
Local Plan Viability Assessment

2026 Update Note

September 2026

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1. Introduction

- 1.1 HDH Planning & Development Ltd, produced the Swindon *Local Plan Viability Assessment* (HDH, August 2025). This 2026 Update Note considers how changes in national policy, in the emerging Local Plan, and changes to and in the main inputs to the Viability Assessment (costs and values) may impact on viability.
- 1.2 Firstly, changes to national policy are considered, then changes in house prices and build costs, before the emerging Local Plan is reviewed. Comments made through the Regulation 18 consultation are also reviewed.
- 1.3 This Update Note should be read as an annex to Swindon *Local Plan Viability Assessment* (HDH, August 2025).
- 1.4 As set out towards the end of this note, a further set of appraisals has been run that reflect the various updates and changes made.

2. Changes in National Policy

- 2.1 Since the 2025 LPVA was completed, several changes and potential changes to national policy have been announced. Some changes are as a result of the change in Government following the 2024 General Election, and others are carried forward from the wider updating of national policy.

National Planning Policy Framework

- 2.2 The SBC Local Plan is being prepared under the 2024 NPPF, as per the transitional arrangements. The 2025 LPVA was carried out in line with the then current NPPF.
- 2.3 In August 2026, the Government published a new NPPF¹. The 2026 NPPF is fundamental re-write of the national planning policy, making significant changes to the planning system, however it stresses the importance of the system being '*genuinely plan-led*²'. The new NPPF includes national decision-making policies, that are to be '*read alongside the policies in the development plan*³' and are a material consideration when determining planning applications.
- 2.4 For the purpose of this Note, the 2026 NPPF carries forward (under Policy PM9: Identifying and assessing land for development) the requirements to carry out a plan-wide viability assessment, and to ensure that the new Local Plan will deliver, making it clear that allocations for development must be viable:
- 2. *For plans that allocate specific sites for development the assessment should be undertaken with reference to national guidance and include:*
 - a. *A thorough site identification process to identify a sufficient range and quantity of potential sites;*
 - b. *An assessment of the availability, suitability and achievability (including likely viability) of those sites;*
 - c. *An assessment of the amount of development those sites have the potential to accommodate and the potential timescales over which development could be delivered¹⁶; and*
 - d. *The identification of the most appropriate sites for development taking into account the emerging vision and spatial strategy of the plan and the information above.*
- 2.5 The new NPPF includes (under Policy DM5: Development Viability) some of the text that is also in the PPG, that relates to viability at the decision-making stage, thus giving it more weight.
- 2.6 The methodology used in this note is consistent with the December 2024 NPPF, however appropriate regard is had to the 2026 NPPF.

¹ [National Planning Policy Framework - GOV.UK](https://www.gov.uk/government/policies/national-planning-policy-framework)

² Paragraph 2 of the August 2026 NPPF.

³ Paragraph 3 of the August 2026 NPPF.

- 2.7 Paragraph 35 of the 2024 NPPF says that plans should set out what development is expected to provide, and that the requirement should not be so high as to undermine the delivery of the plan. This core requirement is unchanged.

Planning Practice Guidance

Viability and plan making

- 2.8 The December 2025 consultation on the draft NPPF asked a number of questions in relation to viability, including views on changes in relation to growth testing, developer's returns and benchmark land values. These were not addressed in the 2026 NPPF. It may be that these will be covered if and when the PPG is updated in due course.
- 2.9 The viability sections of the PPG (Chapter 10) were rewritten in 2018, and subsequently further updated. The changes provide clarity and confirm best practice, rather than prescribe a new approach or methodology. Having said this, the underlying emphasis of viability testing was unchanged.
- 2.10 The overall requirement was updated in December 2025:

How should plan makers set policy requirements for contributions from development?

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). This should include the minimum proportion of Social Rent homes required.

These policy requirements should be informed by evidence of infrastructure and affordable housing need, including the need for those who require Social Rent, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106. Policy requirements should be clear so that they can be accurately accounted for in the price paid for land. To provide this certainty, Social Rent and other types of affordable housing requirements should be expressed as a single figure rather than a range. Different requirements may be set for different types or location of site or types of development.

PPG 10-001-20251216

- 2.11 The 2025 LPVA took a proportionate approach, building on the Council's existing evidence, and considers all the local and national policies that will apply to new development.

The role for viability assessment is primarily at the plan making stage. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan. ... Policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision making stage.

PPG 10-002-20251216

- 2.12 Whilst the wording was updated, the overall requirement remains similar. The emerging policy options that were under consideration by the Council were be tested individually and cumulatively, to ensure that when taken together, that they are set at an appropriate level.

It is the responsibility of land owners, site promoters and developers to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. Policy compliant means development which fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies. The price paid for land is not a relevant justification for failing to accord with relevant policies in the plan. Landowners and site purchasers should consider this when agreeing land transactions.

PPG 10-002-20251216

- 2.13 The Council will continue to engage with the promoters of the key sites in the Plan.

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage. Assessment of samples of sites may be helpful to support evidence. In some circumstances more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies.

PPG 10-003-20180724

- 2.14 The 2025 LPVA was based on typologies⁴ that were developed by having regard to the potential sites that are most likely to be included in the emerging Plan. 6 potential strategic sites were also modelled, so to inform a decision (when taken with wider evidence) whether or not they were to be included in the final iteration of the Local Plan. These potential strategic sites were modelled based on information provided by the Council. The Council has now a refined and preferred set of 13 Strategic Sites are now tested, based on the latest information from the Council.

Plan makers should engage with landowners, developers, and infrastructure and affordable housing providers to secure evidence on costs and values to inform viability assessment at the plan making stage.

It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. Policy compliant means development which fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies. It is important for developers and other parties buying (or interested in buying) land to have regard to the total cumulative cost of all relevant policies when agreeing a price for the land. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan.

PPG 10-006-20190509

- 2.15 Consultation formed part of the preparation of the 2025 LPVA, and the comments made through the Regulation 18 consultation are reviewed below.

⁴ The PPG provides further detail at 10-004-20190509:

A typology approach is a process plan makers can follow to ensure that they are creating realistic, [deliverable policies](#) based on the type of sites that are likely to come forward for development over the plan period.

In following this process plan makers can first group sites by shared characteristics such as location, whether brownfield or greenfield, size of site and current and proposed use or type of development. The characteristics used to group sites should reflect the nature of typical sites that may be developed within the plan area and the type of development proposed for allocation in the plan.

Viability and decision taking

- 2.16 The new NPPF includes (under Policy DM5: Development Viability) some of the text also in the PPG, that relates to viability at the decision-making stage, thus giving it more weight.

DM5: Development viability

1. *Where development proposals accord with relevant up-to-date plan policies and national decision-making policies, they should be assumed to be viable. Relevant policies in this context are those that relate to the contributions expected from development.*
2. *There may be circumstances in which a viability assessment demonstrates that it would not be possible for development to proceed on a policy compliant basis. In such circumstances, the submission of a viability assessment as part of a development proposal may be justified to ensure that the proposed development makes the maximum possible contribution to affordable housing and other infrastructure. Such circumstances may include where:*
 - a. *The development proposed is materially different to any development type considered in the viability assessment that informed the development plan;*
 - b. *The site characteristics are materially different to those considered in the viability assessment that informed the development plan;*
 - c. *The development is demonstrably burdened by costs which were not taken into account in the viability assessment that informed the development plan; and/or*
 - d. *Site or economic circumstances have changed significantly²² since the viability assessment that informed the development plan was prepared.*
 - e. *Neither the price paid for land, nor the price intended to be paid through an option agreement, should be a justification for failing to accord with relevant policies in the plan.*
3. *Where a viability assessment is submitted with a development proposal, this should be based upon and refer back to the viability assessment(s) that informed the relevant development plan policies. It should fully evidence all inputs and assumptions used in the assessment, and explain any differences from those used for viability assessment that informed the relevant plan policies. All viability assessments should reflect the recommended approach in planning practice guidance, including the standardised inputs, and should be made publicly available.*
4. *It is a matter for the decision-maker, having regard to the circumstances under which the viability assessment is submitted, to assess the weight to be given to a viability assessment.*

Standardised inputs to viability assessment

- 2.17 Several sections have been updated, although the 2025 LPVA remains consistent with the changes. The PPG sets out how land values should be considered, confirming the use of the Existing Use Value Plus (EUV+) approach.

To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'existing use value plus' (EUV+).

PPG 10-014-20190509

2.18 The PPG goes on to set out:

Benchmark land value should:

- *be based upon existing use value*
- *allow for a premium to landowners (including equity resulting from those building their own homes)*
- *reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees*

Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.

This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.

In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.

PPG 10-015-20190509

2.19 As mentioned above, the December 2025 consultation on the Draft NPPF asked a number of questions in relation to deriving the BLV. The approach adopted in this Update Note is unchanged from the 2025 LPVA, and starts with the EUV. The ‘plus’ element is informed by the price paid for policy compliant schemes to ensure an appropriate landowners’ premium.

Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).

Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams’ locally held evidence.

PPG 10-016-20190509

2.20 The methodology used in the 2025 LPVA followed this approach to establish the EUV. This approach was carried into this update, and is consistent with the 2026 NPPF.

Community Infrastructure Levy Regulations and Guidance

2.21 The Council adopted CIL in 2015. The CIL Regulations are broad so, in any event, it is necessary to have regard to them. The CIL Regulations have not been updated since 2020

so CIL Regulation 122 remains as being of particular importance. This sets out that payments requested under the s106 regime must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

Wider Changes Impacting on Viability

- 2.22 The Draft NPPF includes proposals to move or duplicate some of the text currently in the PPG, that relates to viability, into the body of the NPPF, thus giving it more weight. The consultation then seeks views on changes in relation to growth testing, developer's returns and benchmark land values. It will be necessary to keep this under review.
- 2.23 There have been several changes at a national level over the last few years that are timely to mention.

Accessible and Adaptable Standards

- 2.24 In July 2022, the Government announced the outcome of the 2020 consultation on raising accessibility standards of new homes⁵. At that time the Government said that it intended to mandate M4(2) (Category 2: Accessible and Adaptable dwellings) requirement in Building Regulations as a minimum standard for most new homes. This was reflected in the appraisals in the 2025 LPVA.
- 2.25 In the 2026 NPPF, under policy *HO5: Meeting the needs of different groups*, the Government proposed the following text:

Setting out the proportion of housing on major developments to be delivered to requirements M4(2) and M4(3) of the Building Regulations. Requirements should meet or exceed local levels of need, and should ensure that no less than 40% of homes on major developments are delivered to M4(2) standards (subject to any appropriate exemptions set out in the development plan);

- 2.26 The requirement tested in the 2025 LPVA was for 98% M4(2) housing and 2% (M4)3 housing, so is consistent in this regard, although as set out below this requirement has been updated in the Local Plan.

Environmental Standards

- 2.27 In the spring of 2024, the Government carried out a consultation on how national standards may be changed as part of the move to Zero Carbon. The Department of Levelling up, Communities and Housing published revisions to Conservation of Fuel and Power, Approved Document L of the Building Regulations as a 'stepping stone' on the pathway to Zero Carbon

⁵ [Raising accessibility standards for new homes: summary of consultation responses and government response - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/raising-accessibility-standards-for-new-homes)

homes that sets the target of an interim 31% reduction in CO₂ emissions over 2013 standards for dwellings. This now applies.

- 2.28 At the same time the then Housing Minister made a Written Parliamentary Statement⁶ which set out the Government's position in this regard. Whilst direction does not preclude the introduction of policies that go beyond national standards, this does suggest that such policies will need to be well justified and subject to greater scrutiny.
- 2.29 The 2026 NPPF sets out the following policy:

Plan-making policies

CC1: Planning for climate change

1. *Development plans should take a proactive approach to mitigating climate change and supporting the transition to net zero, in accordance with the objectives and provisions of the Climate Change Act 2008. They should also take a proactive approach to adapting to climate change, taking into account the implications of extreme weather and long-term climate trends including overheating, wildfires, drought, flood risk, coastal change, water supply, biodiversity and landscapes. They should do this by:*
 - a. *Proposing development patterns through their spatial strategy and allocations which:*
 - i. *Can help contribute to radical reductions in greenhouse gas emissions (which can be informed by an assessment of baseline carbon emissions and the potential effect of development options on future emissions and their mitigation); and*
 - ii. *Avoid increased vulnerability and improve resilience to the effects of climate change (including through providing for necessary infrastructure improvements and the future relocation of homes and other uses where public safety would be at risk, for example as a consequence of coastal change).*
 - b. *Addressing any specific risks from climate change in their proposed allocations for development, and necessary adaptations, both of which should be considered for the anticipated lifetime of the development;*
 - c. *Setting local water efficiency standards for new development where these are justified in accordance with policy PM13; and*
 - d. *Identifying opportunities for green infrastructure provision and nature-based solutions which can safeguard and improve carbon storage, support nature recovery and resilience, and which take account of Local Nature Recovery Strategies in accordance with policy N1.*

National decision-making policies

CC2: Mitigation of climate change

1. *In order to contribute to climate change mitigation and the transition to net zero, development proposals should, where relevant to the proposal:*
 - a. *Accord with policies TR3 and TR4 so that sustainable patterns of movement are prioritised, opportunities are taken to improve walking, wheeling, cycling and public transport, and infrastructure is provided to support the transition to zero-emission vehicles;*
 - b. *Support good access to facilities in order to limit the need to travel, whether through the development's location, through development densities which*

⁶ [Written statements - Written questions, answers and statements - UK Parliament](#)

improve catchment populations for local services, or by incorporating community facilities and premises to support local employment opportunities;

- c. Use design approaches which conserve energy and other resources in accordance with policy DP3(2)(b);*
 - d. Take advantage of opportunities to reuse existing structures and materials, including by reusing non-contaminated excavated soil and hardcore within the site;*
 - e. Take advantage of opportunities to draw low carbon energy from decentralised networks (such as district heat networks), where these are available, and to co-locate energy and heat generators and users, especially to take advantage of suppliers of surplus heat and energy;*
 - f. Contribute to the creation or restoration of habitats which can act as carbon stores, such as through woodland planting and peatland restoration, while avoiding harm to habitats which can act as important carbon stores, including peatland and salt marsh; and*
 - g. Not involve the extraction of fossil fuels unless it is in accordance with policy M5.*
- 2. Substantial weight should be given to the benefits of improving the energy efficiency of existing buildings and/or drawing energy from district heat networks, renewable and low carbon sources (including through the installation of heat pumps and solar panels where these do not already benefit from permitted development rights).*

2.30 Policy PM13: Setting standards says:

PM13: Setting standards

- 1. Quantitative standards set through development plan policies for infrastructure provision, affordable housing requirements, parking, density, and design and placemaking should provide clarity and a high degree of certainty about the requirements that relevant development proposals are expected to meet. Such standards should:*
 - a. Be justified, drawing upon relevant evidence of local characteristics and needs, while utilising or adapting relevant national standards where it is appropriate to do so (such as in relation to green infrastructure). Evidence in support of standards should be proportionate, in accordance with policy PM8, especially where relevant national standards already exist; and*
 - b. Not cover matters that are already addressed by Building Regulations, other than in relation to:*
 - i. Accessibility standards, for which local standards in relation to requirement M4(2) (accessible and adaptable dwellings) and/or M4(3) (wheelchair user dwellings) of the Building Regulations should be set in accordance with policy HO5; or*
 - ii. Water efficiency, for which it may be appropriate to apply the tighter Building Regulations optional requirement where justified, or exceptionally a more stringent local standard in areas of serious water stress; or*
 - iii. Energy efficiency, for which any standards that go beyond the current or proposed Building Regulations should have a clear and robustly costed rationale which shows that there will not be an adverse impact on the viability and deliverability of development. Any such standards should be expressed as a percentage uplift of a dwelling's Target Emissions Rate (TER) calculated using a specified version of the Standard Assessment Procedure (SAP) or other approved calculation methodology.*
- 2. Quantitative standards should not cover other matters, or relate solely to the internal layout of buildings, unless:*
 - a. They are to implement the nationally described space standard; or*

- b. They have a clear and robustly costed rationale, are proportionate and will not have an adverse impact on the viability and deliverability of development.*

2.31 The Government announced in March 2026 that it will be implementing the Future Homes Standard and Future Building Standard through Building Regulations in March 2027⁷. This aligns with the preferred policies suggested in the 2025 LPVA (paragraph 10.45). This is considered further below.

Biodiversity Net Gain

2.32 The Environment Act received Royal Assent in November 2021 and mandates that new developments must deliver an overall increase in biodiversity. The PPG was updated in 2024⁸ in this regard. The requirement is that developers ensure habitats for wildlife are enhanced relative to pre-development state. Developers must assess the type of habitat and its condition before submitting plans and then demonstrate how they are improving biodiversity. Green improvements on-site are preferred (and expected), but in the circumstances where they are not possible, developers will need to pay a levy for habitat creation or improvement elsewhere. The mandatory BNG requirement was introduced for most major developments from February 2024, and for small sites/minor development from April 2024.

2.33 In May 2025 the Government undertook a consultation⁹ on the implementation of BNG. In July 2026 the Government announced¹⁰ that the following changes will come into effect in August 2026:

- *introduction of the new 0.2 hectare exemption, which means that the smallest developments will not be required to do mandatory BNG (unless onsite priority habitat is negatively impacted)*
- *introduction of a new temporary development exemption, for land which is to be reinstated within a period of 5 years or less (unless onsite priority habitat is negatively impacted)*
- *modification of the biodiversity gain hierarchy for minor development, meaning that minor sites which aren't exempt from BNG (e.g. over 0.2 hectares) can choose to go straight to offsite in the first instance*
- *removal of the existing exemption for self and custom build development*

2.34 These revised thresholds are assumed to apply.

2.35 The Draft NPPF consultation in Policy *N1: Identifying environmental opportunities and safeguards*, says:

Development plans should only set local standards for biodiversity net gain which are in excess of the statutory net gain requirement where this is for specific site allocations, and is fully justified and deliverable. Any such requirements should not extend to categories of development which are exempt from statutory biodiversity net gain.

⁷ [FHBS Circular.pdf](#)

⁸ [Biodiversity net gain - GOV.UK \(www.gov.uk\)](#)

⁹ [Improving the implementation of biodiversity net gain for minor, medium and brownfield development - GOV.UK](#)

¹⁰ [Biodiversity Net Gain: Amendments and transitional arrangements published – Environment](#)

- 2.36 Pending publication of revised standards, the national requirements are unchanged (SBC are not seek standards over the national requirements).

Fire Safety Standards

- 2.37 The Government published the outcome in March 2024 in the updated Building Regulations¹¹. The guidance makes second staircases mandatory in all new residential buildings over 18m (about 6 storeys) in England from September 2026. As in the 2025 LPVA, the modelling in the further appraisals set out at the end of this note reflect this.

Levelling-up and Regeneration Act

- 2.38 The *Levelling-up and Regeneration Act* become law in 2023. Many of the measures in the Act will be implemented, in due course, through secondary legislation and / or regulations. The provisions within the Act will have a significant impact on the overall plan-making process, but they do not alter the place of viability in the current Local Plan process.
- 2.39 The *Levelling-up and Regeneration Act* includes reference to a new national Infrastructure Levy. The Government has announced that this will not be taken forward.

Planning Application Fees

- 2.40 Planning fees increase each year. The updated amounts are applied¹² in the appraisals set out at the end of this note.

Building Safety Levy

- 2.41 The Building Safety Levy (BSL) was announced in February 2021 to pay for the remediation of building safety defects as part of the response to the Grenfell Tower fire. In March 2025, the Government announced that the Levy will be introduced in Autumn 2026. In Swindon, the Levy , is £13.53 per sqm for brownfield land and £27.06 per sqm for greenfield land¹³ and would apply to major development.
- 2.42 The BSL was included in the 2025 LPVA, and is included in the appraisals at the end of this note.

Viability Guidance

- 2.43 Neither the NPPF nor the PPG set out step-by-step technical guidance, although the updated PPG includes guidance in a number of specific areas. The earlier viability work drew on the *Viability Testing in Local Plans – Advice for planning practitioners* (LGA/HBF – Sir John

¹¹ [Amendments to the Approved Documents - Approved Document B: Fire safety volumes 1 and 2](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/123456/Amendments_to_the_Approved_Documents_-_Approved_Document_B:_Fire_safety_volumes_1_and_2.pdf) (publishing.service.gov.uk)

¹² [Planning fees: annual indexation from 1 April 2026](https://www.gov.uk/government/news/planning-fees-annual-indexation-from-1-april-2026)

¹³ [Building Safety Levy: Technical consultation response - GOV.UK](https://www.gov.uk/government/consultations/building-safety-levy-technical-consultation-response)

Harman) June 2012¹⁴ (known as the Harman Guidance¹⁵), and followed the relevant RICS guidance being the *Financial viability in planning: conduct and reporting RICS professional statement, England* (1st Edition, May 2019) and *Assessing viability in planning under the National Planning Policy Framework 2019 for England, GUIDANCE NOTE* (RICS, 1st edition, March 2021).

- 2.44 No further relevant guidance has been published.

Affordable Housing

- 2.45 Paragraph 65 of the 2024 NPPF set out national thresholds for the provision of affordable housing. These are unchanged since 2024:

Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.

- 2.46 The wording in this regard has been updated in paragraph 1(a)i of Policy HO5: Meeting the needs of different groups in the 2026 NPPF, although the requirement is unchanged:
- 2.47 Two requirements of earlier national policy have been dropped. Under Footnote 31 of the 2024 NPPF, the requirements for 25% for the affordable housing to be First Home no longer applies. The requirement for 10% of all homes to be Affordable Home Ownership (as per paragraph 66 of the 2023 NPPF¹⁶) no longer applies.
- 2.48 The Council has updated its draft policy in this regard, to seek a tenure mix that aligns more closely with its identified need. This also takes into account the greater emphasis for Social Rent as per paragraphs 64 and 71 of the 2024 NPPF (and the August 2026 NPPF). This change is reflected in the appraisals set out at the end of this Note.

¹⁴ Viability Testing in Local Plans has been endorsed by the Local Government Association and forms the basis of advice given by the, MHCLG funded, Planning Advisory Service (PAS).

¹⁵ [viability-testing-local-p-42b.pdf](#)

¹⁶ [\[ARCHIVED CONTENT\]](#)

3. Changes in House Prices

Market Housing

- 3.1 The residential value assumptions in the 2025 LPVA were researched and gathered in June 2025. Since then, house prices have changed a little. There are a range of data sources that can be referenced; however the Land Registry is the most complete.

Table 3.1 Change in Average House Prices

	Swindon	Wiltshire	Gloucester-shire	Oxfordshire	South West	England and Wales
2025-06	£254,929	£319,702	£304,732	£405,269	£298,665	£282,610
2026-03	£257,024	£324,123	£315,890	£418,885	£300,849	£284,862
Change	£2,095 0.8%	£4,421 1.4%	£11,158 3.7%	£13,616 3.4%	£2,184 0.7%	£2,252 0.8%

Source: Land Registry (May 2026)

- 3.2 This data shows that average prices have increased a little across the Swindon BC area. They have increased a little less than in the surrounding counties. This data can be disaggregated and newbuild sales separated out.

Table 3.2 Change in Average Newbuild House Prices – Swindon BC

	Newbuild	Existing
2025-06	£338,749	£250,014
2026-01	£346,873	£254,545
	£8,124 2.4%	£4,531 1.8%

Source: Land Registry (May 2026)

- 3.3 The Land Registry's latest data suggests that the average newbuild sale price in the Borough has increased by about 2.4% since the 2025 LPVA was completed.
- 3.4 The 2025 LPVA included data on newbuild price paid data sourced from Landmark (Table 4.4 and Figures 4.6 and 4.7). In this note, similar data from Landstack is analysed, the price paid data from the Land Registry is married with the floor areas sourced from the EPC Register, for newbuild sales since the start of 2023. As set out in Table 4.4 of the 2025 LPVA, there is little data from the most recent years. The updated data has limited data from 2025 and 2026.

Table 3.3 Newbuild Price Paid Data by Year – Swindon BC 2023 - 2026

	Bungalow	Detached	Flats	Semi-detached	Terraced	All
Count						
2023	7	153	60	174	42	436
2024	6	139	57	186	95	483
2025	2	28	5	47	59	141
2026	0	0	0	0	0	0
All	15	320	122	407	196	1,060
Average of Price Paid £						
2023	£337,857	£474,784	£184,043	£346,396	£340,040	£368,358
2024	£369,167	£458,966	£211,306	£350,958	£318,445	£359,392
2025	£362,500	£484,046	£140,000	£362,600	£315,277	£359,020
2026						
All	£353,667	£468,723	£194,975	£350,352	£322,119	£363,030
Average of £ per sqm						
2023	£4,405	£3,865	£3,016	£3,602	£3,513	£3,617
2024	£4,231	£3,911	£3,220	£3,713	£3,731	£3,722
2025	£4,652	£3,864	£2,569	£3,698	£3,754	£3,762
2026						
All	£4,368	£3,885	£3,111	£3,663	£3,695	£3,684

Source: Landstack (May 2026)

- 3.5 The data above compares with that presented in Appendix 6 (Page 207) of the 2025 LPVA. This suggests that average newbuild house prices for the period 2023 to 2026 are about 1.2% less than for the period 2021 to 2025 (£363,030) or when considered on a Gross Internal Area basis, 3%% greater than for the period 2020 to 2023 (£3,684 per sqm).

Table 3.4 Change in Newbuild Price Paid Data – Swindon BC

	2020 to 2023	2023 to 2026	Change	
Bungalow		£353,667		
Detached	£464,419	£468,723	£4,304	0.93%
Flats	£190,725	£194,975	£4,250	2.23%
Semi-detached	£334,541	£350,352	£15,811	4.73%
Terraced	£327,677	£322,119	£5,558	-1.70%
All	£367,427	£363,030	£4,397	-1.20%
Bungalow		£4,368		
Detached	£3,667	£3,885	£218	5.94%
Flats	£3,308	£3,111	£197	-5.97%
Semi-detached	£3,583	£3,663	£80	2.23%
Terraced	£3,566	£3,695	£129	3.61%
All	£3,576	£3,684	£108	3.03%

Source: Landstack (May 2026)

- 3.6 The above data can be disaggregated and is presented in **Appendix 1**. The data compares with that presented in Appendix 6 of the 2025 LPVA.
- 3.7 A survey of newbuild asking prices was carried out in March 2025 there were about 200 new homes for sale in the Council area, of which 15 were flats. The analysis of these shows that asking prices for newbuild homes vary considerably, starting at £218,000 and going up to £1,750,000. The average asking price was £417,545 / £3,839 per sqm.
- 3.8 The survey data was refreshed in April 2026, when there were 109 newbuild homes being advertised for sale. The research is presented in **Appendix 2** and summarised below:

Table 3.5 Survey of Newbuild Asking Prices – April 2026.

	Detached	Flat	Semi-detached	Terraced	All
	Average Asking Price £				
Central East			£320,000	£332,500	£331,364
Central South	£475,000	£237,500	£488,748	£353,000	£402,954
North East	£538,208		£375,833	£345,800	£455,553
South	£472,500		£383,997	£412,500	£411,398
South East	£507,409		£373,750	£380,000	£435,270
SBC Area	£521,587	£237,500	£385,931	£348,870	£426,907
	Average Asking Price £ per sqm				
Central East			£4,051	£3,790	£3,814
Central South	£3,800	£4,167	£3,778	£4,468	£4,129
North East	£4,066		£4,041	£3,911	£4,040
South	£4,175		£3,816	£2,946	£3,796
South East	£3,826		£3,977	£4,086	£3,912
SBC Area	£4,004	£4,167	£3,952	£3,903	£3,963

Source: Market Survey (April 2026) (The blanks indicate where no asking price and or GIA is available).

- 3.9 The updated data shows that the asking prices for newbuild homes, start at £237,500 and go up to £725,000 (£2,929 per sqm to £4,762 per sqm). The average is now about £426,907 (£3,963 per sqm), being about 2.2% higher on a per unit basis, and 3.2% on a floor area basis.
- 3.10 The final section of this note includes a further set of appraisals based on the updated policy requirements. The residential values are unchanged.

Affordable Housing Values

- 3.11 The derivation of the value assumptions for affordable housing was set out from paragraph 4.46 of the 2025 LPVA. The assumptions were that Social Rent would have a value of £1,725 per sqm of market value (para 4.52), and Affordable Rent would have a value of £2,550 per sqm of market value (para 4.60). It was also assumed that Affordable Home Ownership units would have a value of 70% market value (para 4.62).
- 3.12 The assessment of values has been updated using the same method; however the yield assumption has been increased to 4.5%. The calculations are set out in **Appendix 3**. An updated value of £2,150 per sqm is derived for Affordable Rent, and the Social Rent assumption is unchanged.

The Wider Housing Market

- 3.13 The development identified in the new Local Plan will be built out over many years and across development cycles. It is useful to consider how values may change in the future. There is a

degree of uncertainty in the housing market as reported by the RICS. The April 2026 RICS UK Residential Market Survey¹⁷ said:

Higher mortgage rates continue to dampen buyer demand

- *Sales market activity indicators remain firmly negative*
- *Headline house prices continue to see moderate downward pressure*
- *Forward-looking sentiment points to a subdued picture over the months ahead*

The April 2026 RICS Residential Market Survey results continue to reflect a challenging global macroeconomic backdrop, with the associated rise in interest rate expectations weighing on buyer demand. Moreover, near-term sentiment indicators suggest that these subdued conditions are set to persist over the coming months, while the outlook for the year ahead has softened noticeably.

From an aggregate perspective, the new buyer enquiries series registered a net balance of -34% in April. While this is marginally less downbeat than the -40% reading recorded last month, it still points to weak market momentum, with almost all regions of the UK experiencing a noticeable softening in demand.

At the same time, the agreed sales indicator posted a net balance of -36% in the latest survey (compared with -35% previously), signalling that a firmly downward trend remains in place. Looking ahead, the near-term sales expectations balance of -32% suggests that the current muted conditions are likely to persist over the coming months. At the twelve-month horizon, sales expectations have edged into marginally negative territory (net balance of -6%), with this metric weakening progressively over each of the past three months.

With regard to supply, the new instructions indicator recorded a broadly flat net balance of -3% in April (compared with -6% previously), suggesting that the flow of new listings coming onto the sales market was largely stagnant over the month. However, the new appraisals measure (which asks respondents to compare activity with the same period twelve months earlier) posted a net balance of -16%, down from zero last month. As such, this points to a potential slowdown in the pipeline of new instructions going forward.

At the headline level, the house price indicator recorded a net balance of -34%, marking a further deterioration from the -25% reading seen last month. Regional results point to a growing divergence between the North and South, with more pronounced downward pressure on prices evident in London, the South East, East Anglia and the South West. By contrast, the North West and the North of England continue to post marginally positive readings for the time being. Meanwhile, house prices are still rising across Scotland and Northern Ireland.

Returning to the aggregate level, near-term house price expectations remain negative, with a net balance of -38%, although this is less weak than the -45% reading recorded last month. Looking ahead over a twelve-month horizon, a net balance of +5% of contributors now expects prices to rise, albeit only marginally. That said, this represents the flattest reading for this series since late 2023. When broken down by region, London, the South East and East Anglia all now show moderately negative house price expectations for the year ahead (on a net balance basis).

Across the rental market, tenant demand edged higher, with a net balance of +14% of respondents reporting an increase (from the seasonally adjusted quarterly lettings dataset). Meanwhile, the landlord instructions measure remained negative, albeit slightly less so than last quarter, registering a net balance of -17% (compared with -24% previously). Looking ahead, a net balance of +25% of contributors anticipates rental prices rising, broadly in line with the average reading seen over the past year.

¹⁷ [UK Residential Market Survey](#)

- 3.14 HM Treasury brings together some of the forecasts in its regular *Forecasts for the UK economy: a comparison of independent forecasts* report.

Table 3.6 Consolidated House Price Forecasts

Table 2 - 2026: Growth in prices and monetary indicators (% change)											
Forecasters and dates of forecasts			CPI (Q4 on Q4 year ago, %)	RPI (Q4 on Q4 year ago, %)	Average earnings (Q4 on Q4 year ago, %)	Sterling index (Jan 2005=100)	Official Bank rate (level in Q4, %)	Nominal GDP	House price inflation (Q4 on Q4 year ago, %)		
City forecasters											
Barclays Capital	April	*	3.2	4.6	-	-	3.75	-	-		
Berenberg	March		2.5	-	2.8	-	3.00	-	-		
Bloomberg Economics	Dec		2.1	-	-	-	3.50	-	-		
Capital Economics	April	*	4.6	5.9	2.3	81.1	3.75	3.3	1.5		
Deutsche Bank	April	*	3.4	4.6	-	-	3.75	-	-		
HSBC	April	*	2.7	4.6	3.6	85.4	3.75	-	2.0		
JP Morgan	April	*	3.7	-	-	-	4.00	3.4	-		
KPMG	March		3.1	-	-	-	3.50	-	-		
Natwest Markets	April	*	3.8	4.6	3.2	-	3.75	3.6	-		
Nomura	March		2.5	3.1	3.0	-	3.25	-	-		
Pantheon	Jan		2.7	2.9	4.0	-	3.50	-	2.0		
UBS	April	*	3.7	4.2	3.1	-	3.50	3.8	-		
Non-City forecasters											
British Chambers of Commerce	April	*	2.7	-	3.9	-	3.75	-	-		
Beacon Economic Forecasting	April	*	2.9	3.5	3.7	83.7	4.00	4.6	1.2		
CBI	Dec		2.4	2.6	2.8	-	3.50	3.9	-		
CEBR	March		2.0	3.0	3.1	85.0	3.25	-	4.5		
Experian Economics	April	*	3.7	4.3	3.0	-	3.75	-	0.1		
Heteronomics	April	*	3.9	4.6	3.6	85.4	3.75	-	2.0		
ICAEW	Jan		2.1	-	-	-	3.25	-	-		
ITEM Club	Feb		2.3	-	-	-	3.5	-	2.8		
Liverpool Macro Research	Jan		2.3	3.1	3.5	84.2	3.25	-	-		
NIESR	Feb		2.2	3.3	3.7	-	3.25	-	-0.2		
Oxford Economics	April	*	4.5	5.4	4.3	81.7	3.75	3.0	0.7		
OECD	March	*	4.0	-	-	-	-	-	-		
IMF	April	*	3.2	-	-	-	-	-	-		
Average of forecasts received in the last 3 months (excludes OBR, IMF and OECD forecasts)											
Independent			3.2	4.3	3.3	83.7	3.6	3.6	1.6		
Received this month (marked *)			3.6	4.6	3.4	83.5	3.8	3.6	1.3		
City			3.3	4.5	3.0	83.2	3.6	3.5	1.8		
Range of forecasts received in the last 3 months (excludes OBR, IMF and OECD forecasts)											
Highest			4.6	5.9	4.3	85.4	4.00	4.6	4.5		
Lowest			2.0	3.0	2.3	81.1	3.00	3.0	-0.2		
Median			3.1	4.6	3.2	84.4	3.75	3.5	1.5		
OBR	Mar		1.9	2.9	3.1	84.6	3.31	3.3	2.7		

Source: Forecasts for the UK economy: a comparison of independent forecasts No 465 (HM Treasury, April 2026).

- 3.15 Property agents Savills are forecasting the following changes in house prices, suggesting continued growth:

Table 3.7 Savills Property Price Forecasts

	2026	2027	2028	2029	2030	5 Years to Sept 2030
Mainstream UK	2.0%	4.0%	5.0%	5.5%	4.0%	22.2%
Prime Regional	1.5%	3.0%	4.0%	4.5%	3.5%	17.6%
South East	1.0%	3.0%	4.0%	4.5%	3.5%	17.0%
South West	2.0%	4.0%	5.0%	5.0%	3.5%	21.0%
UK Rents	2.0%	2.0%	2.5%	2.5%	2.5%	12.0%

Source: Savills ¹⁸

- 3.16 In this context is relevant to note that the Nationwide Building Society reported in April 2026¹⁹:

House price growth remained resilient in April

- UK annual house price growth picked up to 3.0% in April, from 2.2% in March
- House prices were up 0.4% month on month

Headlines	Apr-26	Mar-26
Monthly Index*	554.8	552.7
Monthly Change*	0.40%	0.90%
Annual Change	3.00%	2.20%
Average Price (not seasonally adjusted)	£278,880	£277,186

* Seasonally adjusted figure (note that monthly % changes are revised when seasonal adjustment factors are re-estimated)

- 3.17 Nationwide produces regional figures on a quarterly basis. This data suggests, for the Outer South East, an annual -0.7% change in Q1 2026 and an annual 0.1% change from the previous quarter.

- 3.18 Halifax Building Society reported a slightly different situation in May 2026²⁰:

			
Average house price	Monthly change	Quarterly change	Annual change
£299,313	-0.1%	+0.2%	+0.4%

House prices remained broadly stable in April

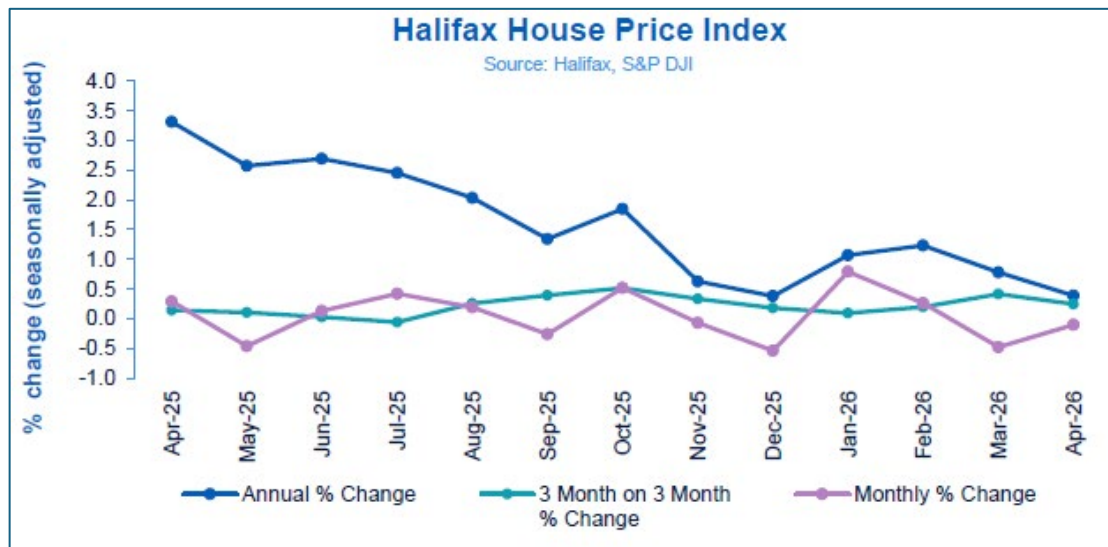
- ***House prices edged down -0.1% in April, following a -0.5% fall in March***
- *Average property price now £299,313, compared with £299,609 in March*
- *Annual growth slowed to +0.4%, from +0.8% in March*

¹⁸ [Savills UK | Residential Property Market Forecasts](#)

¹⁹ [Nationwide HPI News - Reports](#)

²⁰ [Halifax UK | House Price Index | Media Centre](#)

- *Northern Ireland continues to record the strongest annual growth at +7.6%*



- 3.19 Whilst there is clearly uncertainty in the market, a degree of house price growth is anticipated.
- 3.20 The final section of this note includes a further set of appraisals based on the updated policy requirements, price and cost information. Sensitivity testing to changes in values has been carried out.

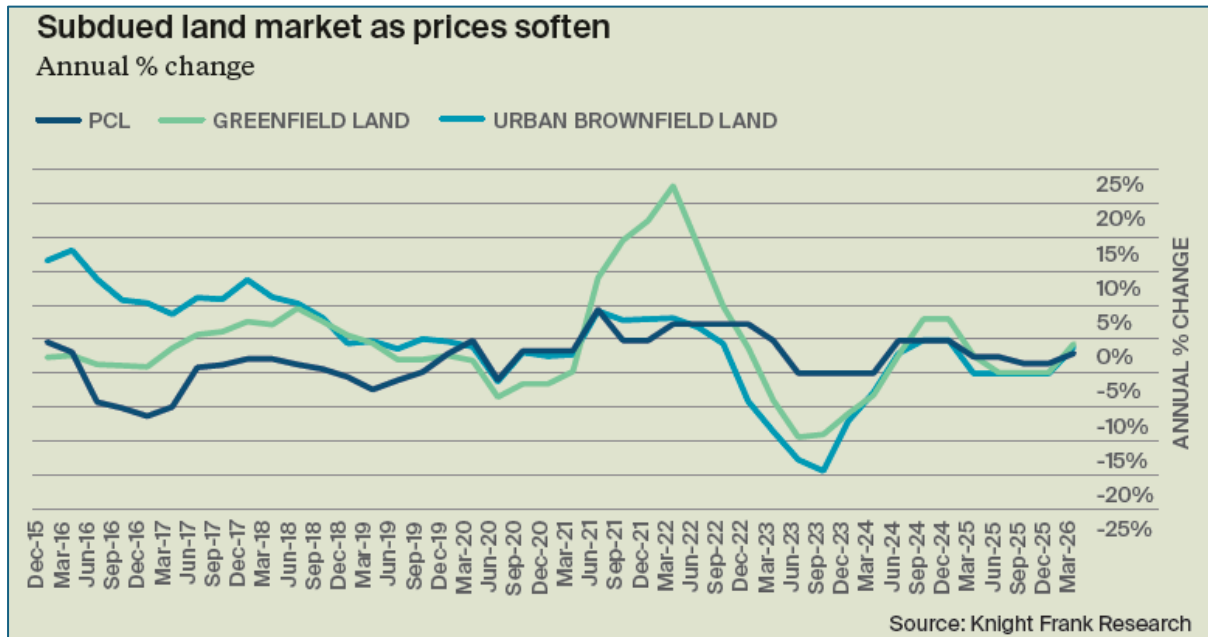
4. Changes in Development Costs

- 4.1 The build costs in the 2025 LPVA, as suggested in the PPG, were derived from the BCIS data. The cost figure for Wiltshire for 'Estate Housing – Generally' was £1,493 per sqm at that time (June 2025). The equivalent figure now (August 2026) is now £1,434 per sqm. This data suggests that the cost of construction has fallen very slightly since the 2025 LPVA was undertaken.
- 4.2 There has been much coverage in the press around build cost inflation. The BCIS is predicting that going forward, the General Build Cost Index will increase by about 2.8% over the next year (from August 2026 – 508.7 to August 2026 – 522.2) and by about 7.7% over the next three years. (from August 2026 – 508.7 to August 2029 – 547.1).
- 4.3 The final section of this Update Note includes a further set of appraisals based on the updated policy requirements, price and cost information. Sensitivity testing to changes in (BCIS based) build costs has been carried out.

5. Changes in Land Value

- 5.1 It is timely to review how the value of development land has changed over the last few years. There are several sources of relevant information. *Development Land Index* (Knight Frank Q1 2026 – being the most recently published) suggests that land prices may have fallen over the last few years.

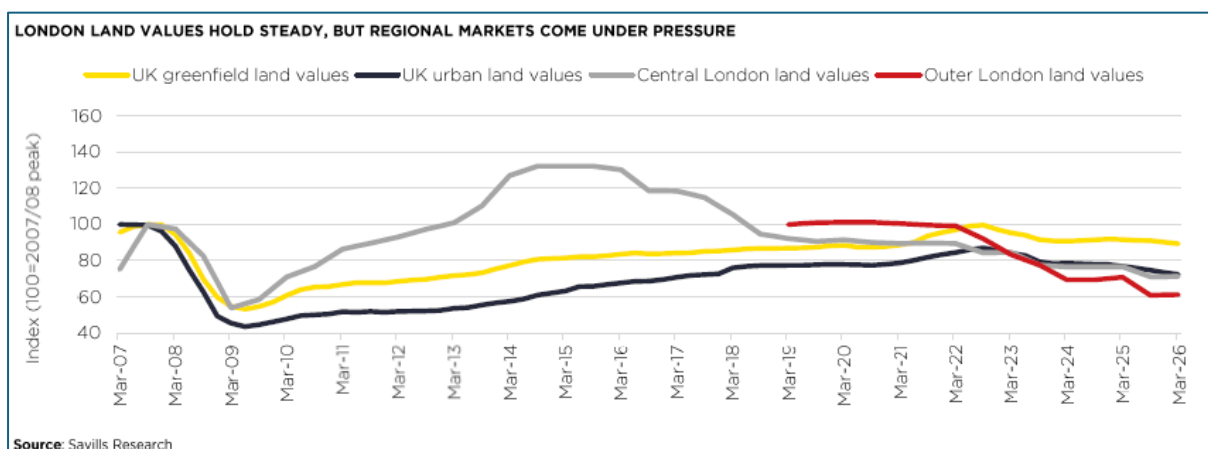
Knight Frank Development Land Index



Source: *Development Land Index* (Knight Frank Q1 2026)

- 5.2 A similar picture is given by Savills in its *Market in Minutes, Residential Development Land* (Savills Q1 2026).

Savills Indexed Residential Development Land Index (Index to 100 at 2007/2008 peak)



Source: *Market in Minutes, Residential Development Land* (Savills Q4 2025)

- 5.3 The above data suggests that the value of development land is broadly unchanged.

6. Changing Policy Requirements

6.1 In discussion with the Council, the following policy obligations were suggested in the 2025 LPVA (paragraph 10.45 / 12.99) – although it was stressed that the plan-making process was ongoing, so this needed to be kept under review, and in any event there was to be the normal political balance when prioritising and setting Local Plan policies.

- | | | |
|----|-------------------------|---|
| a. | Affordable Housing | 30% on sites of 10 and larger (50% Affordable Rent, 20% Social Rent, 30% Affordable Home Ownership) |
| b. | Design | NDSS, 98% Accessible and Adaptable M4(2), 2% Wheelchair Adaptable M4(3)a

Water Efficiency 110 LPPPD, Future Homes Standard Option 1

10% Biodiversity Net Gain |
| c. | Developer Contributions | CIL as indexed.

s106 Typologies 1 Bed £2,500 per unit
2 bed £5,000 per unit
3 bed £7,500 per unit
4 bed £10,000 per unit

Strategic Sites £25,000 per unit.

POS and management costs as per SBC calculator. |

6.2 Further sets of appraisals were then run based on the above policy requirements and included in Appendix 16 of the 2025 LPVA.

6.3 The results were caveated as follows (paragraph 12.102):

If the Council were to follow this advice, it would be necessary to be cautious in relying on brownfield sites in the five year land supply and overall housing trajectory, as the delivery of these is likely to continue to be challenging. It will be necessary to have regard to the progress of brownfield sites through the development management process and / or commitments from site promoters. This may influence the selection of sites for allocation.

6.4 The 2025 LPVA included a review of national policy requirements, including anticipated changes. The policies in the April 2025 draft iteration of the Local Plan were reviewed and their impact on viability considered. The Council have now (July 2026) provided the draft version of the Local Plan as presented to cabinet. The policies are broadly similar to those presented in Chapter 8 of the 2025 LPVA, however are reviewed here for completeness.

Strategic Policy: SS1: Swindon's Spatial Approach to Growth and Strategic Policy: SS2: Settlement Hierarchy

- 6.5 These are high level policies that seek to direct growth. In themselves, they do not impact directly on viability.

THE SPATIAL STRATEGY & STRATEGIC AREA POLICIES

Policy SDA02: Pipers Way Urban Regeneration Area, Policy SDA03: Marlowe Avenue Urban Regeneration Area, Policy SDA04: Windmill Hill, Policy SDA05: Gateway North, Policy SDA06: Wichelstowe, Policy SDA07: New Eastern Villages, Policy SDA08: Kingsdown, Policy SDA09: North Tadpole, Policy SDA10: Land adjoining Blunsdon St. Andrew, Policy SDA11: Land at Highworth, Policy SDA12: Land at Wroughton, and Policy SDA13: Land at Broad Blunsdon

- 6.6 These policies concern the Strategic Sites, some of which are identified in the existing adopted Plan and are largely consented.
- 6.7 In relation to the central Swindon area and the Marlowe Avenue Urban Regeneration Area, a range of typologies are modelled that are representative of the types of development likely to come forward. These include higher density flatted development, as well as lower format schemes.
- 6.8 The modelling of the strategic sites has been updated based on information provided by the Council.

HIGH-QUALITY DEVELOPMENT & PLACEMAKING

Policy SD1: High-Quality Design

- 6.9 This is a design policy that sets out a range of standards. It does not add to the cost of development, nor impose specific standards, except in relation to space standards for flats where *'apartments must provide at least 10sqm of private external amenity space per dwelling. Within the Central Area, a reduced provision of 5sqm may be accepted where justified by the site's context and accessibility to high-quality public spaces'*.
- 6.10 It is anticipated that this will be met through the provisions of balconies and is included within the BCIS based costs used in the assessment.
- 6.11 The policy does include a requirement that development is at least as large as the Nationally Described Space Standard (NDSS). As in the 2025 LPVA, the units are assumed to be in line with the NDSS or larger.

Policy SD2: Effective Use of Land, Policy SD3: Mixed-Use Developments, Policy SD4: Inclusive Design, and Policy SD5: Tall Buildings

- 6.12 These are high level design policies that do not impact directly on viability, or add to the costs of development beyond the costs considered elsewhere in this report.

Policy SD6: Residential Extensions and Alterations, Policy SD7: Historic Environment, and Policy SD8: Heritage Transport

- 6.13 These are development management policies that do not impact directly on viability.

HOMES FOR THE COMMUNITY

Policy HC1: Meeting Local Housing Needs

- 6.14 This is a high-level enabling policy.

Policy HC2: Housing Tenures and Sizes

- 6.15 This policy concerns housing mix, saying that ‘*Major residential developments within Swindon urban area should: deliver a balanced approach to housing delivery and include 1- and ...*’ and then goes on to say ‘*Accommodation requirement as detailed in the latest Local Housing Need Assessment will be used to help inform which house sizes and mix should be delivered in key locations in urban and rural areas*’.
- 6.16 The Council’s recent *Local Housing Needs Assessment* (HDH, October 2024) set out a housing mix. This has been updated following the confirmation of the Standard Method in December 2025.

Table 6.1 Housing Mix

New housing required 2026 to 2043		<i>1 bed</i>	<i>2 bed</i>	<i>3 bed</i>	<i>4 bed</i>
Market housing	14,121 69.0%	2,992 21.2%	3,774 26.7%	2,574 18.2%	4,780 33.9%
First Homes	728 3.6%	73 10.0%	99 13.6%	188 25.8%	368 50.5%
Shared Ownership	1,488 7.3%	199 13.4%	428 28.8%	449 30.2%	411 27.6%
Affordable Rent	1,662 8.1%	85 5.1%	240 14.4%	914 55.0%	423 25.5%
Social Rent	2,453 12.0%	916 37.3%	710 28.9%	220 9.0%	607 24.7%
Total	20,451 100.0%	4,265 20.9%	5,252 25.7%	4,345 21.2%	6,588 32.2%

Source: Figure 8.1 Local Housing Needs Assessment Update (HDH, July 2026)

- 6.17 These mixes are not sought rigidly across all sites, rather are used to inform the overall housing mix. The higher density city-centre schemes are assumed to have more smaller units, likewise the larger sites in the suburban and fringe areas are assumed to include more family housing. Generally, the modelling includes limited numbers of 1 bedroom units for sale.

- 6.18 The modelling has been updated in this regard.

Policy HC3: Affordable Housing

- 6.19 This policy seeks that ‘Major residential development must provide at least 30% affordable housing, of which at least 40% shall be provided as Social Rent housing’. The policy does not specify the tenure mix on the balance of the housing, rather refers the Local Housing Needs Assessment.

- 6.20 The tenure mix suggested in the 2025 LHMA was 50% Affordable Rent, 20% Social Rent, 30% Affordable Home Ownership. In this Update this has been updated to 40% Social Rent, 30% Affordable Rent and 30% Affordable Home Ownership.

Policy HC4: Accessible Housing

- 6.21 This policy seeks:

2. All new homes should meet, as a minimum, Requirement M4(2) ‘accessible and adaptable dwellings’ of the Building Regulations.

3. Proposals for major development must demonstrate that a minimum 10% of all dwellings meet Requirement M4(3) ‘wheelchair user dwellings’ of the Building Regulations.

- 6.22 The updated modelling assumes 10% M4(3)a housing (being an increase from 2%), at an indexed²¹ cost of £16,150 per dwelling and the balance to the M4(2) standard at an indexed cost of £830 per unit.

Policy HC5: Specialist Housing including Housing for Older People

- 6.23 This is an enabling policy. The policy confirms the requirement for affordable housing on specialist housing. In this regard, it is anticipated that viability will be considered at the development stage (with added emphasis) for older people’s housing:

Should viability be assessed in decision taking?

Where up-to-date policies have set out the contributions expected from development, planning applications that fully 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. Policy compliant in decision making means that the development fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies.

Such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force.

Paragraph: 008 Reference ID: 10-008-20190509

- 6.24 For many years, it has been the Council’s practice to accept commuted sums / payments in lieu of affordable housing provision in specialist older persons schemes. The challenges

²¹ March 2015 318.0, August 2026 508.0

around mixed tenure schemes are well understood, as are the practicalities around service charges and the like. Such commuted sums are best calculated, being the value of a scheme with affordable housing and without affordable housing.

- 6.25 It is the Council's position that there is no need to update this aspect of the 2026 LPVA, as to calculate the commuted sums / payments in lieu, it will be necessary to carry out a site-specific development appraisal.

Policy HC6: Houses in Multiple Occupation and Sub-Division

- 6.26 This is a development management policy that does not impact on viability.

Policy HC7: Rural Exception Sites and Rural Workers Dwellings

- 6.27 This is an enabling that does not impact on viability.

Policy HC8: Self and Custom Build Housing

- 6.28 This is a new policy that was not tested in the 2025 LPVA. The policy seeks that '*developments of 100 dwellings or more are expected to provide no less than 2% of residential units as serviced plots for self-build and custom-build*'. The impact of this policy is considered in Chapter 9 below.

Policy HC9: Gypsy, Traveller and Travelling Showpeople's Accommodation

- 6.29 This is an enabling and development management policy that does not impact on viability.

AN ECONOMICALLY THRIVING SWINDON

Policy E1: Economic Strategy and Meeting Employment Needs, Policy E2: New Employment Sites and Policy E3: Designated Employment Areas

- 6.30 These policies seek to enable employment development, and to direct it to allocated sites. The Council is anticipating that some office development will come forward in the town centre and within the built-up area (rather than just on the business parks). Appropriate typologies were modelled in the 2025 LPVA.

Policy E4: Employment, Skills and Training

- 6.31 The policy seeks '*Local Employment and Skills Plans (LESP) on all major housing developments above 100 units and commercial developments above 1,000 sqm metres as part of development proposals*'. The approach to fees is set out in Chapter 7 of the 2026 LPVA is sufficient to cover this requirement. and is carried forward into this update.

Policy E5: Network and Hierarchy of Centres, Policy E6: Development in Town Centres, District/Rural Centres and Local Shopping Parades and Policy E7: Evening, Night-time and Cultural Economy

- 6.32 In essence these policies seek to enhance (and protect) the existing town centre uses.
- 6.33 In terms of viability the requirements are limited. Proposals for development outside of the ‘centres must demonstrate that there would be no adverse impact upon the vitality and viability of the ‘Hierarchy of Centres’ and sets out a sequential approach. This is a normal requirement for retail and leisure development, and covered in the normal allowance for fees.

WELL-CONNECTED, SUSTAINABLE TRANSPORT

Policy ST1: Spatial Vision: A Well-Connected Swindon, Policy ST2: Promoting Sustainable Transport, Policy ST3: Accessibility and Development, Policy ST4: Transport Infrastructure Design, Policy ST5: Improving Public Transport, Policy ST6: Highway Improvements, Policy ST7: Freight and Logistics, and Policy ST8: Transport Assessments, Transport Statements and Travel Plans

- 6.34 These policies will impact on the level of developer contributions sought through the development management process. As set under policy *D1: Developer Contributions and Viability*, below, a range of levels of contribution have been tested.

Policy ST9: Parking and EVs

- 6.35 EV Chargers are a requirement of Building Regulations and are included in the cost assumptions for Future Homes Standard that formed the base assumption in the 2025 LPVA, and carried into this update.

AN ENVIRONMENTALLY SUSTAINABLE SWINDON

Policy CSE1: Mitigation and Adaptation to Climate Change, Policy CSE2: Carbon Reduction and Sustainable Design, Policy CSE3: Whole Life Carbon Assessments (WLCA)

- 6.36 As in the 2025 LPVA, these policies are considered together. These policies do not require standards that are above the national standards, however it is understood that the Council is still considering the precise requirements. The Council has ambitions to move towards Zero Carbon and several options were considered in the 2025 LPVA, however, having considered the impact on viability, higher standards were not included in the policies.
- 6.37 The Government announced in March 2026 that it will be implementing the Future Homes Standard and Future Building Standard through Building Regulations in March 2027²². This aligns with the preferred policies suggested in the 2025 LPVA and forms the basis of the modelling in this Note.

²² [FHBS_Circular.pdf](#)

- 6.38 Paragraph 6.10 of The Future Homes Standard 2023 consultation on the energy efficiency requirements of the *Building Regulations affecting new and existing dwellings. Consultation-Stage Impact Assessment* sets out the following costs:

6.6 A summary of the impacts considered under this Impact assessment (IA) is provided below in Table 3, relative to the counterfactual – the counterfactual is the 2021 notional building specification, which has a gas boiler, lower efficiency solar panels and wastewater heat recovery, or a heat pump (see Routes to Compliance (para 5.23 - 5.25) section). This is with the exception of mid-high rise, which is an ASHP and gas boiler hybrid communal heat network. Broadly, Option 1 is a home with a heat pump and more efficient solar panels. Option 2 meets our public commitments through the use of heat pumps only. All figures are Net Present Values (NPV) over 10 years of policy and a subsequent 60-year life of the buildings. Negative NPVs are given in parenthesis and represent costs. The figures represent the aggregate impact across the building mix...

6.10. ... In 2022 prices, on a per-home basis (3-bed semi-detached), Option 1 leads to a ~£6,200 (4%) increase in upfront capital costs, whereas Option 2 only leads to a ~£1,000 (1%) increase....

Additional Capital Costs

6.16. The increase in capital costs from the proposed 2025 standards, compared with the continuation of existing 2021 standards (gas boiler and solar pv home), are shown in Table 5. Further breakdown of the costs of the different elements is provided in Appendix C.

Table 5: Additional Capital Costs relative to 2021 Gas Boiler and Solar PV Counterfactual (£)*

	Option 1	Option 2
Detached house	£6,390	£-200**
Semi-detached house	£6,170	£950
Mid-Terraced house	£5,960	£740
Low Rise Flats (<11m)	£4,460	£2,760
Mid Rise Flats (>11m) (same for both option)	£190	£190
Weighted Average (based on assumed build mix)	£4,360	£640
*Gross Undiscounted Costs in 2022 prices, excluding gas asset value cost in counterfactual. If included this would lead to the costs presented in table 5 falling. ** a minus equals a cost saving.		

6.17. Over the longer-term, Currie & Brown estimate that the costs associated with both heat pumps and solar PV will fall, as supply chains mature and become more integrated, and learning rates take effect. By the end of the policy appraisal period (10 years), it is assumed that the cost of a heat pump will be around 70% of the initial cost, whilst for Solar PV they will be around 60% of the initial cost.

- 6.39 Separately, the *Future Homes Hub, Ready for Zero, Evidence to inform the 2025 Future Homes Standard – Task Group Report* (February 2023)²³ was published before the Government consultation, so is testing a wider sets of options (CS1 to CS5) than are being considered at a national level. The following costs were estimated:

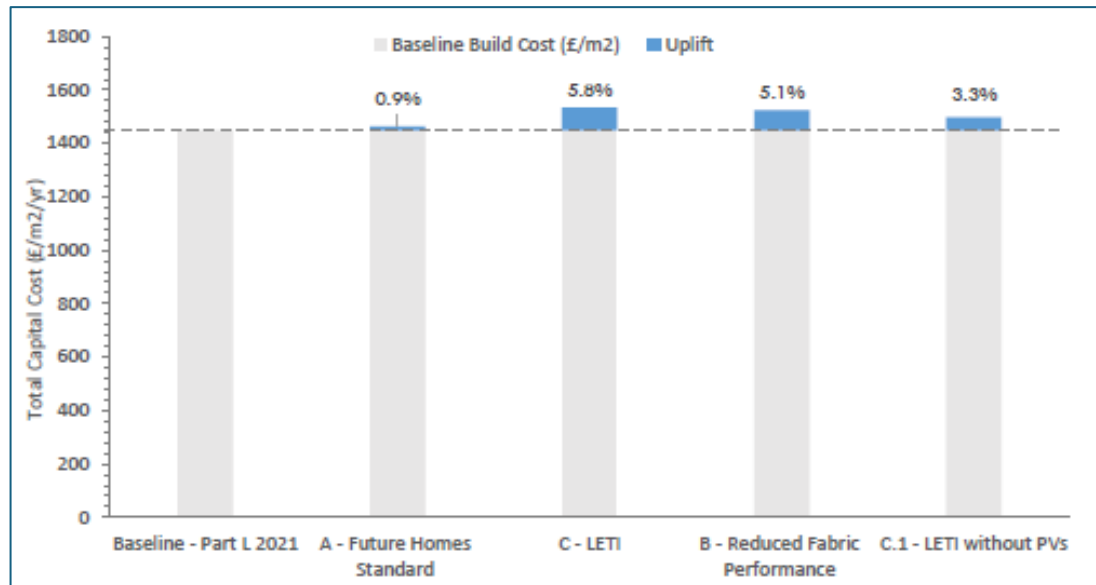
²³ [Ready+for+Zero+-+Evidence+to+inform+the+2025+Future+Homes+Standard+-+Task+Group+Report+FINAL-+280223-+MID+RES.pdf](#)

Table 6.2 Additional Costs for Options Towards Zero Carbon

		Arcadis Cost uplift compared with Ref 2021	Arcadis Cost uplift compared with Ref 2025	Energy bills variance from Ref 2021 (£700/yr)*
CS1	to be consistent with the expectation that the FHS home should reduce carbon emissions by a minimum of 75% from 2013	2%	-3%	Circa 190/yr more
CS2	to align closely with the current Part L 2021 but electrify the heating	7%	2%	Circa £260/yr less
CS2a	As for CS2 but with batteries on PV and infra-red heating	10%	5%	Circa £50/yr less (Significant under-estimate)**
CS3	to be mainstream recognised low energy techniques and technologies for a very low energy specification, whilst allowing design flexibility	15%	9%	Circa £360/yr less
CS4	to minimise space and water heating, drawing on UK and European low energy building best practice	19%	13%	Circa £450/yr less
CS5	to improve the fabric efficiency to the level that a comfortable temperature is maintained without a heating system	17%	11%	Circa £410/yr less

Source: Future Homes Hub, Ready for Zero, Evidence to inform the 2025 Future Homes Standard – Task Group Report (February 2023)

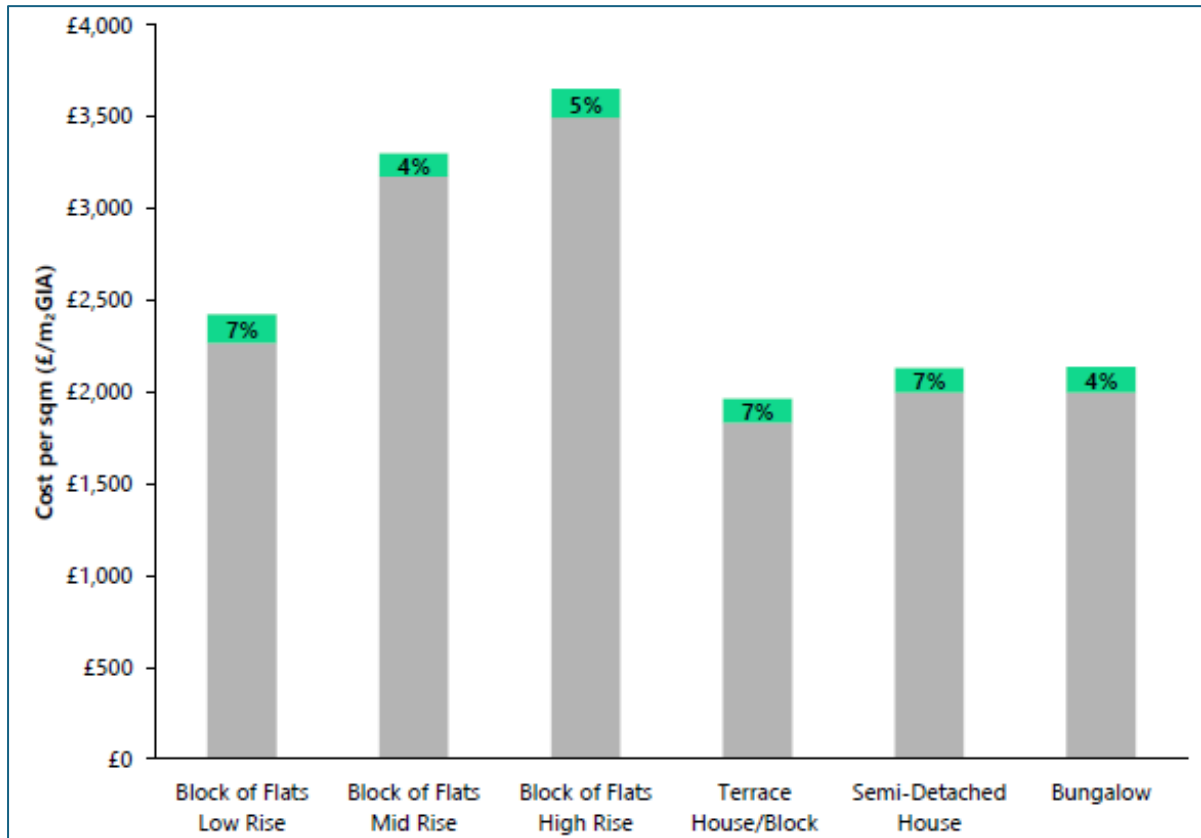
- 6.40 These costs are somewhat greater than those in the more recent Government consultation, however they predate the Government announcement and are not directly comparable. It is important to note that the above costs are the costs over the 2021 Part L, and not the costs over the current BCIS costs. As set out above, it would now be appropriate to assume the additional costs of the increase in standards, set out in 2021 Part L, add about 1% to the current BCIS costs.
- 6.41 Numerous other councils have undertaken assessments into the costs of seeking standards over national standards.
- 6.42 Winchester City Council's *Net Zero Carbon Targets, Evidence Base for the Winchester Council, Rev D* (Elementa, Currie & Brown and Etude, September 2022) looked at several options and concluded:



- i. *FHS vs Baseline: Although cost uplift is minor (0.3%), running cost is almost double the baseline*
- ii. *LETI vs Baseline: 4.8% cost uplift over baseline, however, achieves 24% running cost reduction.*
- iii. *LETI vs Reduced fabric performance: Minor percentage difference (0.7%) in the cost uplift between Scenarios C and B which can be explained by the balance between fabric and MEP systems. However, the running cost is 6.2% less for Scenario C (LETI).*
- iv. *LETI vs LETI without PVs: Small percentage difference (1.9%) in the cost uplift between Scenarios C and C.1 from the implementation of PVs. However, the running cost is 41% less for Scenario C (LETI).*

6.43 Also, Introba Consulting Ltd (with Currie & Brown and Etude) produced *Essex Net Zero Policy – Technical Evidence Base* (July 2023, updated September 2025) for Essex County Council. This includes a Zero Carbon option. The report includes a section headed *Cost evidence base to inform viability testing*. This suggests the following additional costs:

Figure 6.1 Cost Uplifts of Net Zero policy energy use intensity and space heating demand limits, the total capital cost uplift over Part L 2021 Building Regulations



Graph 11.1: Domestic typologies capital cost per square meter and cost uplift % of Net Zero policy over Building Regulations Part L 2021 Notional Building.

6.44 The above costs are the costs over the 2021 Part L, and not the costs over the current BCIS costs.

6.45 Similarly, Three Dragons published the *Surrey Net Zero – Economic Viability Assessment, Assessment of policy delivery* – (May 2024). This sets out the costs of a range of scenarios:

Scenario 1 The Future Homes Standard Option 1. Costings are based on the specifications in the government consultation (December 2023) for Option 1.

Scenario 2 The Future Homes Standard Option 2. Costings are based on the specifications in the government consultation (December 2023) for Option 2.

Scenario 3 100% improvement on the building regulations Target Emissions Rate. Costings are based on the Future Homes Standard specification Option 2 for fabric and services with added solar PV (photovoltaics) to achieve a 100% reduction in carbon emissions as calculated by the building regulations methodology SAP 10.

Scenario 4 Net Zero (Low energy). Space heating demand less than 30 kWh/m²/yr.

Scenario 5 Net Zero (Ultra-low energy). Space heating demand no more than 15-20 kWh/m²/yr.

- 6.46 As above, the following costs are the costs over the 2021 Part L, and not the costs over the current BCIS cost.

Table 6.3 Surrey County Council Costs of Net Zero Scenarios

	Scenario 0:	Scenario 1:	Scenario 2:	Scenario 3a:	Scenario 4:	Scenario 5:
	Part L 2021	Future Homes Standard - Option 1	Future Homes Standard - Option 2	100% better than FHS (Option 2) - DER to 0 in SAP 10	Net Zero (Low energy)	Net Zero (Ultra Low energy)
Detached house	2.80%	5.08%	-0.22%	4.69%	4.61%	9.31%
Semi-detached	2.80%	5.97%	-0.18%	6.73%	6.03%	10.59%
Terrace house	2.80%	6.35%	-1.02%	5.56%	5.30%	9.25%
Low Rise	2.80%	4.24%	1.51%	4.86%	6.87%	8.56%
Mid Rise	2.80%	3.52%	1.50%	2.91%	4.76%	5.94%
High Rise	2.80%	3.00%	1.87%	2.30%	3.59%	4.85%

Source: Surrey Net Zero – Economic Viability Assessment, Assessment of policy delivery – (Three Dragons, May 2024)

- 6.47 Alternatively, the Council's climate change consultants, Bioregional, have drawn attention to the supporting evidence of the Cornwall Council Climate Emergency DPD in *Technical Evidence Base For Policy SEC1 – New Housing* (Currie & Brown, Etude July 2021)²⁴ different costs were derived, based on a different approach (for example that taken in Essex).

Table 6.4 Cornwall Council Costs of Net Zero Scenarios

	Semi-detached	Terraced	Bungalow	Detached	Low-rise Flats	Medium-rise Flats
Part L 2013	-5.0%	-5.5%	5.5%	-4.5%	-1.6%	-1.2%
Part L 2021	Baseline	Baseline	Baseline	Baseline	Baseline	Baseline
Part L 2025 (FHS)	-2.4%	-2.0%	-2.4%	2.0%	0.6%	6.0%
Part L 2025 (FHS) + PV	0.3%	1.3%	0.1%	0.1%	2.2%	1.8%
UKGBC 2025	3.4%	6.3%	5.5%	3.5%	5.0%	4.3%
DPD Policy - Current	0.8%	2.2%	1.2%	0.5%	2.8%	2.6%
DPD Policy - Future	2.7%	5.1%	4.1%	3.2%	4.0%	3.1%

Source: Technical Evidence Base For Policy SEC1 – New Housing (Currie & Brown, Etude July 2021)

- 6.48 The scenarios are described as follows. Bioregional have advised that the Council's preferred option is most closely aligned with DPD Policy – Current Cost optimised fabric with heat pump and solar

²⁴ [Technical Evidence base for policy section 1 - new housing](#)

- Part L 2013 Typical developer specification to achieve compliance with Part L 2013
- Part L 2021 Notional building specification for Part L 2021, provided by government
- Part L 2025 (FHS) Indicative notional building specification for Part L 2025, provided by government within the 2019-2020 consultations on updates to Part L.
- Part L 2025 (FHS) + PV Indicative notional building specification for Part L 2025, provided by government
- UKGBC 2025 15-20 kWh/m²/yr Fabric
- DPD Policy - Current Cost optimised fabric with heat pump and solar
- DPD Policy - Future PV Passivhaus with heat pump and solar PV

6.49 The reason these are lower than the costs of the tighter (Essex-style) targets are that it was more costly to invest in fabric improvements (better airtightness and insulation, to reduce the Space heat demand (SHD) and thus the Energy use intensity (EUI)) than to just allow a slightly higher SHD and EUI and add more PV to match that.

6.50 The additional costs vary depending on their source. In this Update Note, the following cost assumptions are used.

- a. The 2021 changes to Part L of Building Regulations (31% CO₂ saving) add 1% to the BCIS base costs.
- b. The Future Home Standard is expected to add 5% (i.e. 1%+4%) for houses, and to add 4% (i.e. 1%+3%) for flats, to the current BCIS base costs. This is taken as the base assumption in this update.
- c. The cost of Zero Operational Carbon would add 8% for houses and 6% for flats to the costs of construction. This was tested as an option, however is not being taken forward into policy.

6.51 The costs of providing an electric vehicle charging point are included in b and c, but not fully in a.

6.52 It is timely to note that building to higher standards that result in lower running costs does result in higher values^{25 26}, although no premium is assumed in this study (for either residential or non-residential development).

²⁵ See *EPCs & Mortgages, Demonstrating the link between fuel affordability and mortgage lending* as prepared for Constructing Excellence in Wales and Grwp Carbon Isel / Digarbon Cymru (funded by the Welsh Government) and completed by BRE and *An investigation of the effect of EPC ratings on house prices* for Department of Energy & Climate Change (June 2013.)

²⁶ [Savills UK | The cost and premium for new eco-homes](#)

- 6.53 The costs of embodied carbon policies were not considered in the 2025 LPVA. The Council's climate change consultants have advised with regard to the costs of such policies.
- 6.54 The draft policy has recently been updated to limit embodied carbon to 600 kgCO₂e/m² GIA. This is a similar approach taken by some other Councils. This requirement broadly aligns with normal construction today and typical net zero operational energy design.

Table 6.5 Embodied Carbon by Architype (kg per m² GIA)

Variant	Part L 2021	Net zero operational energy (NZE)	NZE with reduced embodied carbon specification 1	NZE with reduced embodied carbon specification 2	Best practice retrofit
Houses	599	606	223	237	142
Low rise flats	412	492	224	362	95
Retail	331	340	164	245	74
Primary school	419	514	292	358	138
Offices	500	543	231	428	80
Warehouse	374	415	261	377	114

Source: SO & VoWH Joint Local Plan: Net Zero Carbon Study (Bioregional, December 2023)

- 6.55 No additional cost is applied in this regard, however if such a policy, with specific limits lower than the 'normal' levels (shown in two left most columns in table 6.5 above) was introduced, it would be necessary to reconsider this.

Policy CSE4: Adaptive Reuse and Retrofit

- 6.56 This is a development management policy that does not impact on the delivery of planned development.

Policy CSE5: Renewable Energy

- 6.57 This is an enabling policy that does not impact on viability.

Policy CSE6: Green Infrastructure in New Developments

- 6.58 This policy was not tested in the 2025 LPVA. On the whole it is general policy that does not set specific requirements. It does however introduce a requirement on major development for the following Urban Greening Factor:

- a. 0.4 for predominantly residential development, and
- b. 0.3 for predominantly non-residential development.

- 6.59 The Urban Greening Factor²⁷ is a planning tool to improve the provision of Green Infrastructure particularly in urban areas. It is voluntary and can be used to increase urban greening and contribute to Biodiversity Net Gain. It is understood that the Council has taken this policy into account when assessing site capacity. The cost of meeting this requirement is within the provision for wider site costs.

Policy CSE7: The Green and Blue Infrastructure Network

- 6.60 This is a development management policy that does not impact on viability.

Policy CSE8: Great Western Community Forest and Policy CSE9: Woodland, Trees and Hedgerows

- 6.61 These policies are considered together. The following requirement is included.

Proposals for major development must meet a future canopy cover of at least 25% of the site through retention of existing trees/hedges and new planting in line with the objectives of the Great Western Community Forest Plan.

- 6.62 It is understood that the Council has taken this policy into account when assessing site capacity. The cost of meeting this requirement is within the provision for wider site costs.

Policy CSE10: Landscape

- 6.63 This is a broad design policy. It does not specify particular standards that impact directly on viability.

Policy CSE11: Biodiversity, Geodiversity and Nature Recovery

- 6.64 In terms of BNG, this policy does not go beyond national standards. This is modelled as in the 2025 LPVA.

- 6.65 Appropriate mitigation is required within the Zone of Influence of North Meadow and Clattinger Farm SAC:

a. Financial contributions toward Strategic Access Management Measures (SAMM);

b. Within the 4.2km of the North Meadow SAC, proposals of 50 units or above will normally be expected to provide sufficient natural recreational greenspace on site to ensure that residents do not impact upon the SAC. For proposals of below 50 units, or where onsite mitigation is not possible, then financial contributions will be made toward strategic alternative green space infrastructure projects; and

c. Within the Outer Zone of Influence (4.2 – 9.4 km) larger development that triggers EIA regulations may also be required to deliver SANG/make strategic alternative green space infrastructure project contributions. This will be decided on a case-by case basis in consultation with Natural England.

- 6.66 A limited part of the northwest of the Borough is within the Zone of Influence. The North Meadow and Clattinger Farm Special Area of Conservation Interim Recreation Mitigation

²⁷ [Urban Greening Factor for England – Development and Technical Analysis - NERR132](#)

Strategy 20230 - 2028²⁸ includes a cost of £323 per unit. This is assumed to be within the wider developer contribution assumptions set out under Policy INF1 below.

- 6.67 Specific contributions are not sought in relation to the River Lambourne SSSI/SAC.

Policy CSE12: Managing Flood Risk

- 6.68 This policy seeks to minimise the risk of flooding.
- 6.69 It is assumed that Sustainable Urban Drainage Systems (SUDS) are a policy requirement as and when needed. SUDS aim to limit the waste of water, reduce water pollution and flood risk relative to conventional drainage systems. In this study, it is anticipated that new major development (10 units or more) will be required to incorporate SUDS. SUDS and the like can add to the costs of a scheme – although in larger projects these can be incorporated into public open space. It is assumed that the costs of SUDS are included within the additional costs on brownfield sites, however on the larger greenfield sites it is assumed that SUDS will be incorporated into the green spaces (subject to local ground conditions), and will be delivered through soft landscaping within the wider site costs.

Policy CSE13: Protection and Enhancement of the Water Environment and Policy CSE14: Unstable Land Policy CSE15: Contaminated Land and Policy CSE16: Pollution

- 6.70 These are development management policies that do not impact on viability.

A HEALTHY & SOCIAL SWINDON

Policy HL1: Health Impact Assessments

- 6.71 This is a general design policy. Applications for major development over 100 units will be required to be supported by a Health Impact Assessment (HIA).
- 6.72 HIAs are a process that considers the wider effects of projects and developments and how they, in turn, may affect people's health and wellbeing. Some of these may be positive, while others could be detrimental and require mitigation. The idea is to ensure that a proposed project or development can be adjusted to maximise benefits to local health and minimise any harm by addressing existing health inequalities as well as avoiding the creation of new ones. An HIA is a tool for integrating the promotion of health and wellbeing into a wide range of policies, projects and services.
- 6.73 In themselves HIAs do not add to the cost of development, however it is important that consideration is given the process from the start of the design process to ensure that subsequent changes (that can be costly) are not required. The cost of preparing an HIA is reflected in the allowance for fees set out in Chapter 7 of the 2025 LPVA.

²⁸ [North Meadow and Clattinger Farm Interim Recreation Mitigation Strategy 2023-2028 | Swindon Borough Council](#)

Policy HL2: Concentration of Uses

- 6.74 These is a development management policy that does not impact on viability.

Policy HL3: Protecting Open Spaces, Sports and Recreational Facilities

- 6.75 These is a development management policy that does not impact on viability.

Policy HL4: Open Space in New Developments

- 6.76 At the time of the 2025 LPVA, the Council was refining the requirements. The requirements have now been updated as follows:

Table 6.6 SBC Open Space Requirements

Open Space requirement	Sqm required per person	Site threshold (units)
Allotments, Orchards and Community Grow Spaces	3	<150
Amenity Green Space	7	<20
Parks & Gardens	8	<150
Play Space	3	<50
Accessible Natural Green Space	14.5	<20
Total	<u>35.50</u>	

Source: SBC (2026)

- 6.77 The requirements are calculated on occupancy rate of 2.4 people per dwelling. These requirements are incorporated into the modelling of the greenfield sites.
- 6.78 The general presumption is that open space will be provided on-site. Where open space is not provided on-site the following off-site contributions apply. For both on-site and off-site provision, maintenance payments may be sought, although these are more normally covered through the relevant management charges. These are also shown:
- 6.79 It is important to note that contributions for maintenance are indicative only, and are determined on a case-by-case basis for wholly off-site provision or adoption of on-site provision by a parish council.
- 6.80 The requirement for open space is included in the modelling of the greenfield sites and in the lower density brownfield sites, with the amount for off-site provision being assumed for the other brownfield sites. The maintenance payments are assumed to apply for both greenfield and brownfield sites. No additional allowance is made for LEAP and NEAP provision, this is assumed to be within the s106 assumptions set out at the end of this chapter.

Policy HL5: Child Friendly Places and Play

- 6.81 These is a design and development management policy that does not impact on viability.

Policy HL6: Community Facilities

- 6.82 These is a design and development management policy that does not impact on viability.

INFRASTRUCTURE & DEVELOPER CONTRIBUTIONS

Policy INF1: Infrastructure and Developer Contributions

- 6.83 Development is required to provide strategic infrastructure to mitigate the impact of development. The Council has a long track record of seeking and securing developer contributions towards strategic infrastructure and to mitigate the impact of development. The primary sources of funding are through Community Infrastructure Levy (CIL) and the S106 regime.

Community Infrastructure Levy

- 6.84 The Council adopted CIL in March 2015. The CIL Charging Schedule sets out the following Rates, these have been indexed as shown below.

Table 6.7 SBC Rates of CIL - £ per sqm

Development type	Adopted CIL Rate	Indexed CIL Rate
Residential Zone 1: Swindon's New Communities	£0.00	£0.00
Residential Zone 2: Rest of Borough (excluding Swindon's New Communities)	£55.00	£86.27
Retail Zone 1: Town Centre and Swindon's New Communities	£0.00	£0.00
Retail Zone 2: Rest of Borough (excluding Town Centre and Swindon's New Communities)	£100.00	£156.86
All other uses	£0.00	£0.00

Source: SBC CIL Charging Schedule -Adopted v1 - 6th April 2015 and SBC CIL – Annual CIL Rate Summary for 2026²⁹

- 6.85 The above rates of CIL are applied to the development appraisals, subject to the Instalment Policy

Wider Developer Contributions

- 6.86 The Council's most recent guidance in this regard is set out in the *Developer Contributions 2010 Update Development Control Guidance Note Swindon Borough Local Plan 2011* (November 2010). The requirements are summarised as follows:

²⁹ [CIL annual rate summary | Swindon Borough Council](#)

Table 6.8 2010 Based Developer Contributions

	1 bed	2 bed	3 bed	4 bed +
Affordable Housing	Considered elsewhere			
Design	Considered elsewhere			
Open Space				
On-site	£577	£1,105	£1,622	£2,233
Off-Site	£519	£996	£1,459	£2,017
Education				
	None	£4,350	£7,769	£7,769
Adult & Child Social Care				
	£469	£758	£1,074	£1,342
Community Safety				
	£246	£330	£467	£584
Culture and Leisure				
	£724	£972	£1,378	£1,722
Public Realm in the Central Area	Assumed through CIL / Site Specific			
Public Art				
	£476	£640	£906	£1,133
Community Forest				
	£95	£127	£180	£226
Local Health Provision				
	£120	£161	£227	£284
Waste Management				
	£67	£90	£127	£158
TOTAL	£3,293	£9,529	£15,209	£17,468
Indexed to February 2025	£6,242	£18,062	£28,828	£33,110

Source: Developer Contributions 2010 Update Development Control Guidance Note Swindon Borough Local Plan 2011 (November 2010)

- 6.87 The contributions are sought from sites of 25 or larger. The figures quoted are from 2010 and have been indexed (plus 89.55%) to current costs.
- 6.88 The requirements are calculated based in an average household size of 2.38 persons and the following Average Household Occupancy Rates

Table 6.9 Average Household Occupancy Rates

Dwelling Size	Average persons per household
1 Bed	1.43
2 bed	1.92
3 bed	2.72
4 bed	+ 3.4

Source: Appendix 1, Developer Contributions 2010 Update Development Control Guidance Note Swindon Borough Local Plan 2011 (November 2010)

- 6.89 It is important to note that the above costs pre-date the introduction of CIL in Swindon, and are substantially greater than those sought currently by the Council. In this update the following developer contributions are carried forward from the 2025 LPVA.

Table 6.10 Developer Contribution Assumptions (in addition to CIL)

Dwelling Size	£ per Unit
Typologies	
1 Bed	£2,500
2 bed	£5,000
3 bed	£7,500
4 bed	£10,000
Strategic Sites	See Chapter 8 below

Source: SBC / HDH (August 2026)

Policy INF2: Wastewater, Sewage Infrastructure and Water Supply

- 6.90 This is a design and development management policy. It includes a requirement for a water efficiency standard of 100 litres per person per day. This was tested in the 2025 LPVA, at a cost of £350 per unit but was not included in the suggested policies, but is included in the appraisals at the end of this note.

Policy INF3: Digital Connectivity and Telecommunications

- 6.91 The policy sets out that ‘*new development should ensure that appropriate telecommunications infrastructure is provided during the construction phase to enable the development to be connected to full fibre broadband*’. This is a common requirement that does not add to the costs over and above normal costs.

Policy INF4: Energy Networks

- 6.92 There are two aspects to this policy. Firstly, that the developer must demonstrate that the scheme can be connected to the National Grid and that the Grid has capacity to serve the development. Whilst this not a feature of many Local Plans, it is a normal development requirement. No additional cost is applied to this requirement.

- 6.93 The second part of the policy requires that ‘in the case of major development, that renewable and/or sustainable on-site solutions have been considered and, where appropriate, incorporated into the scheme’.

7. Regulation 18 Responses

- 7.1 The comments made through the formal Regulation 18 consultation have been reviewed. Many of the comments made that mentioned viability or concerned the need to consider viability, or the need to update the 2025 LPVA, rather than make comments about the specifics of the 2025 LPVA. Only those comments that specifically concern the 2025 LPVA are reviewed below.

George Paton of Paton Land for N Gosling of Berkley Farm

- 7.2 A range of comments around the ‘lack of viability in the town centre and the need to direct development to *‘additional greenfield sites on the edge of town’*. The comments do not include technical evidence, for example in relation to costs and values beyond the comment:

This is not a high value town as Reading, Basingstoke or Maidenhead were. Swindon’s uniqueness is it provides a larger house for the same cost than its surrounding towns. Whoever wrote this plan has no idea about the low house values apartments/ flats make a Swindon or about current costs of build.

- 7.3 Whilst no supporting information was provided, the values of newbuild housing and have been reviewed (see Chapter 3 above) as have build costs (see Chapter 4 above). This additional work has been carried out as per the requirements of, and in line with the PPG.
- 7.4 It is noted that ‘Tall building will not work’. It is agreed, and consistent with the findings of the 2025 LPVA, that the delivery of tall builds is likely to continue to be challenging in central Swindon.

Tetlow King Planning for South West Housing Association Planning Consortium (SWHAPC)

- 7.5 A range of generally supportive comments were made, two reference viability.
- 7.6 The adoption of NDSS was questioned. It is beyond the scope of this note to consider the justification of policy requirements. However, this opportunity is taken to confirm that the modelling in the 2025 LPVA (paragraph 8.13) and this Update Note are assumed to meet NDSS.
- 7.7 The draft policies around energy efficiency were raised. The Council has advised that they will not be seeking standards over and above Building Regulations. The modelling in this Update Note assumes new residential development is in accordance with the Future Homes Standard, being in line with the anticipated changes in national standards.

Swindon Chamber of Commerce (SCC) and Thames Valley Chamber of Commerce

- 7.8 A range of generally supportive comments were made, although concern is expressed about the viability in the town centre:

Although supportive of the general principle of focussing and meeting much of the town's future development requirements in the town centre, there is a serious concern over the viability of this, particularly where high-rise high-density residential development is concerned. The Council's own Viability Consultant's work has highlighted this as have many professional property agents familiar with the Swindon development market. Notwithstanding the fact that the Council see this particular item of the Plan as a later stage element, land and property values do not change rapidly, and the Local Plan Review's overall strategy may well prove to be over-optimistic. This must therefore be a matter of serious concern.

- 7.9 The comments do not include technical evidence, for example in relation to costs and values.

Rachel Danemann of the Home Builders Federation

- 7.10 A broad range of comments was made. Those that relate to viability are considered here:
- 7.11 Concern is expressed about the viability in the town centre. It is agreed that this is challenging, and consistent with the findings of the 2025 LPVA.
- 7.12 Concern is raised over the delivery of BNG (the Council is not seeking a BNG standard over and above the national requirements). The requirement for 10% BNG is included in the appraisals at the end of this Update Note and the updated cost information presented in Chapter 6 above. It is understood that this has been taken into account by the Council when considering site capacity.
- 7.13 Specific reference is made to 'challenging on brownfield sites with open mosaic habitat'. It is understood that no such sites have been allocated for development in the Local Plan.
- 7.14 The adoption of NDSS was questioned. It is beyond the scope of this note to consider the justification of policy requirements. However, this opportunity is taken to confirm that the modelling in the 2025 LPVA (paragraph 8.13) and this Update Note are assumed to meet NDSS.
- 7.15 Concern is expressed about tall buildings and the need for a range of types of housing. This is agreed. It is consistent with the findings of the 2025 LPVA that the delivery of high density development on brownfield sites is likely to be challenging.
- 7.16 The importance of testing the affordable housing policy was highlighted. The amount of affordable housing, and the tenure mix sought were tested in the 2025 LPVA (from paragraph 10.15). The analysis has been updated (in the context of the emphasis on the delivery of Social Rent included in the updated NPPF) in the appraisals set out at the end of this update note.
- 7.17 Concern was raised about seeking standards above current building regulations in particular the introduction of M4(2) and M4(3) standards. These requirements were tested through the 2025 LPVA (from 10.37) and are included in the further appraisals set out at the end of this Update Note.

Savills for Wain Homes and Severn Valley Limited with regard to Land North of Redlands Farm

- 7.18 Wain Homes land interest is located on the eastern side of Swindon and is situated within the area covered by the New Eastern Villages ('NEV') strategic allocation site. A hybrid planning application was submitted in September 2021 (Ref. S/OUT/22/1415), for 248 homes and associated development, on 17.05ha, which is likely to be determined later in 2026.
- 6.94 Concern was expressed with regard to the overall spatial growth, due to viability challenges in the town centre (including the lack of progress on the Kimmerfields scheme). The comments do not include technical evidence, for example in relation to costs and values, however the analysis in the 2025 LPVA has been updated. Whilst the conclusion of the 2025 LPVA are noted, it is important to note the advice was caveated (paragraph 12.102) that *'it would be necessary to be cautious in relying on brownfield sites in the five year land supply and overall housing trajectory, as the delivery of these [brownfield, town centre sites] is likely to continue to be challenging...'*. The Council has followed this advice, particularly when considering the housing trajectory.
- 7.19 Concern was raised about seeking standards above current building regulations in particular of moving towards zero carbon development. Whilst the Council has ambitions for moving towards zero carbon development, the Local Plan does not mandate standards over and above national standards. The Government announced in March 2026 that it will be implementing the Future Homes Standard and Future Building Standard through Building Regulations in March 2027. This aligns with the preferred policies suggested in the 2025 LPVA (paragraph 10.45). The appropriate costs are included in the further appraisals set out at the end of this Update Note.
- 7.20 Concern was raised about seeking standards above current building regulations in particular the introduction of M4(2) and M4(3) standards. These requirements were tested through the 2025 LPVA (from 10.37) and are included in the further appraisals set out at the end of this Update Note.

Teresa Wallace of NHS Bath and North East Somerset, Swindon and Wiltshire Integrated Care Board and Faye McElwain of NHS Property Services for NHS Bath and North East Somerset, Swindon and Wiltshire ICB

Hyacynth Cabiles for NHS Property Services

- 7.21 These two representations are taken together, a broad range of comments were made, including concerning the reuse of NHS facilities. In relation to viability the following are pertinent.
- 7.22 Concern was expressed as to whether appropriate healthcare costs had been included in the 2025 LPVA:

Related to this, appropriate healthcare costs should be factored into the Local Plan Viability Assessment for relevant typologies. Such an approach means that developers are adequately

informed in advance that they may be required to make contributions towards healthcare infrastructure. A separate cost input for health infrastructure in the plan viability assessment would ensure that healthcare mitigation is appropriately weighted when evaluating the potential planning obligations necessary to mitigate the full impact of a development. This is particularly important in situations where a viability assessment demonstrates that proposals are unable to fund the full range of infrastructure requirements.

- 7.23 The testing in the 2025 LPVA and this Update Note are based on the most up to date costs (in the context of CIL Regulation 122) as advised by the Council.

Turley for Vygon (UK) Ltd

- 7.24 As above, concern was raised about moving towards zero carbon development. Whilst the Council has ambitions for moving towards zero carbon development, the Local Plan does not mandate standards over and above national standards. The Government announced in March 2026 that it will be implementing the Future Homes Standard and Future Building Standard through Building Regulations in March 2027. This aligns with the preferred policies suggested in the 2025 LPVA (paragraph 10.45). The appropriate costs are included in the further appraisals set out at the end of this Update Note.
- 7.25 Concern was raised over the requirement to undertake a Whole Life Carbon Assessment (WLCA). This is a reporting requirement, without technical standards – so does not add to the cost of construction. An 8% allowance is made for professional fees (acquisition, sales and planning fees being in addition) which is sufficient to cover the this and the wider reporting requirements (such as a HIA) in the Draft Local Plan.
- 7.26 As above, concern was raised about moving towards greater water efficiency standards. Whilst the Council has ambitions for moving to more stringent standards, the Local Plan does not mandate standards over and above national standards. The 2025 LPVA tested the impact of 110LPPPD, 100LPPPD and 90LPPPD (from paragraph 8.100)
- 7.27 The Government announced in March 2026 that it will be implementing the Future Homes Standard and Future Building Standard through Building Regulations in March 2027. This aligns with the preferred policies suggested in the 2025 LPVA (paragraph 10.45). The appropriate costs are included in the further appraisals set out at the end of this Update Note. In light on the Government consultation³⁰ to mandate 100LPPPD that the policy is linked to Building Regulations. This consultation is at an early stage and there is no indication of the Government's preferred direction in this regard.

Hyacynth Cabiles for NHS Property Services

- 7.28 A broad range of comments were made,

³⁰ [Water demand Environment Act target delivery plan - GOV.UK](https://www.gov.uk/government/consultations/water-demand-environment-act-target-delivery-plan)

The Planning Bureau Limited for Churchill Living and McCarthy Stone

- 7.29 A range of comments than relate to viability were then raised. It was questioned why affordable housing policy did not differentiate specialist older peoples housing and set a separate, use specific requirements.
- 7.30 It is the Council's view that it is not necessary or proportionate to set a separate affordable housing target for each and every type of development. In particular, it is anticipated that viability will be considered at the development stage (with added emphasis) for older people's housing:

Should viability be assessed in decision taking?

Where up-to-date policies have set out the contributions expected from development, planning applications that fully 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. Policy compliant in decision making means that the development fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies.

Such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force.

Paragraph: 008 Reference ID: 10-008-20190509

- 7.31 For many years, it has been the Council's practice to accept commuted sums / payments in lieu of affordable housing provision in specialist older persons scheme. The challenges around mixed tenure schemes are well understood, as are the practicalities around service charges and the like. Such commuted sums are best calculated, being the value of a scheme with affordable housing and without affordable housing.
- 7.32 It is the Council's position that there is no need update this aspect of the 2025 LPVA viability assessment, as to calculate the commuted sums / payments in lieu, it will be necessary to carry out a site-specific development appraisal.

8. Strategic Sites

- 8.1 At the time of the 2025 LPVA, the Council had not formally identified the Strategic Sites. 6 possible options were tested:

Table 8.1 2025 Potential Strategic Sites

		Gross area (ha)	Net Area (ha)	Indicative yield
Kingsdown Cluster	North East	25.52	17.18	515
Marlowe Avenue Cluster	Central East	52.07	13.02	976
Pipers Way Cluster	Central South	9.08	7.57	568
Tadpole North Cluster	North	39.86	17.10	513
Wrought East Cluster	South	50.35	34.39	1,031
NEV Cluster	North East	116.06	80.63	2,419

Source: PCC (July 2025)

- 8.2 As noted at the time, whilst the central area of Swindon is treated as a strategic site for plan making purposes, it is made up of numerous sites, in multiple and diverse ownership. These component sites are modelled through the typologies. The Wichelstowe site is largely consented so was not modelled in the 2025 LPVA.
- 8.3 The Council now plans to take forward the following 13 strategic sites. With the exceptions of the Swindon Central Area and the Marlowe Avenue Urban Regeneration Area. These are now tested in this update. In the 2025 LPVA a strategic infrastructure and mitigation costs of £25,000 was assumed. The council has provided the following costs. As in the 2025 LPVA, these are taken to be in addition to CIL (where applicable).

Table 8.2 2026 Updated Strategic Sites

	Reg 19 Policy Name	Area without outline consent (ha)	Units without outline consent	Gross dph without outline consent	Area without detailed consent (ha)	Units without detailed consent	Gross dph without detailed consent	Brownfield / Greenfield	Strategic Infrastructure Cost Estimate (per unit)
SDA01	Swindon's Central Area	47.16	3,209	68.05	50.90	3,659	71.89	Brownfield	£25,000
SDA02	Pipers Way Urban Regeneration Area	22.41	771	34.41	22.41	771	34.41	Majority brownfield, one greenfield parcel	£28,000
SDA03	Marlowe Avenue Urban Regeneration Area	25.56	500	19.56	25.56	500	19.56	Majority brownfield	£37,000
SDA04	Windmill Hill	24.94	650	26.06	24.94	650	26.06	Brownfield	£34,000
SDA05	Gateway North	17.93	459	25.61	17.93	459	25.61	Brownfield	£25,000
SDA06	Wichelstowe	0.00	0	#DIV/0!	68.13	1,048	15.38	Majority greenfield	£27,000
SDA07	New Eastern Villages	120.29	1,729	14.37	481.92	7,251	15.05	Majority greenfield	£22,000
SDA08	Kingsdown	95.39	1,741	18.25	95.39	1,741	18.25	Greenfield	£25,000
SDA09	North Tadpole	42.15	600	14.23	42.15	600	14.23	Greenfield	£37,000
SDA10	Land adjoining Blunsdon St Andrew	38.23	760	19.88	38.23	760	19.88	Greenfield	£25,000
SDA11	Land at Highworth	42.80	807	18.86	42.80	807	18.86	Greenfield	£31,000
SDA12	Land at Wroughton	22.48	485	21.57	22.48	485	21.57	Greenfield	£35,000
SDA13	Land at Broad Blunsdon	17.30	324	18.72	17.30	324	18.72	Greenfield	£25,000

Source: PCC (August 2026)

8.4 The modelling is summarised as follows:

Table 8.3 Updated Strategic Sites

1	Swindon's Central Area	Units	3,659	SDA01 Complex cluster of sites in multiple ownerships - not modelled as covered by typologies. Most likely to be flatted development, including some tall buildings.
		Gross	50.900	
		Net	50.900	
		Density	71.9	
2	Pipers Way URA	Units	771	SDA02 Pipers Way Urban Regeneration Area. Single site, majority brownfield, one greenfield parcel. Unconsented. Modelled as mostly terraced and semi-detached housing. 6.57ha POS provided onsite.
		Gross	22.410	
		Net	22.410	
		Density	34.4	
3	Marlowe Avenue URA	Units	500	SDA03 Marlowe Avenue Urban Regeneration Area. Complex cluster of sites in multiple ownerships - not modelled as covered by typologies. Most likely to be mostly terraced and semi-detached housing.
		Gross	25.560	
		Net	25.560	
		Density	19.6	
4	Windmill Hill	Units	650	SDA04 Single site, majority brownfield. Unconsented. Modelled as mostly terraced and semi-detached housing. 5.54ha POS provided onsite.
		Gross	24.940	
		Net	24.940	
		Density	26.1	
5	Gateway North	Units	459	SDA05 Single site, majority brownfield. Unconsented. Modelled as mostly terraced and semi-detached housing. 3.91ha POS provided onsite.
		Gross	17.930	
		Net	17.930	
		Density	25.6	
6	Wichelstowe	Units	1,048	SDA06 Large scale, majority greenfield. Subject to outline consent. Area not subject to detailed consent now modelled as mix of mainly detached, semi-detached and terraced housing. 8.93ha POS provided onsite.
		Gross	68.130	
		Net	68.130	
		Density	15.4	
7	New Eastern Villages	Units	7,251	SDA07 Large scale, majority greenfield. Majority subject to outline consent (1,729 unconsented). Area not subject to detailed consent now modelled as mix of mainly detached, semi-detached and terraced housing. 62ha POS provided onsite.
		Gross	481.920	
		Net	481.920	
		Density	15.0	
8	Kingsdown	Units	1,741	SDA08 Greenfield. Unconsented. Modelled as mix of mainly detached, semi-detached and terraced housing. 14.83ha POS provided onsite.
		Gross	95.390	
		Net	95.390	
		Density	18.3	
9	North Tadpole	Units	600	SDA09 Greenfield. Unconsented. Modelled as mix of mainly detached, semi-detached and terraced housing. 5.11ha POS provided onsite.
		Gross	42.150	
		Net	42.150	
		Density	14.2	
10	Adj Blunsdon St Andrew	Units	760	SDA10 Greenfield. Unconsented. Modelled as mix of mainly detached, semi-detached and terraced housing. 6.48ha POS provided onsite.
		Gross	38.230	
		Net	38.230	
		Density	19.9	
11	Land at Highworth	Units	807	SDA11 Greenfield. Unconsented. Modelled as mix of mainly detached, semi-detached and terraced housing. 6.88ha POS provided onsite.
		Gross	42.800	
		Net	42.800	
		Density	18.9	
12	Land at Wroughton	Units	485	SDA12 Greenfield. Unconsented. Modelled as mix of mainly detached, semi-detached and terraced housing. 4.13ha POS provided onsite.
		Gross	22.480	
		Net	22.480	
		Density	21.6	
13	Land at Broad Blunsdon	Units	324	SDA13 Greenfield. Unconsented. Modelled as mix of mainly detached, semi-detached and terraced housing. 2.76ha POS provided onsite.
		Gross	17.300	
		Net	17.300	
		Density	18.7	

Source: based on information provided by SBC September 2026

9. Findings and Conclusions

- 9.1 HDH Planning & Development Ltd produced the Swindon *Local Plan Viability Assessment* (HDH, August 2025). The study was commissioned to support the development of the Local Plan. The report was undertaken in line with the requirements set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG).
- 9.2 Since the 2025 evidence was collected, the costs and the values, being the main inputs into a viability assessment, have changed and several changes have been made to national policy. The Council has also refined some of the policies in the draft Local Plan. This note considers how these changes may impact on viability.
- 9.3 The BCIS based cost of construction has reduced marginally, and the value of newbuild housing is largely unchanged. The Land Registry's latest data suggests that the average newbuild sale price has increased by about 2.4% over the last year or so in the Council area. However analysis of the price paid data suggests that the price of newbuild homes is largely unchanged, as does the analysis of newbuild asking prices.

Updated Policy-on Appraisals

- 9.4 Paragraphs 10.47 to 10.49 of the 2025 LPVA considered the impact of changes in costs and values on the preferred set of policies, based on further appraisals that were summarised in Appendix 16 of that report. This analysis is now repeated. As set out in the preceding chapters above, there have been a number of changes to national policy and to the draft Local Plan since the 2025 LPVA was completed. The following adjustments are made in the fresh appraisals:
- a) The value of market housing and Social Rent is unchanged, however an updated value of £2,150 per sqm is used for Affordable Rent.
 - b) The construction costs are updated to the latest BCIS costs.
 - c) The affordable housing mix has been updated, in discussion with the Council, to 40% Social Rent, 30% Affordable Rent and 30% Affordable Home Ownership (as Shared Ownership).
 - d) The unit size mix is also updated to reflect the Council's updated Housing Market Assessment.
 - e) The accessibility standards are updated to 90% of units to be to the M4(2) Accessible and Adaptable standard and the remaining 10% of dwellings to be to M4(3)a Wheelchair Adaptable standard.
 - f) The costs of the Future Homes Standard are updated to the BCIS costs plus 5% to the costs of construction of houses and to the BCIS plus 4% to the costs of flats.
 - g) The updated open space requirements are incorporated in the modelling of the greenfield sites.

- h) The CIL rates are updated as appropriate (the Wichelstowe, Tadpole Farm, Kingsdown and New Eastern Village sites are zero rated).
- i) The costs of a water efficiency standard of 100LPPPD has been included (£350 per unit).
- j) The modelling of the Strategic Sites has been updated as per Table 8.2 above, including the updated estimates of strategic infrastructure in addition to CIL (where applicable).
- k) For the typologies, an all-inclusive s106 cost for strategic infrastructure and mitigation are carried forward unchanged (1 Bed £2,500 per unit, 2 bed £5,000 per unit, 3 bed £7,500 per unit and 4 bed £10,000 per unit).
- l) The Building Safety Levy is included at £13.53 per sqm for brownfield land and £27.06 per sqm for greenfield land and would apply to major development.
- m) The updated national planning application fees are applied.

9.5 The updated appraisal results are summarised in **Appendix 4** below. These results are directly comparable with those included in Appendix 16 of the 2025 LPVA.

9.6 The results are broadly similar to those in 2025.

- a) Most greenfield typologies derive a Residual Value that is in excess of the Benchmark land Value, indicating that such development is likely to be viable. As in 2025 few the brownfield typologies generate a Residual Value that is in excess of the BLV, suggesting that brownfield sites are unlikely to be viable. The flatted typologies are unlikely to be viable across the Borough, in most cases deriving a Residual Value that is not only below the BLV, but is negative.
- b) It is important to note that these updated appraisals include the costs of 10% rather than 5% M4(3)a Wheelchair Adaptable standard housing and increased levels of Social Rent in the affordable housing tenure mix.
- c) The greenfield Strategic Sites (Whichelstowe, New Eastern Villages, Kingsdown, North Tadpole, Adj Blunsdon St Andrew, Land at Highworth, Land at Wroughton and Land at Broad Blunsdon) and the mixed use site (Pipers Way) derive a Residual Value that is more than the BLV suggesting that they are likely to be viable, however the brownfield sites (Windmill Hill and Gateway North) derive a Residual Value that is less than the BLV suggesting that they are unlikely to be viable.

The Strategic Sites are modelled on the basis that a site is acquired by the developer in a single tranche at the start of the project. Such a scenario is relatively unlikely on very large sites, where the site is typically purchased in phases. Such an approach benefits the developer in terms of cashflow and this will have a material impact on viability.

As set in the 2025 LPVA, the delivery of any large site is challenging. This opportunity is taken to reiterate the advice included in the 2025 LPVA and it is further

recommended that that the Council continues to engage with the owners of Strategic Sites in line with the advice set out in the Harman Guidance.

- 9.7 To assist the Council, a further set of appraisals was run based on a zero carbon standard. The Council is not pursuing this to the results are not presented.
- 9.8 A potential area of uncertainty in the plan-making process is the level of developer contributions that may be sought. CIL remains the core source of funding for strategic infrastructure and mitigation, and the appraisals presented in **Appendix 4** include CIL and the estimated amounts that may be sought through the s106 regime (as set out under the Policy INF1: Infrastructure and Developer Contributions in Chapter 7 and in Table 8.2 above). The 2025 LPVA included³¹ sensitivity testing of varied levels of affordable housing against varied levels of developer contributions.
- 9.9 That analysis has been repeated based on the full policy requirements set out in the emerging Local Plan. This is set out in **Appendix 5** of this note. As in the 2025 LPVA the typologies that are able to bear at least £5,000 per unit in developer contributions, in addition to CIL, are shaded green, and those unable to bear £5,000 per unit are shaded red. In the analysis the Strategic Sites are tested against their ability to bear the site specific costs of strategic infrastructure and mitigation, in addition to CIL, as set out in Table 8.2 above.
- 9.10 The pattern of results is similar to that presented in the 2025 LPVA, and continues to show that the large greenfield sites (including the greenfield Strategic Sites), have capacity to bear higher levels of developer contributions than those anticipated by the Council. This should provide comfort that these sites will be forthcoming.
- 9.11 Whilst many of the brownfield typologies are marketed as unviable, it is important to note that brownfield sites are coming forward in central Swindon and more widely across the town. Some such sites are being delivered with public sector intervention, and some flexing of the adopted policies.
- 9.12 As set out at paragraph 10.48 of the 2025 LPVA, the Council will need to continue to be cautious in relying on brownfield sites in the five year land supply and overall housing trajectory, as the delivery of these is likely to continue to be challenging. It will be necessary to have regard to the progress of brownfield sites through the development management process and / or commitments from site promoters.
- 9.13 The high level modelling of the Strategic Sites is as for the typologies. It is necessary to highlight an assumption at this stage as it is not properly representative of such large sites. The potential strategic sites are modelled on the basis that the site is acquired by the developer in a single tranche at the start of the project, and that the CIL is paid, as per the Charging Schedule in the first few years of the project. Such a scenario is relatively unlikely on very large sites, where the site is typically purchased in phases. Such an approach benefits the developer in terms of cashflow, and this will have a material impact on viability.

³¹ Tables 10.10, also copied at Tables 12.6.

Commuted Sums and Payments in Lieu of Affordable Housing

- 9.14 The 2025 LPVA included advice on commuted sums from paragraph 10.56. This has been updated. An approach to the calculation is based on the difference in the Residual Value of the development site with and without affordable housing, so is the cost of the contribution that the developer would have made if an on-site affordable contribution were delivered.
- 9.15 The calculation works as follows:
- a. Estimate the value of the site with 100% market housing.
 - b. Estimate the Residual Value of the site with the target level (30% / 20%) of affordable housing.
- 9.16 The difference between (a) and (b) is the reduction in site value due to the affordable housing policy contribution. This is set out in **Appendix 6**.
- 9.17 Taking the appraisal for Site 31, in the Rural North and South area as an example. The Residual Value when subject to 30% affordable housing is £3,226,270 and without affordable housing it is £6,249,178. The difference is £3,022,908 (£6,249,178 – £3,226,270). £3,022,908 divided by 30 affordable units (30% of 100) is £10,764 per unit (£3,022,908 ÷ 30).
- 9.18 The calculated contributions across the typologies vary, but the average is about £100,000 per affordable house not provided on-site, and £80,000 per affordable flat not provided on-site.
- 9.19 Paragraph 64 of the NPPF is clear that off-site provision or financial contribution in lieu ‘*can be robustly justified*’. On this basis, the above calculations provide a sound basis for determining a commuted sum figure. There are two alternatives open to the Council. The first is to work to a published ‘standard commuted sum payment’. If SBC were to take this option, a £100,000 per affordable house not provided on-site, and £80,000 per affordable flat not provided on-site would be appropriate.
- 9.20 This opportunity is taken to highlight a weakness in the approach set out above. It is assumed that the scheme with and without affordable housing is the same scheme in terms of housing mix. As set out in Chapter 8 of the 2025 LPVA, the housing mix to meet local need varies across the tenures. This nuance is not reflected in the approach set out above.
- 9.21 The Council is currently preparing a new Local Plan. This document will be long lived and is likely to be in place across several economic cycles. It is therefore suggested that separate guidance is prepared setting out the amount of the payment, and to allow a simple review should viability change.
- 9.22 Alternatively, the Council may prefer to calculate the commuted sum scheme-by-scheme as it does now. This has the advantage of being an up-to-date figure, but the disadvantage of a lack of clarity for developers. The methodology used is to assess the Open Market Value of the units that would be affordable units, and then deduct from that the amount that a housing

association would pay for those units as affordable units – the difference being the commuted sum.

Self and Custom Build

- 9.23 At the time of the 2025 LPVA the Council was not planning to introduce a self and custom build policy. The draft Local Plan now includes a requirement that on ‘developments of 100 dwellings or more are expected to provide no less than 2% of residential units as serviced plots for self-build and custom-build’.
- 9.24 If a developer is to sell a plot as a serviced self-build plot, they would not receive the profit from building the unit, they would however receive the price for the plot. If they were to provide the plot as a custom-build plot (i.e. where the developer designs and builds to the buyer’s design and specifications) they would receive a payment for the land, the costs of construction and the price paid would incorporate the developer’s return. The impact on viability is therefore the balance between the profit foregone and the receipt for the serviced plot. The developer’s return per market house (it is assumed the policy would not apply to flatted development) is generally in the £60,000 to £75,000 range.
- 9.25 There are a few serviced development sites being publicly marketed in the area at the time of this report. Having made enquiries with local agents, the general consensus is that reasonably sized, and well serviced, single plots are likely to fetch in excess £100,000 in the current market, although the price for larger plots, with land for gardens and appropriate for larger family homes are likely to achieve a price that is significantly more.
- 9.26 The modelling in this viability update is based on at least 30 units per net ha with allowance for open space. On this basis, a self-build plot is likely to be about 0.03ha or so. A conservative plot price of £100,000 would lead to a land value of over £3,000,000/ha. This is substantially above the BLV and allows scope for the services to be laid on to the plot or plots. It is also well above the developer’s return that would be forgone from developing the unit.
- 9.27 Based on the above analysis it is unlikely that a requirement for self-build plots will adversely impact on viability.

Conclusion

- 9.28 Based on the updated analysis in this Update Note, the Council can be confident that greenfield sites are likely to be deliverable.
- 9.29 As set out at paragraph 10.48 of the 2025 LPVA, the Council will need to be cautious in relying on brownfield sites in the five year land supply and overall housing trajectory, as the delivery of these is likely to continue to be challenging. It will be necessary to have regard to the progress of brownfield sites through the development management process and / or commitments from site promoters.
- 9.30 The high level modelling of the Strategic Sites is as for the typologies. It is necessary to highlight an assumption at this stage as it is not properly representative of such large sites.

The potential strategic sites are modelled on the basis that the site is acquired by the developer in a single tranche at the start of the project, and that the CIL is paid, as per the Charging Schedule in the first few years of the project. Such a scenario is relatively unlikely on very large sites, where the site is typically purchased in phases. Such an approach benefits the developer in terms of cashflow, and this will have a material impact on viability.

Appendix 1 – Newbuild Price Paid Data by Ward

2023 to 2026

Count of Price £	Column Labels		
Row Labels	Flat	House	Grand Total
Blunsdon and Highworth	3	86	89
Central	2		2
Chiseldon and Lawn	1	110	111
Eastcott	10		10
Old Town	40	1	41
Ridgeway		133	133
St Andrews		59	59
St Margaret and South Marston	11	131	142
Walcot and Park North		93	93
Wroughton and Wichelstowe	55	325	380
Grand Total	122	938	1,060

Average of Price £	Column Labels		
Row Labels	Flat	House	Grand Total
Blunsdon and Highworth	£258,000	£447,593	£441,202
Central	£110,563		£110,563
Chiseldon and Lawn	£239,995	£430,381	£428,666
Eastcott	£147,150		£147,150
Old Town	£188,907	£260,000	£190,641
Ridgeway		£378,698	£378,698
St Andrews		£395,707	£395,707
St Margaret and South Marston	£145,573	£314,513	£301,426
Walcot and Park North		£303,895	£303,895
Wroughton and Wichelstowe	£216,778	£405,395	£378,095
Grand Total	£194,975	£384,888	£363,030

Average of Price £ per sqm	Column Labels		
Row Labels	Flat	House	Grand Total
Blunsdon and Highworth	£3,583	£3,853	£3,844
Central	£3,261		£3,261
Chiseldon and Lawn	£3,583	£3,837	£3,835
Eastcott	£3,113		£3,113
Old Town	£3,012	£3,062	£3,013
Ridgeway		£3,761	£3,761
St Andrews		£3,847	£3,847
St Margaret and South Marston	£2,603	£3,633	£3,557
Walcot and Park North		£3,536	£3,536
Wroughton and Wichelstowe	£3,237	£3,803	£3,721
Grand Total	£3,111	£3,757	£3,684

2023

Count of Price £	Column Labels		
Row Labels	Flat	House	Grand Total
Blunsdon and Highworth	3	48	51
Chiseldon and Lawn	1	53	54
Eastcott	4		4
Old Town	40		40
Ridgeway		26	26
St Andrews		22	22
St Margaret and South Marston	11	69	80
Walcot and Park North		7	7
Wroughton and Wichelstowe	1	151	152
Grand Total	60	376	436

Average of Price £	Column Labels		
Row Labels	Flat	House	Grand Total
Blunsdon and Highworth	£258,000	£435,250	£424,824
Chiseldon and Lawn	£239,995	£431,065	£427,526
Eastcott	£161,000		£161,000
Old Town	£188,907		£188,907
Ridgeway		£380,502	£380,502
St Andrews		£475,468	£475,468
St Margaret and South Marston	£145,573	£309,939	£287,339
Walcot and Park North		£321,621	£321,621
Wroughton and Wichelstowe	£226,995	£409,487	£408,287
Grand Total	£184,043	£397,770	£368,358

Average of Price £ per sqm	Column Labels		
Row Labels	Flat	House	Grand Total
Blunsdon and Highworth	£3,583	£3,872	£3,855
Chiseldon and Lawn	£3,583	£3,921	£3,914
Eastcott	£3,458		£3,458
Old Town	£3,012		£3,012
Ridgeway		£3,449	£3,449
St Andrews		£3,551	£3,551
St Margaret and South Marston	£2,603	£3,455	£3,346
Walcot and Park North		£3,480	£3,480
Wroughton and Wichelstowe	£3,293	£3,793	£3,790
Grand Total	£3,016	£3,714	£3,617

2024

Count of Price £	Column Labels		
Row Labels	Flat	House	Grand Total
Blunsdon and Highworth		33	33
Central	2		2
Chiseldon and Lawn		49	49
Eastcott	1		1
Ridgeway		81	81
St Andrews		23	23
St Margaret and South Marston		58	58
Walcot and Park North		43	43
Wroughton and Wichelstowe	54	139	193
Grand Total	57	426	483

Average of Price £	Column Labels		
Row Labels	Flat	House	Grand Total
Blunsdon and Highworth		£463,242	£463,242
Central	£110,563		£110,563
Chiseldon and Lawn		£421,724	£421,724
Eastcott	£127,500		£127,500
Ridgeway		£385,888	£385,888
St Andrews		£346,224	£346,224
St Margaret and South Marston		£317,597	£317,597
Walcot and Park North		£297,369	£297,369
Wroughton and Wichelstowe	£216,589	£396,854	£346,417
Grand Total	£211,306	£379,206	£359,392

Average of Price £ per sqm	Column Labels		
Row Labels	Flat	House	Grand Total
Blunsdon and Highworth		£3,870	£3,870
Central	£3,261		£3,261
Chiseldon and Lawn		£3,773	£3,773
Eastcott	£2,280		£2,280
Ridgeway		£3,885	£3,885
St Andrews		£3,865	£3,865
St Margaret and South Marston		£3,832	£3,832
Walcot and Park North		£3,478	£3,478
Wroughton and Wichelstowe	£3,236	£3,789	£3,634
Grand Total	£3,220	£3,790	£3,722

2025

Count of Price £	Column Labels		
Row Labels	Flat	House	Grand Total
Blunsdon and Highworth		5	5
Chiseldon and Lawn		8	8
Eastcott	5		5
Old Town		1	1
Ridgeway		26	26
St Andrews		14	14
St Margaret and South Marston		4	4
Walcot and Park North		43	43
Wroughton and Wichelstowe		35	35
Grand Total	5	136	141

Average of Price £	Column Labels		
Row Labels	Flat	House	Grand Total
Blunsdon and Highworth		£462,800	£462,800
Chiseldon and Lawn		£478,875	£478,875
Eastcott	£140,000		£140,000
Old Town		£260,000	£260,000
Ridgeway		£354,497	£354,497
St Andrews		£351,661	£351,661
St Margaret and South Marston		£348,686	£348,686
Walcot and Park North		£307,535	£307,535
Wroughton and Wichelstowe		£421,655	£421,655
Grand Total	£140,000	£367,072	£359,020

Average of Price £ per sqm	Column Labels		
Row Labels	Flat	House	Grand Total
Blunsdon and Highworth		£3,557	£3,557
Chiseldon and Lawn		£3,738	£3,738
Eastcott	£2,569		£2,569
Old Town		£3,062	£3,062
Ridgeway		£3,680	£3,680
St Andrews		£4,219	£4,219
St Margaret and South Marston		£3,969	£3,969
Walcot and Park North		£3,603	£3,603
Wroughton and Wichelstowe		£3,898	£3,898
Grand Total	£2,569	£3,771	£3,762

2026

NO DATA FOR 2026

Appendix 2 – Newbuild Asking Prices, April 2026

Area	Agent	Scheme	Address	Address	Postcode	Name	Beds	D F S T	M2	£	£/M2
North East	Taylor Wimpey	Woodlands	Old Vicarage Lane	Swindon	SN3 4SH	Mapleford	2	T	80	£299,000	£3,738
North East	Taylor Wimpey	Woodlands	Old Vicarage Lane	Swindon	SN3 4SH	Mapleford	2	T	80	£325,000	£4,063
North East	Taylor Wimpey	Woodlands	Old Vicarage Lane	Swindon	SN3 4SH	Eynsford	3	T	90	£360,000	£4,000
North East	Taylor Wimpey	Woodlands	Old Vicarage Lane	Swindon	SN3 4SH	Eynsford	3	D	90	£375,000	£4,167
North East	Taylor Wimpey	Woodlands	Old Vicarage Lane	Swindon	SN3 4SH	Eynsford	3	D	90	£400,000	£4,444
North East	Taylor Wimpey	Woodlands	Old Vicarage Lane	Swindon	SN3 4SH	Eynsford	3	S	90	£412,000	£4,578
North East	Taylor Wimpey	Woodlands	Old Vicarage Lane	Swindon	SN3 4SH	Aynesdale	3	T	98	£390,000	£3,980
North East	Taylor Wimpey	Woodlands	Old Vicarage Lane	Swindon	SN3 4SH	Aynesdale	3	D	98	£399,000	£4,071
North East	Taylor Wimpey	Woodlands	Old Vicarage Lane	Swindon	SN3 4SH	Aynesdale	3	D	98	£433,000	£4,418
North East	Taylor Wimpey	Woodlands	Old Vicarage Lane	Swindon	SN3 4SH	Colford	4	D	116	£485,000	£4,181
North East	Taylor Wimpey	Woodlands	Old Vicarage Lane	Swindon	SN3 4SH	Plumdale	4	D	116	£495,000	£4,267
North East	Taylor Wimpey	Woodlands	Old Vicarage Lane	Swindon	SN3 4SH	Shilford	4	D	135	£525,000	£3,889
North East	Taylor Wimpey	Robin Gardens	Lady Lane	Swindon	SN25 4DN	Brandywell	3	S	76	£345,000	£4,539
North East	Taylor Wimpey	Robin Gardens	Lady Lane	Swindon	SN25 4DN	Brandywell	3	S	76	£348,000	£4,579
North East	Taylor Wimpey	Robin Gardens	Lady Lane	Swindon	SN25 4DN	Brandywell	3	S	76	£348,000	£4,579
North East	Taylor Wimpey	Robin Gardens	Lady Lane	Swindon	SN25 4DN	Henlow	3	T	94	£355,000	£3,777
North East	Taylor Wimpey	Robin Gardens	Lady Lane	Swindon	SN25 4DN	Kingsley	4	D	106	£435,000	£4,104
North East	Taylor Wimpey	Robin Gardens	Lady Lane	Swindon	SN25 4DN	Kingsley	4	D	106	£440,000	£4,151
North East	Taylor Wimpey	Robin Gardens	Lady Lane	Swindon	SN25 4DN	Monmore	4	D	105	£445,000	£4,238
North East	Taylor Wimpey	Robin Gardens	Lady Lane	Swindon	SN25 4DN	Thornton	4	D	124	£485,000	£3,911
North East	Taylor Wimpey	Robin Gardens	Lady Lane	Swindon	SN25 4DN	Thornton	4	D	124	£495,000	£3,992
North East	DWH	Honeymans helm	Shrivenham Rd	Highworth	SN6 7QQ	Alder	3	S	86	£358,000	£4,163
North East	DWH	Honeymans helm	Shrivenham Rd	Highworth	SN6 7QQ	Alder	3	S	86	£360,000	£4,186
North East	DWH	Honeymans helm	Shrivenham Rd	Highworth	SN6 7QQ	Langstone	3	S	115	£380,000	£3,304
North East	DWH	Honeymans helm	Shrivenham Rd	Highworth	SN6 7QQ	Langstone	3	S	115	£385,000	£3,348
North East	DWH	Honeymans helm	Shrivenham Rd	Highworth	SN6 7QQ	Langstone	3	S	115	£390,000	£3,391
North East	Barratt	Honeymans helm	Shrivenham Rd	Highworth	SN6 7BZ	Matlock	3	S	87	£360,000	£4,138
North East	Barratt	Honeymans helm	Shrivenham Rd	Highworth	SN6 7BZ	Matlock	3	S	87	£365,000	£4,195
North East	Barratt	Honeymans helm	Shrivenham Rd	Highworth	SN6 7BZ	Matlock	3	S	88	£370,000	£4,205
North East	Barratt	Honeymans helm	Shrivenham Rd	Highworth	SN6 7BZ	Marwood	3	S	88	£375,000	£4,261
North East	Barratt	Honeymans helm	Shrivenham Rd	Highworth	SN6 7BZ	Marwood	3	S	104	£380,000	£3,654
North East	Barratt	Honeymans helm	Shrivenham Rd	Highworth	SN6 7BZ	Martham	3	S	104	£387,000	£3,721
North East	Barratt	Honeymans helm	Shrivenham Rd	Highworth	SN6 7BZ	Birtley	3	S	88	£392,000	£4,455
North East	Barratt	Honeymans helm	Shrivenham Rd	Highworth	SN6 7BZ	Sheringham	4	S	122	£415,000	£3,402
North East	Backhouse	Blunsdon Hill	Blunsdon	Swindon	SN26 8AQ	Barn	2	D	105	£500,000	£4,762
North East	Backhouse	Blunsdon Hill	Blunsdon	Swindon	SN26 8AQ	Broad House	4	D	129	£565,000	£4,380

North East	Backhouse	Blunsdon Hill	Blunsdon	Swindon	SN26 8AQ	Southland	4	D	145	£580,000	£4,000
North East	Backhouse	Blunsdon Hill	Blunsdon	Swindon	SN26 8AQ	Somerford	4	D	151	£585,000	£3,874
North East	Backhouse	Blunsdon Hill	Blunsdon	Swindon	SN26 8AQ	Loft	4	D	194	£650,000	£3,351
North East	Backhouse	Blunsdon Hill	Blunsdon	Swindon	SN26 8AQ	Loft	4	D	194	£675,000	£3,479
North East	Croudace Homes	Skylark View	Shrivenham Rd	Highworth	SN6 7QQ						
North East	Backhouse	Highworth II	Swindon Rd	Highworth	SN6 7SW	Mead	3	S		£395,000	
North East	Backhouse	Highworth II	Swindon Rd	Highworth	SN6 7SW	Barn	2	D	118	£525,000	£4,449
North East	Backhouse	Highworth II	Swindon Rd	Highworth	SN6 7SW	Gables	4	D	141	£595,000	£4,220
North East	Backhouse	Highworth II	Swindon Rd	Highworth	SN6 7SW	Loft	4	D	196	£695,000	£3,546
North East	Backhouse	Highworth II	Swindon Rd	Highworth	SN6 7SW	Loft	4	D	196	£695,000	£3,546
North East	Backhouse	Highworth II	Swindon Rd	Highworth	SN6 7SW	Moreton	4	D	177	£715,000	£4,040
North East	Backhouse	Highworth II	Swindon Rd	Highworth	SN6 7SW	Moreton	4	D	177	£725,000	£4,096
Central East	Oakfield	Oakfield	Marlowe Ave	East Swindon	SN3 3GJ	Cedar	3	T	79	£295,000	£3,734
Central East	Oakfield	Oakfield	Marlowe Ave	East Swindon	SN3 3GJ	Beech	2	T	67	£265,000	£3,955
Central East	Oakfield	Oakfield	Marlowe Ave	East Swindon	SN3 3GJ	Cedar	3	T	79	£310,000	£3,924
Central East	Oakfield	Oakfield	Marlowe Ave	East Swindon	SN3 3GJ	Cedar	3	T	79	£315,000	£3,987
Central East	Oakfield	Oakfield	Marlowe Ave	East Swindon	SN3 3GJ	Rowan	4	T	103	£380,000	£3,689
Central East	Oakfield	Oakfield	Marlowe Ave	East Swindon	SN3 3GJ	Rowan	4	T	103	£385,000	£3,738
Central East	Oakfield	Oakfield	Marlowe Ave	East Swindon	SN3 3GJ	Beech	2	T	67	£265,000	£3,955
Central East	Oakfield	Oakfield	Marlowe Ave	East Swindon	SN3 3GJ	Cedar	3	S	79	£320,000	£4,051
Central East	Oakfield	Oakfield	Marlowe Ave	East Swindon	SN3 3GJ	Chestnut	3	T	103	£370,000	£3,592
Central East	Oakfield	Oakfield	Marlowe Ave	East Swindon	SN3 3GJ	Chestnut	3	T	103	£375,000	£3,641
Central East	Oakfield	Oakfield	Marlowe Ave	East Swindon	SN3 3GJ	Oaks	3	T	99	£365,000	£3,687
Central South	Barratt	Wichelfields	Mill Lane	Swindon	SN1 7BX	Sycamore	3	S	105	£387,995	£3,695
Central South	Barratt	Wichelfields	Mill Lane	Swindon	SN1 7BX	Holly	4	S	117	£416,995	£3,564
Central South	Places for People	Ashdown Gardens	Marlborough Park	Swindon	SN3 1FX	Whitehorse	3	T	79	£352,000	£4,456
Central South	Places for People	Ashdown Gardens	Marlborough Park	Swindon	SN3 1FX	Whitehorse	3	T	79	£352,000	£4,456
Central South	Places for People	Ashdown Gardens	Marlborough Park	Swindon	SN3 1FX	Whitehorse	3	T	79	£352,000	£4,456
Central South	Places for People	Ashdown Gardens	Marlborough Park	Swindon	SN3 1FX	Whitehorse	3	T	79	£352,000	£4,456
Central South	DWH	Canalside	Peglars Way	Swindon	SN1 7FL	Somerby	4	S	148	£550,000	£3,716
Central South	DWH	Canalside	Peglars Way	Swindon	SN1 7FL	Okus	2	F	57	£237,500	£4,167
Central South	DWH	Canalside	Peglars Way	Swindon	SN1 7FL	Everleigh	4	D	125	£475,000	£3,800
Central South	DWH	Canalside	Peglars Way	Swindon	SN1 7FL	Bevan	4	S	145	£600,000	£4,138
South	Barratt	Orchard View	Pippin St	Swindon	SN1 7NT	Elder	3	S	83	£369,995	£4,458
South	Barratt	Orchard View	Pippin St	Swindon	SN1 7NT	Elder	3	S	83	£379,995	£4,578
South	Barratt	Orchard View	Pippin St	Swindon	SN1 7NT	Holly	4	S	117	£416,995	£3,564
South	Barratt	Orchard View	Pippin St	Swindon	SN1 7NT	Holly	4	S	117	£419,995	£3,590
South	Barratt	Orchard View	Pippin St	Swindon	SN1 7NT	Hazel	4	S	122	£423,995	£3,475
South	Barratt	Orchard View	Pippin St	Swindon	SN1 7NT	Hazel	4	S	122	£424,995	£3,484
South	Redrow	Badbury Park	Homington Ave	Swindon	SN3 6GE	Kensington	4	T	140	£410,000	£2,929
South	Redrow	Badbury Park	Homington Ave	Swindon	SN3 6GE	Kensington	4	T	140	£415,000	£2,964

South	Charles Harding	Barbury Heights		Wroughton	SN4 0QN		3	S	81	£300,000	£3,704
South	Charles Harding	Barbury Heights		Wroughton	SN4 0QN		3	S	81	£300,000	£3,704
South	Bovis	King George Park	Lotmead	Swindon	SN4 0SN	Winster	4	D	123	£490,000	£3,984
South	Bovis	King George Park	Lotmead	Swindon	SN4 0SN	Brook	3	D	94	£405,000	£4,309
South	Bovis	King George Park	Lotmead	Swindon	SN4 0SN	Dunham	3	S	111	£420,000	£3,784
South	Bovis	King George Park	Lotmead	Swindon	SN4 0SN	Oakley	4	D	104	£470,000	£4,519
South	Bovis	King George Park	Lotmead	Swindon	SN4 0SN	Robin	4	D	135	£525,000	£3,889
South East	Bovis	Redlands Grove	Wanborough Rd	Wanborough	SN3 0AE	Alder	4	D	142	£490,000	£3,451
South East	Bovis	Redlands Grove	Wanborough Rd	Wanborough	SN3 0AE	Beech	3	S	104	£349,995	£3,365
South East	Bovis	Redlands Grove	Wanborough Rd	Wanborough	SN3 0AE	Alder	4	D	142	£490,000	£3,451
South East	Bovis	Redlands Grove	Wanborough Rd	Wanborough	SN3 0AE	Briar	4	D	139	£530,000	£3,813
South East	Bovis	Redlands Grove	Wanborough Rd	Wanborough	SN3 0AE	Mulberry	4	D	149	£565,000	£3,792
South East	Bovis	Redlands Grove	Wanborough Rd	Wanborough	SN3 0AE	Maple	4	D	166	£609,995	£3,675
South East	Bovis	Woodlands	Old Vicarage Lane	Swindon	SN3 4ST	Charlbury	4	D	149	£550,000	£3,691
South East	Bovis	Woodlands	Old Vicarage Lane	Swindon	SN3 4ST	Charlbury	4	D	149	£550,000	£3,691
South East	Bovis	Woodlands	Old Vicarage Lane	Swindon	SN3 4ST	Maple	4	D	166	£590,000	£3,554
South East	Bellway	Redlands Grove		Swindon	SN3 0AS	Harper	3	S	94	£370,000	£3,936
South East	Bellway	Redlands Grove		Swindon	SN3 0AS	Harper	3	S	94	£370,000	£3,936
South East	Bellway	Redlands Grove		Swindon	SN3 0AS	Harper	3	S	94	£370,000	£3,936
South East	Bellway	Redlands Grove		Swindon	SN3 0AS	Spinner	3	S	114	£395,000	£3,465
South East	Bellway	Redlands Grove		Swindon	SN3 0AS	Spinner	3	S	114	£395,000	£3,465
South East	Bellway	Redlands Grove		Swindon	SN3 0AS	Tanner	3	S	93	£380,000	£4,086
South East	Bellway	Redlands Grove		Swindon	SN3 0AS	Thespian	3	S	84	£370,000	£4,405
South East	Bellway	Redlands Grove		Swindon	SN3 0AS	Thespian	3	D	84	£384,000	£4,571
South East	Bellway	Redlands Grove		Swindon	SN3 0AS	Turner	3	S	84	£365,000	£4,345
South East	Bellway	Redlands Grove		Swindon	SN3 0AS	Turner	3	S	84	£365,000	£4,345
South East	SNG	King George Park	Wanborough Rd	Swindon	SN4 0SN	Aldermoor	3	S	86	£365,000	£4,244
South East	SNG	King George Park	Wanborough Rd	Swindon	SN4 0SN	Ashtree	3	T	93	£380,000	£4,086
South East	SNG	King George Park	Wanborough Rd	Swindon	SN4 0SN	Kingfisher	3	D	102	£417,500	£4,093
South East	SNG	King George Park	Wanborough Rd	Swindon	SN4 0SN	Brook	3	D	94	£405,000	£4,309
South East	SNG	King George Park	Wanborough Rd	Swindon	SN4 0SN	Burnaby	3	S	93	£390,000	£4,194



Appendix 3 – Derivation of Affordable Housing Value Assumptions – April 2026

Social Rent

General needs (social rent) Average weekly rent (£ per week) and unit counts by unit size for Swindon - large PRPs					
Unit Size	£ per week				Unit count
	Net rent	Formula rent	Service charge^	Gross rent^	
Non-self-contained					
Bedsit	£83.97	£83.58	£19.82	£103.79	15
1 Bedroom	£101.01	£100.97	£12.77	£113.35	857
2 Bedroom	£120.26	£118.89	£9.58	£128.13	1,314
3 Bedroom	£137.29	£137.04	£4.21	£139.68	790
4 Bedroom	£159.15	£157.83	£3.27	£161.14	120
5 Bedroom	£169.35	£167.46	£3.29	£170.66	5
6+ Bedroom	£150.68	£163.22	-	£150.68	1
All self-contained	£120.70	£119.94	£9.54	£128.22	3,102
All stock sizes	£120.70	£119.94	£9.54	£128.22	3,102
Owned stock. Large PRPs only - unweighted. Excludes Affordable Rent and intermediate rent, but includes other units with an exception under the Rent Policy Statement. Stock outside England is excluded. Source: SDR 2025					

Source: Table 9, SDR 2025 – Data Tool³²

Affordable Rent

Affordable Rent general needs Average weekly gross rent (£ per week) and unit counts by unit size for Swindon		
Unit Size	£ per week	
	Gross rent	Unit count
Non-self-contained	-	-
Bedsit	-	-
1 Bedroom	£134.00	323
2 Bedroom	£163.76	467
3 Bedroom	£199.15	282
4 Bedroom	£247.70	85
5 Bedroom	-	-
6+ Bedroom	-	-
All self-contained	£170.24	1,157
All stock sizes	£170.24	1,157
Owned stock. All PRPs owning Affordable Rent units - unweighted. Stock outside England is excluded. Source: SDR 2025		

Source: Table 1, SDR 2025 – Data Tool³³

³² [Private registered provider social housing stock and rents in England 2024 to 2025 - GOV.UK](#)

³³ [Private registered provider social housing stock and rents in England 2024 to 2025 - GOV.UK](#)

BRMA LHA Caps - £ per week

Shared Accommodation	£103.87
One Bedroom	£155.34
Two Bedrooms	£180.66
Three Bedrooms	£218.63
Four Bedrooms	£299.18

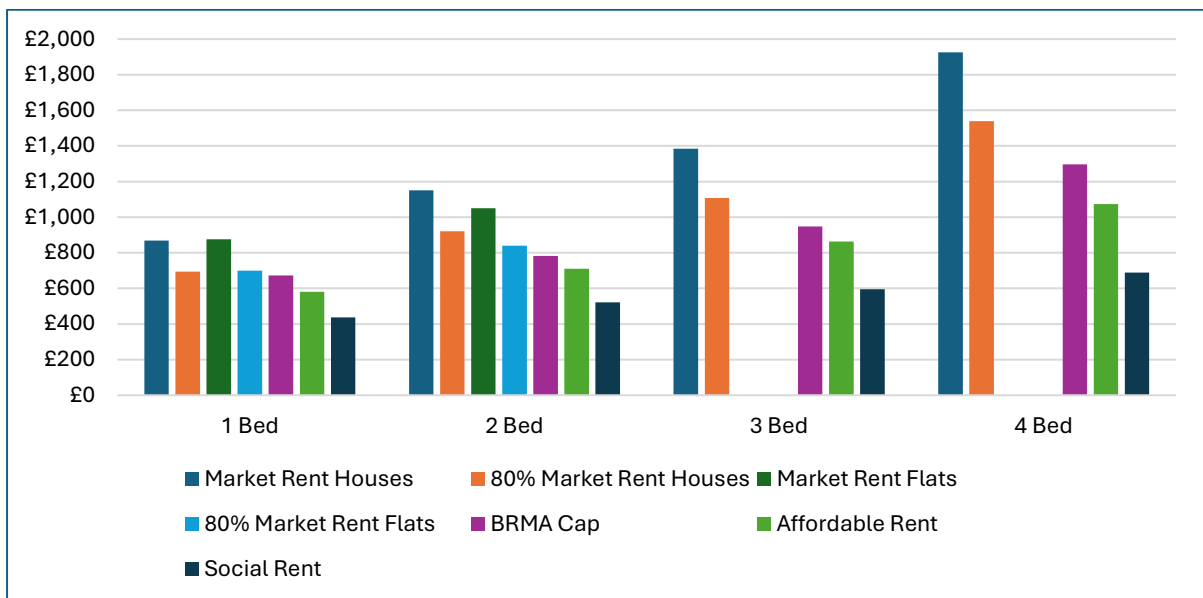
Source: VOA (May 2026)

Average Rents – April 2026 - £ per month

1 Bed	£812
2 Bed	£978
3 Bed	£1,205
4 Bed	£1,644
Detached	£1,501
Semidetached	£1,162
Terraced	£1,056
Flat maisonette	£899

Source: ONS (May 2026) [Price Index of Private Rents, UK: monthly price statistics - Office for National Statistics](#)

Rents by Tenure – £/Month



Source: Market Survey, SDR and VOA (May 2026)

Capitalisation of Social Rents

	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Rent (£/month)	£438	£521	£595	£690
Rent (£/annum)	£5,253	£6,254	£7,139	£8,276
Net Rent	£4,202	£5,003	£5,711	£6,621
Value	£93,378	£111,174	£126,917	£147,125
sqm	50	70	84	97
£ per sqm	£1,868	£1,588	£1,511	£1,517

Source: HDH (May 2026)

Capitalisation of Affordable Rents

	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Gross Rent (£/week)	£134	£164	£199	£248
Less Service Charges	£123	£153	£188	£237
Gross Rent (£/annum)	£6,396	£7,944	£9,784	£12,308
Net Rent (£/annum)	£5,117	£6,355	£7,827	£9,847
Value	£113,707	£141,218	£173,934	£218,816
sqm	50	70	84	97
£ per sqm	£2,274	£2,017	£2,071	£2,256

Source: HDH (May 2026)

Appendix 4 – Sensitivity Testing Based on Full Policy Requirements

Central

			EUV		BLV		Residual Value (£ per gross ha)													
			Value Change		-10%	-5%	0%	+5%	+10%	+15%	+20%									
			BCIS Change										-10%	-5%	0%	+5%	+10%	+15%	+20%	
Site 1	Flats 1000 HD	Central	2,500,000	3,000,000	-7,515,834	-6,204,062	-4,892,290	-3,580,518	-2,282,972	-1,132,588	-43,159		-1,699,558	-3,269,052	-4,892,290	-6,515,529	-8,138,767	-9,762,006	-11,385,244	
Site 2	Flats 750 HD	Central	2,500,000	3,000,000	-5,013,063	-4,138,448	-3,263,832	-2,389,216	-1,524,032	-744,313	-3,016		-1,129,833	-2,181,416	-3,263,832	-4,346,248	-5,428,663	-6,511,079	-7,593,495	
Site 3	Flats 500 HD	Central	2,500,000	3,000,000	-7,582,264	-6,406,620	-5,268,273	-4,144,905	-3,039,627	-1,961,055	-899,347		-2,414,631	-3,828,699	-5,268,273	-6,725,072	-8,217,617	-9,768,315	-11,378,927	
Site 4	Flats 250 HD	Central	2,500,000	3,000,000	-5,375,592	-4,580,685	-3,791,287	-3,010,053	-2,236,412	-1,476,937	-726,692		-1,787,089	-2,783,680	-3,791,287	-4,807,630	-5,829,481	-6,851,987	-7,886,812	
Site 5	Flats 125 HD	Central	2,500,000	3,000,000	-15,217,361	-13,744,674	-12,302,546	-10,884,668	-9,466,790	-8,061,600	-6,668,108		-8,105,107	-10,203,827	-12,302,546	-14,427,225	-16,582,154	-18,790,021	-21,016,389	
Site 6	Flats 60 HD	Central	2,500,000	3,000,000	-17,585,069	-15,951,754	-14,318,439	-12,685,124	-11,068,740	-9,463,516	-7,858,293		-9,508,778	-11,901,420	-14,318,439	-16,735,457	-19,152,476	-21,569,494	-23,986,513	
Site 7	Flats 250	Central	2,500,000	3,000,000	-1,194,204	-628,259	-78,091	450,253	971,233	1,492,214	2,013,194		1,027,606	478,439	-78,091	-658,016	-1,253,717	-1,857,753	-2,471,747	
Site 8	Flats 100	Central	2,500,000	3,000,000	-2,308,072	-1,837,303	-1,369,544	-909,221	-450,633	-6,597	424,296		-276,500	-819,864	-1,369,544	-1,927,124	-2,487,365	-3,052,956	-3,618,546	
Site 9	Flats 50	Central	2,500,000	3,000,000	-2,891,669	-2,308,989	-1,732,578	-1,159,920	-587,577	-34,447	512,077		-374,192	-1,050,396	-1,732,578	-2,418,729	-3,111,148	-3,803,567	-4,495,987	
Site 10	Flats 25	Central	2,500,000	3,000,000	-2,894,447	-2,313,171	-1,737,978	-1,166,700	-595,422	-43,608	508,188		-383,287	-1,057,829	-1,737,978	-2,422,252	-3,112,608	-3,802,964	-4,493,319	
Site 11	Flats 9	Central	2,500,000	3,000,000	-1,504,351	-720,720	39,677	796,584	1,552,458	2,294,739	3,021,893		1,435,912	737,794	39,677	-658,880	-1,380,671	-2,102,462	-2,824,253	
Site 12	Flats 250 LD	Central	2,500,000	3,000,000	-755,124	-476,401	-202,444	63,157	317,449	571,740	826,032		369,392	89,129	-202,444	-504,174	-810,624	-1,122,383	-1,435,919	
Site 13	Flats 100 LD	Central	2,500,000	3,000,000	-1,623,781	-1,333,618	-1,048,226	-764,253	-483,769	-206,813	64,106		-344,200	-694,469	-1,048,226	-1,403,922	-1,764,621	-2,125,428	-2,486,235	
Site 14	Flats 60 LD	Central	2,500,000	3,000,000	-2,232,228	-1,866,086	-1,500,195	-1,140,350	-780,505	-420,659	-71,835		-601,043	-1,050,619	-1,500,195	-1,956,149	-2,412,354	-2,868,560	-3,324,766	
Site 15	Flats 25 LD	Central	2,500,000	3,000,000	-2,349,057	-1,961,540	-1,574,023	-1,191,024	-810,172	-429,320	-60,888		-623,689	-1,097,783	-1,574,023	-2,055,231	-2,536,440	-3,017,649	-3,502,551	
Site 16	Flats 9 LD	Central	2,500,000	3,000,000	-1,351,217	-861,448	-372,720	100,347	573,414	1,044,375	1,508,301		539,679	83,479	-372,720	-843,348	-1,315,017	-1,786,687	-2,259,469	
Site 17	Mixed 950	Central	2,500,000	3,000,000	1,036,263	1,382,394	1,728,525	2,074,656	2,420,786	2,766,917	3,109,706		2,275,794	2,002,159	1,728,525	1,454,890	1,181,256	904,611	622,478	
Site 18	Mixed 250	Central	2,500,000	3,000,000	845,760	1,200,612	1,555,464	1,910,317	2,265,169	2,620,021	2,974,874		2,136,502	1,845,983	1,555,464	1,264,945	974,426	683,907	393,388	
Site 19	Mixed 100	Central	2,500,000	3,000,000	-92,935	355,705	794,807	1,233,908	1,673,009	2,112,110	2,551,211		1,614,118	1,204,462	794,807	385,151	-31,143	-461,935	-906,323	
Site 20	Mixed 60	Central	2,500,000	3,000,000	-80,554	381,054	830,253	1,279,453	1,728,652	2,177,851	2,627,051		1,663,400	1,246,826	830,253	413,680	-12,088	-449,439	-901,341	
Site 21	Mixed 24	Central	2,500,000	3,000,000	245,878	702,949	1,149,997	1,597,045	2,044,093	2,491,140	2,938,188		1,947,889	1,548,943	1,149,997	751,051	346,459	-71,778	-492,187	
Site 22	Mixed 9	Central	2,500,000	3,000,000	1,853,371	2,457,399	3,061,428	3,665,457	4,269,485	4,873,514	5,477,542		3,898,911	3,480,170	3,061,428	2,642,686	2,223,945	1,805,203	1,384,378	

Rural North & South

			EUV	BLV	Residual Value (£ per gross ha)														
			Value Change		-10%	-5%	0%	+5%	+10%	+15%	+20%								
			BCIS Change										-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 7	Flats 250	Rural North & South	2,500,000	3,000,000	-148,662	457,421	1,052,827	1,648,233	2,243,640	2,839,046	3,434,452		2,151,161	1,601,994	1,052,827	503,660	-51,628	-628,366	-1,223,852
Site 8	Flats 100	Rural North & South	2,500,000	3,000,000	-1,423,571	-897,227	-376,188	130,919	616,158	1,099,803	1,583,447		661,204	154,095	-376,188	-920,912	-1,469,982	-2,027,148	-2,585,053
Site 9	Flats 50	Rural North & South	2,500,000	3,000,000	-1,802,527	-1,148,061	-498,827	133,321	747,277	1,349,747	1,952,216		800,026	160,994	-498,827	-1,175,776	-1,857,957	-2,541,117	-3,233,536
Site 10	Flats 25	Rural North & South	2,500,000	3,000,000	-1,811,258	-1,158,369	-510,241	120,383	746,930	1,352,259	1,953,277		800,340	147,614	-510,241	-1,185,629	-1,865,777	-2,547,125	-3,237,481
Site 11	Flats 9	Rural North & South	2,500,000	3,000,000	-115,148	749,889	1,612,705	2,461,026	3,286,549	4,110,974	4,935,399		2,968,384	2,297,333	1,612,705	916,808	218,691	-479,427	-1,185,398
Site 12	Flats 250 LD	Rural North & South	2,500,000	3,000,000	-236,890	66,655	357,275	647,894	938,513	1,229,133	1,519,752		917,802	637,539	357,275	77,011	-215,159	-516,095	-821,373
Site 13	Flats 100 LD	Rural North & South	2,500,000	3,000,000	-1,081,188	-756,935	-436,382	-122,689	182,668	477,754	772,839		238,297	-93,504	-436,382	-786,650	-1,140,256	-1,495,952	1,855,672
Site 14	Flats 60 LD	Rural North & South	2,500,000	3,000,000	-1,542,459	-1,131,207	-719,956	-312,347	84,881	468,717	847,295		159,721	-274,738	-719,956	-1,169,532	-1,619,108	-2,073,552	-2,529,758
Site 15	Flats 25 LD	Rural North & South	2,500,000	3,000,000	-1,622,550	-1,185,470	-750,211	-319,424	100,992	518,289	921,269		177,268	-281,286	-750,211	-1,224,305	-1,699,214	-2,180,423	-2,661,631
Site 16	Flats 9 LD	Rural North & South	2,500,000	3,000,000	-470,663	71,163	611,811	1,148,305	1,675,238	2,190,503	2,705,769		1,512,872	1,065,488	611,811	155,611	-300,588	-762,046	-1,232,529
Site 17	Mixed 950	Rural North & South	2,500,000	3,000,000	831,590	1,177,721	1,523,852	1,869,983	2,216,114	2,562,245	2,905,034		2,071,121	1,797,487	1,523,852	1,250,218	976,583	699,939	417,806
Site 18	Mixed 250	Rural North & South	2,500,000	3,000,000	633,269	988,122	1,342,974	1,697,827	2,052,679	2,407,531	2,762,384		1,924,012	1,633,493	1,342,974	1,052,455	761,936	471,417	180,898
Site 19	Mixed 100	Rural North & South	2,500,000	3,000,000	-348,993	111,102	550,770	989,871	1,428,973	1,868,074	2,307,175		1,370,082	960,426	550,770	141,115	-287,201	-726,540	-1,170,928
Site 20	Mixed 60	Rural North & South	2,500,000	3,000,000	-347,501	123,826	575,839	1,025,039	1,474,238	1,923,437	2,372,637		1,408,986	992,412	575,839	157,542	-279,034	-724,566	-1,176,468
Site 21	Mixed 24	Rural North & South	2,500,000	3,000,000	-20,372	446,368	896,247	1,343,295	1,790,342	2,237,390	2,684,438		1,694,139	1,295,193	896,247	495,864	80,570	-338,028	-766,621
Site 22	Mixed 9	Rural North & South	2,500,000	3,000,000	1,487,393	2,091,422	2,695,450	3,299,479	3,903,508	4,507,536	5,111,565		3,532,934	3,114,192	2,695,450	2,276,709	1,857,967	1,438,672	1,007,792
Site 23	Housing 350	Rural North & South	2,500,000	3,000,000	514,922	681,591	846,806	1,010,417	1,174,028	1,337,640	1,501,251		1,095,843	971,325	846,806	720,679	593,097	465,515	337,933
Site 24	Housing 200	Rural North & South	2,500,000	3,000,000	435,000	613,280	791,559	969,839	1,148,119	1,326,398	1,504,678		1,075,498	933,528	791,559	649,590	507,621	365,652	223,682
Site 25	Housing 100	Rural North & South	2,500,000	3,000,000	30,081	235,425	440,111	644,797	849,483	1,054,169	1,258,855		811,449	625,780	440,111	254,442	68,773	-124,827	-323,498
Site 26	Housing 40	Rural North & South	2,500,000	3,000,000	3,443	233,417	458,007	682,598	907,188	1,131,778	1,356,368		868,107	663,057	458,007	252,957	44,448	-170,703	-390,992
Site 27	Housing 24	Rural North & South	2,500,000	3,000,000	178,093	408,687	637,695	866,703	1,095,712	1,324,720	1,553,728		1,033,405	835,550	637,695	439,840	241,985	36,606	-170,995
Site 28	Housing 9	Rural North & South	2,500,000	3,000,000	1,021,687	1,305,290	1,588,892	1,872,494	2,156,096	2,439,698	2,723,300		1,957,175	1,773,033	1,588,892	1,404,750	1,220,609	1,036,467	852,326
Site 29	Housing 350	Rural North & South	25,000	375,000	563,514	700,540	836,883	973,226	1,109,568	1,245,911	1,382,253		1,030,369	933,626	836,883	740,140	643,051	543,928	444,805
Site 30	Housing 200	Rural North & South	25,000	375,000	473,203	610,341	747,479	884,617	1,021,756	1,158,894	1,296,032		951,111	849,295	747,479	645,663	543,847	442,031	340,214
Site 31	Housing 100	Rural North & South	25,000	375,000	229,838	405,283	580,729	756,174	931,619	1,107,064	1,282,509		877,477	729,103	580,729	432,354	283,980	135,606	-15,259
Site 32	Housing 40	Rural North & South	25,000	375,000	271,005	495,595	720,185	944,775	1,169,365	1,393,955	1,618,545		1,102,530	911,358	720,185	529,012	337,840	146,667	-52,517
Site 33	Housing 24	Rural North & South	25,000	375,000	422,074	651,082	880,091	1,109,099	1,338,107	1,567,116	1,796,124		1,248,285	1,064,188	880,091	695,994	511,897	327,799	141,074
Site 34	Housing 9	Rural North & South	25,000	375,000	1,278,886	1,562,489	1,846,091	2,129,693	2,413,295	2,696,897	2,980,499		2,188,833	2,017,462	1,846,091	1,674,719	1,503,348	1,331,977	1,160,605

South & West Swindon

			EUV	BLV	Residual Value (£ per gross ha)														
			Value Change		-10%	-5%	0%	+5%	+10%	+15%	+20%								
			BCIS Change										-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 7	Flats 250	South & West Swindon	2,500,000	3,000,000	397,880	1,023,057	1,648,233	2,273,410	2,898,587	3,523,763	4,148,940		2,746,567	2,197,400	1,648,233	1,099,066	549,899	-3,111	-579,330
Site 8	Flats 100	South & West Swindon	2,500,000	3,000,000	-949,766	-401,561	130,919	640,340	1,148,167	1,655,994	2,163,821		1,144,849	638,681	130,919	-399,821	-944,596	-1,493,666	-2,050,147
Site 9	Flats 50	South & West Swindon	2,500,000	3,000,000	-1,213,507	-530,434	133,321	777,401	1,409,994	2,042,586	2,675,179		1,402,496	773,652	133,321	-526,501	-1,203,491	-1,885,672	-2,567,854
Site 10	Flats 25	South & West Swindon	2,500,000	3,000,000	-1,223,658	-541,772	120,383	777,852	1,412,361	2,043,429	2,674,498		1,404,164	773,635	120,383	-537,472	-1,212,888	-1,893,037	-2,573,186
Site 11	Flats 9	South & West Swindon	2,500,000	3,000,000	663,385	1,570,289	2,461,026	3,327,770	4,193,416	5,059,062	5,924,709		3,792,808	3,127,466	2,461,026	1,776,399	1,083,728	385,610	-312,508
Site 12	Flats 250 LD	South & West Swindon	2,500,000	3,000,000	37,357	342,744	647,894	953,044	1,258,195	1,563,345	1,868,495		1,208,422	928,158	647,894	367,630	87,366	-204,293	-504,405
Site 13	Flats 100 LD	South & West Swindon	2,500,000	3,000,000	-788,991	-452,410	-122,689	197,423	507,262	817,102	1,126,941		533,382	210,482	-122,689	-466,097	-816,366	-1,169,789	1,525,486
Site 14	Flats 60 LD	South & West Swindon	2,500,000	3,000,000	-1,172,333	-740,518	-312,347	104,742	506,574	904,081	1,301,588		540,402	122,489	-312,347	-758,280	-1,207,856	-1,657,433	-2,111,309
Site 15	Flats 25 LD	South & West Swindon	2,500,000	3,000,000	-1,228,996	-771,974	-319,424	122,013	559,518	981,371	1,402,083		593,091	139,130	-319,424	-789,045	-1,263,139	-1,737,546	-2,218,755
Site 16	Flats 9 LD	South & West Swindon	2,500,000	3,000,000	17,098	584,778	1,148,305	1,701,001	2,242,030	2,783,059	3,324,088		2,029,535	1,594,754	1,148,305	696,259	240,060	-216,140	-675,804
Site 17	Mixed 950	South & West Swindon	2,500,000	3,000,000	1,143,108	1,506,546	1,869,983	2,233,421	2,596,858	2,956,241	3,314,696		2,417,027	2,143,618	1,869,983	1,596,349	1,322,714	1,049,080	773,301
Site 18	Mixed 250	South & West Swindon	2,500,000	3,000,000	952,637	1,325,232	1,697,827	2,070,422	2,443,016	2,815,611	3,188,206		2,278,864	1,988,346	1,697,827	1,407,308	1,116,789	826,270	535,751
Site 19	Mixed 100	South & West Swindon	2,500,000	3,000,000	65,666	528,815	989,871	1,450,928	1,911,984	2,373,040	2,834,096		1,809,183	1,399,527	989,871	580,216	170,560	-256,305	-693,929
Site 20	Mixed 60	South & West Swindon	2,500,000	3,000,000	76,694	553,379	1,025,039	1,496,698	1,968,357	2,440,017	2,911,676		1,858,185	1,441,612	1,025,039	608,465	191,113	-244,801	-688,500
Site 21	Mixed 24	South & West Swindon	2,500,000	3,000,000	400,367	873,894	1,343,295	1,812,695	2,282,095	2,751,495	3,220,895		2,141,187	1,742,241	1,343,295	944,348	545,360	131,041	-287,557
Site 22	Mixed 9	South & West Swindon	2,500,000	3,000,000	2,031,019	2,665,249	3,299,479	3,933,709	4,567,939	5,202,169	5,836,399		4,136,962	3,718,221	3,299,479	2,880,737	2,461,996	2,043,254	1,624,512
Site 23	Housing 350	South & West Swindon	2,500,000	3,000,000	664,924	838,626	1,010,417	1,182,209	1,354,001	1,525,792	1,697,584		1,259,454	1,134,936	1,010,417	885,899	759,766	632,184	504,602
Site 24	Housing 200	South & West Swindon	2,500,000	3,000,000	595,452	782,645	969,839	1,157,033	1,344,226	1,531,420	1,718,614		1,253,777	1,111,808	969,839	827,870	685,900	543,931	401,962
Site 25	Housing 100	South & West Swindon	2,500,000	3,000,000	214,956	429,877	644,797	859,717	1,074,638	1,289,558	1,504,478		1,016,135	830,466	644,797	459,128	273,459	87,790	-104,873
Site 26	Housing 40	South & West Swindon	2,500,000	3,000,000	210,958	446,778	682,598	918,417	1,154,237	1,390,056	1,625,876		1,092,698	887,648	682,598	477,547	272,497	64,951	-150,200
Site 27	Housing 24	South & West Swindon	2,500,000	3,000,000	385,786	626,245	866,703	1,107,162	1,347,621	1,588,080	1,828,538		1,262,413	1,064,558	866,703	668,849	470,994	273,139	69,294
Site 28	Housing 9	South & West Swindon	2,500,000	3,000,000	1,276,929	1,574,712	1,872,494	2,170,276	2,468,058	2,765,841	3,063,623		2,240,777	2,056,635	1,872,494	1,688,352	1,504,211	1,320,069	1,135,928
Site 29	Housing 350	South & West Swindon	25,000	375,000	686,906	830,066	973,226	1,116,385	1,259,545	1,402,705	1,545,864		1,166,711	1,069,968	973,226	876,483	779,740	682,819	583,696
Site 30	Housing 200	South & West Swindon	25,000	375,000	596,627	740,622	884,617	1,028,612	1,172,608	1,316,603	1,460,598		1,088,250	986,433	884,617	782,801	680,985	579,169	477,353
Site 31	Housing 100	South & West Swindon	25,000	375,000	387,739	571,956	756,174	940,391	1,124,609	1,308,826	1,493,043		1,052,922	904,548	756,174	607,800	459,425	311,051	162,677
Site 32	Housing 40	South & West Swindon	25,000	375,000	473,136	708,955	944,775	1,180,595	1,416,414	1,652,234	1,888,053		1,327,120	1,135,948	944,775	753,602	562,430	371,257	180,085
Site 33	Housing 24	South & West Swindon	25,000	375,000	628,181	868,640	1,109,099	1,349,558	1,590,016	1,830,475	2,070,934		1,477,293	1,293,196	1,109,099	925,002	740,905	556,808	372,711
Site 34	Housing 9	South & West Swindon	25,000	375,000	1,534,128	1,831,911	2,129,693	2,427,475	2,725,257	3,023,040	3,320,822		2,472,436	2,301,064	2,129,693	1,958,321	1,786,950	1,615,579	1,444,207

North Swindon

			EUV	BLV	Residual Value (£ per gross ha)														
			Value Change		-10%	-5%	0%	+5%	+10%	+15%	+20%								
			BCIS Change										-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 7	Flats 250	North Swindon	2,500,000	3,000,000	-716,749	-117,425	457,421	1,023,057	1,588,693	2,154,329	2,719,965		1,555,755	1,006,588	457,421	-100,145	-679,243	-1,274,945	-1,877,613
Site 8	Flats 100	North Swindon	2,500,000	3,000,000	-1,904,693	-1,396,842	-897,227	-401,561	80,535	543,611	1,003,074		177,271	-352,555	-897,227	-1,446,569	-2,004,149	-2,563,398	-3,128,989
Site 9	Flats 50	North Swindon	2,500,000	3,000,000	-2,395,026	-1,769,804	-1,148,061	-530,434	70,106	656,907	1,229,253		188,668	-471,153	-1,148,061	-1,830,242	-2,514,617	-3,207,036	-3,899,456
Site 10	Flats 25	North Swindon	2,500,000	3,000,000	-2,402,570	-1,778,614	-1,158,369	-541,772	57,321	654,164	1,232,056		174,845	-483,010	-1,158,369	-1,838,518	-2,521,084	-3,211,440	-3,901,796
Site 11	Flats 9	North Swindon	2,500,000	3,000,000	-898,498	-71,896	749,889	1,570,289	2,376,194	3,162,885	3,946,089		2,133,639	1,448,007	749,889	51,771	-646,346	-1,356,717	-2,078,508
Site 12	Flats 250 LD	North Swindon	2,500,000	3,000,000	-519,593	-221,643	66,655	342,744	618,832	894,920	1,171,009		627,183	346,919	66,655	-226,024	-527,784	-833,776	-1,144,887
Site 13	Flats 100 LD	North Swindon	2,500,000	3,000,000	-1,374,869	-1,064,880	-756,935	-452,410	-153,651	138,406	418,737		-64,320	-406,667	-756,935	-1,110,722	-1,466,419	-1,826,736	-2,187,542
Site 14	Flats 60 LD	North Swindon	2,500,000	3,000,000	-1,918,437	-1,521,897	-1,131,207	-740,518	-352,069	25,296	393,001		-237,130	-681,631	-1,131,207	-1,580,784	-2,035,795	-2,492,001	-2,948,207
Site 15	Flats 25 LD	North Swindon	2,500,000	3,000,000	-2,021,139	-1,600,406	-1,185,470	-771,974	-361,466	37,929	435,831		-243,148	-711,377	-1,185,470	-1,660,882	-2,142,091	-2,623,299	-3,104,508
Site 16	Flats 9 LD	North Swindon	2,500,000	3,000,000	-969,087	-443,157	71,163	584,778	1,095,285	1,597,948	2,087,450		982,671	527,362	71,163	-385,037	-848,926	-1,320,596	-1,792,265
Site 17	Mixed 950	North Swindon	2,500,000	3,000,000	515,405	848,897	1,177,721	1,506,546	1,835,370	2,164,195	2,493,019		1,724,990	1,451,356	1,177,721	904,087	626,578	344,445	62,311
Site 18	Mixed 250	North Swindon	2,500,000	3,000,000	313,902	651,012	988,122	1,325,232	1,662,341	1,999,451	2,336,561		1,569,160	1,278,641	988,122	697,603	407,084	116,500	-184,918
Site 19	Mixed 100	North Swindon	2,500,000	3,000,000	-776,674	-325,956	111,102	528,815	945,961	1,363,107	1,780,254		930,980	521,325	111,102	-318,097	-759,151	-1,203,539	-1,652,918
Site 20	Mixed 60	North Swindon	2,500,000	3,000,000	-783,969	-323,935	123,826	553,379	980,119	1,406,858	1,833,597		959,786	543,213	123,826	-313,268	-760,633	-1,212,534	-1,665,729
Site 21	Mixed 24	North Swindon	2,500,000	3,000,000	-443,795	3,082	446,368	873,894	1,298,590	1,723,285	2,147,980		1,247,091	848,145	446,368	30,099	-388,500	-819,463	-1,252,252
Site 22	Mixed 9	North Swindon	2,500,000	3,000,000	928,853	1,517,595	2,091,422	2,665,249	3,239,076	3,812,903	4,386,731		2,928,905	2,510,163	2,091,422	1,672,680	1,248,014	815,995	376,625
Site 23	Housing 350	North Swindon	2,500,000	3,000,000	364,920	523,256	681,591	838,626	994,056	1,149,487	1,304,917		932,232	807,714	681,591	554,010	426,428	298,846	168,384
Site 24	Housing 200	North Swindon	2,500,000	3,000,000	274,548	443,914	613,280	782,645	952,011	1,121,377	1,290,742		897,218	755,249	613,280	471,310	329,341	187,372	45,403
Site 25	Housing 100	North Swindon	2,500,000	3,000,000	-163,211	40,639	235,425	429,877	624,328	818,780	1,013,232		606,763	421,094	235,425	49,676	-144,781	-344,439	-545,850
Site 26	Housing 40	North Swindon	2,500,000	3,000,000	-208,986	15,226	233,417	446,778	660,138	873,499	1,086,860		643,517	438,467	233,417	23,946	-191,205	-412,521	-634,965
Site 27	Housing 24	North Swindon	2,500,000	3,000,000	-37,429	189,875	408,687	626,245	843,803	1,061,360	1,278,918		804,396	606,542	408,687	210,150	3,918	-203,683	-417,544
Site 28	Housing 9	North Swindon	2,500,000	3,000,000	766,445	1,035,867	1,305,290	1,574,712	1,844,134	2,113,556	2,382,978		1,673,572	1,489,431	1,305,290	1,121,148	937,007	752,865	567,093
Site 29	Housing 350	North Swindon	25,000	375,000	438,513	570,459	700,540	830,066	959,591	1,089,117	1,218,642		894,026	797,283	700,540	603,283	504,160	405,037	305,914
Site 30	Housing 200	North Swindon	25,000	375,000	349,778	480,060	610,341	740,622	870,903	1,001,185	1,131,466		813,973	712,157	610,341	508,525	406,709	304,892	203,076
Site 31	Housing 100	North Swindon	25,000	375,000	71,938	238,611	405,283	571,956	738,629	905,302	1,071,975		702,032	553,658	405,283	256,909	108,535	-43,664	-200,414
Site 32	Housing 40	North Swindon	25,000	375,000	66,448	282,234	495,595	708,955	922,316	1,135,677	1,349,037		877,940	686,768	495,595	304,422	112,456	-87,581	-290,355
Site 33	Housing 24	North Swindon	25,000	375,000	215,433	433,524	651,082	868,640	1,086,198	1,303,756	1,521,314		1,019,276	835,179	651,082	466,985	282,888	93,959	-99,206
Site 34	Housing 9	North Swindon	25,000	375,000	1,023,644	1,293,067	1,562,489	1,831,911	2,101,333	2,370,755	2,640,177		1,905,231	1,733,860	1,562,489	1,391,117	1,219,746	1,048,374	877,003

Strategic Sites

			EUV	BLV	Residual Value (£ per gross ha)														
			Value Change		-10%	-5%	0%	+5%	+10%	+15%	+20%								
			BCIS Change										-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Swindon's Central Area	Central																	
Site 2	Pipers Way URA	Central South	1,138,750	1,487,500	1,218,431	1,535,324	1,847,361	2,158,817	2,470,273	2,781,729	3,093,184		2,246,698	2,047,029	1,847,361	1,647,693	1,647,693	1,239,175	1,034,828
Site 3	Marlowe Avenue URA	Central																	
Site 4	Windmill Hill	West Swindon	2,500,000	3,000,000	675,004	924,307	1,168,957	1,413,002	1,657,047	1,901,091	2,145,136		1,492,656	1,330,806	1,168,957	1,007,108	1,007,108	675,031	508,838
Site 5	Gateway North	North Swindon	2,500,000	3,000,000	439,220	670,556	901,892	1,129,633	1,356,089	1,582,544	1,809,000		1,234,960	1,069,069	901,892	731,505	731,505	390,730	220,343
Site 6	Wichelstowe	Rural North & South	25,000	250,000	382,689	515,669	648,649	780,873	911,436	1,041,999	1,172,561		836,763	743,537	648,649	553,159	553,159	362,177	265,492
Site 7	New Eastern Villages	North East	25,000	250,000	225,146	300,944	375,589	449,545	522,941	595,911	668,617		483,553	429,851	375,589	320,773	320,773	208,439	150,287
Site 8	Kingsdown	North East	25,000	250,000	441,754	589,392	734,764	880,136	1,025,509	1,170,881	1,315,289		943,732	839,248	734,764	630,280	630,280	417,099	309,773
Site 9	North Tadpole	North	25,000	250,000	198,199	328,060	457,921	587,782	717,643	846,010	973,581		643,876	550,898	457,921	364,943	364,943	177,813	81,561
Site 10	Adj Blunsdon St Andrew	North	25,000	250,000	538,811	712,992	887,174	1,061,356	1,233,450	1,404,754	1,576,058		1,134,560	1,011,827	887,174	762,522	762,522	513,217	385,141
Site 11	Land at Highworth	Rural North	25,000	250,000	328,912	493,135	657,359	820,304	981,385	1,142,466	1,303,546		888,873	774,048	657,359	539,662	539,662	304,269	182,759
Site 12	Land at Wroughton	Rural South	25,000	250,000	347,335	552,184	755,721	955,779	1,155,837	1,355,895	1,555,953		1,041,106	898,414	755,721	610,213	610,213	316,572	169,751
Site 13	Land at Broad Blunsdon	Rural North	25,000	250,000	454,933	629,164	803,396	977,627	1,151,858	1,324,909	1,496,551		1,051,717	927,556	803,396	679,235	679,235	430,914	303,190

Appendix 5 – Affordable Housing v Developer Contributions. £ per unit

Central Swindon

	0%	5%	10%	15%	20%	25%	30%
HD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Brownfield							
Housing Greenfield							

Rural North and South

	0%	5%	10%	15%	20%	25%	30%
HD Flats							
Flats	0	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	10,000	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Greenfield	50,000	50,000	50,000	50,000	45,000	35,000	30,000

South & West Swindon

	0%	5%	10%	15%	20%	25%	30%
HD Flats							
Flats	5,000	0	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	10,000	5,000	0	Unviable	Unviable	Unviable	Unviable
Housing Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Greenfield	50,000	50,000	50,000	50,000	50,000	50,000	40,000

North Swindon

	0%	5%	10%	15%	20%	25%	30%
HD Flats							
Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
LD Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Mixed Houses & Flats	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Brownfield	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Housing Greenfield	50,000	45,000	40,000	35,000	30,000	25,000	20,000

Strategic Sites

	0%	5%	10%	15%	20%	25%	30%
Swindon's Central Area							
Pipers Way URA	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000	£40,000
Marlowe Avenue URA							
Windmill Hill	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Gateway North	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable	Unviable
Wichelstowe	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000
New Eastern Villages	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000	£40,000
Kingsdown	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000
North Tadpole	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000
Adj Blunsdon St Andrew	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000
Land at Highworth	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000
Land at Wroughton	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000
Land at Broad Blunsdon	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000	£50,000

Appendix 6 – Commuted Sums Calculation

Central

	Typology / Site	Area	Green / Brown	Existing Use	Units	Aff %	Aff Units	Residual Value			
								No Affordable	With Affordable	Difference (site)	Difference per unit
Site 1	Flats 1000 HD	Central	Brown	PDL	1,000	30%	300	£5,785,448	£26,092,214	£20,306,765	£67,689
Site 2	Flats 750 HD	Central	Brown	PDL	750	30%	225	£4,253,282	£19,582,992	£15,329,710	£68,132
Site 3	Flats 500 HD	Central	Brown	PDL	500	30%	150	£5,138,412	£14,048,729	£8,910,317	£59,402
Site 4	Flats 250 HD	Central	Brown	PDL	250	30%	75	£2,908,157	£7,582,575	£4,674,417	£62,326
Site 5	Flats 125 HD	Central	Brown	PDL	125	30%	38	£4,484,136	£6,834,748	£2,350,612	£62,683
Site 6	Flats 60 HD	Central	Brown	PDL	60	30%	18	£2,321,930	£3,436,425	£1,114,496	£61,916
Site 7	Flats 250	Central	Brown	PDL	250	30%	75	£4,106,943	£208,244	£4,315,186	£57,536
Site 8	Flats 100	Central	Brown	PDL	100	30%	30	£17,421	£1,826,059	£1,843,481	£61,449
Site 9	Flats 50	Central	Brown	PDL	50	30%	15	£28,130	£962,543	£934,413	£62,294
Site 10	Flats 25	Central	Brown	PDL	25	30%	8	£18,201	£482,772	£464,571	£61,943
Site 11	Flats 9	Central	Brown	PDL	9	0%	0				
Site 12	Flats 250 LD	Central	Brown	PDL	250	30%	75	£3,234,700	£1,106,020	£4,340,720	£57,876
Site 13	Flats 100 LD	Central	Brown	PDL	100	30%	30	£434,998	£2,290,722	£1,855,724	£61,857
Site 14	Flats 60 LD	Central	Brown	PDL	60	30%	18	£462,279	£1,600,208	£1,137,930	£63,218
Site 15	Flats 25 LD	Central	Brown	PDL	25	30%	8	£188,122	£655,843	£467,721	£62,363
Site 16	Flats 9 LD	Central	Brown	PDL	9	0%	0				
Site 17	Mixed 950	Central	Brown	PDL	950	30%	285	£63,185,196	£35,885,322	£27,299,874	£95,789
Site 18	Mixed 250	Central	Brown	PDL	250	30%	75	£15,797,074	£8,498,020	£7,299,053	£97,321
Site 19	Mixed 100	Central	Brown	PDL	100	30%	30	£4,549,566	£1,513,917	£3,035,649	£101,188
Site 20	Mixed 60	Central	Brown	PDL	60	30%	18	£2,783,961	£948,861	£1,835,101	£101,950
Site 21	Mixed 24	Central	Brown	PDL	24	30%	7	£1,263,644	£525,713	£737,931	£102,490
Site 22	Mixed 9	Central	Brown	PDL	9	0%	0				

Rural North & South

	Typology / Site	Area	Green / Brown	Existing Use	Units	Aff %	Aff Units	Residual Value			
								No Affordable	With Affordable	Difference (site)	Difference per unit
Site 7	Flats 250	Rural North & South	Brown	PDL	250	30%	75	£7,936,278	£2,807,539	£5,128,739	£68,383
Site 8	Flats 100	Rural North & South	Brown	PDL	100	30%	30	£1,591,810	£501,584	£2,093,394	£69,780
Site 9	Flats 50	Rural North & South	Brown	PDL	50	30%	15	£793,231	£277,126	£1,070,357	£71,357
Site 10	Flats 25	Rural North & South	Brown	PDL	25	30%	8	£392,677	£141,734	£534,410	£71,255
Site 11	Flats 9	Rural North & South	Brown	PDL	9	0%	0				
Site 12	Flats 250 LD	Rural North & South	Brown	PDL	250	30%	75	£7,064,035	£1,951,911	£5,112,124	£68,162
Site 13	Flats 100 LD	Rural North & South	Brown	PDL	100	30%	30	£1,160,631	£953,640	£2,114,272	£70,476
Site 14	Flats 60 LD	Rural North & South	Brown	PDL	60	30%	18	£550,463	£767,953	£1,318,415	£73,245
Site 15	Flats 25 LD	Rural North & South	Brown	PDL	25	30%	8	£230,625	£312,588	£543,213	£72,428
Site 16	Flats 9 LD	Rural North & South	Brown	PDL	9	0%	0				
Site 17	Mixed 950	Rural North & South	Brown	PDL	950	30%	285	£57,115,009	£31,636,191	£25,478,818	£89,399
Site 18	Mixed 250	Rural North & South	Brown	PDL	250	30%	75	£14,138,638	£7,337,116	£6,801,523	£90,687
Site 19	Mixed 100	Rural North & South	Brown	PDL	100	30%	30	£3,885,522	£1,049,086	£2,836,435	£94,548
Site 20	Mixed 60	Rural North & South	Brown	PDL	60	30%	18	£2,368,592	£658,102	£1,710,490	£95,027
Site 21	Mixed 24	Rural North & South	Brown	PDL	24	30%	7	£1,097,929	£409,713	£688,216	£95,586
Site 22	Mixed 9	Rural North & South	Brown	PDL	9	0%	0				
Site 23	Housing 350	Rural North & South	Brown	PDL	350	30%	105	£26,909,797	£16,465,676	£10,444,121	£99,468
Site 24	Housing 200	Rural North & South	Brown	PDL	200	30%	60	£13,994,030	£8,118,556	£5,875,474	£97,925
Site 25	Housing 100	Rural North & South	Brown	PDL	100	30%	30	£5,074,957	£2,095,767	£2,979,190	£99,306
Site 26	Housing 40	Rural North & South	Brown	PDL	40	30%	12	£2,030,162	£814,235	£1,215,926	£101,327
Site 27	Housing 24	Rural North & South	Brown	PDL	24	30%	7	£1,446,372	£680,208	£766,164	£106,412
Site 28	Housing 9	Rural North & South	Brown	PDL	9	0%	0				
Site 29	Housing 350	Rural North & South	Green	Agricultural	350	30%	105	£30,071,550	£19,527,270	£10,544,280	£100,422
Site 30	Housing 200	Rural North & South	Green	Agricultural	200	30%	60	£15,888,574	£9,966,388	£5,922,186	£98,703
Site 31	Housing 100	Rural North & South	Green	Agricultural	100	30%	30	£6,249,178	£3,226,270	£3,022,908	£100,764
Site 32	Housing 40	Rural North & South	Green	Agricultural	40	30%	12	£2,516,745	£1,280,329	£1,236,416	£103,035
Site 33	Housing 24	Rural North & South	Green	Agricultural	24	30%	7	£1,734,199	£938,763	£795,436	£110,477
Site 34	Housing 9	Rural North & South	Green	Paddock	9	0%	0				

South & West Swindon

	Typology / Site	Area	Green / Brown	Existing Use	Units	Aff %	Aff Units	Residual Value			
								No Affordable	With Affordable	Difference (site)	Difference per unit
Site 7	Flats 250	South & West Swindon	Brown	PDL	250	30%	75	£10,024,143	£4,395,289	£5,628,854	£75,051
Site 8	Flats 100	South & West Swindon	Brown	PDL	100	30%	30	£2,440,261	£174,559	£2,265,702	£75,523
Site 9	Flats 50	South & West Swindon	Brown	PDL	50	30%	15	£1,233,897	£74,067	£1,159,830	£77,322
Site 10	Flats 25	South & West Swindon	Brown	PDL	25	30%	8	£611,408	£33,440	£577,969	£77,062
Site 11	Flats 9	South & West Swindon	Brown	PDL	9	0%	0				
Site 12	Flats 250 LD	South & West Swindon	Brown	PDL	250	30%	75	£9,151,900	£3,539,661	£5,612,239	£74,830
Site 13	Flats 100 LD	South & West Swindon	Brown	PDL	100	30%	30	£2,009,082	£268,115	£2,277,197	£75,907
Site 14	Flats 60 LD	South & West Swindon	Brown	PDL	60	30%	18	£1,082,060	£333,170	£1,415,230	£78,624
Site 15	Flats 25 LD	South & West Swindon	Brown	PDL	25	30%	8	£449,903	£133,093	£582,996	£77,733
Site 16	Flats 9 LD	South & West Swindon	Brown	PDL	9	0%	0				
Site 17	Mixed 950	South & West Swindon	Brown	PDL	950	30%	285	£66,604,495	£38,822,101	£27,782,394	£97,482
Site 18	Mixed 250	South & West Swindon	Brown	PDL	250	30%	75	£16,735,501	£9,275,792	£7,459,709	£99,463
Site 19	Mixed 100	South & West Swindon	Brown	PDL	100	30%	30	£5,006,593	£1,885,469	£3,121,124	£104,037
Site 20	Mixed 60	South & West Swindon	Brown	PDL	60	30%	18	£3,057,310	£1,171,473	£1,885,837	£104,769
Site 21	Mixed 24	South & West Swindon	Brown	PDL	24	30%	7	£1,370,775	£614,078	£756,697	£105,097
Site 22	Mixed 9	South & West Swindon	Brown	PDL	9	0%	0				
Site 23	Housing 350	South & West Swindon	Brown	PDL	350	30%	105	£31,144,830	£19,647,003	£11,497,826	£109,503
Site 24	Housing 200	South & West Swindon	Brown	PDL	200	30%	60	£16,418,053	£9,947,066	£6,470,987	£107,850
Site 25	Housing 100	South & West Swindon	Brown	PDL	100	30%	30	£6,368,011	£3,070,462	£3,297,549	£109,918
Site 26	Housing 40	South & West Swindon	Brown	PDL	40	30%	12	£2,562,695	£1,213,507	£1,349,189	£112,432
Site 27	Housing 24	South & West Swindon	Brown	PDL	24	30%	7	£1,781,186	£924,484	£856,702	£118,986
Site 28	Housing 9	South & West Swindon	Brown	PDL	9	0%	0				
Site 29	Housing 350	South & West Swindon	Green	Agricultural	350	30%	105	£34,306,582	£22,708,597	£11,597,986	£110,457
Site 30	Housing 200	South & West Swindon	Green	Agricultural	200	30%	60	£18,312,597	£11,794,897	£6,517,700	£108,628
Site 31	Housing 100	South & West Swindon	Green	Agricultural	100	30%	30	£7,542,232	£4,200,965	£3,341,267	£111,376
Site 32	Housing 40	South & West Swindon	Green	Agricultural	40	30%	12	£3,049,278	£1,679,600	£1,369,678	£114,140
Site 33	Housing 24	South & West Swindon	Green	Agricultural	24	30%	7	£2,069,013	£1,183,039	£885,975	£123,052
Site 34	Housing 9	South & West Swindon	Green	Paddock	9	0%	0				

North Swindon

	Typology / Site	Area	Green / Brown	Existing Use	Units	Aff %	Aff Units	Residual Value			
								No Affordable	With Affordable	Difference (site)	Difference per unit
Site 7	Flats 250	North Swindon	Brown	PDL	250	30%	75	£5,848,413	£1,219,789	£4,628,625	£61,715
Site 8	Flats 100	North Swindon	Brown	PDL	100	30%	30	£743,360	£1,196,303	£1,939,664	£64,655
Site 9	Flats 50	North Swindon	Brown	PDL	50	30%	15	£352,565	£637,811	£990,377	£66,025
Site 10	Flats 25	North Swindon	Brown	PDL	25	30%	8	£171,740	£321,769	£493,510	£65,801
Site 11	Flats 9	North Swindon	Brown	PDL	9	0%	0				
Site 12	Flats 250 LD	North Swindon	Brown	PDL	250	30%	75	£4,976,171	£364,161	£4,612,009	£61,493
Site 13	Flats 100 LD	North Swindon	Brown	PDL	100	30%	30	£312,181	£1,654,156	£1,966,337	£65,545
Site 14	Flats 60 LD	North Swindon	Brown	PDL	60	30%	18	£9,450	£1,206,621	£1,216,071	£67,559
Site 15	Flats 25 LD	North Swindon	Brown	PDL	25	30%	8	£2,707	£493,946	£496,653	£66,220
Site 16	Flats 9 LD	North Swindon	Brown	PDL	9	0%	0				
Site 17	Mixed 950	North Swindon	Brown	PDL	950	30%	285	£47,495,822	£24,450,281	£23,045,540	£80,862
Site 18	Mixed 250	North Swindon	Brown	PDL	250	30%	75	£11,541,775	£5,398,439	£6,143,336	£81,911
Site 19	Mixed 100	North Swindon	Brown	PDL	100	30%	30	£2,764,450	£211,622	£2,552,828	£85,094
Site 20	Mixed 60	North Swindon	Brown	PDL	60	30%	18	£1,679,874	£141,516	£1,538,358	£85,464
Site 21	Mixed 24	North Swindon	Brown	PDL	24	30%	7	£825,083	£204,054	£621,030	£86,254
Site 22	Mixed 9	North Swindon	Brown	PDL	9	0%	0				
Site 23	Housing 350	North Swindon	Brown	PDL	350	30%	105	£22,674,764	£13,253,166	£9,421,598	£89,730
Site 24	Housing 200	North Swindon	Brown	PDL	200	30%	60	£11,570,006	£6,290,047	£5,279,960	£87,999
Site 25	Housing 100	North Swindon	Brown	PDL	100	30%	30	£3,781,903	£1,121,071	£2,660,831	£88,694
Site 26	Housing 40	North Swindon	Brown	PDL	40	30%	12	£1,497,628	£414,964	£1,082,664	£90,222
Site 27	Housing 24	North Swindon	Brown	PDL	24	30%	7	£1,111,558	£435,933	£675,625	£93,837
Site 28	Housing 9	North Swindon	Brown	PDL	9	0%	0				
Site 29	Housing 350	North Swindon	Green	Agricultural	350	30%	105	£25,836,517	£16,345,942	£9,490,575	£90,386
Site 30	Housing 200	North Swindon	Green	Agricultural	200	30%	60	£13,464,551	£8,137,878	£5,326,673	£88,778
Site 31	Housing 100	North Swindon	Green	Agricultural	100	30%	30	£4,956,124	£2,251,575	£2,704,549	£90,152
Site 32	Housing 40	North Swindon	Green	Agricultural	40	30%	12	£1,984,211	£881,058	£1,103,154	£91,929
Site 33	Housing 24	North Swindon	Green	Agricultural	24	30%	7	£1,399,385	£694,488	£704,897	£97,902
Site 34	Housing 9	North Swindon	Green	Paddock	9	0%	0				

HDH Planning and Development Ltd is a specialist planning consultancy providing evidence to support planning authorities, landowners and developers. The firm is regulated by the RICS.

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- Community Infrastructure Levy (CIL)
- District wide and site specific Viability Analysis
- Local and Strategic Housing Market Assessments and Housing Needs Assessments

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