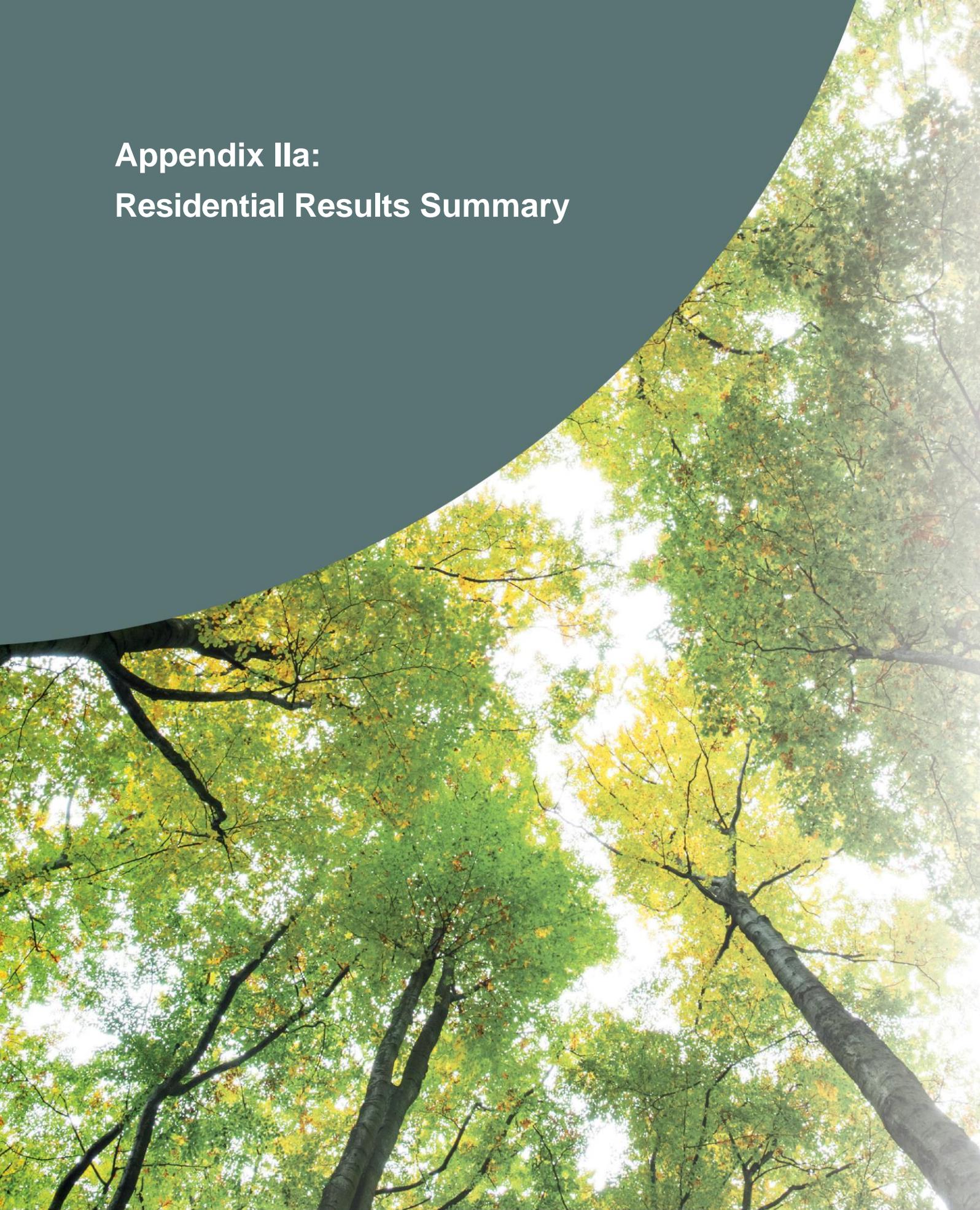


Appendix IIa: Residential Results Summary



**Table 1a: Residual Land Value Results by Value Level & Indexed CIL Rate
- 1 Unit Scheme - House**

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
1 House 0% AH	PDL / Greenfield	0.033	0.038	30	VL1	£3,000	-£95,339	-£106,280
					VL2	£3,250	-£61,673	-£72,614
					VL3	£3,500	-£28,007	-£38,948
					VL4	£3,750	£5,156	-£5,282
					VL5	£4,000	£35,827	£25,859
					VL6	£4,250	£66,498	£56,530
					VL7	£4,500	£97,169	£87,201
					VL8	£4,750	£127,514	£117,779
					VL9	£5,000	£157,468	£147,733
							Residual Land Value (£/Ha)	
					VL1	£3,000	-£2,487,116	-£2,772,532
					VL2	£3,250	-£1,608,868	-£1,894,284
					VL3	£3,500	-£730,620	-£1,016,036
					VL4	£3,750	£134,494	-£137,788
					VL5	£4,000	£934,611	£674,586
					VL6	£4,250	£1,734,728	£1,474,703
					VL7	£4,500	£2,534,845	£2,274,820
					VL8	£4,750	£3,326,447	£3,072,502
VL9	£5,000	£4,107,857	£3,853,912					

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £500,000/ha)
	Viability Test 3 (RLV £1,000,000/ha)
	Viability Test 4 (RLV £1,500,000/ha)
	Viability Test 5 (RLV £2,000,000/ha)
	Viability Test 6 (RLV £2,450,000/ha)
	Viability Test 7 (RLV £2,700,000/ha)
	Viability Test 8 (RLV >£2,700,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade industrial land values
£1,500,000	Industrial - upper
£2,000,000	Commercial OOT land values. Includes a 20% uplift.
£2,450,000	Commercial CBD land values. Includes a 20% uplift.
£2,700,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019 - Final Issue March 2020)

**Table 1b: Residual Land Value Results by Value Level & Indexed CIL Rate
- 2 Unit Scheme - Houses**

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
2 Houses 0% AH	PDL / Greenfield	0.07	0.08	30	VL1	£3,000	-£140,286	-£154,665
					VL2	£3,250	-£96,039	-£110,418
					VL3	£3,500	-£51,792	-£66,171
					VL4	£3,750	-£7,545	-£21,924
					VL5	£4,000	£33,437	£20,337
					VL6	£4,250	£73,748	£60,647
					VL7	£4,500	£114,054	£100,958
					VL8	£4,750	£153,422	£140,628
					VL9	£5,000	£192,791	£179,997
							Residual Land Value (£/Ha)	
					VL1	£3,000	-£1,829,814	-£2,017,373
					VL2	£3,250	-£1,252,679	-£1,440,238
					VL3	£3,500	-£675,545	-£863,104
					VL4	£3,750	-£98,411	-£285,970
					VL5	£4,000	£436,135	£265,262
					VL6	£4,250	£961,926	£791,053
					VL7	£4,500	£1,487,663	£1,316,844
					VL8	£4,750	£2,001,161	£1,834,283
					VL9	£5,000	£2,514,659	£2,347,781

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £500,000/ha)
	Viability Test 3 (RLV £1,000,000/ha)
	Viability Test 4 (RLV £1,500,000/ha)
	Viability Test 5 (RLV £2,000,000/ha)
	Viability Test 6 (RLV £2,450,000/ha)
	Viability Test 7 (RLV £2,700,000/ha)
	Viability Test 8 (RLV >£2,700,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade industrial land values
£1,500,000	Industrial - upper
£2,000,000	Commercial OOT land values. Includes a 20% uplift.
£2,450,000	Commercial CBD land values. Includes a 20% uplift.
£2,700,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019 - Final Issue March 2020)

**Table 1c: Residual Land Value Results by Value Level & Indexed CIL Rate
- 3 Unit Scheme - Houses**

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
3 Houses 0% AH	PDL / Greenfield	0.10	0.12	30	VL1	£3,000	-£193,481	-£212,800
					VL2	£3,250	-£134,037	-£153,355
					VL3	£3,500	-£74,592	-£93,910
					VL4	£3,750	-£15,147	-£34,465
					VL5	£4,000	£40,357	£22,757
					VL6	£4,250	£94,514	£76,914
					VL7	£4,500	£147,857	£130,668
					VL8	£4,750	£200,747	£183,559
					VL9	£5,000	£252,612	£236,041
							Residual Land Value (£/Ha)	
					VL1	£3,000	-£1,682,447	-£1,850,434
					VL2	£3,250	-£1,165,535	-£1,333,523
					VL3	£3,500	-£648,623	-£816,611
					VL4	£3,750	-£131,712	-£299,699
					VL5	£4,000	£350,932	£197,888
					VL6	£4,250	£821,858	£668,814
					VL7	£4,500	£1,285,710	£1,136,245
					VL8	£4,750	£1,745,626	£1,596,161
					VL9	£5,000	£2,196,630	£2,052,532

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £500,000/ha)
	Viability Test 3 (RLV £1,000,000/ha)
	Viability Test 4 (RLV £1,500,000/ha)
	Viability Test 5 (RLV £2,000,000/ha)
	Viability Test 6 (RLV £2,450,000/ha)
	Viability Test 7 (RLV £2,700,000/ha)
	Viability Test 8 (RLV >£2,700,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade industrial land values
£1,500,000	Industrial - upper
£2,000,000	Commercial OOT land values. Includes a 20% uplift.
£2,450,000	Commercial CBD land values. Includes a 20% uplift.
£2,700,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019 - Final Issue March 2020)

**Table 1d: Residual Land Value Results by Value Level & Indexed CIL Rate
- 4 Unit Scheme - Flats**

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
4 Flats 0% AH	PDL	0.05	0.05	75	VL1	£3,000	-£113,645	-£131,298
					VL2	£3,250	-£67,475	-£85,127
					VL3	£3,500	-£21,304	-£38,956
					VL4	£3,750	£22,655	£6,572
					VL5	£4,000	£64,718	£48,636
					VL6	£4,250	£106,781	£90,699
					VL7	£4,500	£148,027	£132,321
					VL8	£4,750	£189,107	£173,401
					VL9	£5,000	£230,004	£214,481
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£2,130,850	-£2,461,837
					VL2	£3,250	-£1,265,148	-£1,596,135
					VL3	£3,500	-£399,447	-£730,433
					VL4	£3,750	£424,776	£123,234
					VL5	£4,000	£1,213,462	£911,921
					VL6	£4,250	£2,002,149	£1,700,608
					VL7	£4,500	£2,775,508	£2,481,016
					VL8	£4,750	£3,545,755	£3,251,264
VL9	£5,000	£4,312,575	£4,021,511					

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
4 Flats 20% AH FC (WBC Methodology)	PDL	0.05	0.05	75	VL1	£3,000	-£205,108	-£222,760
					VL2	£3,250	-£166,559	-£184,212
					VL3	£3,500	-£128,010	-£145,663
					VL4	£3,750	-£89,461	-£107,114
					VL5	£4,000	-£50,912	-£68,565
					VL6	£4,250	-£12,363	-£30,016
					VL7	£4,500	£23,856	£7,774
					VL8	£4,750	£58,975	£42,893
					VL9	£5,000	£94,095	£78,013
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£3,845,772	-£4,176,758
					VL2	£3,250	-£3,122,980	-£3,453,967
					VL3	£3,500	-£2,400,189	-£2,731,176
					VL4	£3,750	-£1,677,398	-£2,008,384
					VL5	£4,000	-£954,606	-£1,285,593
					VL6	£4,250	-£231,815	-£562,801
					VL7	£4,500	£447,298	£145,757
					VL8	£4,750	£1,105,788	£804,247
VL9	£5,000	£1,764,278	£1,462,737					

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
4 Flats 20% AHFC DSP Methodology	PDL	0.05	0.05	75	VL1	£3,000	-£148,078	-£165,731
					VL2	£3,250	-£101,908	-£119,560
					VL3	£3,500	-£55,737	-£73,389
					VL4	£3,750	-£9,566	-£27,219
					VL5	£4,000	£33,348	£17,266
					VL6	£4,250	£75,412	£59,329
					VL7	£4,500	£117,391	£101,393
					VL8	£4,750	£158,471	£142,764
					VL9	£5,000	£199,550	£183,844
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£2,776,468	-£3,107,454
					VL2	£3,250	-£1,910,766	-£2,241,753
					VL3	£3,500	-£1,045,064	-£1,376,051
					VL4	£3,750	-£179,363	-£510,349
					VL5	£4,000	£625,280	£323,739
					VL6	£4,250	£1,413,967	£1,112,426
					VL7	£4,500	£2,201,077	£1,901,112
					VL8	£4,750	£2,971,325	£2,676,833
VL9	£5,000	£3,741,572	£3,447,081					

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £500,000/ha)
	Viability Test 3 (RLV £1,000,000/ha)
	Viability Test 4 (RLV £1,500,000/ha)
	Viability Test 5 (RLV £2,000,000/ha)
	Viability Test 6 (RLV £2,450,000/ha)
	Viability Test 7 (RLV £2,700,000/ha)
	Viability Test 8 (RLV >£2,700,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade industrial land values
£1,500,000	Industrial - upper
£2,000,000	Commercial OOT land values. Includes a 20% uplift.
£2,450,000	Commercial CBD land values. Includes a 20% uplift.
£2,700,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019 - Final Issue March 2020)

**Table 1e: Residual Land Value Results by Value Level & Indexed CIL Rate
- 5 Unit Scheme - Houses**

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
5 Houses 0% AH	PDL / Greenfield	0.17	0.19	30	VL1	£3,000	-£5,677	-£36,187
					VL2	£3,250	£80,356	£52,561
					VL3	£3,500	£164,669	£137,524
					VL4	£3,750	£247,369	£221,053
					VL5	£4,000	£327,898	£301,728
					VL6	£4,250	£408,428	£382,257
					VL7	£4,500	£488,957	£462,787
					VL8	£4,750	£569,487	£543,316
					VL9	£5,000	£650,016	£623,846
							Residual Land Value (£/Ha)	
					VL1	£3,000	-£29,621	-£188,801
					VL2	£3,250	£419,251	£274,232
					VL3	£3,500	£859,144	£717,515
					VL4	£3,750	£1,290,619	£1,153,319
					VL5	£4,000	£1,710,774	£1,574,230
					VL6	£4,250	£2,130,928	£1,994,385
					VL7	£4,500	£2,551,082	£2,414,539
					VL8	£4,750	£2,971,236	£2,834,693
					VL9	£5,000	£3,391,390	£3,254,847

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
5 Houses 20% AH FC (WBC Methodology)	PDL/Greenfield	0.17	0.19	30	VL1	£3,000	-£163,603	-£194,112
					VL2	£3,250	-£82,120	-£112,630
					VL3	£3,500	-£638	-£31,148
					VL4	£3,750	£73,652	£45,857
					VL5	£4,000	£147,091	£119,945
					VL6	£4,250	£219,588	£192,443
					VL7	£4,500	£289,681	£263,510
					VL8	£4,750	£359,575	£333,404
					VL9	£5,000	£429,470	£403,299
							Residual Land Value (£/Ha)	
					VL1	£3,000	-£853,578	-£1,012,759
					VL2	£3,250	-£428,453	-£587,634
					VL3	£3,500	-£3,329	-£162,509
					VL4	£3,750	£384,272	£239,253
					VL5	£4,000	£767,429	£625,800
					VL6	£4,250	£1,145,679	£1,004,050
					VL7	£4,500	£1,511,377	£1,374,834
					VL8	£4,750	£1,876,044	£1,739,501
					VL9	£5,000	£2,240,711	£2,104,168

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
5 Houses 20% AH	PDL/Greenfield	0.17	0.19	30	VL1	£3,000	-£64,817	-£95,326
					VL2	£3,250	£22,451	-£5,866
					VL3	£3,500	£103,953	£76,158
					VL4	£3,750	£183,782	£156,636
					VL5	£4,000	£262,003	£235,832
					VL6	£4,250	£338,741	£312,570
					VL7	£4,500	£415,479	£389,308
					VL8	£4,750	£492,217	£466,046
					VL9	£5,000	£568,955	£542,784
							Residual Land Value (£/Ha)	
					VL1	£3,000	-£338,173	-£497,354
					VL2	£3,250	£117,138	-£30,604
					VL3	£3,500	£542,365	£397,345
					VL4	£3,750	£958,860	£817,231
					VL5	£4,000	£1,366,973	£1,230,430
					VL6	£4,250	£1,767,345	£1,630,802
					VL7	£4,500	£2,167,717	£2,031,174
					VL8	£4,750	£2,568,089	£2,431,546
					VL9	£5,000	£2,968,461	£2,831,918

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
5 Houses 30% / 40% AH	PDL/Greenfield	0.17	0.19	30	VL1	£3,000	-£154,054	-£184,564
					VL2	£3,250	-£79,792	-£110,301
					VL3	£3,500	-£5,529	-£36,039
					VL4	£3,750	£62,619	£34,823
					VL5	£4,000	£129,891	£102,479
					VL6	£4,250	£195,965	£168,820
					VL7	£4,500	£260,713	£234,542
					VL8	£4,750	£324,414	£298,244
					VL9	£5,000	£388,116	£361,945
							Residual Land Value (£/Ha)	
					VL1	£3,000	-£803,761	-£962,942
					VL2	£3,250	-£416,305	-£575,485
					VL3	£3,500	-£28,848	-£188,029
					VL4	£3,750	£326,706	£181,686
					VL5	£4,000	£677,693	£534,674
					VL6	£4,250	£1,022,428	£880,799
					VL7	£4,500	£1,360,241	£1,223,698
					VL8	£4,750	£1,692,597	£1,556,054
					VL9	£5,000	£2,024,952	£1,888,409

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £500,000/ha)
	Viability Test 3 (RLV £1,000,000/ha)
	Viability Test 4 (RLV £1,500,000/ha)
	Viability Test 5 (RLV £2,000,000/ha)
	Viability Test 6 (RLV £2,450,000/ha)
	Viability Test 7 (RLV £2,700,000/ha)
	Viability Test 8 (RLV >£2,700,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade industrial land values
£1,500,000	Industrial - upper
£2,000,000	Commercial OOT land values. Includes a 20% uplift.
£2,450,000	Commercial CBD land values. Includes a 20% uplift.
£2,700,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019 - Final Issue March 2020)

**Table 1f: Residual Land Value Results by Value Level & Indexed CIL Rate
- 6 Unit Scheme - Houses**

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £91.50/m ² CIL	Residual Land Value - £152.50/m ² CIL
6 Houses 0% AH	PDL / Greenfield	0.20	0.23	30	VL1	£3,000	-£5,273	-£42,034
					VL2	£3,250	£98,252	£64,760
					VL3	£3,500	£199,263	£166,554
					VL4	£3,750	£297,222	£265,688
					VL5	£4,000	£394,253	£362,720
					VL6	£4,250	£491,285	£459,751
					VL7	£4,500	£588,316	£556,783
					VL8	£4,750	£685,348	£653,814
					VL9	£5,000	£782,379	£750,846
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£22,924	-£182,757
					VL2	£3,250	£427,181	£281,567
					VL3	£3,500	£866,359	£724,150
					VL4	£3,750	£1,292,269	£1,155,166
					VL5	£4,000	£1,714,145	£1,577,042
					VL6	£4,250	£2,136,021	£1,998,918
					VL7	£4,500	£2,557,897	£2,420,794
					VL8	£4,750	£2,979,773	£2,842,670
VL9	£5,000	£3,401,649	£3,264,546					

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £91.50/m ² CIL	Residual Land Value - £152.50/m ² CIL
6 Houses 20% AH FC (WBC Methodology)	PDL/Greenfield	0.20	0.23	30	VL1	£3,000	-£154,661	-£191,423
					VL2	£3,250	-£53,992	-£90,754
					VL3	£3,500	£42,525	£9,034
					VL4	£3,750	£133,762	£100,747
					VL5	£4,000	£223,331	£190,623
					VL6	£4,250	£309,748	£278,214
					VL7	£4,500	£396,101	£364,567
					VL8	£4,750	£482,453	£450,920
					VL9	£5,000	£568,806	£537,273
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£672,440	-£832,273
					VL2	£3,250	-£234,748	-£394,581
					VL3	£3,500	£184,890	£39,276
					VL4	£3,750	£581,575	£438,031
					VL5	£4,000	£971,006	£828,797
					VL6	£4,250	£1,346,729	£1,209,626
					VL7	£4,500	£1,722,176	£1,585,074
					VL8	£4,750	£2,097,624	£1,960,521
VL9	£5,000	£2,473,071	£2,335,968					

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
6 Houses 20% AH	PDL/Greenfield	0.20	0.23	30	VL1	£3,000	-£58,314	-£95,076
					VL2	£3,250	£45,902	£12,410
					VL3	£3,500	£144,204	£111,439
					VL4	£3,750	£240,349	£208,208
					VL5	£4,000	£333,588	£302,055
					VL6	£4,250	£426,828	£395,295
					VL7	£4,500	£520,068	£488,535
					VL8	£4,750	£613,308	£581,775
					VL9	£5,000	£706,548	£675,015
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£253,541	-£413,373
					VL2	£3,250	£199,572	£53,958
					VL3	£3,500	£626,973	£484,515
					VL4	£3,750	£1,044,994	£905,254
					VL5	£4,000	£1,450,385	£1,313,282
					VL6	£4,250	£1,855,776	£1,718,673
					VL7	£4,500	£2,261,167	£2,124,064
					VL8	£4,750	£2,666,558	£2,529,455
VL9	£5,000	£3,071,949	£2,934,846					

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £500,000/ha)
	Viability Test 3 (RLV £1,000,000/ha)
	Viability Test 4 (RLV £1,500,000/ha)
	Viability Test 5 (RLV £2,000,000/ha)
	Viability Test 6 (RLV £2,450,000/ha)
	Viability Test 7 (RLV £2,700,000/ha)
	Viability Test 8 (RLV >£2,700,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade industrial land values
£1,500,000	Industrial - upper
£2,000,000	Commercial OOT land values. Includes a 20% uplift.
£2,450,000	Commercial CBD land values. Includes a 20% uplift.
£2,700,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019 - Final Issue March 2020)

**Table 1g: Residual Land Value Results by Value Level & Indexed CIL Rate
- 10 Unit Scheme - Houses**

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
10 Houses 20% AH	PDL / Greenfield	0.33	0.38	30	VL1	£3,000	£57,487	£3,067
					VL2	£3,250	£202,609	£149,550
					VL3	£3,500	£341,435	£290,417
					VL4	£3,750	£479,718	£428,701
					VL5	£4,000	£618,002	£566,984
					VL6	£4,250	£756,285	£705,267
					VL7	£4,500	£886,408	£838,792
					VL8	£4,750	£1,015,470	£967,854
					VL9	£5,000	£1,144,532	£1,096,917
							Residual Land Value (£/Ha)	
					VL1	£3,000	£149,966	£8,002
					VL2	£3,250	£528,546	£390,132
					VL3	£3,500	£890,700	£757,611
					VL4	£3,750	£1,251,439	£1,118,350
					VL5	£4,000	£1,612,178	£1,479,089
					VL6	£4,250	£1,972,917	£1,839,828
					VL7	£4,500	£2,312,368	£2,188,153
					VL8	£4,750	£2,649,052	£2,524,838
					VL9	£5,000	£2,985,736	£2,861,522

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
10 Houses 30% AH	PDL/Greenfield	0.33	0.38	30	VL1	£3,000	-£54,759	-£116,309
					VL2	£3,250	£82,561	£28,531
					VL3	£3,500	£210,602	£157,923
					VL4	£3,750	£333,298	£282,647
					VL5	£4,000	£455,760	£405,109
					VL6	£4,250	£578,222	£527,571
					VL7	£4,500	£700,684	£650,033
					VL8	£4,750	£819,748	£772,474
					VL9	£5,000	£934,044	£886,770
							Residual Land Value (£/Ha)	
					VL1	£3,000	-£142,848	-£303,414
					VL2	£3,250	£215,376	£74,430
					VL3	£3,500	£549,395	£411,974
					VL4	£3,750	£869,474	£737,340
					VL5	£4,000	£1,188,940	£1,056,806
					VL6	£4,250	£1,508,406	£1,376,272
					VL7	£4,500	£1,827,872	£1,695,738
					VL8	£4,750	£2,138,474	£2,015,150
					VL9	£5,000	£2,436,637	£2,313,313

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
10 Houses 40% AH	PDL/Greenfield	0.33	0.38	30	VL1	£3,000	-£215,322	-£275,729
					VL2	£3,250	-£91,503	-£151,910
					VL3	£3,500	£28,367	-£28,092
					VL4	£3,750	£136,372	£84,030
					VL5	£4,000	£241,357	£190,643
					VL6	£4,250	£343,251	£293,540
					VL7	£4,500	£445,145	£395,434
					VL8	£4,750	£547,039	£497,329
					VL9	£5,000	£648,934	£599,223
							Residual Land Value (£/Ha)	
					VL1	£3,000	-£561,710	-£719,293
					VL2	£3,250	-£238,704	-£396,288
					VL3	£3,500	£74,000	-£73,283
					VL4	£3,750	£355,753	£219,208
					VL5	£4,000	£629,626	£497,330
					VL6	£4,250	£895,437	£765,757
					VL7	£4,500	£1,161,248	£1,031,568
					VL8	£4,750	£1,427,059	£1,297,379
VL9	£5,000	£1,692,870	£1,563,190					

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £500,000/ha)
	Viability Test 3 (RLV £1,000,000/ha)
	Viability Test 4 (RLV £1,500,000/ha)
	Viability Test 5 (RLV £2,000,000/ha)
	Viability Test 6 (RLV £2,450,000/ha)
	Viability Test 7 (RLV £2,700,000/ha)
	Viability Test 8 (RLV >£2,700,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade industrial land values
£1,500,000	Industrial - upper
£2,000,000	Commercial OOT land values. Includes a 20% uplift.
£2,450,000	Commercial CBD land values. Includes a 20% uplift.
£2,700,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019 - Final Issue March 2020)

**Table 1h: Residual Land Value Results by Value Level & Indexed CIL Rate
- 15 Unit Scheme - Flats**

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
15 Flats 20% AH	PDL	0.16	0.16	95	VL1	£3,000	-£495,838	-£562,347
					VL2	£3,250	-£350,596	-£417,105
					VL3	£3,500	-£205,354	-£271,863
					VL4	£3,750	-£60,112	-£126,620
					VL5	£4,000	£74,728	£16,346
					VL6	£4,250	£199,909	£142,988
					VL7	£4,500	£320,080	£265,348
					VL8	£4,750	£439,604	£384,872
					VL9	£5,000	£559,129	£504,397
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£3,140,310	-£3,561,531
					VL2	£3,250	-£2,220,443	-£2,641,664
					VL3	£3,500	-£1,300,576	-£1,721,797
					VL4	£3,750	-£380,709	-£801,930
					VL5	£4,000	£473,277	£103,526
					VL6	£4,250	£1,266,093	£905,589
					VL7	£4,500	£2,027,174	£1,680,538
					VL8	£4,750	£2,784,161	£2,437,525
VL9	£5,000	£3,541,148	£3,194,513					

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
15 Flats 30% AH	PDL	0.158	0.158	95	VL1	£3,000	-£617,297	-£685,300
					VL2	£3,250	-£491,281	-£559,284
					VL3	£3,500	-£365,264	-£433,267
					VL4	£3,750	-£239,248	-£307,251
					VL5	£4,000	-£113,231	-£181,234
					VL6	£4,250	£11,223	-£55,218
					VL7	£4,500	£121,538	£62,148
					VL8	£4,750	£228,903	£171,190
					VL9	£5,000	£332,605	£276,644
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£3,909,550	-£4,340,236
					VL2	£3,250	-£3,111,445	-£3,542,131
					VL3	£3,500	-£2,313,340	-£2,744,026
					VL4	£3,750	-£1,515,235	-£1,945,921
					VL5	£4,000	-£717,130	-£1,147,817
					VL6	£4,250	£71,080	-£349,712
					VL7	£4,500	£769,743	£393,602
					VL8	£4,750	£1,449,716	£1,084,200
VL9	£5,000	£2,106,501	£1,752,076					

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
15 Flats 40% AH	PDL	0.158	0.158	95	VL1	£3,000	-£664,255	-£732,259
					VL2	£3,250	-£542,152	-£610,155
					VL3	£3,500	-£420,049	-£488,052
					VL4	£3,750	-£297,945	-£365,948
					VL5	£4,000	-£175,842	-£243,845
					VL6	£4,250	-£53,738	-£121,742
					VL7	£4,500	£60,011	£318
					VL8	£4,750	£165,757	£107,501
					VL9	£5,000	£268,200	£212,059
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£4,206,951	-£4,637,637
					VL2	£3,250	-£3,433,630	-£3,864,316
					VL3	£3,500	-£2,660,308	-£3,090,995
					VL4	£3,750	-£1,886,987	-£2,317,673
					VL5	£4,000	-£1,113,665	-£1,544,352
					VL6	£4,250	-£340,344	-£771,030
					VL7	£4,500	£380,071	£2,011
					VL8	£4,750	£1,049,796	£680,838
VL9	£5,000	£1,698,600	£1,343,042					

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £500,000/ha)
	Viability Test 3 (RLV £1,000,000/ha)
	Viability Test 4 (RLV £1,500,000/ha)
	Viability Test 5 (RLV £2,000,000/ha)
	Viability Test 6 (RLV £2,450,000/ha)
	Viability Test 7 (RLV £2,700,000/ha)
	Viability Test 8 (RLV >£2,700,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade industrial land values
£1,500,000	Industrial - upper
£2,000,000	Commercial OOT land values. Includes a 20% uplift.
£2,450,000	Commercial CBD land values. Includes a 20% uplift.
£2,700,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019 - Final Issue March 2020)

**Table 1i: Residual Land Value Results by Value Level & Indexed CIL Rate
- 15 Unit Scheme - Houses**

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
15 Houses 20% AH	PDL / Greenfield	0.50	0.58	30	VL1	£3,000	£96,294	£12,110
					VL2	£3,250	£313,039	£233,776
					VL3	£3,500	£524,763	£445,500
					VL4	£3,750	£736,487	£657,224
					VL5	£4,000	£939,265	£864,923
					VL6	£4,250	£1,137,846	£1,063,503
					VL7	£4,500	£1,334,581	£1,262,084
					VL8	£4,750	£1,527,904	£1,455,529
					VL9	£5,000	£1,721,227	£1,648,853
							Residual Land Value (£/Ha)	
					VL1	£3,000	£167,467	£21,061
					VL2	£3,250	£544,416	£406,567
					VL3	£3,500	£912,632	£774,783
					VL4	£3,750	£1,280,847	£1,142,999
					VL5	£4,000	£1,633,505	£1,504,213
					VL6	£4,250	£1,978,862	£1,849,571
					VL7	£4,500	£2,321,010	£2,194,928
					VL8	£4,750	£2,657,224	£2,531,356
VL9	£5,000	£2,993,438	£2,867,570					

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
15 Houses 30% AH	PDL / Greenfield	0.50	0.58	30	VL1	£3,000	£-154,398	£-247,835
					VL2	£3,250	£50,788	£-35,579
					VL3	£3,500	£233,261	£153,954
					VL4	£3,750	£407,933	£331,041
					VL5	£4,000	£582,606	£505,714
					VL6	£4,250	£757,278	£680,386
					VL7	£4,500	£921,297	£849,533
					VL8	£4,750	£1,084,322	£1,012,557
					VL9	£5,000	£1,246,389	£1,175,582
							Residual Land Value (£/Ha)	
					VL1	£3,000	£-268,519	£-431,018
					VL2	£3,250	£88,328	£-61,876
					VL3	£3,500	£405,671	£267,747
					VL4	£3,750	£709,449	£575,724
					VL5	£4,000	£1,013,228	£879,502
					VL6	£4,250	£1,317,006	£1,183,280
					VL7	£4,500	£1,602,256	£1,477,448
					VL8	£4,750	£1,885,778	£1,760,969
VL9	£5,000	£2,167,633	£2,044,491					

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
15 Houses 40% AH	PDL / Greenfield	0.50	0.58	30	VL1	£3,000	£-247,709	£-340,448
					VL2	£3,250	£-45,637	£-138,375
					VL3	£3,500	£136,630	£55,914
					VL4	£3,750	£306,003	£229,685
					VL5	£4,000	£472,294	£395,977
					VL6	£4,250	£638,586	£562,269
					VL7	£4,500	£802,698	£728,561
					VL8	£4,750	£957,901	£886,673
					VL9	£5,000	£1,113,104	£1,041,876
							Residual Land Value (£/Ha)	
					VL1	£3,000	£-430,799	£-592,083
					VL2	£3,250	£-79,368	£-240,653
					VL3	£3,500	£237,618	£97,242
					VL4	£3,750	£532,178	£399,453
					VL5	£4,000	£821,381	£688,656
					VL6	£4,250	£1,110,585	£977,859
					VL7	£4,500	£1,395,996	£1,267,062
					VL8	£4,750	£1,665,915	£1,542,040
VL9	£5,000	£1,935,833	£1,811,958					

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £500,000/ha)
	Viability Test 3 (RLV £1,000,000/ha)
	Viability Test 4 (RLV £1,500,000/ha)
	Viability Test 5 (RLV £2,000,000/ha)
	Viability Test 6 (RLV £2,450,000/ha)
	Viability Test 7 (RLV £2,700,000/ha)
	Viability Test 8 (RLV >£2,700,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade industrial land values
£1,500,000	Industrial - upper
£2,000,000	Commercial OOT land values. Includes a 20% uplift.
£2,450,000	Commercial CBD land values. Includes a 20% uplift.
£2,700,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019 - Final Issue March 2020)

**Table 1j: Residual Land Value Results by Value Level & Indexed CIL Rate
- 25 Unit Scheme - Houses**

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
25 Houses 20% AH	PDL / Greenfield	0.71	0.82	35	VL1	£3,000	-£32,822	-£189,991
					VL2	£3,250	£295,842	£170,419
					VL3	£3,500	£606,251	£482,390
					VL4	£3,750	£904,013	£789,033
					VL5	£4,000	£1,191,203	£1,077,187
					VL6	£4,250	£1,470,455	£1,359,027
					VL7	£4,500	£1,749,708	£1,638,279
					VL8	£4,750	£2,028,960	£1,917,532
					VL9	£5,000	£2,308,213	£2,196,784
							Residual Land Value (£/Ha)	
					VL1	£3,000	-£39,958	-£231,293
					VL2	£3,250	£360,156	£207,466
					VL3	£3,500	£738,045	£587,258
					VL4	£3,750	£1,100,538	£960,562
					VL5	£4,000	£1,450,160	£1,311,358
					VL6	£4,250	£1,790,119	£1,654,467
					VL7	£4,500	£2,130,079	£1,994,427
					VL8	£4,750	£2,470,039	£2,334,386
					VL9	£5,000	£2,809,998	£2,674,346

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
25 Houses 30% AH	PDL / Greenfield	0.71	0.82	35	VL1	£3,000	-£171,655	-£324,759
					VL2	£3,250	£167,943	£40,350
					VL3	£3,500	£463,194	£342,537
					VL4	£3,750	£755,596	£636,122
					VL5	£4,000	£1,028,133	£916,126
					VL6	£4,250	£1,296,353	£1,187,806
					VL7	£4,500	£1,560,471	£1,451,924
					VL8	£4,750	£1,824,589	£1,716,042
					VL9	£5,000	£2,088,707	£1,980,160
							Residual Land Value (£/Ha)	
					VL1	£3,000	-£208,971	-£395,359
					VL2	£3,250	£204,453	£49,122
					VL3	£3,500	£563,888	£417,001
					VL4	£3,750	£919,856	£774,409
					VL5	£4,000	£1,251,640	£1,115,284
					VL6	£4,250	£1,578,169	£1,446,025
					VL7	£4,500	£1,899,704	£1,767,560
					VL8	£4,750	£2,221,239	£2,089,095
					VL9	£5,000	£2,542,773	£2,410,630

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
25 Houses 40% AH	PDL / Greenfield	0.71	0.82	35	VL1	£3,000	-£467,705	-£623,970
					VL2	£3,250	-£136,253	-£292,518
					VL3	£3,500	£163,273	£32,882
					VL4	£3,750	£426,340	£303,191
					VL5	£4,000	£687,549	£564,400
					VL6	£4,250	£933,810	£819,491
					VL7	£4,500	£1,175,817	£1,061,972
					VL8	£4,750	£1,410,808	£1,300,020
					VL9	£5,000	£1,645,799	£1,535,011
							Residual Land Value (£/Ha)	
					VL1	£3,000	-£569,380	-£759,616
					VL2	£3,250	-£165,873	-£356,109
					VL3	£3,500	£198,768	£40,030
					VL4	£3,750	£519,023	£369,102
					VL5	£4,000	£837,016	£687,096
					VL6	£4,250	£1,136,813	£997,641
					VL7	£4,500	£1,431,430	£1,292,836
					VL8	£4,750	£1,717,506	£1,582,633
VL9	£5,000	£2,003,582	£1,868,709					

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £500,000/ha)
	Viability Test 3 (RLV £1,000,000/ha)
	Viability Test 4 (RLV £1,500,000/ha)
	Viability Test 5 (RLV £2,000,000/ha)
	Viability Test 6 (RLV £2,450,000/ha)
	Viability Test 7 (RLV £2,700,000/ha)
	Viability Test 8 (RLV >£2,700,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade industrial land values
£1,500,000	Industrial - upper
£2,000,000	Commercial OOT land values. Includes a 20% uplift.
£2,450,000	Commercial CBD land values. Includes a 20% uplift.
£2,700,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019 - Final Issue March 2020)

**Table 1k: Residual Land Value Results by Value Level & Indexed CIL Rate
- 30 Unit Scheme - Flats (Sheltered)**

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
30 Flats (Sheltered) 20% AH	PDL / Greenfield	0.24	0.24	125	VL7	£4,500	£1,089,528	£989,556
					VL8	£4,750	£1,370,248	£1,270,273
					VL9	£5,000	£1,651,471	£1,551,497
							Residual Land Value (£/Ha)	
					VL7	£4,500	£4,539,700	£4,123,148
					VL8	£4,750	£5,709,367	£5,292,805
					VL9	£5,000	£6,881,131	£6,464,569

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
30 Flats (Sheltered) 30% AH	PDL / Greenfield	0.24	0.24	125	VL7	£4,500	£707,513	£626,052
					VL8	£4,750	£948,740	£867,280
					VL9	£5,000	£1,190,402	£1,108,942
							Residual Land Value (£/Ha)	
					VL7	£4,500	£2,947,972	£2,608,551
					VL8	£4,750	£3,953,085	£3,613,665
					VL9	£5,000	£4,960,010	£4,620,593

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
30 Flats (Sheltered) 40% AH	PDL / Greenfield	0.24	0.24	125	VL7	£4,500	£575,712	£501,039
					VL8	£4,750	£805,927	£731,252
					VL9	£5,000	£1,036,558	£961,885
							Residual Land Value (£/Ha)	
					VL7	£4,500	£2,398,800	£2,087,664
					VL8	£4,750	£3,358,030	£3,046,884
					VL9	£5,000	£4,318,990	£4,007,854

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £500,000/ha)
	Viability Test 3 (RLV £1,000,000/ha)
	Viability Test 4 (RLV £1,500,000/ha)
	Viability Test 5 (RLV £2,000,000/ha)
	Viability Test 6 (RLV £2,450,000/ha)
	Viability Test 7 (RLV £2,700,000/ha)
	Viability Test 8 (RLV >£2,700,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade industrial land values
£1,500,000	Industrial - upper
£2,000,000	Commercial OOT land values. Includes a 20% uplift.
£2,450,000	Commercial CBD land values. Includes a 20% uplift.
£2,700,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019 - Final Issue March 2020)

**Table 11: Residual Land Value Results by Value Level & Indexed CIL Rate
- 50 Unit Scheme - Mixed**

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
50 Mixed 20% AH	Greenfield	1.11	1.28	45	VL1	£3,000	-£393,368	-£682,072
					VL2	£3,250	£260,803	£23,558
					VL3	£3,500	£814,570	£592,788
					VL4	£3,750	£1,328,618	£1,122,755
					VL5	£4,000	£1,831,965	£1,627,282
					VL6	£4,250	£2,335,313	£2,130,629
					VL7	£4,500	£2,838,661	£2,633,977
					VL8	£4,750	£3,342,009	£3,137,325
					VL9	£5,000	£3,845,356	£3,640,672
							Residual Land Value (£/Ha)	
					VL1	£3,000	-£307,853	-£533,795
					VL2	£3,250	£204,106	£18,437
					VL3	£3,500	£637,490	£463,921
					VL4	£3,750	£1,039,788	£878,678
					VL5	£4,000	£1,433,712	£1,273,525
					VL6	£4,250	£1,827,636	£1,667,449
					VL7	£4,500	£2,221,561	£2,061,373
					VL8	£4,750	£2,615,485	£2,455,298
					VL9	£5,000	£3,009,409	£2,849,222

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
50 Mixed 30% AH	Greenfield	1.11	1.28	45	VL1	£3,000	-£835,630	-£1,122,721
					VL2	£3,250	-£197,433	-£484,524
					VL3	£3,500	£358,655	£129,140
					VL4	£3,750	£852,903	£635,352
					VL5	£4,000	£1,314,883	£1,109,763
					VL6	£4,250	£1,767,349	£1,563,808
					VL7	£4,500	£2,219,814	£2,016,274
					VL8	£4,750	£2,672,280	£2,468,739
					VL9	£5,000	£3,124,745	£2,921,205
							Residual Land Value (£/Ha)	
					VL1	£3,000	-£653,971	-£878,651
					VL2	£3,250	-£154,513	-£379,193
					VL3	£3,500	£280,686	£101,066
					VL4	£3,750	£667,489	£497,232
					VL5	£4,000	£1,029,039	£868,510
					VL6	£4,250	£1,383,143	£1,223,850
					VL7	£4,500	£1,737,246	£1,577,953
					VL8	£4,750	£2,091,349	£1,932,057
					VL9	£5,000	£2,445,453	£2,286,160

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
50 Mixed 40% AH	Greenfield	1.11	1.28	45	VL1	£3,000	-£1,171,797	-£1,458,437
					VL2	£3,250	-£584,193	-£870,832
					VL3	£3,500	£2,882	-£283,227
					VL4	£3,750	£477,065	£251,172
					VL5	£4,000	£925,812	£714,249
					VL6	£4,250	£1,349,673	£1,145,991
					VL7	£4,500	£1,766,270	£1,563,050
					VL8	£4,750	£2,182,867	£1,979,647
					VL9	£5,000	£2,599,464	£2,396,244
							Residual Land Value (£/Ha)	
					VL1	£3,000	-£917,059	-£1,141,385
					VL2	£3,250	-£457,194	-£681,521
					VL3	£3,500	£2,255	-£221,656
					VL4	£3,750	£373,356	£196,570
					VL5	£4,000	£724,549	£558,977
					VL6	£4,250	£1,056,266	£896,863
					VL7	£4,500	£1,382,298	£1,223,256
					VL8	£4,750	£1,708,331	£1,549,289
VL9	£5,000	£2,034,363	£1,875,321					

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £500,000/ha)
	Viability Test 3 (RLV £1,000,000/ha)
	Viability Test 4 (RLV £1,500,000/ha)
	Viability Test 5 (RLV £2,000,000/ha)
	Viability Test 6 (RLV £2,450,000/ha)
	Viability Test 7 (RLV £2,700,000/ha)
	Viability Test 8 (RLV >£2,700,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade industrial land values
£1,500,000	Industrial - upper
£2,000,000	Commercial OOT land values. Includes a 20% uplift.
£2,450,000	Commercial CBD land values. Includes a 20% uplift.
£2,700,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019 - Final Issue March 2020)

**Table 1m: Residual Land Value Results by Value Level & Indexed CIL Rate
- 50 Unit Scheme - Flats**

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
50 Flats 20% AH	PDL	0.43	0.43	115	VL1	£3,000	-£1,728,590	-£1,959,341
					VL2	£3,250	-£1,237,732	-£1,468,483
					VL3	£3,500	-£746,873	-£977,624
					VL4	£3,750	-£256,015	-£486,766
					VL5	£4,000	£195,861	£3,457
					VL6	£4,250	£583,208	£401,359
					VL7	£4,500	£953,568	£784,756
					VL8	£4,750	£1,307,980	£1,143,856
					VL9	£5,000	£1,655,986	£1,492,390
							Residual Land Value (£/Ha)	
					VL1	£3,000	-£3,975,758	-£4,506,484
					VL2	£3,250	-£2,846,783	-£3,377,510
					VL3	£3,500	-£1,717,809	-£2,248,535
					VL4	£3,750	-£588,834	-£1,119,561
					VL5	£4,000	£450,479	£7,951
					VL6	£4,250	£1,341,378	£923,125
					VL7	£4,500	£2,193,206	£1,804,940
					VL8	£4,750	£3,008,354	£2,630,869
					VL9	£5,000	£3,808,769	£3,432,497

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
50 Flats 30% AH	PDL	0.43	0.43	115	VL1	£3,000	-£1,995,401	-£2,226,152
					VL2	£3,250	-£1,553,447	-£1,784,198
					VL3	£3,500	-£1,111,494	-£1,342,245
					VL4	£3,750	-£669,540	-£900,291
					VL5	£4,000	-£227,587	-£458,337
					VL6	£4,250	£179,029	-£16,384
					VL7	£4,500	£528,530	£346,681
					VL8	£4,750	£867,032	£694,973
					VL9	£5,000	£1,189,445	£1,021,543
							Residual Land Value (£/Ha)	
					VL1	£3,000	-£4,589,422	-£5,120,149
					VL2	£3,250	-£3,572,929	-£4,103,656
					VL3	£3,500	-£2,556,436	-£3,087,162
					VL4	£3,750	-£1,539,943	-£2,070,669
					VL5	£4,000	-£523,449	-£1,054,176
					VL6	£4,250	£411,767	-£37,683
					VL7	£4,500	£1,215,618	£797,366
					VL8	£4,750	£1,994,174	£1,598,439
					VL9	£5,000	£2,735,724	£2,349,549

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
50 Flats 40% AH	PDL	0.43	0.43	115	VL1	£3,000	-£2,233,330	-£2,464,081
					VL2	£3,250	-£1,830,742	-£2,061,492
					VL3	£3,500	-£1,428,153	-£1,658,904
					VL4	£3,750	-£1,025,565	-£1,256,316
					VL5	£4,000	-£622,977	-£853,728
					VL6	£4,250	-£220,389	-£451,139
					VL7	£4,500	£152,589	-£48,551
					VL8	£4,750	£472,157	£290,308
					VL9	£5,000	£785,902	£607,578
							Residual Land Value (£/Ha)	
					VL1	£3,000	-£5,136,659	-£5,667,386
					VL2	£3,250	-£4,210,706	-£4,741,433
					VL3	£3,500	-£3,284,753	-£3,815,480
					VL4	£3,750	-£2,358,800	-£2,889,527
					VL5	£4,000	-£1,432,847	-£1,963,573
					VL6	£4,250	-£506,894	-£1,037,620
					VL7	£4,500	£350,954	-£111,667
					VL8	£4,750	£1,085,960	£667,708
VL9	£5,000	£1,807,575	£1,397,429					

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £500,000/ha)
	Viability Test 3 (RLV £1,000,000/ha)
	Viability Test 4 (RLV £1,500,000/ha)
	Viability Test 5 (RLV £2,000,000/ha)
	Viability Test 6 (RLV £2,450,000/ha)
	Viability Test 7 (RLV £2,700,000/ha)
	Viability Test 8 (RLV >£2,700,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade industrial land values
£1,500,000	Industrial - upper
£2,000,000	Commercial OOT land values. Includes a 20% uplift.
£2,450,000	Commercial CBD land values. Includes a 20% uplift.
£2,700,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019 - Final Issue March 2020)

**Table 1n: Residual Land Value Results by Value Level & Indexed CIL Rate
- 100 Unit Scheme - Mixed**

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
100 Mixed 20% AH	PDL	1.11	1.28	90	VL1	£3,000	£1,253,224	£847,363
					VL2	£3,250	£2,449,151	£2,043,291
					VL3	£3,500	£3,653,724	£3,247,864
					VL4	£3,750	£4,855,415	£4,449,555
					VL5	£4,000	£6,055,664	£5,649,805
					VL6	£4,250	£7,255,909	£6,850,052
					VL7	£4,500	£8,457,595	£8,051,738
					VL8	£4,750	£9,657,857	£9,251,984
					VL9	£5,000	£10,858,107	£10,452,247
							Residual Land Value (£/Ha)	
					VL1	£3,000	£980,784	£663,154
					VL2	£3,250	£1,916,727	£1,599,097
					VL3	£3,500	£2,859,436	£2,541,806
					VL4	£3,750	£3,799,890	£3,482,260
					VL5	£4,000	£4,739,216	£4,421,586
					VL6	£4,250	£5,678,537	£5,360,910
					VL7	£4,500	£6,618,988	£6,301,360
					VL8	£4,750	£7,558,323	£7,240,683
VL9	£5,000	£8,497,649	£8,180,019					

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
100 Mixed 30% AH	PDL	1.11	1.28	90	VL1	£3,000	£708,515	£346,230
					VL2	£3,250	£1,805,543	£1,443,258
					VL3	£3,500	£2,910,502	£2,548,217
					VL4	£3,750	£4,012,817	£3,650,532
					VL5	£4,000	£5,113,800	£4,751,521
					VL6	£4,250	£6,214,804	£5,852,519
					VL7	£4,500	£7,317,120	£6,954,835
					VL8	£4,750	£8,418,113	£8,055,828
					VL9	£5,000	£9,519,107	£9,156,822
							Residual Land Value (£/Ha)	
					VL1	£3,000	£554,490	£270,962
					VL2	£3,250	£1,413,034	£1,129,506
					VL3	£3,500	£2,277,784	£1,994,257
					VL4	£3,750	£3,140,465	£2,856,938
					VL5	£4,000	£4,002,104	£3,718,582
					VL6	£4,250	£4,863,760	£4,580,232
					VL7	£4,500	£5,726,441	£5,442,914
					VL8	£4,750	£6,588,089	£6,304,561
VL9	£5,000	£7,449,736	£7,166,208					

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
100 Mixed 40% AH	PDL	1.11	1.28	90	VL1	£3,000	£150,984	-£190,623
					VL2	£3,250	£1,195,812	£864,313
					VL3	£3,500	£2,248,194	£1,916,694
					VL4	£3,750	£3,298,064	£2,966,562
					VL5	£4,000	£4,346,659	£4,015,161
					VL6	£4,250	£5,395,263	£5,063,754
					VL7	£4,500	£6,445,126	£6,113,628
					VL8	£4,750	£7,493,730	£7,162,232
					VL9	£5,000	£8,542,334	£8,210,836
							Residual Land Value (£/Ha)	
					VL1	£3,000	£118,161	-£149,183
					VL2	£3,250	£935,853	£676,419
					VL3	£3,500	£1,759,456	£1,500,021
					VL4	£3,750	£2,581,093	£2,321,657
					VL5	£4,000	£3,401,733	£3,142,300
					VL6	£4,250	£4,222,380	£3,962,938
					VL7	£4,500	£5,044,012	£4,784,578
					VL8	£4,750	£5,864,658	£5,605,225
VL9	£5,000	£6,685,305	£6,425,871					

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £500,000/ha)
	Viability Test 3 (RLV £1,000,000/ha)
	Viability Test 4 (RLV £1,500,000/ha)
	Viability Test 5 (RLV £2,000,000/ha)
	Viability Test 6 (RLV £2,450,000/ha)
	Viability Test 7 (RLV £2,700,000/ha)
	Viability Test 8 (RLV >£2,700,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade industrial land values
£1,500,000	Industrial - upper
£2,000,000	Commercial OOT land values. Includes a 20% uplift.
£2,450,000	Commercial CBD land values. Includes a 20% uplift.
£2,700,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019 - Final Issue March 2020)

**Table 1o: Residual Land Value Results by Value Level & Indexed CIL Rate
- 250 Unit Scheme - Mixed**

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
250 Mixed 20% AH	Greenfield	6.25	7.19	40	VL1	£3,000	£3,740,242	£2,676,078
					VL2	£3,250	£6,875,185	£5,811,021
					VL3	£3,500	£10,032,789	£8,968,625
					VL4	£3,750	£13,182,840	£12,118,676
					VL5	£4,000	£16,329,117	£15,264,950
					VL6	£4,250	£19,475,391	£18,411,230
					VL7	£4,500	£22,625,434	£21,561,279
					VL8	£4,750	£25,771,715	£24,707,564
					VL9	£5,000	£28,917,965	£27,853,822
							Residual Land Value (£/Ha)	
					VL1	£3,000	£520,382	£372,324
					VL2	£3,250	£956,547	£808,490
					VL3	£3,500	£1,395,866	£1,247,809
					VL4	£3,750	£1,834,134	£1,686,077
					VL5	£4,000	£2,271,877	£2,123,819
					VL6	£4,250	£2,709,620	£2,561,562
					VL7	£4,500	£3,147,886	£2,999,830
					VL8	£4,750	£3,585,630	£3,437,574
VL9	£5,000	£4,023,369	£3,875,314					

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
250 Mixed 30% AH	PDL	6.25	7.19	40	VL1	£3,000	£2,421,055	£1,466,351
					VL2	£3,250	£5,312,755	£4,358,051
					VL3	£3,500	£8,225,359	£7,270,655
					VL4	£3,750	£11,130,998	£10,176,292
					VL5	£4,000	£14,033,144	£13,078,449
					VL6	£4,250	£16,935,287	£15,980,591
					VL7	£4,500	£19,840,907	£18,886,216
					VL8	£4,750	£22,743,060	£21,788,376
					VL9	£5,000	£25,645,217	£24,690,538
							Residual Land Value (£/Ha)	
					VL1	£3,000	£336,842	£204,014
					VL2	£3,250	£739,166	£606,338
					VL3	£3,500	£1,144,398	£1,011,569
					VL4	£3,750	£1,548,661	£1,415,832
					VL5	£4,000	£1,952,437	£1,819,610
					VL6	£4,250	£2,356,214	£2,223,387
					VL7	£4,500	£2,760,474	£2,627,648
					VL8	£4,750	£3,164,252	£3,031,426
VL9	£5,000	£3,568,030	£3,435,205					

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)	
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
250 Mixed 40% AH	PDL	6.25	7.19	40	VL1	£3,000	£1,028,611	£192,208
					VL2	£3,250	£3,665,999	£2,829,596
					VL3	£3,500	£6,322,462	£5,486,052
					VL4	£3,750	£8,972,578	£8,136,168
					VL5	£4,000	£11,619,475	£10,783,070
					VL6	£4,250	£14,266,396	£13,429,969
					VL7	£4,500	£16,916,496	£16,080,092
					VL8	£4,750	£19,563,417	£18,727,014
					VL9	£5,000	£22,210,339	£21,373,936
							Residual Land Value (£/Ha)	
					VL1	£3,000	£143,111	£26,742
					VL2	£3,250	£510,052	£393,683
					VL3	£3,500	£879,647	£763,277
					VL4	£3,750	£1,248,359	£1,131,989
					VL5	£4,000	£1,616,623	£1,500,253
					VL6	£4,250	£1,984,890	£1,868,517
					VL7	£4,500	£2,353,599	£2,237,230
					VL8	£4,750	£2,721,867	£2,605,498
VL9	£5,000	£3,090,134	£2,973,765					

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £500,000/ha)
	Viability Test 3 (RLV £1,000,000/ha)
	Viability Test 4 (RLV £1,500,000/ha)
	Viability Test 5 (RLV £2,000,000/ha)
	Viability Test 6 (RLV £2,450,000/ha)
	Viability Test 7 (RLV £2,700,000/ha)
	Viability Test 8 (RLV >£2,700,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade industrial land values
£1,500,000	Industrial - upper
£2,000,000	Commercial OOT land values. Includes a 20% uplift.
£2,450,000	Commercial CBD land values. Includes a 20% uplift.
£2,700,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019 - Final Issue March 2020)

**Table 1p: Residual Land Value Results by Value Level & Indexed CIL Rate
- 1000 Unit Scheme - Mixed**

Development Scenario	Typical Site Type	Net Site Area (ha)	Gross Site Area (ha)	Site Density (dph)	Value Level	Value £/m ²	Residual Land Value (£)		BLV £ based on £250,000/ha (Greenfield Enhancement)	Residual Surplus/Deficit £ (after deducting land cost)			
							Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL		£92.29/m ² CIL	Residual Surplus/deficit £/unit	£153.81/m ² CIL	Residual Surplus/deficit £/unit
1000 Mixed 40% AH	Greenfield	25.00	32.50	40	VL1	£3,000	£660,925	£-2,802,687	£8,125,000	£-7,464,075	£-7,464	£-10,927,687	£-10,928
					VL2	£3,250	£10,634,839	£7,319,857		£10,634,839	£10,635	£7,319,857	£7,320
					VL3	£3,500	£20,602,790	£17,287,808		£20,602,790	£20,603	£17,287,808	£17,288
					VL4	£3,750	£30,576,703	£27,261,722		£30,576,703	£30,577	£27,261,722	£27,262
					VL5	£4,000	£40,544,653	£37,229,672		£40,544,653	£40,545	£37,229,672	£37,230
					VL6	£4,250	£50,518,560	£47,203,585		£50,518,560	£50,519	£47,203,585	£47,204
					VL7	£4,500	£60,486,500	£57,171,528		£60,486,500	£60,487	£57,171,528	£57,172
					VL8	£4,750	£70,460,397	£67,145,427		£70,460,397	£70,460	£67,145,427	£67,145
					VL9	£5,000	£80,428,329	£77,113,363		£80,428,329	£80,428	£77,113,363	£77,113

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade industrial land values
£1,500,000	Industrial - upper
£2,000,000	Commercial OOT land values. Includes a 20% uplift.
£2,450,000	Commercial CBD land values. Includes a 20% uplift.
£2,700,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019 - Final Issue March 2020)

**Table 1q: Residual Land Value Results by Value Level & Indexed CIL Rate
- AH Tenure Sensitivity Testing by Scheme Type**

Value Level 5	15 Houses				50 Mixed				50 Flats			
	30% AH		40% AH		30% AH		40% AH		30% AH		40% AH	
	Residual Land Value (£)				Residual Land Value (£)				Residual Land Value (£)			
Sensitivity Test - Tenure Variations	Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL	Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL	Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL	Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL	Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL	Residual Land Value - £92.29/m ² CIL	Residual Land Value - £153.81/m ² CIL
DSP Base Appraisal (70%SR/30%SO)	£582,606	£505,714	£472,294	£395,977	£1,314,883	£1,109,763	£925,812	£714,249	-£227,587	-£458,337	-£622,977	-£853,728
70%SR/30% Discounted Market Sale	£629,884	£552,991	£566,850	£490,533	£1,443,194	£1,239,654	£1,137,441	£927,743	-£53,147	-£283,898	-£361,318	-£592,069
70%AR/30%SO	£705,232	£628,339	£636,558	£560,241	£1,736,807	£1,533,267	£1,427,470	£1,224,250	£67,322	-£151,040	-£240,768	-£471,519
50%SR/20%AR/30%SO	£604,712	£527,820	£494,400	£418,083	£1,457,918	£1,254,378	£1,098,493	£888,795	-£138,694	-£369,445	-£513,774	-£744,525
35%SR/35%AR/30%SO	£643,919	£567,027	£575,245	£498,928	£1,561,290	£1,357,750	£1,218,193	£1,010,320	-£84,093	-£314,844	-£424,882	-£655,633
	Residual Land Value (£/Ha)				Residual Land Value (£/Ha)				Residual Land Value (£/Ha)			
DSP Base Appraisal (70%SR/30%SO)	£1,188,992	£1,032,069	£963,866	£808,116	£1,252,270	£1,056,917	£881,726	£680,237	-£529,271	-£1,065,901	-£1,448,784	-£1,985,413
70%SR/30% Discounted Market Sale	£1,285,477	£1,128,554	£1,156,836	£1,001,087	£1,374,471	£1,180,623	£1,083,277	£883,565	-£123,599	-£660,228	-£840,275	-£1,376,904
70%AR/30%SO	£1,439,248	£1,282,325	£1,299,098	£1,143,349	£1,654,102	£1,460,254	£1,359,495	£1,165,952	£156,562	-£351,256	-£559,925	-£1,096,555
50%SR/20%AR/30%SO	£1,234,106	£1,077,183	£1,008,980	£853,231	£1,388,493	£1,194,645	£1,046,184	£846,471	-£322,545	-£859,175	-£1,194,824	-£1,731,454
35%SR/35%AR/30%SO	£1,314,120	£1,157,197	£1,173,970	£1,018,220	£1,486,943	£1,293,095	£1,160,184	£962,210	-£195,566	-£732,195	-£988,098	-£1,524,727

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £500,000/ha)
	Viability Test 3 (RLV £1,000,000/ha)
	Viability Test 4 (RLV £1,500,000/ha)
	Viability Test 5 (RLV £2,000,000/ha)
	Viability Test 6 (RLV £2,450,000/ha)
	Viability Test 7 (RLV £2,700,000/ha)
	Viability Test 8 (RLV >£2,700,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade industrial land values
£1,500,000	Industrial - upper
£2,000,000	Commercial OOT land values. Includes a 20% uplift.
£2,450,000	Commercial CBD land values. Includes a 20% uplift.
£2,700,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations and planning risk; 20% uplift to adjusted estimate.

Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rates)
AH Tenure Sensitivity Test beneath AH threshold (small sites)

Development Scenario	8	Houses
Typical Site Type	PDL / GF	
Net Site Area (ha)	0.27	
Gross Site Area (ha)	0.31	
Total Site Area (ha)	0.31	<i>includes OS allowance</i>
Site Density (dph)	35	
Indexed CIL Rate	£92.29	
	£153.81	

0% AH 8 Houses	£92.29 CIL Residual Land Value (£)	£153.81 CIL Residual Land Value (£)
Value Levels		
VL4 £3,750	£368,706	£328,699
VL5 £4,000	£492,683	£451,804
VL6 £4,250	£614,915	£574,909
Residual Land Value (£/Ha)		
VL4 £3,750	£1,187,460	£1,058,613
VL5 £4,000	£1,586,740	£1,455,085
VL6 £4,250	£1,980,404	£1,851,557

20% AH (100% SO) 15 Houses	£92.29 CIL Residual Land Value (£)	£153.81 CIL Residual Land Value (£)
Value Levels		
VL4 £3,750	£254,960	£214,575
VL5 £4,000	£371,353	£330,474
VL6 £4,250	£486,003	£445,996
Residual Land Value (£/Ha)		
VL4 £3,750	£821,127	£691,063
VL5 £4,000	£1,195,984	£1,064,330
VL6 £4,250	£1,565,227	£1,436,380

20% AH (100% SR) 8 Houses	£92.29 CIL Residual Land Value (£)	£153.81 CIL Residual Land Value (£)
Value Levels		
VL4 £3,750	£134,126	£92,121
VL5 £4,000	£235,296	£193,275
VL6 £4,250	£331,456	£291,449
Residual Land Value (£/Ha)		
VL4 £3,750	£431,969	£296,685
VL5 £4,000	£757,798	£622,464
VL6 £4,250	£1,067,492	£938,645

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £500,000/ha)
	Viability Test 3 (RLV £1,000,000/ha)
	Viability Test 4 (RLV £1,500,000/ha)
	Viability Test 5 (RLV £2,000,000/ha)
	Viability Test 6 (RLV £2,450,000/ha)
	Viability Test 7 (RLV £2,700,000/ha)
	Viability Test 8 (RLV >£2,700,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£1,000,000	Low-grade industrial land values.
£1,500,000	Industrial - Upper
£2,000,000	Commercial OOT land values. Includes a 20% uplift.
£2,450,000	Commercial CBD land values. Includes a 20% uplift.
£2,700,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations and planning risk; 20% uplift to adjusted estimate.