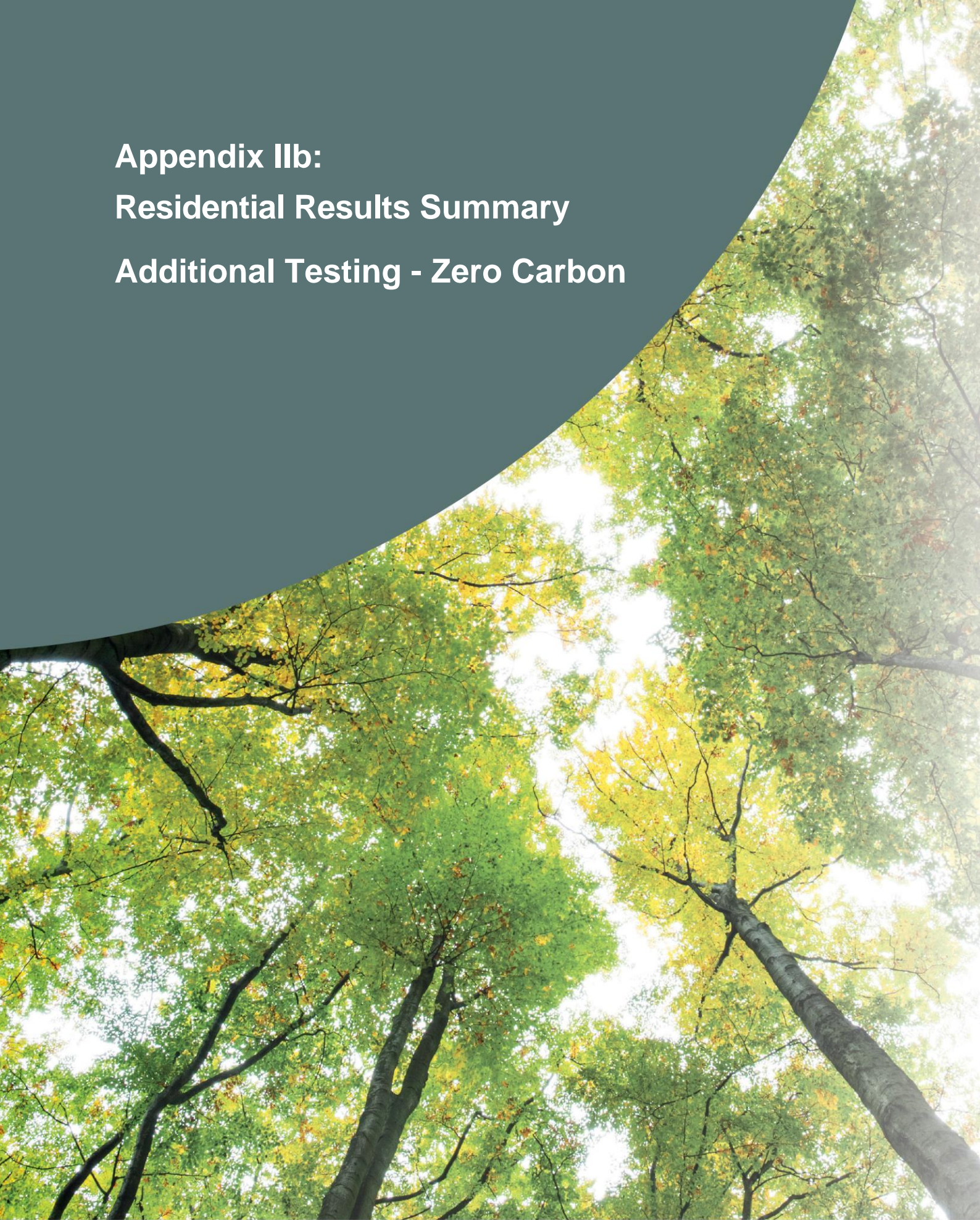


**Appendix IIb:
Residential Results Summary
Additional Testing - Zero Carbon**



**Table 2a: 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	-£115,423	-£126,364
					VL2	£3,250	-£81,757	-£92,698
					VL3	£3,500	-£48,091	-£59,032
					VL4	£3,750	-£14,425	-£25,366
					VL5	£4,000	£17,530	£7,562
					VL6	£4,250	£48,201	£38,233
					VL7	£4,500	£78,872	£68,904
					VL8	£4,750	£109,543	£99,575
					VL9	£5,000	£139,598	£129,864
							Residual Land Value (£/Ha)	
					VL1	£3,000	-£3,011,044	-£3,296,460
					VL2	£3,250	-£2,132,796	-£2,418,212
					VL3	£3,500	-£1,254,548	-£1,539,964
					VL4	£3,750	-£376,300	-£661,716
					VL5	£4,000	£457,293	£197,269
					VL6	£4,250	£1,257,410	£997,385
					VL7	£4,500	£2,057,527	£1,797,502
					VL8	£4,750	£2,857,644	£2,597,619
VL9	£5,000	£3,641,699	£3,387,754					

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 2b: 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	-£166,682	-£181,061
					VL2	£3,250	-£122,435	-£136,814
					VL3	£3,500	-£78,188	-£92,567
					VL4	£3,750	-£33,941	-£48,320
					VL5	£4,000	£9,389	-£4,073
					VL6	£4,250	£49,700	£36,600
					VL7	£4,500	£90,011	£76,910
					VL8	£4,750	£129,937	£117,143
					VL9	£5,000	£169,305	£156,511
							Residual Land Value (£/Ha)	
					VL1	£3,000	-£2,174,109	-£2,361,668
					VL2	£3,250	-£1,596,975	-£1,784,534
					VL3	£3,500	-£1,019,840	-£1,207,399
					VL4	£3,750	-£442,706	-£630,265
					VL5	£4,000	£122,469	-£53,131
					VL6	£4,250	£648,260	£477,387
					VL7	£4,500	£1,174,051	£1,003,178
					VL8	£4,750	£1,694,829	£1,527,950
VL9	£5,000	£2,208,327	£2,041,448					

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 2c: 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	-£228,944	-£248,262
					VL2	£3,250	-£169,499	-£188,818
					VL3	£3,500	-£110,054	-£129,373
					VL4	£3,750	-£50,609	-£69,928
					VL5	£4,000	£8,050	-£10,483
					VL6	£4,250	£62,206	£44,606
					VL7	£4,500	£116,304	£98,763
					VL8	£4,750	£169,195	£152,006
					VL9	£5,000	£222,085	£204,897
							Residual Land Value (£/Ha)	
					VL1	£3,000	-£1,990,816	-£2,158,803
					VL2	£3,250	-£1,473,904	-£1,641,892
					VL3	£3,500	-£956,992	-£1,124,980
					VL4	£3,750	-£440,081	-£608,068
					VL5	£4,000	£69,996	-£91,157
					VL6	£4,250	£540,922	£387,879
					VL7	£4,500	£1,011,343	£858,805
					VL8	£4,750	£1,471,259	£1,321,794
					VL9	£5,000	£1,931,174	£1,781,709

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 2d: 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	-£139,354	-£157,006
					VL2	£3,250	-£93,183	-£110,836
					VL3	£3,500	-£47,012	-£64,665
					VL4	£3,750	-£842	-£18,494
					VL5	£4,000	£41,297	£25,214
					VL6	£4,250	£83,360	£67,278
					VL7	£4,500	£125,153	£109,341
					VL8	£4,750	£166,233	£150,527
					VL9	£5,000	£207,313	£191,607
							Residual Land Value (£/Ha)	
					VL1	£3,000	-£2,612,884	-£2,943,871
					VL2	£3,250	-£1,747,183	-£2,078,169
					VL3	£3,500	-£881,481	-£1,212,468
					VL4	£3,750	-£15,779	-£346,766
					VL5	£4,000	£774,311	£472,770
					VL6	£4,250	£1,562,997	£1,261,456
					VL7	£4,500	£2,346,624	£2,050,143
					VL8	£4,750	£3,116,871	£2,822,380
VL9	£5,000	£3,887,118	£3,592,627					

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 2e: 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	-£49,079	-£79,588
					VL2	£3,250	£40,816	£13,021
					VL3	£3,500	£126,053	£98,550
					VL4	£3,750	£209,583	£182,437
					VL5	£4,000	£290,669	£264,498
					VL6	£4,250	£371,199	£345,028
					VL7	£4,500	£451,728	£425,557
					VL8	£4,750	£532,258	£506,087
					VL9	£5,000	£612,787	£586,617
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£256,062	-£415,243
					VL2	£3,250	£212,954	£67,935
					VL3	£3,500	£657,670	£514,171
					VL4	£3,750	£1,093,474	£951,845
					VL5	£4,000	£1,516,535	£1,379,992
					VL6	£4,250	£1,936,689	£1,800,146
					VL7	£4,500	£2,356,843	£2,220,300
					VL8	£4,750	£2,776,997	£2,640,454
VL9	£5,000	£3,197,151	£3,060,608					

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	-£108,218	-£138,727
					VL2	£3,250	-£18,757	-£49,267
					VL3	£3,500	£64,413	£36,618
					VL4	£3,750	£145,166	£118,020
					VL5	£4,000	£224,762	£197,616
					VL6	£4,250	£301,512	£275,341
					VL7	£4,500	£378,250	£352,079
					VL8	£4,750	£454,988	£428,817
					VL9	£5,000	£531,726	£505,555
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£564,615	-£723,796
					VL2	£3,250	-£97,865	-£257,046
					VL3	£3,500	£336,068	£191,048
					VL4	£3,750	£757,387	£615,758
					VL5	£4,000	£1,172,671	£1,031,042
					VL6	£4,250	£1,573,106	£1,436,563
					VL7	£4,500	£1,973,478	£1,836,935
					VL8	£4,750	£2,373,851	£2,237,307
VL9	£5,000	£2,774,223	£2,637,680					

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	-£197,456	-£227,965
					VL2	£3,250	-£123,193	-£153,703
					VL3	£3,500	-£48,931	-£79,440
					VL4	£3,750	£23,078	-£5,178
					VL5	£4,000	£90,734	£62,939
					VL6	£4,250	£157,350	£130,204
					VL7	£4,500	£223,424	£196,278
					VL8	£4,750	£287,185	£261,014
					VL9	£5,000	£350,887	£324,716
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£1,030,203	-£1,189,383
					VL2	£3,250	-£642,746	-£801,927
					VL3	£3,500	-£255,290	-£414,470
					VL4	£3,750	£120,409	-£27,014
					VL5	£4,000	£473,396	£328,377
					VL6	£4,250	£820,954	£679,325
					VL7	£4,500	£1,165,689	£1,024,060
					VL8	£4,750	£1,498,358	£1,361,815
VL9	£5,000	£1,830,713	£1,694,170					

Source: Dixon Searle Partnership (2019)

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 2f: 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	-£57,568	-£94,329
					VL2	£3,250	£50,609	£17,118
					VL3	£3,500	£152,734	£120,026
					VL4	£3,750	£252,364	£220,671
					VL5	£4,000	£349,395	£317,862
					VL6	£4,250	£446,427	£414,893
					VL7	£4,500	£543,458	£511,925
					VL8	£4,750	£640,490	£608,956
					VL9	£5,000	£737,521	£705,988
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£250,294	-£410,127
					VL2	£3,250	£220,038	£74,425
					VL3	£3,500	£664,060	£521,850
					VL4	£3,750	£1,097,234	£959,440
					VL5	£4,000	£1,519,110	£1,382,007
					VL6	£4,250	£1,940,986	£1,803,883
					VL7	£4,500	£2,362,862	£2,225,759
					VL8	£4,750	£2,784,738	£2,647,635
VL9	£5,000	£3,206,614	£3,069,511					

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 - £91.50/m ² CIL	Residual Land Value - £152.50/m ² CIL
6 Houses 20% AH	PDL/Greenfield	0.20	0.23	30	VL1	£3,000	-£110,609	-£147,371
					VL2	£3,250	-£1,911	-£38,673
					VL3	£3,500	£97,287	£63,796
					VL4	£3,750	£194,388	£161,680
					VL5	£4,000	£288,730	£257,197
					VL6	£4,250	£381,970	£350,437
					VL7	£4,500	£475,210	£443,677
					VL8	£4,750	£568,450	£536,917
					VL9	£5,000	£661,690	£630,157
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£480,910	-£640,743
					VL2	£3,250	-£8,309	-£168,142
					VL3	£3,500	£422,987	£277,373
					VL4	£3,750	£845,164	£702,955
					VL5	£4,000	£1,255,350	£1,118,247
					VL6	£4,250	£1,660,741	£1,523,638
					VL7	£4,500	£2,066,132	£1,929,029
					VL8	£4,750	£2,471,523	£2,334,420
VL9	£5,000	£2,876,914	£2,739,811					

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 30% / 40% AH	PDL/Greenfield	0.20	0.23	30	VL1	£3,000	-£199,847	-£236,609
					VL2	£3,250	-£106,347	-£143,108
					VL3	£3,500	-£12,846	-£49,608
					VL4	£3,750	£73,479	£39,988
					VL5	£4,000	£157,614	£124,906
					VL6	£4,250	£240,241	£208,097
					VL7	£4,500	£320,444	£288,911
					VL8	£4,750	£400,648	£369,114
					VL9	£5,000	£480,851	£449,317
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£868,900	-£1,028,733
					VL2	£3,250	-£462,377	-£622,210
					VL3	£3,500	-£55,854	-£215,687
					VL4	£3,750	£319,473	£173,859
					VL5	£4,000	£685,279	£543,069
					VL6	£4,250	£1,044,525	£904,768
					VL7	£4,500	£1,393,235	£1,256,133
					VL8	£4,750	£1,741,946	£1,604,843
VL9	£5,000	£2,090,656	£1,953,554					

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 2g: 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	-£11,866	-£73,861
					VL2	£3,250	£136,404	£82,669
					VL3	£3,500	£277,777	£226,759
					VL4	£3,750	£416,060	£365,043
					VL5	£4,000	£554,344	£503,326
					VL6	£4,250	£692,627	£641,610
					VL7	£4,500	£826,995	£779,379
					VL8	£4,750	£956,057	£908,441
					VL9	£5,000	£1,085,119	£1,037,504
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£30,954	-£192,680
					VL2	£3,250	£355,838	£215,658
					VL3	£3,500	£724,636	£591,546
					VL4	£3,750	£1,085,375	£952,286
					VL5	£4,000	£1,446,114	£1,313,025
					VL6	£4,250	£1,806,853	£1,673,764
					VL7	£4,500	£2,157,377	£2,033,163
					VL8	£4,750	£2,494,061	£2,369,847
VL9	£5,000	£2,830,746	£2,706,531					

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	-£131,559	-£193,109
					VL2	£3,250	£15,145	-£44,297
					VL3	£3,500	£144,872	£91,744
					VL4	£3,750	£270,097	£219,445
					VL5	£4,000	£392,559	£341,907
					VL6	£4,250	£515,021	£464,369
					VL7	£4,500	£637,483	£586,831
					VL8	£4,750	£759,945	£709,293
					VL9	£5,000	£875,057	£827,783
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£343,197	-£503,763
					VL2	£3,250	£39,508	-£115,558
					VL3	£3,500	£377,926	£239,331
					VL4	£3,750	£704,601	£572,466
					VL5	£4,000	£1,024,067	£891,932
					VL6	£4,250	£1,343,533	£1,211,399
					VL7	£4,500	£1,662,999	£1,530,865
					VL8	£4,750	£1,982,465	£1,850,331
VL9	£5,000	£2,282,758	£2,159,434					

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	-£290,696	-£351,103
					VL2	£3,250	-£166,877	-£227,284
					VL3	£3,500	-£43,058	-£103,465
					VL4	£3,750	£70,892	£17,866
					VL5	£4,000	£177,834	£126,134
					VL6	£4,250	£281,224	£231,513
					VL7	£4,500	£383,118	£333,407
					VL8	£4,750	£485,012	£435,301
					VL9	£5,000	£586,906	£537,195
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£758,337	-£915,920
					VL2	£3,250	-£435,331	-£592,915
					VL3	£3,500	-£112,326	-£269,910
					VL4	£3,750	£184,935	£46,608
					VL5	£4,000	£463,914	£329,046
					VL6	£4,250	£733,627	£603,946
					VL7	£4,500	£999,438	£869,757
					VL8	£4,750	£1,265,249	£1,135,568
VL9	£5,000	£1,531,060	£1,401,379					

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.

**Table 2h: 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	-£588,299	-£654,807
					VL2	£3,250	-£443,056	-£509,565
					VL3	£3,500	-£297,814	-£364,323
					VL4	£3,750	-£152,572	-£219,081
					VL5	£4,000	-£7,330	-£73,838
					VL6	£4,250	£120,777	£62,679
					VL7	£4,500	£243,992	£188,162
					VL8	£4,750	£363,516	£308,784
					VL9	£5,000	£483,040	£428,308
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£3,725,891	-£4,147,112
					VL2	£3,250	-£2,806,024	-£3,227,244
					VL3	£3,500	-£1,886,156	-£2,307,377
					VL4	£3,750	-£966,289	-£1,387,510
					VL5	£4,000	-£46,422	-£467,643
					VL6	£4,250	£764,921	£396,965
					VL7	£4,500	£1,545,281	£1,191,690
					VL8	£4,750	£2,302,269	£1,955,633
VL9	£5,000	£3,059,256	£2,712,620					

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	-£711,835	-£779,838
					VL2	£3,250	-£585,819	-£653,822
					VL3	£3,500	-£459,802	-£527,805
					VL4	£3,750	-£333,785	-£401,789
					VL5	£4,000	-£207,769	-£275,772
					VL6	£4,250	-£81,752	-£149,755
					VL7	£4,500	£38,855	-£23,739
					VL8	£4,750	£148,480	£89,780
					VL9	£5,000	£254,807	£198,131
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£4,508,289	-£4,938,976
					VL2	£3,250	-£3,710,184	-£4,140,871
					VL3	£3,500	-£2,912,079	-£3,342,766
					VL4	£3,750	-£2,113,975	-£2,544,661
					VL5	£4,000	-£1,315,870	-£1,746,556
					VL6	£4,250	-£517,765	-£948,451
					VL7	£4,500	£246,084	-£150,346
					VL8	£4,750	£940,371	£568,607
VL9	£5,000	£1,613,780	£1,254,828					

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	-£758,793	-£826,796
					VL2	£3,250	-£636,690	-£704,693
					VL3	£3,500	-£514,586	-£582,590
					VL4	£3,750	-£392,483	-£460,486
					VL5	£4,000	-£270,380	-£338,383
					VL6	£4,250	-£148,276	-£216,279
					VL7	£4,500	-£26,173	-£94,176
					VL8	£4,750	£84,208	£24,515
					VL9	£5,000	£189,349	£131,148
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£4,805,691	-£5,236,377
					VL2	£3,250	-£4,032,369	-£4,463,056
					VL3	£3,500	-£3,259,048	-£3,689,734
					VL4	£3,750	-£2,485,726	-£2,916,413
					VL5	£4,000	-£1,712,405	-£2,143,091
					VL6	£4,250	-£939,083	-£1,369,770
					VL7	£4,500	-£165,762	-£596,448
					VL8	£4,750	£533,320	£155,260
VL9	£5,000	£1,199,213	£830,607					

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 2i: 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	-£9,602	-£102,006
					VL2	£3,250	£213,729	£131,514
					VL3	£3,500	£425,862	£346,599
					VL4	£3,750	£637,586	£558,322
					VL5	£4,000	£846,503	£770,046
					VL6	£4,250	£1,045,084	£970,741
					VL7	£4,500	£1,243,664	£1,169,322
					VL8	£4,750	£1,437,598	£1,365,223
					VL9	£5,000	£1,630,921	£1,558,546
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£16,699	-£177,402
					VL2	£3,250	£371,703	£228,720
					VL3	£3,500	£740,629	£602,780
					VL4	£3,750	£1,108,844	£970,996
					VL5	£4,000	£1,472,180	£1,339,211
					VL6	£4,250	£1,817,537	£1,688,246
					VL7	£4,500	£2,162,894	£2,033,603
					VL8	£4,750	£2,500,170	£2,374,301
VL9	£5,000	£2,836,384	£2,710,515					

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	-£270,986	-£364,423
					VL2	£3,250	-£58,729	-£152,166
					VL3	£3,500	£134,141	£52,748
					VL4	£3,750	£311,990	£235,098
					VL5	£4,000	£486,662	£409,770
					VL6	£4,250	£661,335	£584,443
					VL7	£4,500	£831,752	£759,115
					VL8	£4,750	£994,777	£923,012
					VL9	£5,000	£1,157,802	£1,086,037
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£471,279	-£633,779
					VL2	£3,250	-£102,138	-£264,637
					VL3	£3,500	£233,289	£91,735
					VL4	£3,750	£542,591	£408,866
					VL5	£4,000	£846,369	£712,644
					VL6	£4,250	£1,150,148	£1,016,422
					VL7	£4,500	£1,446,525	£1,320,200
					VL8	£4,750	£1,730,046	£1,605,238
VL9	£5,000	£2,013,568	£1,888,759					

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	-£363,425	-£456,163
					VL2	£3,250	-£161,353	-£254,091
					VL3	£3,500	£35,744	-£52,018
					VL4	£3,750	£210,539	£131,169
					VL5	£4,000	£377,068	£300,751
					VL6	£4,250	£543,360	£467,043
					VL7	£4,500	£709,652	£633,335
					VL8	£4,750	£869,025	£797,797
					VL9	£5,000	£1,024,228	£953,000
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£632,044	-£793,328
					VL2	£3,250	-£280,613	-£441,897
					VL3	£3,500	£62,164	-£90,467
					VL4	£3,750	£366,155	£228,119
					VL5	£4,000	£655,771	£523,045
					VL6	£4,250	£944,974	£812,248
					VL7	£4,500	£1,234,177	£1,101,452
					VL8	£4,750	£1,511,348	£1,387,472
VL9	£5,000	£1,781,266	£1,657,391					

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 2j: 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	-£228,932	-£386,100
					VL2	£3,250	£138,410	£6,572
					VL3	£3,500	£451,702	£327,841
					VL4	£3,750	£760,545	£638,250
					VL5	£4,000	£1,048,699	£933,718
					VL6	£4,250	£1,331,419	£1,219,990
					VL7	£4,500	£1,610,671	£1,499,243
					VL8	£4,750	£1,889,924	£1,778,495
					VL9	£5,000	£2,169,176	£2,057,748
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£278,699	-£470,035
					VL2	£3,250	£168,499	£8,001
					VL3	£3,500	£549,898	£399,111
					VL4	£3,750	£925,881	£777,000
					VL5	£4,000	£1,276,677	£1,136,701
					VL6	£4,250	£1,620,857	£1,485,205
					VL7	£4,500	£1,960,817	£1,825,165
					VL8	£4,750	£2,300,777	£2,165,124
VL9	£5,000	£2,640,736	£2,505,084					

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	-£362,693	-£515,796
					VL2	£3,250	£8,313	-£143,262
					VL3	£3,500	£312,642	£191,282
					VL4	£3,750	£606,227	£485,570
					VL5	£4,000	£888,375	£776,368
					VL6	£4,250	£1,160,912	£1,048,905
					VL7	£4,500	£1,425,030	£1,316,483
					VL8	£4,750	£1,689,148	£1,580,601
					VL9	£5,000	£1,953,266	£1,844,719
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£441,539	-£627,926
					VL2	£3,250	£10,120	-£174,405
					VL3	£3,500	£380,608	£232,865
					VL4	£3,750	£738,016	£591,129
					VL5	£4,000	£1,081,499	£945,143
					VL6	£4,250	£1,413,284	£1,276,928
					VL7	£4,500	£1,734,819	£1,602,675
					VL8	£4,750	£2,056,354	£1,924,210
VL9	£5,000	£2,377,889	£2,245,745					

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	-£662,687	-£818,952
					VL2	£3,250	-£331,235	-£487,501
					VL3	£3,500	£183	-£156,049
					VL4	£3,750	£272,679	£147,002
					VL5	£4,000	£533,888	£410,739
					VL6	£4,250	£791,166	£671,948
					VL7	£4,500	£1,033,648	£919,328
					VL8	£4,750	£1,272,571	£1,161,783
					VL9	£5,000	£1,507,562	£1,396,774
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£806,750	-£996,986
					VL2	£3,250	-£403,243	-£593,479
					VL3	£3,500	£222	-£189,973
					VL4	£3,750	£331,957	£178,959
					VL5	£4,000	£649,951	£500,030
					VL6	£4,250	£963,159	£818,024
					VL7	£4,500	£1,258,354	£1,119,182
					VL8	£4,750	£1,549,217	£1,414,344
VL9	£5,000	£1,835,293	£1,700,420					

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 2k: 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	£934,738	£834,763
					VL8	£4,750	£1,215,456	£1,115,481
					VL9	£5,000	£1,496,679	£1,396,704
					Residual Land Value (£/Ha)			
					VL7	£4,500	£3,894,743	£3,478,181
					VL8	£4,750	£5,064,399	£4,647,839
					VL9	£5,000	£6,236,163	£5,819,602

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	£556,484	£475,024
					VL8	£4,750	£797,712	£716,251
					VL9	£5,000	£1,039,374	£957,913
					Residual Land Value (£/Ha)			
					VL7	£4,500	£2,318,684	£1,979,267
					VL8	£4,750	£3,323,801	£2,984,380
					VL9	£5,000	£4,330,725	£3,991,305

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	£424,684	£350,011
					VL8	£4,750	£654,899	£580,227
					VL9	£5,000	£885,529	£810,857
					Residual Land Value (£/Ha)			
					VL7	£4,500	£1,769,515	£1,458,380
					VL8	£4,750	£2,728,746	£2,417,611
					VL9	£5,000	£3,689,706	£3,378,570

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 21: 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	-£757,263	-£1,045,967
					VL2	£3,250	-£47,297	-£336,001
					VL3	£3,500	£533,532	£306,012
					VL4	£3,750	£1,067,747	£856,538
					VL5	£4,000	£1,573,973	£1,369,289
					VL6	£4,250	£2,077,321	£1,872,637
					VL7	£4,500	£2,580,669	£2,375,985
					VL8	£4,750	£3,084,016	£2,879,332
					VL9	£5,000	£3,587,364	£3,382,680
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£592,640	-£818,583
					VL2	£3,250	-£37,015	-£262,957
					VL3	£3,500	£417,547	£239,488
					VL4	£3,750	£835,628	£670,334
					VL5	£4,000	£1,231,805	£1,071,618
					VL6	£4,250	£1,625,729	£1,465,542
					VL7	£4,500	£2,019,654	£1,859,466
					VL8	£4,750	£2,413,578	£2,253,391
VL9	£5,000	£2,807,502	£2,647,315					

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	-£1,197,468	-£1,484,559
					VL2	£3,250	-£559,271	-£846,363
					VL3	£3,500	£66,658	-£208,166
					VL4	£3,750	£576,446	£350,196
					VL5	£4,000	£1,055,079	£845,051
					VL6	£4,250	£1,510,814	£1,307,274
					VL7	£4,500	£1,963,280	£1,759,739
					VL8	£4,750	£2,415,745	£2,212,205
					VL9	£5,000	£2,868,210	£2,664,670
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£937,149	-£1,161,829
					VL2	£3,250	-£437,691	-£662,371
					VL3	£3,500	£52,167	-£162,913
					VL4	£3,750	£451,131	£274,067
					VL5	£4,000	£825,714	£661,344
					VL6	£4,250	£1,182,376	£1,023,084
					VL7	£4,500	£1,536,480	£1,377,187
					VL8	£4,750	£1,890,583	£1,731,291
VL9	£5,000	£2,244,686	£2,085,394					

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	-£1,533,060	-£1,819,700
					VL2	£3,250	-£945,455	-£1,232,095
					VL3	£3,500	-£357,851	-£644,490
					VL4	£3,750	£191,677	-£56,885
					VL5	£4,000	£655,440	£429,547
					VL6	£4,250	£1,091,399	£881,700
					VL7	£4,500	£1,510,144	£1,306,923
					VL8	£4,750	£1,926,741	£1,723,520
					VL9	£5,000	£2,343,338	£2,140,117
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£1,199,786	-£1,424,113
					VL2	£3,250	-£739,922	-£964,248
					VL3	£3,500	-£280,057	-£504,384
					VL4	£3,750	£150,008	-£44,519
					VL5	£4,000	£512,953	£336,167
					VL6	£4,250	£854,138	£690,026
					VL7	£4,500	£1,181,851	£1,022,810
					VL8	£4,750	£1,507,884	£1,348,842
VL9	£5,000	£1,833,916	£1,674,875					

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 2m: 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	-£2,049,380	-£2,280,130
					VL2	£3,250	-£1,558,521	-£1,789,272
					VL3	£3,500	-£1,067,663	-£1,298,413
					VL4	£3,750	-£576,804	-£807,555
					VL5	£4,000	-£85,946	-£316,696
					VL6	£4,250	£330,402	£145,982
					VL7	£4,500	£717,235	£535,386
					VL8	£4,750	£1,077,986	£909,175
					VL9	£5,000	£1,428,555	£1,264,958
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£4,713,573	-£5,244,300
					VL2	£3,250	-£3,584,599	-£4,115,325
					VL3	£3,500	-£2,455,624	-£2,986,350
					VL4	£3,750	-£1,326,649	-£1,857,376
					VL5	£4,000	-£197,675	-£728,401
					VL6	£4,250	£759,924	£335,759
					VL7	£4,500	£1,649,641	£1,231,388
					VL8	£4,750	£2,479,369	£2,091,102
VL9	£5,000	£3,285,676	£2,909,404					

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	-£2,316,190	-£2,546,941
					VL2	£3,250	-£1,874,237	-£2,104,987
					VL3	£3,500	-£1,432,283	-£1,663,034
					VL4	£3,750	-£990,329	-£1,221,080
					VL5	£4,000	-£548,376	-£779,127
					VL6	£4,250	-£106,422	-£337,173
					VL7	£4,500	£275,724	£88,495
					VL8	£4,750	£624,016	£442,168
					VL9	£5,000	£955,673	£786,862
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£5,327,237	-£5,857,964
					VL2	£3,250	-£4,310,744	-£4,841,471
					VL3	£3,500	-£3,294,251	-£3,824,977
					VL4	£3,750	-£2,277,758	-£2,808,484
					VL5	£4,000	-£1,261,265	-£1,791,991
					VL6	£4,250	-£244,771	-£775,498
					VL7	£4,500	£634,165	£203,539
					VL8	£4,750	£1,435,238	£1,016,985
VL9	£5,000	£2,198,048	£1,809,782					

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	-£2,554,119	-£2,784,870
					VL2	£3,250	-£2,151,531	-£2,382,282
					VL3	£3,500	-£1,748,943	-£1,979,693
					VL4	£3,750	-£1,346,354	-£1,577,105
					VL5	£4,000	-£943,766	-£1,174,517
					VL6	£4,250	-£541,178	-£771,929
					VL7	£4,500	-£138,590	-£369,340
					VL8	£4,750	£219,351	£28,080
					VL9	£5,000	£536,621	£354,772
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£5,874,474	-£6,405,201
					VL2	£3,250	-£4,948,521	-£5,479,248
					VL3	£3,500	-£4,022,568	-£4,553,295
					VL4	£3,750	-£3,096,615	-£3,627,342
					VL5	£4,000	-£2,170,662	-£2,701,389
					VL6	£4,250	-£1,244,709	-£1,775,436
					VL7	£4,500	-£318,756	-£849,483
					VL8	£4,750	£504,507	£64,585
VL9	£5,000	£1,234,227	£815,975					

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 2n: 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	£744,205	£338,344
					VL2	£3,250	£1,940,133	£1,534,272
					VL3	£3,500	£3,144,705	£2,738,845
					VL4	£3,750	£4,346,397	£3,940,536
					VL5	£4,000	£5,546,647	£5,140,786
					VL6	£4,250	£6,746,894	£6,341,036
					VL7	£4,500	£7,948,580	£7,542,723
					VL8	£4,750	£9,148,826	£8,742,968
					VL9	£5,000	£10,349,089	£9,943,214
					Residual Land Value (£/Ha)			
					VL1	£3,000	£582,421	£264,791
					VL2	£3,250	£1,518,365	£1,200,735
					VL3	£3,500	£2,461,074	£2,143,444
					VL4	£3,750	£3,401,528	£3,083,898
					VL5	£4,000	£4,340,854	£4,023,224
					VL6	£4,250	£5,280,178	£4,962,550
					VL7	£4,500	£6,220,628	£5,903,000
					VL8	£4,750	£7,159,951	£6,842,323
VL9	£5,000	£8,099,287	£7,781,646					

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	£200,735	-£186,708
					VL2	£3,250	£1,299,141	£936,856
					VL3	£3,500	£2,404,100	£2,041,815
					VL4	£3,750	£3,506,415	£3,144,130
					VL5	£4,000	£4,607,405	£4,245,124
					VL6	£4,250	£5,708,403	£5,346,110
					VL7	£4,500	£6,810,718	£6,448,433
					VL8	£4,750	£7,911,711	£7,549,426
					VL9	£5,000	£9,012,705	£8,650,420
					Residual Land Value (£/Ha)			
					VL1	£3,000	£157,097	-£146,119
					VL2	£3,250	£1,016,719	£733,192
					VL3	£3,500	£1,881,470	£1,597,942
					VL4	£3,750	£2,744,151	£2,460,624
					VL5	£4,000	£3,605,795	£3,322,271
					VL6	£4,250	£4,467,445	£4,183,912
					VL7	£4,500	£5,330,127	£5,046,600
					VL8	£4,750	£6,191,774	£5,908,247
VL9	£5,000	£7,053,421	£6,769,894					

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	-£398,502	-£748,564
					VL2	£3,250	£667,459	£335,961
					VL3	£3,500	£1,719,839	£1,388,341
					VL4	£3,750	£2,769,706	£2,438,205
					VL5	£4,000	£3,818,315	£3,486,816
					VL6	£4,250	£4,866,910	£4,535,407
					VL7	£4,500	£5,916,773	£5,585,266
					VL8	£4,750	£6,965,377	£6,633,879
					VL9	£5,000	£8,013,981	£7,682,483
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£311,871	-£585,833
					VL2	£3,250	£522,359	£262,926
					VL3	£3,500	£1,345,961	£1,086,528
					VL4	£3,750	£2,167,596	£1,908,160
					VL5	£4,000	£2,988,246	£2,728,813
					VL6	£4,250	£3,808,886	£3,549,449
					VL7	£4,500	£4,630,518	£4,371,077
					VL8	£4,750	£5,451,165	£5,191,731
VL9	£5,000	£6,271,811	£6,012,378					

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 2o: 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	£2,407,709	£1,343,545
					VL2	£3,250	£5,542,651	£4,478,487
					VL3	£3,500	£8,700,256	£7,636,092
					VL4	£3,750	£11,850,307	£10,786,143
					VL5	£4,000	£14,996,580	£13,932,416
					VL6	£4,250	£18,142,854	£17,078,694
					VL7	£4,500	£21,292,898	£20,228,751
					VL8	£4,750	£24,439,176	£23,375,023
					VL9	£5,000	£27,585,458	£26,521,284
					Residual Land Value (£/Ha)			
					VL1	£3,000	£334,986	£186,928
					VL2	£3,250	£771,151	£623,094
					VL3	£3,500	£1,210,470	£1,062,413
					VL4	£3,750	£1,648,738	£1,500,681
					VL5	£4,000	£2,086,481	£1,938,423
					VL6	£4,250	£2,524,223	£2,376,166
					VL7	£4,500	£2,962,490	£2,814,435
					VL8	£4,750	£3,400,233	£3,252,177
VL9	£5,000	£3,837,977	£3,689,918					

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
250 Mixed 30% AH	PDL	6.25	7.19	40	VL1	£3,000	£1,091,966	£137,262
					VL2	£3,250	£3,983,666	£3,028,962
					VL3	£3,500	£6,896,270	£5,941,565
					VL4	£3,750	£9,801,906	£8,847,201
					VL5	£4,000	£12,704,059	£11,749,360
					VL6	£4,250	£15,606,197	£14,651,508
					VL7	£4,500	£18,511,836	£17,557,141
					VL8	£4,750	£21,413,970	£20,459,281
					VL9	£5,000	£24,316,124	£23,361,441
					Residual Land Value (£/Ha)			
					VL1	£3,000	£151,926	£19,097
					VL2	£3,250	£554,249	£421,421
					VL3	£3,500	£959,481	£826,653
					VL4	£3,750	£1,363,743	£1,230,915
					VL5	£4,000	£1,767,521	£1,634,694
					VL6	£4,250	£2,171,297	£2,038,471
					VL7	£4,500	£2,575,560	£2,442,733
					VL8	£4,750	£2,979,335	£2,846,509
VL9	£5,000	£3,383,113	£3,250,288					

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	-£309,996	-£1,193,230
					VL2	£3,250	£2,343,833	£1,507,430
					VL3	£3,500	£5,000,287	£4,163,884
					VL4	£3,750	£7,650,401	£6,813,990
					VL5	£4,000	£10,297,308	£9,460,933
					VL6	£4,250	£12,944,230	£12,107,800
					VL7	£4,500	£15,594,329	£14,757,926
					VL8	£4,750	£18,241,250	£17,404,847
					VL9	£5,000	£20,888,172	£20,051,769
					Residual Land Value (£/Ha)			
					VL1	£3,000	-£43,130	-£166,015
					VL2	£3,250	£326,098	£209,729
					VL3	£3,500	£695,692	£579,323
					VL4	£3,750	£1,064,404	£948,033
					VL5	£4,000	£1,432,669	£1,316,304
					VL6	£4,250	£1,800,936	£1,684,563
					VL7	£4,500	£2,169,646	£2,053,277
					VL8	£4,750	£2,537,913	£2,421,544
VL9	£5,000	£2,906,180	£2,789,811					

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 2p: 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	£3,000	£3,000	£8,125,000	£92.29/m ² CIL	Residual Surplus/deficit £/unit	£153.81/m ² CIL	Residual Surplus/deficit £/unit
					VL2	£3,250	£5,684,495	£2,369,513	£5,684,495	£5,684	£2,369,513	£2,370	
					VL3	£3,500	£15,652,446	£12,337,464	£15,652,446	£15,652	£12,337,464	£12,337	
					VL4	£3,750	£25,626,359	£22,311,378	£25,626,359	£25,626	£22,311,378	£22,311	
					VL5	£4,000	£35,594,310	£32,279,329	£35,594,310	£35,594	£32,279,329	£32,279	
					VL6	£4,250	£45,568,221	£42,253,242	£45,568,221	£45,568	£42,253,242	£42,253	
					VL7	£4,500	£55,536,162	£52,221,188	£55,536,162	£55,536	£52,221,188	£52,221	
					VL8	£4,750	£65,510,062	£62,195,093	£65,510,062	£65,510	£62,195,093	£62,195	
					VL9	£5,000	£75,477,995	£72,163,026	£75,477,995	£75,478	£72,163,026	£72,163	

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)