847	£719,177	£678,227	£659,285	£630,778	£616,535	£609,413
70% SR & 5% SO & 25%FH	25%	£1,187,290	£610,524	£569,350	£548,413	£519,770	£505,448	£498,287
70% SR & 5% SO & 25%FH	30%	£1,078,733	£501,872	£460,472	£438,552	£409,752	£395,352	£388,152
70% SR & 5% SO & 25%FH	35%	£970,176	£393,219	£351,595	£329,681	£299,725	£285,247	£278,007
70% SR & 5% SO & 25%FH	40%	£861,619	£284,567	£242,717	£218,801	£189,688	£175,132	£167,854

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
£370,000								
70% SR & 5% SO & 25%FH	0%	£2,430,076	£1,853,787	£1,813,736	£1,797,577	£1,769,716	£1,755,786	£1,748,821
70% SR & 5% SO & 25%FH	10%	£2,212,961	£1,636,482	£1,596,982	£1,577,940	£1,549,766	£1,535,679	£1,528,636
70% SR & 5% SO & 25%FH	15%	£2,104,404	£1,527,830	£1,487,105	£1,468,107	£1,439,777	£1,425,612	£1,418,529
70% SR & 5% SO & 25%FH	20%	£1,995,847	£1,419,177	£1,378,227	£1,358,285	£1,329,778	£1,315,535	£1,308,413
70% SR & 5% SO & 25%FH	25%	£1,887,290	£1,310,524	£1,269,350	£1,248,413	£1,219,770	£1,205,448	£1,198,287
70% SR & 5% SO & 25%FH	30%	£1,778,733	£1,201,872	£1,160,472	£1,138,552	£1,109,752	£1,095,352	£1,088,152
70% SR & 5% SO & 25%FH	35%	£1,670,176	£1,093,219	£1,051,595	£1,028,681	£999,725	£985,247	£978,007
70% SR & 5% SO & 25%FH	40%	£1,561,619	£984,567	£942,717	£918,801	£889,688	£875,132	£867,854

St Albans District Council  
Local Plan Testing 2024

T13 - 50 Flats & Houses		Value Area	Harpden
No Units	50	Sales value inflation	0%
Site Area	0.54 Ha	Build cost inflation	-4%
		Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
% SR & 5% SO & 25% FH	0%	£12,289,907	£11,657,311	£11,599,349	£11,564,787	£11,509,830	£11,482,351	£11,468,611
% SR & 5% SO & 25% FH	10%	£11,348,237	£10,717,591	£10,659,629	£10,617,006	£10,562,047	£10,534,568	£10,520,829
% SR & 5% SO & 25% FH	15%	£10,877,403	£10,247,730	£10,189,769	£10,143,114	£10,088,156	£10,060,678	£10,046,939
% SR & 5% SO & 25% FH	20%	£10,406,568	£9,777,871	£9,719,908	£9,669,223	£9,614,266	£9,586,787	£9,573,047
% SR & 5% SO & 25% FH	25%	£9,935,733	£9,307,565	£9,250,049	£9,196,333	£9,140,375	£9,112,896	£9,099,156
% SR & 5% SO & 25% FH	30%	£9,464,898	£8,836,731	£8,779,430	£8,721,354	£8,666,483	£8,639,004	£8,625,266
% SR & 5% SO & 25% FH	35%	£8,994,064	£8,365,896	£8,308,595	£8,246,535	£8,192,205	£8,165,040	£8,151,375
% SR & 5% SO & 25% FH	40%	£8,523,230	£7,895,061	£7,837,761	£7,771,715	£7,717,385	£7,690,220	£7,676,637

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
<b>£3,500,000</b>								
Secondary Office								
% SR & 5% SO & 25% FH	0%	£10,387,733	£9,755,137	£9,697,175	£9,662,613	£9,607,656	£9,580,177	£9,566,437
% SR & 5% SO & 25% FH	10%	£9,446,063	£8,815,417	£8,757,455	£8,714,832	£8,659,873	£8,632,394	£8,618,656
% SR & 5% SO & 25% FH	15%	£8,975,229	£8,345,557	£8,287,595	£8,240,940	£8,185,983	£8,158,504	£8,144,765
% SR & 5% SO & 25% FH	20%	£8,504,394	£7,875,697	£7,817,734	£7,767,049	£7,712,092	£7,684,613	£7,670,873
% SR & 5% SO & 25% FH	25%	£8,033,559	£7,405,391	£7,347,875	£7,293,159	£7,238,201	£7,210,722	£7,196,982
% SR & 5% SO & 25% FH	30%	£7,562,724	£6,934,557	£6,877,257	£6,819,180	£6,764,305	£6,736,826	£6,723,086
% SR & 5% SO & 25% FH	35%	£7,091,890	£6,463,722	£6,406,421	£6,344,361	£6,290,031	£6,262,552	£6,248,812
% SR & 5% SO & 25% FH	40%	£6,621,056	£5,992,887	£5,935,587	£5,869,541	£5,815,211	£5,788,046	£5,774,306

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
<b>£2,740,000</b>								
Secondary Industrial								
% SR & 5% SO & 25% FH	0%	£10,800,777	£10,168,181	£10,110,218	£10,075,657	£10,020,699	£9,993,220	£9,979,480
% SR & 5% SO & 25% FH	10%	£9,859,107	£9,228,461	£9,170,498	£9,127,875	£9,072,917	£9,045,438	£9,031,699
% SR & 5% SO & 25% FH	15%	£9,388,272	£8,758,600	£8,700,638	£8,653,984	£8,599,026	£8,571,547	£8,557,808
% SR & 5% SO & 25% FH	20%	£8,917,438	£8,287,740	£8,229,778	£8,180,093	£8,125,135	£8,097,656	£8,083,917
% SR & 5% SO & 25% FH	25%	£8,446,602	£7,818,435	£7,760,472	£7,706,202	£7,651,245	£7,623,766	£7,610,026
% SR & 5% SO & 25% FH	30%	£7,975,768	£7,347,600	£7,290,300	£7,232,224	£7,177,353	£7,149,874	£7,136,135
% SR & 5% SO & 25% FH	35%	£7,504,934	£6,876,766	£6,819,466	£6,747,405	£6,703,074	£6,675,595	£6,661,856
% SR & 5% SO & 25% FH	40%	£7,034,099	£6,405,930	£6,348,630	£6,282,585	£6,228,254	£6,201,089	£6,187,350

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
<b>£1,770,000</b>								
Existing Sites								
% SR & 5% SO & 25% FH	0%	£11,327,951	£10,695,355	£10,637,392	£10,602,831	£10,547,873	£10,520,394	£10,506,654
% SR & 5% SO & 25% FH	10%	£10,386,281	£9,754,635	£9,697,672	£9,655,049	£9,600,091	£9,572,612	£9,558,873
% SR & 5% SO & 25% FH	15%	£9,445,446	£9,285,774	£9,227,812	£9,181,158	£9,126,200	£9,098,721	£9,084,982
% SR & 5% SO & 25% FH	20%	£9,444,612	£8,815,914	£8,757,952	£8,707,267	£8,652,309	£8,624,830	£8,611,090
% SR & 5% SO & 25% FH	25%	£9,073,776	£8,345,600	£8,288,592	£8,233,376	£8,178,418	£8,150,940	£8,137,200
% SR & 5% SO & 25% FH	30%	£8,502,942	£7,874,774	£7,817,474	£7,759,398	£7,704,527	£7,677,048	£7,663,309
% SR & 5% SO & 25% FH	35%	£8,032,107	£7,403,940	£7,346,639	£7,284,579	£7,230,248	£7,203,083	£7,189,418
% SR & 5% SO & 25% FH	40%	£7,561,273	£6,933,104	£6,875,804	£6,809,758	£6,755,428	£6,728,263	£6,714,524

Residual Land values compared to benchmark land values

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
<b>£370,000</b>								
Greenfield Land								
% SR & 5% SO & 25% FH	0%	£12,088,820	£11,456,224	£11,398,262	£11,363,700	£11,308,743	£11,281,264	£11,267,524
% SR & 5% SO & 25% FH	10%	£11,147,150	£10,516,504	£10,458,542	£10,415,919	£10,360,960	£10,333,481	£10,319,742
% SR & 5% SO & 25% FH	15%	£10,676,316	£10,046,643	£9,988,682	£9,942,027	£9,887,069	£9,859,591	£9,845,852
% SR & 5% SO & 25% FH	20%	£10,205,481	£9,576,784	£9,518,821	£9,468,136	£9,413,178	£9,385,700	£9,371,960
% SR & 5% SO & 25% FH	25%	£9,734,646	£9,106,478	£9,048,516	£8,994,246	£8,939,288	£8,911,809	£8,898,069
% SR & 5% SO & 25% FH	30%	£9,263,811	£8,635,644	£8,578,344	£8,520,267	£8,465,309	£8,437,831	£8,424,179
% SR & 5% SO & 25% FH	35%	£8,792,976	£8,164,809	£8,107,509	£8,048,448	£7,991,118	£7,963,640	£7,950,088
% SR & 5% SO & 25% FH	40%	£8,322,141	£7,693,974	£7,636,674	£7,576,628	£7,516,298	£7,489,133	£7,475,550

T13 - 50 Flats & Houses	
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No Units	50
Site Area	0.54 Ha

Value Area	St Albans
Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£11,420,031	£10,783,367	£10,725,405	£10,690,843	£10,635,886	£10,608,407	£10,594,668
70% SR & 5% SO & 25%FH	10%	£10,545,982	£9,911,438	£9,853,476	£9,810,853	£9,755,895	£9,728,416	£9,714,677
70% SR & 5% SO & 25%FH	15%	£10,108,957	£9,475,473	£9,417,511	£9,370,857	£9,315,899	£9,288,420	£9,274,681
70% SR & 5% SO & 25%FH	20%	£9,671,933	£9,039,509	£8,981,547	£8,930,862	£8,875,904	£8,848,425	£8,834,685
70% SR & 5% SO & 25%FH	25%	£9,234,907	£8,603,545	£8,545,582	£8,490,867	£8,435,909	£8,408,429	£8,394,690
70% SR & 5% SO & 25%FH	30%	£8,797,883	£8,167,580	£8,109,617	£8,050,870	£7,995,913	£7,968,434	£7,954,695
70% SR & 5% SO & 25%FH	35%	£8,360,858	£7,731,616	£7,673,653	£7,610,875	£7,555,917	£7,528,438	£7,514,699
70% SR & 5% SO & 25%FH	40%	£7,923,834	£7,295,651	£7,237,688	£7,170,880	£7,115,922	£7,088,442	£7,074,704

Residual Land values compared to benchmark land values  
Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£9,517,857	£8,881,194	£8,823,231	£8,786,669	£8,733,712	£8,706,233	£8,692,494
70% SR & 5% SO & 25%FH	10%	£8,643,808	£8,009,284	£7,951,322	£7,909,679	£7,855,721	£7,828,242	£7,814,503
70% SR & 5% SO & 25%FH	15%	£8,206,783	£7,573,299	£7,515,337	£7,468,683	£7,415,725	£7,388,246	£7,374,507
70% SR & 5% SO & 25%FH	20%	£7,769,759	£7,137,335	£7,079,373	£7,028,688	£6,973,730	£6,946,251	£6,932,511
70% SR & 5% SO & 25%FH	25%	£7,332,733	£6,701,371	£6,643,409	£6,588,693	£6,533,735	£6,506,256	£6,492,516
70% SR & 5% SO & 25%FH	30%	£6,895,708	£6,265,406	£6,207,443	£6,148,696	£6,093,739	£6,066,260	£6,052,521
70% SR & 5% SO & 25%FH	35%	£6,458,684	£5,829,442	£5,771,479	£5,708,701	£5,653,744	£5,626,265	£5,612,525
70% SR & 5% SO & 25%FH	40%	£6,021,660	£5,393,477	£5,335,514	£5,268,706	£5,213,748	£5,186,269	£5,172,530

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£9,930,900	£9,294,237	£9,236,274	£9,201,713	£9,146,755	£9,119,276	£9,105,538
70% SR & 5% SO & 25%FH	10%	£9,056,851	£8,422,308	£8,364,345	£8,321,723	£8,266,765	£8,239,285	£8,225,546
70% SR & 5% SO & 25%FH	15%	£8,619,827	£7,986,343	£7,928,380	£7,881,726	£7,826,769	£7,799,290	£7,785,551
70% SR & 5% SO & 25%FH	20%	£8,182,803	£7,549,379	£7,491,416	£7,441,751	£7,386,794	£7,359,315	£7,345,576
70% SR & 5% SO & 25%FH	25%	£7,745,779	£7,114,415	£7,056,452	£7,001,738	£6,946,778	£6,919,299	£6,905,560
70% SR & 5% SO & 25%FH	30%	£7,308,755	£6,678,450	£6,620,487	£6,561,740	£6,506,782	£6,479,303	£6,465,564
70% SR & 5% SO & 25%FH	35%	£6,871,731	£6,242,485	£6,184,523	£6,121,745	£6,066,787	£6,039,308	£6,025,569
70% SR & 5% SO & 25%FH	40%	£6,434,707	£5,806,520	£5,748,558	£5,681,750	£5,626,792	£5,599,313	£5,585,573

Residual Land values compared to benchmark land values  
Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£10,458,074	£9,821,411	£9,763,448	£9,728,887	£9,673,929	£9,646,450	£9,632,711
70% SR & 5% SO & 25%FH	10%	£9,584,025	£8,949,482	£8,891,519	£8,848,897	£8,793,939	£8,766,459	£8,752,720
70% SR & 5% SO & 25%FH	15%	£9,147,001	£8,513,517	£8,455,554	£8,408,900	£8,353,943	£8,326,464	£8,312,725
70% SR & 5% SO & 25%FH	20%	£8,709,976	£8,077,553	£8,019,590	£7,968,905	£7,913,948	£7,886,469	£7,872,729
70% SR & 5% SO & 25%FH	25%	£8,272,951	£7,641,589	£7,583,626	£7,533,910	£7,478,952	£7,448,472	£7,434,733
70% SR & 5% SO & 25%FH	30%	£7,835,926	£7,205,623	£7,147,661	£7,088,914	£7,033,956	£7,006,477	£6,992,738
70% SR & 5% SO & 25%FH	35%	£7,398,902	£6,769,659	£6,711,697	£6,648,919	£6,593,961	£6,566,482	£6,552,742
70% SR & 5% SO & 25%FH	40%	£6,961,877	£6,333,694	£6,275,732	£6,208,923	£6,153,966	£6,126,486	£6,112,747

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£11,218,944	£10,582,281	£10,524,318	£10,489,756	£10,434,799	£10,407,320	£10,393,581
70% SR & 5% SO & 25%FH	10%	£10,344,895	£9,710,351	£9,652,389	£9,609,766	£9,554,808	£9,527,329	£9,513,590
70% SR & 5% SO & 25%FH	15%	£9,907,870	£9,274,386	£9,216,424	£9,169,770	£9,114,812	£9,087,333	£9,073,594
70% SR & 5% SO & 25%FH	20%	£9,470,846	£8,838,422	£8,780,460	£8,729,775	£8,674,817	£8,647,338	£8,633,599
70% SR & 5% SO & 25%FH	25%	£9,033,820	£8,402,458	£8,344,496	£8,289,780	£8,234,822	£8,207,342	£8,193,603
70% SR & 5% SO & 25%FH	30%	£8,596,796	£7,966,493	£7,908,530	£7,849,783	£7,794,826	£7,767,347	£7,753,608
70% SR & 5% SO & 25%FH	35%	£8,159,771	£7,529,529	£7,471,566	£7,409,768	£7,354,811	£7,327,332	£7,313,593
70% SR & 5% SO & 25%FH	40%	£7,722,747	£7,094,564	£7,036,601	£6,969,793	£6,914,835	£6,887,356	£6,873,617

St Albans District Council  
Local Plan Testing 2024

T13 - 50 Flats & Houses

Value Area

Rest of St Albans

No Units	50
Site Area	0.54 Ha

Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£9,058,740	£8,420,988	£8,363,025	£8,328,465	£8,273,507	£8,246,027	£8,232,288
70% SR & 5% SO & 25% FH	10%	£8,407,530	£7,769,777	£7,711,814	£7,669,192	£7,614,234	£7,586,755	£7,573,015
70% SR & 5% SO & 25% FH	15%	£8,081,625	£7,444,172	£7,386,210	£7,339,556	£7,284,598	£7,257,119	£7,243,379
70% SR & 5% SO & 25% FH	20%	£7,756,319	£7,118,567	£7,060,605	£7,009,920	£6,954,961	£6,927,482	£6,913,743
70% SR & 5% SO & 25% FH	25%	£7,430,714	£6,792,961	£6,734,999	£6,680,283	£6,625,325	£6,597,846	£6,584,107
70% SR & 5% SO & 25% FH	30%	£7,105,109	£6,467,356	£6,409,394	£6,350,647	£6,295,689	£6,268,210	£6,254,470
70% SR & 5% SO & 25% FH	35%	£6,778,765	£6,141,750	£6,083,788	£6,021,011	£5,966,053	£5,938,574	£5,924,834
70% SR & 5% SO & 25% FH	40%	£6,451,640	£5,816,145	£5,758,183	£5,691,375	£5,636,416	£5,608,937	£5,595,198

Residual Land values compared to benchmark land values

Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£7,156,567	£6,519,814	£6,460,851	£6,426,291	£6,371,333	£6,343,853	£6,330,114
70% SR & 5% SO & 25% FH	10%	£6,505,356	£5,867,263	£5,808,301	£5,773,018	£5,717,060	£5,689,581	£5,675,841
70% SR & 5% SO & 25% FH	15%	£6,179,751	£5,541,998	£5,484,036	£5,437,382	£5,382,424	£5,354,945	£5,341,205
70% SR & 5% SO & 25% FH	20%	£5,854,145	£5,216,393	£5,158,431	£5,107,746	£5,052,787	£5,025,308	£5,011,569
70% SR & 5% SO & 25% FH	25%	£5,528,540	£4,890,787	£4,832,825	£4,778,109	£4,723,151	£4,695,672	£4,681,933
70% SR & 5% SO & 25% FH	30%	£5,202,935	£4,565,182	£4,507,220	£4,448,473	£4,393,515	£4,366,036	£4,352,296
70% SR & 5% SO & 25% FH	35%	£4,876,591	£4,239,576	£4,181,614	£4,118,837	£4,063,879	£4,036,400	£4,022,660
70% SR & 5% SO & 25% FH	40%	£4,549,466	£3,913,972	£3,856,009	£3,789,201	£3,734,242	£3,706,763	£3,693,024

Residual Land values compared to benchmark land values

Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£7,569,610	£6,931,857	£6,873,895	£6,839,334	£6,784,377	£6,756,897	£6,743,158
70% SR & 5% SO & 25% FH	10%	£6,918,399	£6,280,647	£6,222,684	£6,180,061	£6,125,104	£6,097,625	£6,083,885
70% SR & 5% SO & 25% FH	15%	£6,592,794	£5,955,042	£5,897,079	£5,850,425	£5,795,468	£5,767,989	£5,754,249
70% SR & 5% SO & 25% FH	20%	£6,267,189	£5,629,437	£5,571,474	£5,520,789	£5,465,831	£5,438,352	£5,424,613
70% SR & 5% SO & 25% FH	25%	£5,941,583	£5,303,831	£5,245,868	£5,191,152	£5,136,195	£5,108,716	£5,094,977
70% SR & 5% SO & 25% FH	30%	£5,615,978	£4,978,226	£4,920,263	£4,861,516	£4,806,559	£4,779,080	£4,765,340
70% SR & 5% SO & 25% FH	35%	£5,290,373	£4,652,620	£4,594,657	£4,531,880	£4,474,923	£4,447,444	£4,433,704
70% SR & 5% SO & 25% FH	40%	£4,964,209	£4,327,015	£4,269,052	£4,202,244	£4,141,286	£4,119,807	£4,106,068

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£8,096,784	£7,459,031	£7,401,069	£7,366,508	£7,311,551	£7,284,071	£7,270,332
70% SR & 5% SO & 25% FH	10%	£7,445,573	£6,807,820	£6,749,858	£6,707,235	£6,652,278	£6,624,799	£6,611,059
70% SR & 5% SO & 25% FH	15%	£7,119,968	£6,482,216	£6,424,253	£6,377,599	£6,322,642	£6,295,163	£6,281,423
70% SR & 5% SO & 25% FH	20%	£6,794,362	£6,156,611	£6,098,648	£6,047,963	£5,993,005	£5,965,526	£5,951,787
70% SR & 5% SO & 25% FH	25%	£6,468,757	£5,831,005	£5,773,042	£5,718,326	£5,663,368	£5,635,889	£5,622,150
70% SR & 5% SO & 25% FH	30%	£6,143,152	£5,505,400	£5,447,437	£5,388,690	£5,333,732	£5,306,253	£5,292,514
70% SR & 5% SO & 25% FH	35%	£5,816,809	£5,179,794	£5,121,831	£5,069,054	£5,004,096	£4,976,618	£4,962,878
70% SR & 5% SO & 25% FH	40%	£5,489,683	£4,854,189	£4,796,226	£4,729,418	£4,674,459	£4,646,981	£4,633,242

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£8,857,854	£8,219,901	£8,161,938	£8,127,376	£8,072,420	£8,044,940	£8,031,201
70% SR & 5% SO & 25% FH	10%	£8,206,443	£7,568,690	£7,510,727	£7,468,105	£7,413,147	£7,385,668	£7,371,928
70% SR & 5% SO & 25% FH	15%	£7,880,938	£7,243,085	£7,185,123	£7,138,469	£7,083,511	£7,056,032	£7,042,292
70% SR & 5% SO & 25% FH	20%	£7,555,232	£6,917,480	£6,859,518	£6,808,633	£6,753,674	£6,726,195	£6,712,456
70% SR & 5% SO & 25% FH	25%	£7,229,627	£6,591,874	£6,533,912	£6,479,196	£6,424,238	£6,396,759	£6,383,020
70% SR & 5% SO & 25% FH	30%	£6,904,022	£6,266,269	£6,208,307	£6,149,560	£6,094,602	£6,067,123	£6,053,383
70% SR & 5% SO & 25% FH	35%	£6,578,417	£5,940,663	£5,882,701	£5,819,824	£5,764,866	£5,737,387	£5,723,647
70% SR & 5% SO & 25% FH	40%	£6,252,553	£5,615,058	£5,557,096	£5,490,288	£5,435,329	£5,407,850	£5,394,111

St Albans District Council  
Local Plan Testing 2024

T13 - 50 Flats & Houses

No Units	50
Site Area	0.54 Ha

Value Area	Zone of Influence
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Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£9,056,740	£8,108,462	£8,049,762	£8,014,738	£7,959,041	£7,931,194	£7,917,270
70% SR & 5% SO & 25% FH	10%	£8,407,530	£7,457,252	£7,399,290	£7,356,612	£7,300,917	£7,273,069	£7,259,145
70% SR & 5% SO & 25% FH	15%	£8,081,925	£7,131,646	£7,073,684	£7,027,030	£6,971,854	£6,944,007	£6,930,083
70% SR & 5% SO & 25% FH	20%	£7,756,319	£6,806,041	£6,748,079	£6,697,394	£6,642,436	£6,614,944	£6,601,021
70% SR & 5% SO & 25% FH	25%	£7,430,714	£6,480,436	£6,422,474	£6,367,758	£6,312,799	£6,285,320	£6,271,581
70% SR & 5% SO & 25% FH	30%	£7,105,109	£6,154,830	£6,096,868	£6,038,121	£5,983,163	£5,955,894	£5,941,945
70% SR & 5% SO & 25% FH	35%	£6,778,765	£5,829,225	£5,771,263	£5,708,485	£5,653,527	£5,626,048	£5,612,308
70% SR & 5% SO & 25% FH	40%	£6,451,640	£5,503,620	£5,445,657	£5,378,849	£5,323,891	£5,296,412	£5,282,672

Residual Land values compared to benchmark land values

Secondary Office	£3,500,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£7,156,567	£6,206,288	£6,147,588	£6,112,564	£6,056,867	£6,029,020	£6,015,096
70% SR & 5% SO & 25% FH	10%	£6,505,356	£5,555,076	£5,497,116	£5,464,438	£5,398,743	£5,370,895	£5,356,971
70% SR & 5% SO & 25% FH	15%	£6,179,751	£5,229,472	£5,171,510	£5,124,856	£5,069,680	£5,041,833	£5,027,909
70% SR & 5% SO & 25% FH	20%	£5,854,145	£4,903,867	£4,845,905	£4,795,220	£4,740,262	£4,712,771	£4,698,847
70% SR & 5% SO & 25% FH	25%	£5,528,540	£4,578,262	£4,520,300	£4,465,584	£4,410,625	£4,383,146	£4,369,407
70% SR & 5% SO & 25% FH	30%	£5,202,935	£4,252,656	£4,194,694	£4,135,947	£4,080,989	£4,053,510	£4,039,771
70% SR & 5% SO & 25% FH	35%	£4,876,591	£3,927,052	£3,869,089	£3,806,311	£3,751,353	£3,723,874	£3,710,134
70% SR & 5% SO & 25% FH	40%	£4,549,466	£3,601,446	£3,543,483	£3,476,675	£3,421,717	£3,394,238	£3,380,498

Residual Land values compared to benchmark land values

Secondary Industrial	£2,740,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£7,569,610	£6,619,332	£6,560,632	£6,525,607	£6,469,911	£6,442,063	£6,428,139
70% SR & 5% SO & 25% FH	10%	£6,918,399	£5,968,122	£5,910,159	£5,867,482	£5,811,786	£5,783,939	£5,770,015
70% SR & 5% SO & 25% FH	15%	£6,592,794	£5,642,516	£5,584,553	£5,537,899	£5,482,724	£5,454,876	£5,440,952
70% SR & 5% SO & 25% FH	20%	£6,267,189	£5,316,911	£5,258,948	£5,208,293	£5,153,306	£5,125,814	£5,111,890
70% SR & 5% SO & 25% FH	25%	£5,941,583	£4,991,306	£4,933,343	£4,878,627	£4,823,669	£4,796,190	£4,782,451
70% SR & 5% SO & 25% FH	30%	£5,615,978	£4,665,700	£4,607,737	£4,548,990	£4,494,033	£4,466,554	£4,452,815
70% SR & 5% SO & 25% FH	35%	£5,290,373	£4,340,095	£4,282,132	£4,219,354	£4,164,397	£4,136,918	£4,123,178
70% SR & 5% SO & 25% FH	40%	£4,964,509	£4,014,489	£3,956,527	£3,889,718	£3,834,761	£3,807,282	£3,793,542

Residual Land values compared to benchmark land values

Existing Sites	£1,770,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£8,096,784	£7,146,505	£7,087,805	£7,052,781	£6,997,085	£6,969,237	£6,955,313
70% SR & 5% SO & 25% FH	10%	£7,445,573	£6,495,296	£6,437,333	£6,394,656	£6,338,960	£6,311,112	£6,297,189
70% SR & 5% SO & 25% FH	15%	£7,119,968	£6,169,690	£6,111,727	£6,065,073	£6,009,898	£5,982,050	£5,968,126
70% SR & 5% SO & 25% FH	20%	£6,794,362	£5,844,085	£5,786,122	£5,735,437	£5,680,480	£5,652,988	£5,639,064
70% SR & 5% SO & 25% FH	25%	£6,468,757	£5,518,480	£5,460,517	£5,405,801	£5,350,843	£5,323,364	£5,309,625
70% SR & 5% SO & 25% FH	30%	£6,143,152	£5,192,874	£5,134,911	£5,079,164	£5,023,207	£4,995,728	£4,979,989
70% SR & 5% SO & 25% FH	35%	£5,816,809	£4,867,269	£4,809,306	£4,746,528	£4,691,571	£4,664,092	£4,650,352
70% SR & 5% SO & 25% FH	40%	£5,489,683	£4,541,683	£4,483,701	£4,416,892	£4,361,935	£4,334,456	£4,320,716

Residual Land values compared to benchmark land values

Greenfield Land	£370,000
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Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£8,857,854	£7,907,375	£7,848,675	£7,813,651	£7,757,954	£7,730,107	£7,716,183
70% SR & 5% SO & 25% FH	10%	£8,206,443	£7,256,165	£7,198,203	£7,155,525	£7,099,830	£7,071,982	£7,058,058
70% SR & 5% SO & 25% FH	15%	£7,880,838	£6,935,559	£6,877,597	£6,825,943	£6,770,767	£6,742,920	£6,729,996
70% SR & 5% SO & 25% FH	20%	£7,555,232	£6,604,954	£6,546,992	£6,496,307	£6,441,349	£6,413,857	£6,399,934
70% SR & 5% SO & 25% FH	25%	£7,229,627	£6,279,349	£6,221,387	£6,166,671	£6,111,712	£6,084,233	£6,070,494
70% SR & 5% SO & 25% FH	30%	£6,904,022	£5,953,743	£5,895,781	£5,837,034	£5,782,076	£5,754,597	£5,740,858
70% SR & 5% SO & 25% FH	35%	£6,578,417	£5,628,139	£5,570,176	£5,507,588	£5,452,440	£5,424,961	£5,411,221
70% SR & 5% SO & 25% FH	40%	£6,252,553	£5,302,533	£5,244,570	£5,177,762	£5,122,804	£5,095,325	£5,081,585

St Albans District Council  
Local Plan Testing 2024

T14 - 50 Houses

Value Area

Harpenden

No Units	50
Site Area	1.25 Ha

Sales value inflation	0%
Build cost inflation	-4%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£14,642,233	£13,969,285	£13,935,763	£13,902,333	£13,852,670	£13,827,839	£13,815,424
70% SR & 5% SO & 25% FH	10%	£13,264,986	£12,892,038	£12,858,893	£12,814,238	£12,765,434	£12,740,883	£12,728,608
70% SR & 5% SO & 25% FH	15%	£13,026,300	£12,353,352	£12,320,396	£12,270,674	£12,221,850	£12,197,437	£12,185,232
70% SR & 5% SO & 25% FH	20%	£12,487,573	£11,814,624	£11,781,857	£11,726,832	£11,678,287	£11,654,015	£11,641,880
70% SR & 5% SO & 25% FH	25%	£11,948,802	£11,275,854	£11,243,275	£11,183,012	£11,134,748	£11,110,615	£11,098,550
70% SR & 5% SO & 25% FH	30%	£11,409,990	£10,737,043	£10,704,653	£10,639,215	£10,591,230	£10,567,238	£10,555,241
70% SR & 5% SO & 25% FH	35%	£10,871,137	£10,198,188	£10,165,988	£10,095,441	£10,047,735	£10,023,883	£10,011,956
70% SR & 5% SO & 25% FH	40%	£10,330,734	£9,659,293	£9,627,280	£9,551,689	£9,504,263	£9,480,550	£9,468,693

Residual Land values compared to benchmark land values  
Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£10,267,233	£9,594,285	£9,560,763	£9,527,333	£9,477,670	£9,452,839	£9,440,424
70% SR & 5% SO & 25% FH	10%	£9,189,986	£8,517,038	£8,483,893	£8,433,538	£8,390,434	£8,365,883	£8,353,608
70% SR & 5% SO & 25% FH	15%	£8,651,300	£7,978,352	£7,945,396	£7,895,674	£7,846,850	£7,822,437	£7,810,232
70% SR & 5% SO & 25% FH	20%	£8,112,573	£7,439,624	£7,406,857	£7,351,832	£7,303,287	£7,279,015	£7,266,880
70% SR & 5% SO & 25% FH	25%	£7,573,802	£6,900,854	£6,869,275	£6,809,012	£6,759,748	£6,735,615	£6,723,550
70% SR & 5% SO & 25% FH	30%	£7,034,990	£6,362,043	£6,329,653	£6,264,215	£6,216,230	£6,192,238	£6,180,241
70% SR & 5% SO & 25% FH	35%	£6,496,137	£5,823,188	£5,790,988	£5,720,441	£5,672,735	£5,648,883	£5,636,956
70% SR & 5% SO & 25% FH	40%	£5,957,734	£5,284,293	£5,252,280	£5,176,689	£5,129,263	£5,105,550	£5,093,693

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£11,217,233	£10,544,285	£10,510,763	£10,477,333	£10,427,670	£10,402,839	£10,390,424
70% SR & 5% SO & 25% FH	10%	£10,139,986	£9,467,038	£9,433,893	£9,389,538	£9,340,434	£9,315,883	£9,303,608
70% SR & 5% SO & 25% FH	15%	£9,601,300	£8,928,352	£8,895,396	£8,845,674	£8,796,850	£8,772,437	£8,760,232
70% SR & 5% SO & 25% FH	20%	£9,062,573	£8,389,624	£8,356,857	£8,301,832	£8,253,287	£8,229,015	£8,216,880
70% SR & 5% SO & 25% FH	25%	£8,523,802	£7,850,854	£7,818,275	£7,758,012	£7,709,748	£7,685,615	£7,673,550
70% SR & 5% SO & 25% FH	30%	£7,984,990	£7,312,043	£7,279,653	£7,214,215	£7,166,230	£7,142,238	£7,130,241
70% SR & 5% SO & 25% FH	35%	£7,446,137	£6,773,188	£6,740,988	£6,670,441	£6,622,735	£6,598,883	£6,586,956
70% SR & 5% SO & 25% FH	40%	£6,907,734	£6,234,293	£6,202,280	£6,126,689	£6,079,263	£6,055,550	£6,043,693

Residual Land values compared to benchmark land values  
Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£12,429,733	£11,756,785	£11,723,263	£11,689,833	£11,640,170	£11,615,339	£11,602,924
70% SR & 5% SO & 25% FH	10%	£11,352,486	£10,679,538	£10,646,393	£10,602,038	£10,552,934	£10,528,383	£10,516,108
70% SR & 5% SO & 25% FH	15%	£10,813,800	£10,140,852	£10,107,896	£10,058,174	£10,009,350	£9,984,937	£9,972,732
70% SR & 5% SO & 25% FH	20%	£10,275,073	£9,602,124	£9,569,357	£9,514,332	£9,465,787	£9,441,515	£9,429,380
70% SR & 5% SO & 25% FH	25%	£9,736,302	£9,063,354	£9,030,775	£8,970,512	£8,922,248	£8,898,115	£8,886,050
70% SR & 5% SO & 25% FH	30%	£9,197,490	£8,524,543	£8,492,153	£8,426,715	£8,378,750	£8,354,738	£8,342,741
70% SR & 5% SO & 25% FH	35%	£8,658,637	£7,985,688	£7,953,488	£7,882,941	£7,835,235	£7,811,383	£7,799,456
70% SR & 5% SO & 25% FH	40%	£8,119,234	£7,446,793	£7,414,780	£7,339,189	£7,291,763	£7,268,050	£7,256,193

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£14,179,733	£13,506,785	£13,473,263	£13,439,833	£13,390,170	£13,365,339	£13,352,924
70% SR & 5% SO & 25% FH	10%	£13,102,486	£12,429,538	£12,396,393	£12,352,038	£12,302,934	£12,278,383	£12,266,108
70% SR & 5% SO & 25% FH	15%	£12,563,800	£11,890,852	£11,857,896	£11,808,174	£11,759,350	£11,734,937	£11,722,732
70% SR & 5% SO & 25% FH	20%	£12,025,073	£11,352,124	£11,319,357	£11,264,332	£11,215,787	£11,191,515	£11,179,380
70% SR & 5% SO & 25% FH	25%	£11,486,302	£10,813,354	£10,780,775	£10,720,512	£10,672,248	£10,648,115	£10,636,050
70% SR & 5% SO & 25% FH	30%	£10,947,490	£10,274,543	£10,242,153	£10,176,715	£10,128,750	£10,104,738	£10,092,741
70% SR & 5% SO & 25% FH	35%	£10,408,637	£9,735,688	£9,703,488	£9,632,941	£9,585,235	£9,561,383	£9,549,456
70% SR & 5% SO & 25% FH	40%	£9,869,234	£9,196,793	£9,164,780	£9,089,189	£9,041,763	£9,018,050	£9,006,193

T14 - 50 Houses	
No Units	50
Site Area	1.25 Ha

Value Area	St Albans
Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£13,698,188	£13,025,241	£12,991,718	£12,958,289	£12,908,627	£12,883,796	£12,871,379
70% SR & 5% SO & 25% FH	10%	£12,696,890	£12,023,943	£11,990,798	£11,946,442	£11,897,339	£11,872,787	£11,860,511
70% SR & 5% SO & 25% FH	15%	£12,196,779	£11,523,231	£11,490,275	£11,440,553	£11,391,729	£11,367,317	£11,355,111
70% SR & 5% SO & 25% FH	20%	£11,695,426	£11,022,477	£10,989,710	£10,934,685	£10,886,140	£10,861,868	£10,849,733
70% SR & 5% SO & 25% FH	25%	£11,194,629	£10,521,682	£10,489,103	£10,428,840	£10,380,575	£10,356,443	£10,344,376
70% SR & 5% SO & 25% FH	30%	£10,693,792	£10,020,844	£9,988,454	£9,923,017	£9,875,032	£9,851,040	£9,839,043
70% SR & 5% SO & 25% FH	35%	£10,192,912	£9,519,964	£9,487,763	£9,417,217	£9,369,512	£9,345,559	£9,333,732
70% SR & 5% SO & 25% FH	40%	£9,691,991	£9,019,043	£8,987,030	£8,911,439	£8,864,013	£8,840,301	£8,828,444

Residual Land values compared to benchmark land values

Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£9,323,188	£8,650,241	£8,616,718	£8,583,289	£8,533,627	£8,508,796	£8,496,379
70% SR & 5% SO & 25% FH	10%	£8,321,890	£7,648,293	£7,615,768	£7,571,442	£7,522,339	£7,497,787	£7,485,511
70% SR & 5% SO & 25% FH	15%	£7,821,179	£7,148,231	£7,115,275	£7,065,553	£7,016,729	£6,992,317	£6,980,111
70% SR & 5% SO & 25% FH	20%	£7,320,426	£6,647,477	£6,614,710	£6,559,685	£6,511,140	£6,486,868	£6,474,733
70% SR & 5% SO & 25% FH	25%	£6,819,629	£6,146,682	£6,114,103	£6,053,840	£6,005,575	£5,981,443	£5,969,376
70% SR & 5% SO & 25% FH	30%	£6,318,792	£5,645,844	£5,613,454	£5,548,017	£5,500,032	£5,476,040	£5,464,043
70% SR & 5% SO & 25% FH	35%	£5,817,912	£5,144,964	£5,112,763	£5,042,217	£4,994,512	£4,970,559	£4,958,732
70% SR & 5% SO & 25% FH	40%	£5,316,991	£4,644,043	£4,612,030	£4,536,439	£4,489,013	£4,465,301	£4,453,444

Residual Land values compared to benchmark land values

Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£10,273,188	£9,600,241	£9,566,718	£9,533,289	£9,483,627	£9,458,796	£9,446,379
70% SR & 5% SO & 25% FH	10%	£9,271,890	£8,598,943	£8,565,798	£8,521,442	£8,472,339	£8,447,787	£8,435,511
70% SR & 5% SO & 25% FH	15%	£8,771,179	£8,098,231	£8,065,275	£8,015,553	£7,966,729	£7,942,317	£7,930,111
70% SR & 5% SO & 25% FH	20%	£8,270,426	£7,597,477	£7,564,710	£7,509,685	£7,461,140	£7,436,868	£7,424,733
70% SR & 5% SO & 25% FH	25%	£7,769,629	£7,096,682	£7,064,103	£7,003,840	£6,955,575	£6,931,443	£6,919,376
70% SR & 5% SO & 25% FH	30%	£7,268,792	£6,595,844	£6,563,454	£6,498,017	£6,450,032	£6,426,040	£6,414,043
70% SR & 5% SO & 25% FH	35%	£6,767,912	£6,094,964	£6,062,763	£5,992,217	£5,944,512	£5,920,559	£5,908,732
70% SR & 5% SO & 25% FH	40%	£6,266,991	£5,594,043	£5,562,030	£5,486,439	£5,439,013	£5,415,301	£5,403,444

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£11,485,888	£10,812,741	£10,779,218	£10,745,789	£10,696,127	£10,671,296	£10,658,879
70% SR & 5% SO & 25% FH	10%	£10,484,390	£9,811,443	£9,778,298	£9,733,942	£9,684,839	£9,660,287	£9,648,011
70% SR & 5% SO & 25% FH	15%	£9,983,679	£9,310,731	£9,277,775	£9,228,053	£9,179,229	£9,154,817	£9,142,611
70% SR & 5% SO & 25% FH	20%	£9,482,926	£8,809,977	£8,777,210	£8,722,185	£8,673,640	£8,649,368	£8,637,233
70% SR & 5% SO & 25% FH	25%	£8,982,129	£8,309,182	£8,276,603	£8,219,340	£8,169,075	£8,143,343	£8,131,876
70% SR & 5% SO & 25% FH	30%	£8,481,292	£7,808,344	£7,775,954	£7,710,517	£7,658,532	£7,632,540	£7,620,543
70% SR & 5% SO & 25% FH	35%	£7,980,412	£7,307,464	£7,275,263	£7,204,717	£7,157,012	£7,131,159	£7,121,232
70% SR & 5% SO & 25% FH	40%	£7,479,491	£6,806,543	£6,774,530	£6,698,939	£6,651,513	£6,627,801	£6,615,944

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£13,235,888	£12,562,741	£12,529,218	£12,485,789	£12,446,127	£12,421,296	£12,408,879
70% SR & 5% SO & 25% FH	10%	£12,234,390	£11,561,443	£11,528,298	£11,483,942	£11,439,839	£11,414,287	£11,398,011
70% SR & 5% SO & 25% FH	15%	£11,733,679	£11,060,731	£11,027,775	£10,979,053	£10,929,229	£10,904,817	£10,892,611
70% SR & 5% SO & 25% FH	20%	£11,232,926	£10,559,977	£10,527,210	£10,472,185	£10,422,640	£10,398,368	£10,387,233
70% SR & 5% SO & 25% FH	25%	£10,732,129	£10,059,182	£10,026,603	£9,966,340	£9,916,075	£9,893,343	£9,881,876
70% SR & 5% SO & 25% FH	30%	£10,231,292	£9,558,344	£9,525,954	£9,460,517	£9,412,532	£9,388,540	£9,376,543
70% SR & 5% SO & 25% FH	35%	£9,730,412	£9,057,464	£9,025,263	£8,954,717	£8,907,012	£8,883,159	£8,871,232
70% SR & 5% SO & 25% FH	40%	£9,229,491	£8,556,543	£8,524,530	£8,448,939	£8,401,513	£8,377,801	£8,365,944

St Albans District Council  
Local Plan Testing 2024

T14 - 50 Houses

Value Area

Rest of St Albans

No Units	50
Site Area	1.25 Ha

Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£11,146,320	£10,467,422	£10,433,513	£10,399,697	£10,349,460	£10,324,343	£10,311,783
70% SR & 5% SO & 25%FH	10%	£10,386,624	£9,710,640	£9,677,113	£9,632,244	£9,582,573	£9,557,736	£9,545,320
70% SR & 5% SO & 25%FH	15%	£10,006,713	£9,332,186	£9,298,849	£9,248,652	£9,199,163	£9,174,470	£9,162,123
70% SR & 5% SO & 25%FH	20%	£9,626,759	£8,953,689	£8,920,543	£8,864,682	£8,815,778	£8,791,224	£8,778,948
70% SR & 5% SO & 25%FH	25%	£9,246,764	£8,573,816	£8,541,238	£8,480,974	£8,432,413	£8,408,002	£8,395,796
70% SR & 5% SO & 25%FH	30%	£8,866,726	£8,193,779	£8,161,389	£8,095,652	£8,043,967	£8,020,375	£8,011,978
70% SR & 5% SO & 25%FH	35%	£8,486,648	£7,813,700	£7,781,498	£7,710,952	£7,663,247	£7,639,394	£7,627,467
70% SR & 5% SO & 25%FH	40%	£8,106,527	£7,433,579	£7,401,567	£7,325,976	£7,278,549	£7,254,836	£7,242,980

Residual Land values compared to benchmark land values

Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£6,771,320	£6,092,422	£6,058,513	£6,024,697	£5,974,460	£5,949,343	£5,936,783
70% SR & 5% SO & 25%FH	10%	£6,011,624	£5,332,640	£5,302,113	£5,257,244	£5,207,573	£5,182,736	£5,170,320
70% SR & 5% SO & 25%FH	15%	£5,631,713	£4,957,186	£4,923,849	£4,873,552	£4,824,163	£4,799,470	£4,787,123
70% SR & 5% SO & 25%FH	20%	£5,251,759	£4,578,689	£4,545,543	£4,489,682	£4,440,778	£4,416,224	£4,403,948
70% SR & 5% SO & 25%FH	25%	£4,871,764	£4,198,816	£4,166,238	£4,105,974	£4,057,413	£4,033,002	£4,020,796
70% SR & 5% SO & 25%FH	30%	£4,491,726	£3,818,779	£3,786,589	£3,720,952	£3,672,967	£3,648,975	£3,636,978
70% SR & 5% SO & 25%FH	35%	£4,111,648	£3,438,700	£3,406,498	£3,335,952	£3,288,247	£3,264,394	£3,252,467
70% SR & 5% SO & 25%FH	40%	£3,731,527	£3,058,579	£3,026,567	£2,950,976	£2,903,549	£2,879,836	£2,867,980

Residual Land values compared to benchmark land values

Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£7,721,320	£7,042,422	£7,008,513	£6,974,697	£6,924,460	£6,899,343	£6,886,783
70% SR & 5% SO & 25%FH	10%	£6,961,624	£6,283,640	£6,252,113	£6,207,244	£6,157,573	£6,132,736	£6,120,320
70% SR & 5% SO & 25%FH	15%	£6,581,713	£5,907,186	£5,873,849	£5,823,552	£5,774,163	£5,749,470	£5,737,123
70% SR & 5% SO & 25%FH	20%	£6,201,759	£5,528,689	£5,495,543	£5,439,682	£5,390,778	£5,366,224	£5,353,948
70% SR & 5% SO & 25%FH	25%	£5,821,764	£5,148,816	£5,116,238	£5,055,974	£5,007,413	£4,983,002	£4,970,796
70% SR & 5% SO & 25%FH	30%	£5,441,726	£4,768,779	£4,736,589	£4,670,952	£4,622,967	£4,598,975	£4,586,978
70% SR & 5% SO & 25%FH	35%	£5,061,648	£4,388,700	£4,356,498	£4,285,952	£4,238,247	£4,214,394	£4,202,467
70% SR & 5% SO & 25%FH	40%	£4,681,527	£4,008,579	£3,976,567	£3,900,976	£3,853,549	£3,829,836	£3,817,980

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£8,933,620	£8,254,922	£8,221,013	£8,187,197	£8,136,960	£8,111,843	£8,099,283
70% SR & 5% SO & 25%FH	10%	£8,174,124	£7,496,140	£7,464,613	£7,419,744	£7,370,073	£7,345,236	£7,332,620
70% SR & 5% SO & 25%FH	15%	£7,794,213	£7,116,686	£7,086,349	£7,036,052	£6,986,663	£6,961,970	£6,949,623
70% SR & 5% SO & 25%FH	20%	£7,414,259	£6,741,189	£6,709,043	£6,652,382	£6,603,277	£6,578,724	£6,566,448
70% SR & 5% SO & 25%FH	25%	£7,034,264	£6,361,316	£6,328,738	£6,268,874	£6,219,813	£6,195,502	£6,183,296
70% SR & 5% SO & 25%FH	30%	£6,654,226	£5,981,279	£5,948,889	£5,883,452	£5,833,467	£5,811,475	£5,799,478
70% SR & 5% SO & 25%FH	35%	£6,274,148	£5,601,200	£5,568,998	£5,498,452	£5,450,747	£5,426,894	£5,414,967
70% SR & 5% SO & 25%FH	40%	£5,894,027	£5,221,079	£5,189,067	£5,113,476	£5,065,049	£5,042,336	£5,030,480

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25%FH	0%	£10,683,620	£10,004,922	£9,971,013	£9,937,197	£9,886,960	£9,861,843	£9,849,283
70% SR & 5% SO & 25%FH	10%	£9,924,124	£9,246,140	£9,214,613	£9,169,744	£9,120,073	£9,095,236	£9,082,620
70% SR & 5% SO & 25%FH	15%	£9,544,213	£8,866,686	£8,836,349	£8,786,052	£8,736,663	£8,711,970	£8,699,623
70% SR & 5% SO & 25%FH	20%	£9,164,259	£8,487,189	£8,457,043	£8,402,382	£8,353,277	£8,328,724	£8,316,448
70% SR & 5% SO & 25%FH	25%	£8,784,264	£8,108,816	£8,078,738	£8,018,474	£7,969,913	£7,945,502	£7,933,296
70% SR & 5% SO & 25%FH	30%	£8,404,226	£7,731,279	£7,698,889	£7,633,452	£7,585,467	£7,561,475	£7,549,478
70% SR & 5% SO & 25%FH	35%	£8,024,148	£7,351,200	£7,318,998	£7,248,452	£7,200,747	£7,176,894	£7,164,967
70% SR & 5% SO & 25%FH	40%	£7,644,027	£6,971,079	£6,939,067	£6,863,476	£6,816,049	£6,792,336	£6,780,480

St Albans District Council  
Local Plan Testing 2024

T14 - 50 Houses

No Units	50
Site Area	1.25 Ha

Value Area	Zone of Influence
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Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£11,146,320	£10,154,854	£10,120,945	£10,087,129	£10,036,893	£10,011,775	£9,999,215
70% SR & 5% SO & 25% FH	10%	£10,386,624	£9,398,073	£9,364,545	£9,319,677	£9,270,006	£9,245,171	£9,232,763
70% SR & 5% SO & 25% FH	15%	£10,006,713	£9,019,618	£8,986,292	£8,935,994	£8,896,596	£8,881,902	£8,869,655
70% SR & 5% SO & 25% FH	20%	£9,626,759	£8,641,121	£8,607,975	£8,562,314	£8,503,209	£8,478,657	£8,466,380
70% SR & 5% SO & 25% FH	25%	£9,246,764	£8,262,582	£8,229,627	£8,188,668	£8,119,845	£8,095,434	£8,083,229
70% SR & 5% SO & 25% FH	30%	£8,866,726	£7,884,000	£7,851,236	£7,785,044	£7,736,504	£7,712,234	£7,700,009
70% SR & 5% SO & 25% FH	35%	£8,486,648	£7,505,375	£7,472,802	£7,401,442	£7,353,185	£7,329,056	£7,316,992
70% SR & 5% SO & 25% FH	40%	£8,106,527	£7,125,708	£7,093,696	£7,017,862	£6,969,888	£6,945,901	£6,933,909

Residual Land values compared to benchmark land values  
Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£6,771,320	£5,779,854	£5,745,945	£5,712,129	£5,661,893	£5,636,775	£5,624,215
70% SR & 5% SO & 25% FH	10%	£6,011,624	£5,023,073	£4,989,545	£4,944,677	£4,895,006	£4,870,171	£4,857,763
70% SR & 5% SO & 25% FH	15%	£5,631,713	£4,644,618	£4,611,282	£4,560,984	£4,511,596	£4,486,902	£4,474,555
70% SR & 5% SO & 25% FH	20%	£5,251,759	£4,266,121	£4,232,975	£4,177,314	£4,128,209	£4,103,657	£4,091,380
70% SR & 5% SO & 25% FH	25%	£4,871,764	£3,887,582	£3,854,627	£3,793,668	£3,744,845	£3,720,434	£3,708,229
70% SR & 5% SO & 25% FH	30%	£4,491,726	£3,509,000	£3,476,236	£3,410,044	£3,361,504	£3,337,234	£3,325,099
70% SR & 5% SO & 25% FH	35%	£4,111,648	£3,130,375	£3,097,802	£3,026,442	£2,978,185	£2,954,056	£2,941,992
70% SR & 5% SO & 25% FH	40%	£3,731,527	£2,750,708	£2,718,696	£2,642,862	£2,594,888	£2,570,901	£2,558,909

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£7,721,320	£6,729,854	£6,695,945	£6,662,129	£6,611,893	£6,586,775	£6,574,215
70% SR & 5% SO & 25% FH	10%	£6,961,624	£5,973,073	£5,939,545	£5,894,677	£5,845,006	£5,820,171	£5,807,763
70% SR & 5% SO & 25% FH	15%	£6,581,713	£4,984,618	£4,951,282	£4,901,984	£4,851,596	£4,826,902	£4,814,555
70% SR & 5% SO & 25% FH	20%	£6,201,759	£4,606,121	£4,572,975	£4,517,314	£4,468,209	£4,443,657	£4,431,380
70% SR & 5% SO & 25% FH	25%	£5,821,764	£4,228,582	£4,195,627	£4,139,668	£4,090,845	£4,066,434	£4,054,229
70% SR & 5% SO & 25% FH	30%	£5,441,726	£3,850,000	£3,817,236	£3,760,044	£3,711,504	£3,687,234	£3,675,099
70% SR & 5% SO & 25% FH	35%	£5,061,648	£3,470,375	£3,437,802	£3,376,442	£3,327,185	£3,303,056	£3,291,992
70% SR & 5% SO & 25% FH	40%	£4,681,527	£3,090,708	£3,058,696	£3,002,862	£2,954,888	£2,930,901	£2,918,909

Residual Land values compared to benchmark land values  
Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£8,933,820	£7,942,354	£7,908,445	£7,874,629	£7,824,393	£7,799,275	£7,786,715
70% SR & 5% SO & 25% FH	10%	£8,174,124	£7,185,573	£7,152,045	£7,107,177	£7,057,506	£7,032,671	£7,020,253
70% SR & 5% SO & 25% FH	15%	£7,794,213	£6,807,118	£6,773,782	£6,723,484	£6,674,096	£6,649,402	£6,637,055
70% SR & 5% SO & 25% FH	20%	£7,414,259	£6,428,621	£6,395,475	£6,339,814	£6,290,709	£6,266,157	£6,253,880
70% SR & 5% SO & 25% FH	25%	£7,034,264	£6,050,082	£6,017,127	£5,958,168	£5,907,345	£5,882,834	£5,870,729
70% SR & 5% SO & 25% FH	30%	£6,654,226	£5,671,500	£5,638,736	£5,572,544	£5,520,004	£5,495,734	£5,483,599
70% SR & 5% SO & 25% FH	35%	£6,274,148	£5,292,875	£5,260,302	£5,188,942	£5,140,685	£5,116,556	£5,104,492
70% SR & 5% SO & 25% FH	40%	£5,894,027	£4,913,208	£4,881,196	£4,805,362	£4,757,388	£4,733,401	£4,721,409

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, CIL & S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£10,883,820	£9,892,354	£9,858,445	£9,824,629	£9,774,393	£9,749,275	£9,736,715
70% SR & 5% SO & 25% FH	10%	£9,924,124	£8,935,573	£8,902,045	£8,857,177	£8,807,506	£8,782,671	£8,770,253
70% SR & 5% SO & 25% FH	15%	£9,544,213	£8,557,118	£8,523,782	£8,473,484	£8,424,096	£8,399,402	£8,387,055
70% SR & 5% SO & 25% FH	20%	£9,164,259	£8,179,621	£8,146,475	£8,089,814	£8,040,709	£8,016,157	£8,003,880
70% SR & 5% SO & 25% FH	25%	£8,784,264	£7,800,082	£7,767,127	£7,708,168	£7,657,345	£7,632,834	£7,620,729
70% SR & 5% SO & 25% FH	30%	£8,404,226	£7,421,500	£7,388,736	£7,322,544	£7,274,004	£7,249,734	£7,237,599
70% SR & 5% SO & 25% FH	35%	£8,024,148	£7,042,875	£7,010,302	£6,938,942	£6,890,685	£6,866,556	£6,854,492
70% SR & 5% SO & 25% FH	40%	£7,644,027	£6,663,208	£6,631,196	£6,555,362	£6,507,388	£6,483,401	£6,471,409

St Albans District Council  
Local Plan Testing 2024

T15 - 50 Flats & Houses

Value Area

Harpenden

No Units	50
Site Area	0.96 Ha

Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent/ 15% S0/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%)	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%)	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25%FH	0%	£12,289,907	£11,657,311	£11,599,349	£11,564,787	£11,509,830	£11,482,351	£11,468,611
70% SR & 5% SO & 25%FH	10%	£11,348,237	£10,717,591	£10,659,629	£10,617,006	£10,562,047	£10,534,568	£10,520,829
70% SR & 5% SO & 25%FH	15%	£10,877,403	£10,247,730	£10,189,769	£10,143,114	£10,088,156	£10,060,678	£10,046,939
70% SR & 5% SO & 25%FH	20%	£10,406,568	£9,777,871	£9,719,908	£9,669,223	£9,614,266	£9,586,787	£9,573,047
70% SR & 5% SO & 25%FH	25%	£9,935,733	£9,307,565	£9,250,049	£9,195,333	£9,140,375	£9,112,896	£9,099,156
70% SR & 5% SO & 25%FH	30%	£9,464,898	£8,838,731	£8,773,430	£8,721,354	£8,666,463	£8,639,004	£8,625,266
70% SR & 5% SO & 25%FH	35%	£8,994,064	£8,365,896	£8,308,595	£8,246,535	£8,192,205	£8,165,040	£8,151,375
70% SR & 5% SO & 25%FH	40%	£8,523,230	£7,895,061	£7,837,761	£7,771,715	£7,717,385	£7,690,220	£7,676,637

Residual Land values compared to benchmark land values

Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%)	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%)	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25%FH	0%	£8,924,522	£8,291,927	£8,233,964	£8,199,403	£8,144,445	£8,116,966	£8,103,226
70% SR & 5% SO & 25%FH	10%	£7,982,853	£7,352,208	£7,294,244	£7,261,621	£7,196,663	£7,169,184	£7,155,445
70% SR & 5% SO & 25%FH	15%	£7,512,018	£6,882,346	£6,824,384	£6,777,730	£6,722,772	£6,695,293	£6,681,554
70% SR & 5% SO & 25%FH	20%	£7,041,184	£6,412,486	£6,354,524	£6,303,839	£6,248,881	£6,221,402	£6,207,662
70% SR & 5% SO & 25%FH	25%	£6,570,348	£5,942,181	£5,884,664	£5,839,948	£5,774,990	£5,747,512	£5,733,772
70% SR & 5% SO & 25%FH	30%	£6,099,514	£5,471,346	£5,414,046	£5,365,970	£5,301,099	£5,273,620	£5,259,881
70% SR & 5% SO & 25%FH	35%	£5,628,679	£5,000,512	£4,943,210	£4,881,151	£4,826,820	£4,799,655	£4,785,990
70% SR & 5% SO & 25%FH	40%	£5,157,845	£4,529,676	£4,472,376	£4,406,330	£4,352,000	£4,324,835	£4,311,262

Residual Land values compared to benchmark land values

Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%)	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%)	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25%FH	0%	£9,655,292	£9,022,696	£8,964,733	£8,930,172	£8,875,214	£8,847,735	£8,833,995
70% SR & 5% SO & 25%FH	10%	£8,713,622	£8,082,976	£8,025,013	£7,982,390	£7,927,432	£7,899,953	£7,886,214
70% SR & 5% SO & 25%FH	15%	£8,242,787	£7,613,115	£7,555,154	£7,508,499	£7,453,541	£7,426,062	£7,412,323
70% SR & 5% SO & 25%FH	20%	£7,771,953	£7,143,281	£7,085,293	£7,034,608	£6,979,650	£6,952,172	£6,938,432
70% SR & 5% SO & 25%FH	25%	£7,301,117	£6,672,950	£6,615,433	£6,560,717	£6,505,760	£6,478,281	£6,464,541
70% SR & 5% SO & 25%FH	30%	£6,830,283	£6,202,115	£6,144,815	£6,088,739	£6,031,868	£6,004,389	£5,990,650
70% SR & 5% SO & 25%FH	35%	£6,359,449	£5,731,281	£5,673,980	£5,611,920	£5,557,589	£5,530,424	£5,516,789
70% SR & 5% SO & 25%FH	40%	£5,888,614	£5,260,446	£5,203,145	£5,137,100	£5,082,769	£5,055,604	£5,042,022

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%)	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%)	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25%FH	0%	£10,587,984	£9,955,388	£9,897,426	£9,862,864	£9,807,907	£9,780,428	£9,766,688
70% SR & 5% SO & 25%FH	10%	£9,646,314	£9,015,668	£8,957,705	£8,915,083	£8,860,124	£8,832,645	£8,818,905
70% SR & 5% SO & 25%FH	15%	£9,175,480	£8,545,807	£8,487,846	£8,441,191	£8,386,233	£8,358,755	£8,345,016
70% SR & 5% SO & 25%FH	20%	£8,704,645	£8,075,948	£8,017,985	£7,967,300	£7,912,343	£7,884,864	£7,871,124
70% SR & 5% SO & 25%FH	25%	£8,233,810	£7,605,642	£7,548,126	£7,493,410	£7,438,452	£7,410,973	£7,397,233
70% SR & 5% SO & 25%FH	30%	£7,762,975	£7,134,808	£7,077,507	£7,019,431	£6,964,560	£6,937,081	£6,923,342
70% SR & 5% SO & 25%FH	35%	£7,292,141	£6,663,973	£6,606,672	£6,544,612	£6,490,282	£6,463,117	£6,449,452
70% SR & 5% SO & 25%FH	40%	£6,821,306	£6,193,138	£6,135,838	£6,069,792	£6,015,462	£5,988,297	£5,974,714

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) & Access (M4(3) & Biodiversity 10%)	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%)	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%)
70% SR & 5% SO & 25%FH	0%	£11,934,138	£11,301,542	£11,243,580	£11,209,018	£11,154,060	£11,126,582	£11,112,842
70% SR & 5% SO & 25%FH	10%	£10,992,468	£10,361,822	£10,303,859	£10,261,237	£10,206,278	£10,178,799	£10,165,060
70% SR & 5% SO & 25%FH	15%	£10,521,633	£9,891,961	£9,834,000	£9,787,345	£9,732,387	£9,704,908	£9,691,169
70% SR & 5% SO & 25%FH	20%	£10,050,799	£9,422,102	£9,364,139	£9,313,454	£9,258,496	£9,231,016	£9,217,276
70% SR & 5% SO & 25%FH	25%	£9,579,964	£8,951,796	£8,894,279	£8,839,563	£8,784,606	£8,757,127	£8,743,387
70% SR & 5% SO & 25%FH	30%	£9,109,129	£8,480,962	£8,423,661	£8,365,585	£8,310,714	£8,283,235	£8,269,496
70% SR & 5% SO & 25%FH	35%	£8,638,295	£8,010,127	£7,952,826	£7,890,769	£7,836,436	£7,809,271	£7,795,536
70% SR & 5% SO & 25%FH	40%	£8,167,460	£7,539,292	£7,481,991	£7,415,946	£7,361,615	£7,334,450	£7,320,668

T15 - 50 Flats & Houses	
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No Units	50
Site Area	0.96 Ha

Value Area	St Albans
Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£11,420,031	£10,783,367	£10,725,405	£10,690,843	£10,635,886	£10,608,407	£10,594,668
70% SR & 5% SO & 25% FH	10%	£10,545,982	£9,911,438	£9,853,476	£9,810,853	£9,755,895	£9,728,416	£9,714,677
70% SR & 5% SO & 25% FH	15%	£10,108,957	£9,475,473	£9,417,511	£9,370,657	£9,315,699	£9,288,220	£9,274,481
70% SR & 5% SO & 25% FH	20%	£9,671,933	£9,039,509	£8,981,547	£8,930,662	£8,875,904	£8,848,425	£8,834,685
70% SR & 5% SO & 25% FH	25%	£9,234,907	£8,603,545	£8,545,582	£8,490,867	£8,435,909	£8,408,429	£8,394,690
70% SR & 5% SO & 25% FH	30%	£8,797,883	£8,167,580	£8,109,617	£8,059,870	£7,995,913	£7,968,434	£7,954,695
70% SR & 5% SO & 25% FH	35%	£8,360,858	£7,731,616	£7,673,653	£7,610,875	£7,555,917	£7,528,438	£7,514,699
70% SR & 5% SO & 25% FH	40%	£7,923,834	£7,295,651	£7,237,688	£7,170,880	£7,115,922	£7,088,442	£7,074,704

Residual Land values compared to benchmark land values

Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£8,054,646	£7,417,983	£7,360,020	£7,325,459	£7,270,501	£7,243,022	£7,229,283
70% SR & 5% SO & 25% FH	10%	£7,180,597	£6,543,934	£6,486,091	£6,445,468	£6,395,511	£6,363,031	£6,349,292
70% SR & 5% SO & 25% FH	15%	£6,743,572	£6,110,089	£6,052,126	£6,005,472	£5,950,515	£5,923,036	£5,909,297
70% SR & 5% SO & 25% FH	20%	£6,306,548	£5,674,124	£5,616,162	£5,565,477	£5,510,519	£5,483,041	£5,469,301
70% SR & 5% SO & 25% FH	25%	£5,869,522	£5,238,160	£5,180,198	£5,135,492	£5,070,524	£5,043,044	£5,029,305
70% SR & 5% SO & 25% FH	30%	£5,432,496	£4,802,195	£4,744,233	£4,695,486	£4,630,528	£4,603,049	£4,589,310
70% SR & 5% SO & 25% FH	35%	£4,995,473	£4,366,231	£4,308,269	£4,245,491	£4,190,533	£4,163,054	£4,149,314
70% SR & 5% SO & 25% FH	40%	£4,558,449	£3,930,268	£3,872,304	£3,805,495	£3,750,538	£3,723,058	£3,709,319

Residual Land values compared to benchmark land values

Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£8,785,415	£8,146,752	£8,090,790	£8,056,228	£8,001,270	£7,973,792	£7,960,053
70% SR & 5% SO & 25% FH	10%	£7,911,366	£7,276,823	£7,218,860	£7,176,238	£7,121,280	£7,093,800	£7,080,061
70% SR & 5% SO & 25% FH	15%	£7,474,342	£6,840,858	£6,782,895	£6,736,241	£6,681,284	£6,653,805	£6,640,066
70% SR & 5% SO & 25% FH	20%	£7,037,317	£6,404,894	£6,346,931	£6,296,246	£6,241,289	£6,213,810	£6,200,071
70% SR & 5% SO & 25% FH	25%	£6,600,292	£5,968,930	£5,910,967	£5,856,251	£5,801,293	£5,773,814	£5,760,075
70% SR & 5% SO & 25% FH	30%	£6,163,267	£5,532,965	£5,475,002	£5,416,255	£5,361,297	£5,333,818	£5,320,080
70% SR & 5% SO & 25% FH	35%	£5,726,243	£5,097,000	£5,039,038	£4,979,260	£4,921,302	£4,893,823	£4,880,085
70% SR & 5% SO & 25% FH	40%	£5,289,218	£4,661,035	£4,603,073	£4,536,265	£4,481,307	£4,453,827	£4,440,088

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£9,718,108	£9,081,444	£9,023,482	£8,988,920	£8,933,963	£8,906,484	£8,892,745
70% SR & 5% SO & 25% FH	10%	£8,844,059	£8,205,515	£8,151,553	£8,108,930	£8,053,972	£8,026,492	£8,012,754
70% SR & 5% SO & 25% FH	15%	£8,407,034	£7,773,550	£7,715,588	£7,668,934	£7,613,976	£7,586,497	£7,572,758
70% SR & 5% SO & 25% FH	20%	£7,970,010	£7,337,586	£7,279,624	£7,228,939	£7,173,981	£7,146,502	£7,132,762
70% SR & 5% SO & 25% FH	25%	£7,532,984	£6,901,622	£6,843,660	£6,788,943	£6,733,985	£6,706,506	£6,692,767
70% SR & 5% SO & 25% FH	30%	£7,095,959	£6,465,657	£6,407,694	£6,348,947	£6,293,990	£6,266,511	£6,252,772
70% SR & 5% SO & 25% FH	35%	£6,658,935	£6,029,693	£5,971,730	£5,908,952	£5,853,994	£5,826,515	£5,812,776
70% SR & 5% SO & 25% FH	40%	£6,221,910	£5,593,728	£5,535,765	£5,468,957	£5,413,999	£5,386,519	£5,372,780

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£11,084,261	£10,427,598	£10,369,636	£10,335,074	£10,280,117	£10,252,638	£10,238,899
70% SR & 5% SO & 25% FH	10%	£10,190,212	£9,555,669	£9,497,707	£9,455,084	£9,400,126	£9,372,646	£9,358,907
70% SR & 5% SO & 25% FH	15%	£9,753,188	£9,119,704	£9,061,741	£9,015,088	£8,960,130	£8,932,651	£8,918,912
70% SR & 5% SO & 25% FH	20%	£9,316,163	£8,683,740	£8,625,777	£8,575,092	£8,520,135	£8,492,656	£8,478,916
70% SR & 5% SO & 25% FH	25%	£8,879,138	£8,247,776	£8,189,813	£8,135,097	£8,080,140	£8,052,660	£8,038,921
70% SR & 5% SO & 25% FH	30%	£8,442,113	£7,811,811	£7,753,848	£7,695,101	£7,640,143	£7,612,665	£7,598,926
70% SR & 5% SO & 25% FH	35%	£8,005,089	£7,375,847	£7,317,884	£7,255,106	£7,200,148	£7,172,669	£7,158,930
70% SR & 5% SO & 25% FH	40%	£7,568,064	£6,939,882	£6,881,919	£6,815,111	£6,760,153	£6,732,673	£6,718,934

St Albans District Council  
Local Plan Testing 2024

T15 - 50 Flats & Houses

Value Area

Rest of St Albans

No Units	50
Site Area	0.96 Ha

Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£9,058,740	£8,420,988	£8,363,025	£8,328,465	£8,273,507	£8,246,027	£8,232,288
70% SR & 5% SO & 25% FH	10%	£8,407,530	£7,769,777	£7,711,814	£7,669,192	£7,614,234	£7,586,755	£7,573,015
70% SR & 5% SO & 25% FH	15%	£8,081,625	£7,444,172	£7,386,210	£7,339,556	£7,284,598	£7,257,119	£7,243,379
70% SR & 5% SO & 25% FH	20%	£7,756,319	£7,118,567	£7,060,605	£7,009,920	£6,954,961	£6,927,482	£6,913,743
70% SR & 5% SO & 25% FH	25%	£7,430,714	£6,792,961	£6,734,999	£6,680,283	£6,625,325	£6,597,846	£6,584,107
70% SR & 5% SO & 25% FH	30%	£7,105,109	£6,467,356	£6,409,394	£6,350,647	£6,295,689	£6,268,210	£6,254,470
70% SR & 5% SO & 25% FH	35%	£6,778,765	£6,141,750	£6,083,788	£6,021,011	£5,966,053	£5,938,574	£5,924,834
70% SR & 5% SO & 25% FH	40%	£6,451,640	£5,816,145	£5,758,183	£5,691,375	£5,636,416	£5,608,937	£5,595,198

Residual Land values compared to benchmark land values

Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£5,693,356	£5,055,603	£4,997,641	£4,963,080	£4,908,122	£4,880,643	£4,866,904
70% SR & 5% SO & 25% FH	10%	£5,042,145	£4,404,392	£4,346,430	£4,303,867	£4,248,909	£4,221,430	£4,207,691
70% SR & 5% SO & 25% FH	15%	£4,716,540	£4,078,787	£4,020,825	£3,974,171	£3,919,213	£3,891,735	£3,877,995
70% SR & 5% SO & 25% FH	20%	£4,390,934	£3,753,183	£3,695,220	£3,644,535	£3,589,576	£3,562,098	£3,548,359
70% SR & 5% SO & 25% FH	25%	£4,065,329	£3,427,577	£3,369,614	£3,314,656	£3,259,697	£3,232,219	£3,218,480
70% SR & 5% SO & 25% FH	30%	£3,739,724	£3,101,972	£3,044,009	£2,985,262	£2,930,304	£2,902,826	£2,889,087
70% SR & 5% SO & 25% FH	35%	£3,413,381	£2,776,366	£2,718,403	£2,655,626	£2,600,668	£2,573,190	£2,559,451
70% SR & 5% SO & 25% FH	40%	£3,086,935	£2,450,761	£2,392,798	£2,325,999	£2,271,041	£2,243,563	£2,229,824

Residual Land values compared to benchmark land values

Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£6,424,125	£5,786,372	£5,728,410	£5,693,849	£5,638,892	£5,611,412	£5,597,673
70% SR & 5% SO & 25% FH	10%	£5,772,914	£5,135,162	£5,077,199	£5,034,576	£4,979,619	£4,952,140	£4,938,400
70% SR & 5% SO & 25% FH	15%	£5,447,309	£4,809,557	£4,751,594	£4,704,940	£4,649,983	£4,622,504	£4,608,764
70% SR & 5% SO & 25% FH	20%	£5,121,703	£4,483,952	£4,425,989	£4,375,304	£4,320,346	£4,292,867	£4,279,128
70% SR & 5% SO & 25% FH	25%	£4,796,098	£4,158,346	£4,100,383	£4,045,667	£3,990,710	£3,963,231	£3,949,492
70% SR & 5% SO & 25% FH	30%	£4,470,494	£3,832,741	£3,774,778	£3,718,031	£3,661,074	£3,633,595	£3,619,856
70% SR & 5% SO & 25% FH	35%	£4,144,100	£3,507,135	£3,449,172	£3,390,395	£3,331,438	£3,303,959	£3,290,219
70% SR & 5% SO & 25% FH	40%	£3,817,024	£3,181,530	£3,123,568	£3,065,759	£3,007,801	£2,979,322	£2,965,583

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£7,356,817	£6,719,065	£6,661,102	£6,626,542	£6,571,584	£6,544,104	£6,530,365
70% SR & 5% SO & 25% FH	10%	£6,705,607	£6,081,254	£6,023,291	£5,987,729	£5,912,311	£5,884,832	£5,871,092
70% SR & 5% SO & 25% FH	15%	£6,380,002	£5,742,249	£5,684,286	£5,637,633	£5,582,675	£5,555,196	£5,541,456
70% SR & 5% SO & 25% FH	20%	£6,054,396	£5,416,644	£5,358,682	£5,307,997	£5,253,038	£5,225,559	£5,211,820
70% SR & 5% SO & 25% FH	25%	£5,728,791	£5,091,038	£5,033,076	£4,978,360	£4,923,402	£4,895,923	£4,882,184
70% SR & 5% SO & 25% FH	30%	£5,403,186	£4,765,433	£4,707,471	£4,648,724	£4,593,766	£4,566,287	£4,552,547
70% SR & 5% SO & 25% FH	35%	£5,076,842	£4,439,827	£4,381,865	£4,319,088	£4,264,130	£4,236,651	£4,222,911
70% SR & 5% SO & 25% FH	40%	£4,749,717	£4,114,222	£4,056,260	£3,998,452	£3,934,493	£3,907,014	£3,893,275

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£8,702,971	£8,065,219	£8,007,256	£7,972,696	£7,917,738	£7,890,258	£7,876,519
70% SR & 5% SO & 25% FH	10%	£8,051,760	£7,414,008	£7,356,045	£7,313,423	£7,258,465	£7,230,986	£7,217,246
70% SR & 5% SO & 25% FH	15%	£7,726,155	£7,089,403	£7,030,440	£6,983,786	£6,928,829	£6,901,350	£6,887,610
70% SR & 5% SO & 25% FH	20%	£7,400,550	£6,762,798	£6,704,835	£6,654,150	£6,599,192	£6,571,713	£6,557,974
70% SR & 5% SO & 25% FH	25%	£7,074,945	£6,437,192	£6,379,229	£6,324,513	£6,269,556	£6,242,077	£6,228,338
70% SR & 5% SO & 25% FH	30%	£6,749,340	£6,111,587	£6,053,625	£5,994,877	£5,939,920	£5,912,441	£5,898,701
70% SR & 5% SO & 25% FH	35%	£6,423,735	£5,785,981	£5,728,018	£5,665,241	£5,610,284	£5,582,805	£5,569,065
70% SR & 5% SO & 25% FH	40%	£6,098,130	£5,460,376	£5,402,414	£5,335,605	£5,280,647	£5,253,168	£5,239,429

St Albans District Council  
Local Plan Testing 2024

T15 - 50 Flats & Houses	
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Value Area	Zone of Influence
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No Units	50
Site Area	0.96 Ha

Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£9,056,740	£8,108,462	£8,049,762	£8,014,738	£7,959,041	£7,931,194	£7,917,270
70% SR & 5% SO & 25% FH	10%	£8,407,530	£7,457,252	£7,399,290	£7,356,812	£7,300,917	£7,273,069	£7,259,145
70% SR & 5% SO & 25% FH	15%	£8,081,925	£7,131,646	£7,073,684	£7,031,206	£6,975,311	£6,947,463	£6,933,539
70% SR & 5% SO & 25% FH	20%	£7,756,319	£6,806,041	£6,748,079	£6,697,394	£6,642,436	£6,614,588	£6,601,664
70% SR & 5% SO & 25% FH	25%	£7,430,714	£6,480,436	£6,422,474	£6,367,758	£6,312,799	£6,285,320	£6,271,581
70% SR & 5% SO & 25% FH	30%	£7,105,109	£6,154,830	£6,096,868	£6,038,121	£5,983,163	£5,955,884	£5,941,945
70% SR & 5% SO & 25% FH	35%	£6,778,765	£5,829,225	£5,771,263	£5,708,485	£5,653,527	£5,626,048	£5,612,308
70% SR & 5% SO & 25% FH	40%	£6,451,640	£5,503,620	£5,445,657	£5,378,849	£5,323,891	£5,296,412	£5,282,672

Residual Land values compared to benchmark land values  
Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£5,693,356	£4,743,077	£4,684,377	£4,649,353	£4,593,657	£4,565,809	£4,551,885
70% SR & 5% SO & 25% FH	10%	£5,042,145	£4,091,868	£4,033,205	£3,991,227	£3,935,532	£3,907,684	£3,893,761
70% SR & 5% SO & 25% FH	15%	£4,716,540	£3,766,262	£3,708,299	£3,661,645	£3,605,470	£3,577,622	£3,563,698
70% SR & 5% SO & 25% FH	20%	£4,390,934	£3,440,657	£3,382,694	£3,332,009	£3,277,052	£3,249,560	£3,235,636
70% SR & 5% SO & 25% FH	25%	£4,065,329	£3,115,052	£3,057,089	£3,002,373	£2,947,415	£2,919,936	£2,906,012
70% SR & 5% SO & 25% FH	30%	£3,739,724	£2,789,446	£2,731,483	£2,672,736	£2,617,779	£2,590,300	£2,576,376
70% SR & 5% SO & 25% FH	35%	£3,413,381	£2,463,841	£2,405,878	£2,343,100	£2,288,143	£2,260,664	£2,246,924
70% SR & 5% SO & 25% FH	40%	£3,086,256	£2,138,235	£2,080,272	£2,013,464	£1,958,506	£1,931,028	£1,917,288

Residual Land values compared to benchmark land values  
Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£6,424,125	£5,473,847	£5,415,147	£5,380,122	£5,324,426	£5,296,578	£5,282,654
70% SR & 5% SO & 25% FH	10%	£5,772,914	£4,822,637	£4,764,674	£4,721,997	£4,666,301	£4,638,454	£4,624,530
70% SR & 5% SO & 25% FH	15%	£5,447,309	£4,497,031	£4,439,068	£4,392,414	£4,337,239	£4,309,391	£4,295,467
70% SR & 5% SO & 25% FH	20%	£5,121,703	£4,171,426	£4,113,463	£4,062,778	£4,007,821	£3,980,329	£3,966,405
70% SR & 5% SO & 25% FH	25%	£4,796,098	£3,845,821	£3,787,858	£3,733,142	£3,678,184	£3,650,705	£3,636,781
70% SR & 5% SO & 25% FH	30%	£4,470,494	£3,520,215	£3,462,252	£3,403,505	£3,348,548	£3,321,069	£3,307,330
70% SR & 5% SO & 25% FH	35%	£4,144,150	£3,194,610	£3,136,646	£3,073,669	£3,018,912	£2,991,433	£2,977,693
70% SR & 5% SO & 25% FH	40%	£3,817,024	£2,869,004	£2,811,042	£2,744,233	£2,689,276	£2,661,797	£2,648,057

Residual Land values compared to benchmark land values  
Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£7,356,817	£6,406,539	£6,347,839	£6,312,815	£6,257,118	£6,229,270	£6,215,347
70% SR & 5% SO & 25% FH	10%	£6,705,607	£5,755,329	£5,697,367	£5,654,689	£5,598,994	£5,571,146	£5,557,222
70% SR & 5% SO & 25% FH	15%	£6,380,002	£5,429,723	£5,371,761	£5,325,107	£5,269,931	£5,242,084	£5,228,160
70% SR & 5% SO & 25% FH	20%	£6,054,396	£5,104,118	£5,046,156	£4,995,471	£4,940,513	£4,913,021	£4,899,097
70% SR & 5% SO & 25% FH	25%	£5,728,791	£4,778,513	£4,720,551	£4,665,825	£4,610,876	£4,583,387	£4,569,463
70% SR & 5% SO & 25% FH	30%	£5,403,186	£4,452,907	£4,394,945	£4,339,198	£4,283,450	£4,255,961	£4,242,037
70% SR & 5% SO & 25% FH	35%	£5,077,582	£4,127,302	£4,069,340	£4,008,562	£3,951,604	£3,924,125	£3,910,385
70% SR & 5% SO & 25% FH	40%	£4,749,717	£3,801,696	£3,743,734	£3,676,926	£3,621,968	£3,594,489	£3,580,749

Residual Land values compared to benchmark land values  
Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2), Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£8,702,971	£7,752,693	£7,693,993	£7,658,968	£7,603,272	£7,575,424	£7,561,500
70% SR & 5% SO & 25% FH	10%	£8,051,760	£7,101,483	£7,043,520	£7,000,843	£6,945,147	£6,917,300	£6,903,376
70% SR & 5% SO & 25% FH	15%	£7,726,155	£6,775,877	£6,717,914	£6,671,261	£6,616,085	£6,588,237	£6,574,313
70% SR & 5% SO & 25% FH	20%	£7,400,550	£6,450,272	£6,392,310	£6,341,625	£6,286,667	£6,258,819	£6,244,895
70% SR & 5% SO & 25% FH	25%	£7,074,945	£6,124,667	£6,066,705	£6,011,989	£5,957,030	£5,929,551	£5,915,627
70% SR & 5% SO & 25% FH	30%	£6,749,340	£5,799,061	£5,741,099	£5,682,352	£5,627,394	£5,599,915	£5,586,176
70% SR & 5% SO & 25% FH	35%	£6,423,735	£5,473,456	£5,415,494	£5,352,716	£5,297,758	£5,270,279	£5,256,539
70% SR & 5% SO & 25% FH	40%	£6,098,171	£5,147,850	£5,089,888	£5,023,080	£4,968,122	£4,940,643	£4,926,903

St Albans District Council  
Local Plan Testing 2024

T16-100 Flats & Houses

Value Area Harpenden

No Units 100  
Site Area 1.92 Ha

Sales value inflation 0%  
Build cost inflation -5%  
Affordable Housing Tenure 60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£22,153,690	£20,948,873	£20,841,761	£20,777,895	£20,676,377	£20,625,558	£20,600,168
70% SR & 5% SO & 25% FH	10%	£20,466,175	£19,264,219	£19,157,108	£19,078,344	£18,976,786	£18,928,007	£18,928,007
70% SR & 5% SO & 25% FH	15%	£18,620,916	£18,421,862	£18,314,781	£18,228,569	£18,127,010	£18,076,231	£18,050,842
70% SR & 5% SO & 25% FH	20%	£18,778,658	£17,878,566	£17,472,456	£17,378,793	£17,277,235	£17,226,456	£17,201,067
70% SR & 5% SO & 25% FH	25%	£17,932,400	£18,737,239	£18,630,129	£18,529,017	£18,427,459	£18,376,680	£18,351,291
70% SR & 5% SO & 25% FH	30%	£17,086,143	£15,894,817	£15,787,802	£15,679,242	£15,577,684	£15,526,905	£15,501,515
70% SR & 5% SO & 25% FH	35%	£16,240,885	£15,050,389	£14,944,475	£14,820,467	£14,722,909	£14,677,130	£14,651,740
70% SR & 5% SO & 25% FH	40%	£15,395,626	£14,205,100	£14,100,221	£13,978,180	£13,877,788	£13,827,353	£13,801,964

Residual Land values compared to benchmark land values

Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£15,422,921	£14,216,103	£14,110,862	£14,047,126	£13,945,568	£13,894,789	£13,869,399
70% SR & 5% SO & 25% FH	10%	£13,734,405	£12,533,450	£12,426,339	£12,345,275	£12,246,017	£12,195,238	£12,169,848
70% SR & 5% SO & 25% FH	15%	£12,890,147	£11,691,123	£11,584,012	£11,497,800	£11,396,241	£11,345,462	£11,320,073
70% SR & 5% SO & 25% FH	20%	£12,045,889	£10,848,797	£10,741,686	£10,648,024	£10,546,465	£10,495,686	£10,470,297
70% SR & 5% SO & 25% FH	25%	£11,201,631	£10,006,470	£9,899,359	£9,796,248	£9,688,689	£9,645,911	£9,620,521
70% SR & 5% SO & 25% FH	30%	£10,357,374	£9,164,143	£9,057,032	£8,948,473	£8,845,915	£8,795,136	£8,770,746
70% SR & 5% SO & 25% FH	35%	£9,513,115	£8,321,912	£8,214,801	£8,099,242	£7,997,183	£7,946,404	£7,921,014
70% SR & 5% SO & 25% FH	40%	£8,668,857	£7,479,585	£7,372,474	£7,261,415	£7,157,856	£7,107,077	£7,081,687

Residual Land values compared to benchmark land values

Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£16,881,458	£15,675,642	£15,572,530	£15,508,864	£15,407,106	£15,356,327	£15,330,937
70% SR & 5% SO & 25% FH	10%	£15,195,944	£13,994,988	£13,887,877	£13,809,114	£13,707,556	£13,656,776	£13,631,386
70% SR & 5% SO & 25% FH	15%	£14,351,686	£13,152,661	£13,045,551	£12,959,338	£12,857,779	£12,807,000	£12,781,611
70% SR & 5% SO & 25% FH	20%	£13,507,427	£12,310,335	£12,203,225	£12,109,562	£12,008,004	£11,957,225	£11,931,836
70% SR & 5% SO & 25% FH	25%	£12,663,169	£11,468,009	£11,360,898	£11,259,787	£11,158,229	£11,107,450	£11,082,061
70% SR & 5% SO & 25% FH	30%	£11,818,912	£10,625,386	£10,518,275	£10,410,111	£10,308,453	£10,257,674	£10,232,284
70% SR & 5% SO & 25% FH	35%	£10,974,654	£9,783,128	£9,675,247	£9,565,236	£9,458,678	£9,407,899	£9,382,509
70% SR & 5% SO & 25% FH	40%	£10,130,396	£8,940,870	£8,832,989	£8,726,980	£8,622,921	£8,572,142	£8,546,752

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£18,749,844	£17,545,026	£17,437,915	£17,374,049	£17,272,491	£17,221,712	£17,196,322
70% SR & 5% SO & 25% FH	10%	£17,061,328	£15,860,373	£15,753,262	£15,674,498	£15,572,940	£15,522,161	£15,496,771
70% SR & 5% SO & 25% FH	15%	£16,217,070	£15,018,046	£14,910,935	£14,824,723	£14,723,164	£14,672,385	£14,646,996
70% SR & 5% SO & 25% FH	20%	£15,372,812	£14,175,720	£14,068,609	£13,974,947	£13,873,388	£13,822,609	£13,797,220
70% SR & 5% SO & 25% FH	25%	£14,528,554	£13,333,393	£13,226,283	£13,125,171	£13,023,613	£12,972,834	£12,947,444
70% SR & 5% SO & 25% FH	30%	£13,684,297	£12,491,071	£12,383,960	£12,275,396	£12,173,837	£12,123,058	£12,097,669
70% SR & 5% SO & 25% FH	35%	£12,840,039	£11,648,745	£11,540,632	£11,425,621	£11,324,063	£11,273,284	£11,247,894
70% SR & 5% SO & 25% FH	40%	£11,995,781	£10,806,419	£10,698,304	£10,574,394	£10,473,835	£10,423,056	£10,397,666

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£21,442,152	£20,237,334	£20,130,222	£20,066,357	£19,964,798	£19,914,019	£19,888,629
70% SR & 5% SO & 25% FH	10%	£19,753,636	£18,552,680	£18,445,570	£18,381,806	£18,280,247	£18,229,468	£18,204,078
70% SR & 5% SO & 25% FH	15%	£18,909,378	£17,710,354	£17,603,243	£17,517,031	£17,415,471	£17,364,692	£17,339,303
70% SR & 5% SO & 25% FH	20%	£18,065,120	£16,868,028	£16,760,917	£16,697,254	£16,595,695	£16,544,916	£16,489,526
70% SR & 5% SO & 25% FH	25%	£17,220,862	£16,025,701	£15,918,590	£15,814,479	£15,713,920	£15,663,141	£15,637,751
70% SR & 5% SO & 25% FH	30%	£16,376,604	£15,183,374	£15,076,263	£14,967,704	£14,866,146	£14,815,367	£14,789,977
70% SR & 5% SO & 25% FH	35%	£15,532,346	£14,341,047	£14,232,936	£14,117,928	£14,016,370	£13,965,591	£13,940,201
70% SR & 5% SO & 25% FH	40%	£14,688,088	£13,498,720	£13,389,609	£13,280,642	£13,180,083	£13,129,304	£13,103,914

T16- 100 Flats & Houses	
No Units	100
Site Area	1.92 Ha

Value Area	St Albans
Sales value inflation	0%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent 15% SO 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£20,570,095	£19,358,358	£19,251,247	£19,187,380	£19,085,822	£19,035,043	£19,009,054
70% SR & 5% SO & 25% FH	10%	£19,004,589	£17,796,498	£17,689,387	£17,610,623	£17,509,065	£17,458,286	£17,432,896
70% SR & 5% SO & 25% FH	15%	£18,221,575	£17,075,568	£16,968,457	£16,822,244	£16,720,686	£16,669,907	£16,644,517
70% SR & 5% SO & 25% FH	20%	£17,438,961	£16,294,639	£16,187,528	£16,031,315	£15,929,757	£15,879,078	£15,853,688
70% SR & 5% SO & 25% FH	25%	£16,655,546	£15,513,710	£15,406,600	£15,250,387	£15,148,829	£15,098,150	£15,072,760
70% SR & 5% SO & 25% FH	30%	£15,872,132	£14,732,781	£14,625,671	£14,469,458	£14,367,900	£14,317,221	£14,291,831
70% SR & 5% SO & 25% FH	35%	£15,089,518	£13,952,852	£13,845,742	£13,689,529	£13,587,971	£13,537,292	£13,511,902
70% SR & 5% SO & 25% FH	40%	£14,306,904	£13,172,923	£13,065,813	£12,909,600	£12,808,042	£12,757,363	£12,731,973

Residual Land values compared to benchmark land values

Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£13,839,325	£12,627,589	£12,520,478	£12,456,611	£12,355,053	£12,304,274	£12,278,885
70% SR & 5% SO & 25% FH	10%	£12,273,820	£11,062,769	£10,955,658	£10,876,894	£10,775,336	£10,724,557	£10,700,167
70% SR & 5% SO & 25% FH	15%	£11,490,806	£10,284,799	£10,177,688	£10,091,475	£9,989,917	£9,939,138	£9,913,748
70% SR & 5% SO & 25% FH	20%	£10,707,792	£9,503,869	£9,396,757	£9,303,095	£9,201,538	£9,150,759	£9,125,369
70% SR & 5% SO & 25% FH	25%	£9,924,777	£8,722,938	£8,615,826	£8,514,715	£8,413,158	£8,362,379	£8,336,989
70% SR & 5% SO & 25% FH	30%	£9,141,763	£7,942,009	£7,834,898	£7,738,338	£7,624,779	£7,574,000	£7,548,611
70% SR & 5% SO & 25% FH	35%	£8,358,749	£7,161,079	£7,053,968	£6,957,858	£6,834,299	£6,783,520	£6,758,130
70% SR & 5% SO & 25% FH	40%	£7,575,735	£6,380,149	£6,273,038	£6,176,928	£6,053,369	£6,002,590	£5,977,200

Residual Land values compared to benchmark land values

Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£15,300,864	£14,088,187	£13,982,017	£13,918,150	£13,816,592	£13,765,813	£13,740,423
70% SR & 5% SO & 25% FH	10%	£13,735,359	£12,527,267	£12,420,156	£12,341,392	£12,239,834	£12,189,055	£12,163,665
70% SR & 5% SO & 25% FH	15%	£12,952,344	£11,746,337	£11,639,227	£11,553,013	£11,451,455	£11,400,676	£11,375,286
70% SR & 5% SO & 25% FH	20%	£12,169,330	£10,965,408	£10,858,298	£10,764,034	£10,662,476	£10,611,697	£10,586,307
70% SR & 5% SO & 25% FH	25%	£11,386,315	£10,184,477	£10,077,366	£9,974,255	£9,872,697	£9,821,918	£9,796,528
70% SR & 5% SO & 25% FH	30%	£10,603,301	£9,403,547	£9,296,437	£9,187,877	£9,086,318	£9,035,539	£9,010,150
70% SR & 5% SO & 25% FH	35%	£9,820,287	£8,622,817	£8,515,707	£8,399,498	£8,297,939	£8,247,160	£8,221,770
70% SR & 5% SO & 25% FH	40%	£9,037,273	£7,841,886	£7,734,776	£7,611,116	£7,509,558	£7,458,779	£7,433,389

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£17,166,248	£15,954,512	£15,847,401	£15,783,534	£15,681,976	£15,631,197	£15,605,806
70% SR & 5% SO & 25% FH	10%	£15,600,743	£14,389,651	£14,282,541	£14,208,777	£14,105,219	£14,054,440	£14,029,050
70% SR & 5% SO & 25% FH	15%	£14,817,729	£13,611,722	£13,504,611	£13,418,398	£13,316,840	£13,266,061	£13,240,671
70% SR & 5% SO & 25% FH	20%	£14,034,715	£12,833,792	£12,726,681	£12,630,019	£12,528,461	£12,477,682	£12,452,292
70% SR & 5% SO & 25% FH	25%	£13,251,700	£12,055,862	£11,948,751	£11,841,440	£11,740,881	£11,689,102	£11,663,712
70% SR & 5% SO & 25% FH	30%	£12,468,686	£11,277,932	£11,170,821	£11,063,261	£10,961,702	£10,910,923	£10,875,533
70% SR & 5% SO & 25% FH	35%	£11,685,672	£10,499,002	£10,391,891	£10,284,882	£10,183,323	£10,132,544	£10,107,154
70% SR & 5% SO & 25% FH	40%	£10,902,658	£9,720,071	£9,612,960	£9,476,503	£9,374,945	£9,324,166	£9,298,776

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3)) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£19,858,556	£18,646,820	£18,539,709	£18,475,842	£18,374,284	£18,323,505	£18,298,116
70% SR & 5% SO & 25% FH	10%	£18,293,051	£17,081,959	£16,974,848	£16,899,095	£16,797,537	£16,746,758	£16,721,367
70% SR & 5% SO & 25% FH	15%	£17,510,037	£16,304,029	£16,196,919	£16,110,706	£16,009,147	£15,958,368	£15,932,978
70% SR & 5% SO & 25% FH	20%	£16,727,023	£15,523,100	£15,415,989	£15,322,326	£15,220,768	£15,169,989	£15,144,599
70% SR & 5% SO & 25% FH	25%	£15,944,008	£14,742,169	£14,635,059	£14,533,947	£14,432,389	£14,381,610	£14,356,221
70% SR & 5% SO & 25% FH	30%	£15,161,004	£13,961,239	£13,854,129	£13,745,569	£13,644,010	£13,593,231	£13,567,842
70% SR & 5% SO & 25% FH	35%	£14,377,990	£13,180,310	£13,073,199	£12,957,190	£12,855,632	£12,804,853	£12,779,463
70% SR & 5% SO & 25% FH	40%	£13,594,975	£12,399,379	£12,292,269	£12,168,811	£12,067,253	£12,016,474	£11,991,084

St Albans District Council  
Local Plan Testing 2024

T16- 100 Flats & Houses

Value Area

Rest of St Albans

No Units	100
Site Area	1.92 Ha

Sales value inflation	0%
Build cost inflation	5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£16,270,735	£15,049,328	£14,940,840	£14,876,152	£14,773,289	£14,721,856	£14,696,140
70% SR & 5% SO & 25% FH	10%	£15,110,139	£13,892,453	£13,783,965	£13,704,188	£13,601,324	£13,549,891	£13,524,176
70% SR & 5% SO & 25% FH	15%	£14,529,841	£13,314,019	£13,205,528	£13,119,206	£13,015,342	£12,963,909	£12,938,194
70% SR & 5% SO & 25% FH	20%	£13,945,542	£12,735,578	£12,627,089	£12,530,223	£12,429,359	£12,377,927	£12,352,211
70% SR & 5% SO & 25% FH	25%	£13,369,245	£12,157,140	£12,048,652	£11,948,241	£11,843,377	£11,791,945	£11,766,229
70% SR & 5% SO & 25% FH	30%	£12,788,947	£11,577,210	£11,470,099	£11,390,299	£11,297,394	£11,205,963	£11,180,248
70% SR & 5% SO & 25% FH	35%	£12,206,648	£10,996,912	£10,899,801	£10,777,792	£10,671,412	£10,519,980	£10,554,264
70% SR & 5% SO & 25% FH	40%	£11,625,350	£10,416,614	£10,309,503	£10,186,045	£10,064,487	£10,033,708	£10,008,282

Residual Land values compared to benchmark land values

£3,500,000

Secondary Office

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£9,539,966	£8,318,558	£8,210,071	£8,145,383	£8,042,520	£7,991,087	£7,965,371
70% SR & 5% SO & 25% FH	10%	£8,379,370	£7,161,684	£7,053,196	£6,973,418	£6,870,555	£6,819,122	£6,793,407
70% SR & 5% SO & 25% FH	15%	£7,799,072	£6,583,246	£6,474,758	£6,387,437	£6,284,574	£6,233,140	£6,207,424
70% SR & 5% SO & 25% FH	20%	£7,218,773	£6,004,809	£5,896,320	£5,801,454	£5,698,590	£5,647,157	£5,621,442
70% SR & 5% SO & 25% FH	25%	£6,638,474	£5,426,370	£5,317,883	£5,215,472	£5,112,608	£5,061,175	£5,035,460
70% SR & 5% SO & 25% FH	30%	£6,058,177	£4,848,441	£4,739,953	£4,629,489	£4,526,625	£4,475,193	£4,449,477
70% SR & 5% SO & 25% FH	35%	£5,477,879	£4,269,142	£4,159,654	£4,048,023	£3,940,563	£3,889,131	£3,863,416
70% SR & 5% SO & 25% FH	40%	£4,894,581	£3,689,844	£3,578,356	£3,455,276	£3,350,912	£3,300,480	£3,274,764

Residual Land values compared to benchmark land values

£2,740,000

Secondary Industrial

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£11,001,504	£9,780,087	£9,671,600	£9,606,912	£9,504,050	£9,452,618	£9,426,903
70% SR & 5% SO & 25% FH	10%	£9,840,908	£8,623,222	£8,514,734	£8,434,956	£8,332,093	£8,280,661	£8,255,346
70% SR & 5% SO & 25% FH	15%	£9,260,610	£8,044,784	£7,936,297	£7,848,975	£7,746,111	£7,694,678	£7,669,363
70% SR & 5% SO & 25% FH	20%	£8,680,312	£7,466,347	£7,357,860	£7,262,993	£7,160,129	£7,108,696	£7,083,381
70% SR & 5% SO & 25% FH	25%	£8,100,014	£6,887,909	£6,779,422	£6,677,010	£6,574,146	£6,522,714	£6,497,399
70% SR & 5% SO & 25% FH	30%	£7,519,716	£6,307,971	£6,200,484	£6,091,029	£5,988,164	£5,936,732	£5,911,416
70% SR & 5% SO & 25% FH	35%	£6,939,418	£5,727,681	£5,620,194	£5,504,561	£5,402,161	£5,350,730	£5,325,414
70% SR & 5% SO & 25% FH	40%	£6,359,120	£5,147,383	£5,040,896	£4,919,824	£4,818,224	£4,766,793	£4,741,477

Residual Land values compared to benchmark land values

£1,770,000

Existing Sites

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£12,866,889	£11,645,481	£11,536,994	£11,472,306	£11,369,443	£11,318,010	£11,292,294
70% SR & 5% SO & 25% FH	10%	£11,706,293	£10,486,607	£10,380,119	£10,300,342	£10,197,478	£10,146,045	£10,120,330
70% SR & 5% SO & 25% FH	15%	£11,125,995	£9,910,169	£9,801,681	£9,714,360	£9,611,496	£9,560,063	£9,534,348
70% SR & 5% SO & 25% FH	20%	£10,545,696	£9,331,732	£9,223,243	£9,128,377	£9,025,513	£8,974,080	£8,948,365
70% SR & 5% SO & 25% FH	25%	£9,965,398	£8,752,295	£8,644,806	£8,542,395	£8,439,531	£8,388,098	£8,362,383
70% SR & 5% SO & 25% FH	30%	£9,385,100	£8,173,364	£8,065,875	£7,956,412	£7,853,548	£7,802,115	£7,776,400
70% SR & 5% SO & 25% FH	35%	£8,804,802	£7,593,065	£7,485,576	£7,369,946	£7,267,596	£7,216,164	£7,190,448
70% SR & 5% SO & 25% FH	40%	£8,224,504	£7,012,768	£6,905,279	£6,782,199	£6,680,841	£6,629,409	£6,603,693

Residual Land values compared to benchmark land values

£370,000

Greenfield Land

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£15,559,197	£14,337,789	£14,229,302	£14,164,614	£14,061,750	£14,010,318	£13,984,602
70% SR & 5% SO & 25% FH	10%	£14,398,601	£13,180,915	£13,072,428	£12,992,650	£12,889,786	£12,838,353	£12,812,638
70% SR & 5% SO & 25% FH	15%	£13,818,302	£12,602,477	£12,493,990	£12,406,667	£12,303,803	£12,252,371	£12,226,655
70% SR & 5% SO & 25% FH	20%	£13,238,004	£12,024,039	£11,915,551	£11,820,885	£11,717,821	£11,666,388	£11,640,673
70% SR & 5% SO & 25% FH	25%	£12,657,707	£11,445,601	£11,337,114	£11,234,703	£11,131,839	£11,080,407	£11,054,691
70% SR & 5% SO & 25% FH	30%	£12,077,408	£10,866,162	£10,758,675	£10,648,720	£10,545,856	£10,494,424	£10,468,708
70% SR & 5% SO & 25% FH	35%	£11,497,110	£10,286,723	£10,178,236	£10,062,253	£9,959,873	£9,908,442	£9,882,726
70% SR & 5% SO & 25% FH	40%	£10,916,812	£9,707,284	£9,598,797	£9,474,926	£9,372,062	£9,320,630	£9,294,914

St Albans District Council  
Local Plan Testing 2024

<b>T16- 100 Flats &amp; Houses</b>	
No Units	100
Site Area	1.92 Ha

Value Area	Zone of Influence
Sales value inflation	0%
Build cost inflation	-5%
Affordable Housing Tenure	60% Rent/ 15% SO/ 25% FH

Residual land values:

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£16,270,735	£14,448,465	£14,337,977	£14,273,290	£14,170,426	£14,118,994	£14,093,278
70% SR & 5% SO & 25% FH	10%	£15,110,139	£13,289,990	£13,181,103	£13,101,325	£12,998,461	£12,947,029	£12,921,313
70% SR & 5% SO & 25% FH	15%	£14,529,841	£12,711,153	£12,602,665	£12,515,343	£12,412,479	£12,361,047	£12,335,331
70% SR & 5% SO & 25% FH	20%	£13,949,542	£12,132,715	£12,024,227	£11,929,360	£11,826,497	£11,775,064	£11,749,348
70% SR & 5% SO & 25% FH	25%	£13,369,245	£11,554,277	£11,445,789	£11,343,379	£11,240,515	£11,189,082	£11,163,366
70% SR & 5% SO & 25% FH	30%	£12,788,947	£10,975,840	£10,867,352	£10,797,396	£10,694,532	£10,603,100	£10,577,384
70% SR & 5% SO & 25% FH	35%	£12,208,648	£10,397,402	£10,288,915	£10,171,414	£10,068,550	£10,017,117	£9,991,402
70% SR & 5% SO & 25% FH	40%	£11,625,996	£9,818,965	£9,710,477	£9,585,432	£9,482,567	£9,431,135	£9,405,419

Residual Land values compared to benchmark land values

Secondary Office

£3,500,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 20%
70% SR & 5% SO & 25% FH	0%	£9,539,665	£7,715,696	£7,607,208	£7,542,521	£7,439,657	£7,388,225	£7,362,509
70% SR & 5% SO & 25% FH	10%	£8,379,370	£6,556,821	£6,450,333	£6,370,556	£6,267,692	£6,216,260	£6,190,544
70% SR & 5% SO & 25% FH	15%	£7,799,072	£5,980,384	£5,871,896	£5,784,574	£5,681,709	£5,630,278	£5,604,561
70% SR & 5% SO & 25% FH	20%	£7,218,773	£5,401,945	£5,293,458	£5,198,591	£5,095,726	£5,044,295	£5,018,579
70% SR & 5% SO & 25% FH	25%	£6,638,475	£4,823,506	£4,715,020	£4,612,610	£4,509,745	£4,458,313	£4,432,596
70% SR & 5% SO & 25% FH	30%	£6,058,177	£4,245,071	£4,136,585	£4,026,627	£3,923,763	£3,872,330	£3,846,615
70% SR & 5% SO & 25% FH	35%	£5,477,879	£3,666,633	£3,558,146	£3,440,645	£3,337,781	£3,286,348	£3,260,633
70% SR & 5% SO & 25% FH	40%	£4,894,926	£3,088,196	£2,979,707	£2,854,652	£2,751,788	£2,700,355	£2,674,639

Residual Land values compared to benchmark land values

Secondary Industrial

£2,740,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£11,001,504	£9,177,235	£9,068,746	£9,004,059	£8,901,195	£8,849,763	£8,824,047
70% SR & 5% SO & 25% FH	10%	£9,840,908	£8,020,359	£7,911,872	£7,832,094	£7,729,230	£7,677,798	£7,652,082
70% SR & 5% SO & 25% FH	15%	£9,260,610	£7,441,922	£7,333,434	£7,246,112	£7,143,248	£7,091,816	£7,066,100
70% SR & 5% SO & 25% FH	20%	£8,680,312	£6,863,484	£6,754,997	£6,660,130	£6,557,266	£6,505,834	£6,480,117
70% SR & 5% SO & 25% FH	25%	£8,100,014	£6,285,047	£6,176,560	£6,074,148	£5,971,284	£5,919,851	£5,894,135
70% SR & 5% SO & 25% FH	30%	£7,519,717	£5,706,610	£5,598,121	£5,488,166	£5,385,301	£5,333,869	£5,308,153
70% SR & 5% SO & 25% FH	35%	£6,939,417	£5,128,171	£5,019,684	£4,902,163	£4,799,299	£4,747,866	£4,722,151
70% SR & 5% SO & 25% FH	40%	£6,359,119	£4,549,734	£4,441,246	£4,316,201	£4,213,337	£4,161,904	£4,136,189

Residual Land values compared to benchmark land values

Existing Sites

£1,770,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£12,866,889	£11,042,619	£10,934,131	£10,869,444	£10,766,580	£10,715,148	£10,689,432
70% SR & 5% SO & 25% FH	10%	£11,706,253	£9,885,744	£9,777,257	£9,697,479	£9,594,615	£9,543,183	£9,517,467
70% SR & 5% SO & 25% FH	15%	£11,125,956	£9,307,307	£9,198,819	£9,111,497	£9,008,632	£8,957,200	£8,931,484
70% SR & 5% SO & 25% FH	20%	£10,545,658	£8,728,869	£8,620,381	£8,525,514	£8,422,650	£8,371,218	£8,345,502
70% SR & 5% SO & 25% FH	25%	£9,965,361	£8,150,431	£8,041,943	£7,939,533	£7,836,668	£7,785,236	£7,759,520
70% SR & 5% SO & 25% FH	30%	£9,385,100	£7,571,994	£7,463,506	£7,353,550	£7,250,686	£7,199,254	£7,173,538
70% SR & 5% SO & 25% FH	35%	£8,804,802	£6,993,556	£6,885,068	£6,767,568	£6,664,704	£6,613,271	£6,587,556
70% SR & 5% SO & 25% FH	40%	£8,224,756	£6,415,119	£6,306,630	£6,181,958	£6,078,721	£6,027,289	£6,001,573

Residual Land values compared to benchmark land values

Greenfield Land

£370,000

Tenure	% AH	Base costs	Base Costs & S106	Base Costs, S106 & Accessibility M4(2)	Base Costs, S106, M4(2) & Access M4(3)	Base Costs, S106, M4(2) Access (M4(3) & Biodiversity 10%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%	Base Costs, S106, M4(2), Access (M4(3), Biodiversity 15%
70% SR & 5% SO & 25% FH	0%	£19,559,197	£15,734,927	£15,626,439	£15,561,752	£15,458,887	£15,407,456	£15,381,739
70% SR & 5% SO & 25% FH	10%	£14,398,601	£12,278,052	£12,169,564	£12,099,787	£12,006,922	£12,005,491	£12,000,775
70% SR & 5% SO & 25% FH	15%	£13,818,304	£11,999,614	£11,891,126	£11,803,804	£11,700,940	£11,649,508	£11,623,792
70% SR & 5% SO & 25% FH	20%	£13,238,004	£11,421,176	£11,312,688	£11,217,822	£11,114,959	£11,063,526	£11,037,810
70% SR & 5% SO & 25% FH	25%	£12,657,707	£10,842,738	£10,734,251	£10,631,940	£10,529,576	£10,477,544	£10,451,827
70% SR & 5% SO & 25% FH	30%	£12,077,408	£10,264,302	£10,155,813	£10,045,858	£9,942,994	£9,891,561	£9,865,846
70% SR & 5% SO & 25% FH	35%	£11,497,110	£9,685,864	£9,577,376	£9,459,876	£9,357,011	£9,305,579	£9,279,863
70% SR & 5% SO & 25% FH	40%	£10,916,812	£9,107,426	£9,008,938	£8,873,953	£8,771,029	£8,719,596	£8,693,881