

Appendix IIc: Sensitivity Test Matrix

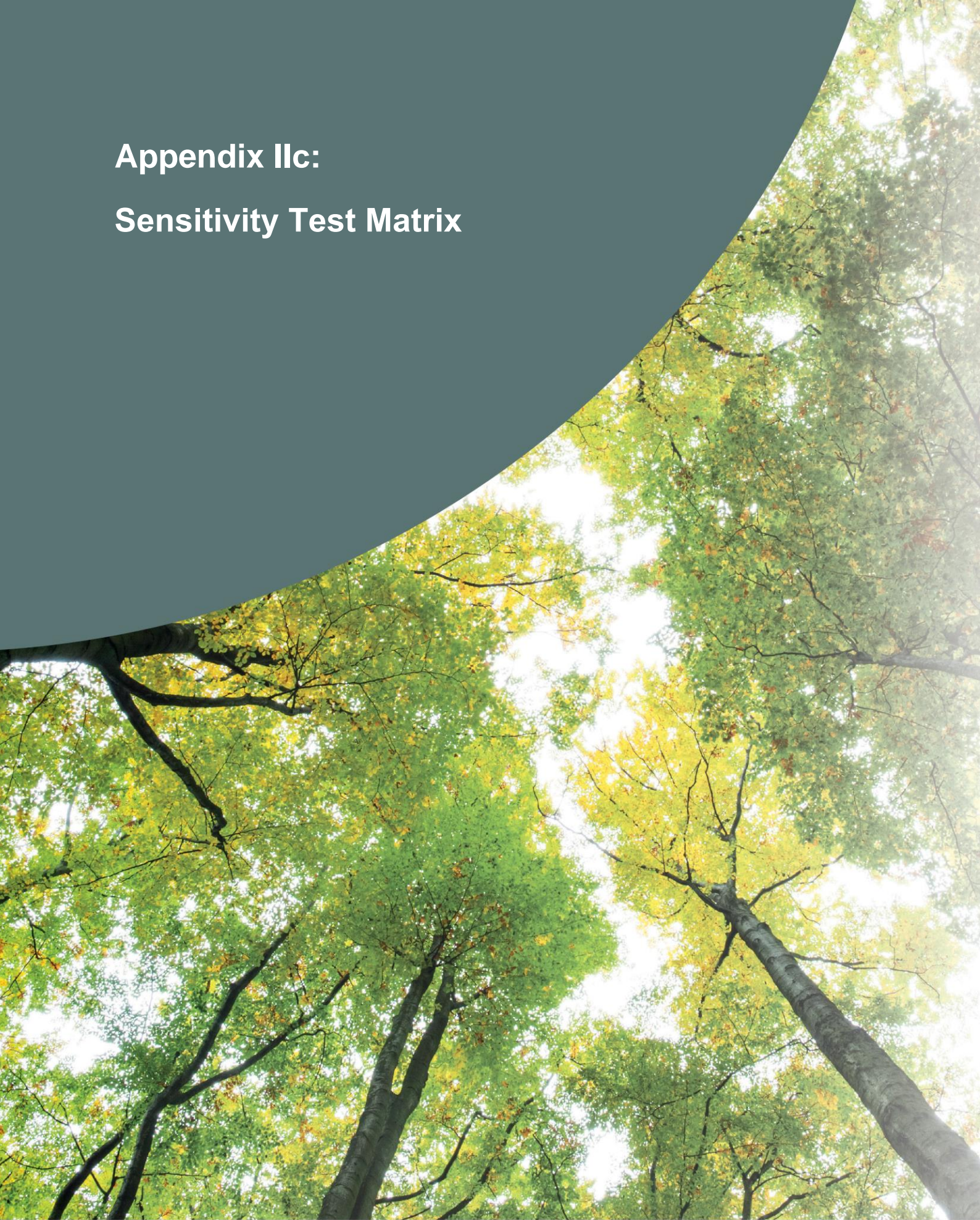


Table 3a: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rates)
- 15 Unit Scheme - Houses
Sensitivity Test Matrix - 2%/4%/7% Sustainability allowance @ 17.5% Profit (GDV)

Development Scenario	15	Houses
Typical Site Type	PDL / GF	
Net Site Area (ha)	0.43	
Gross Site Area (ha)	0.49	
Total Site Area (ha)	0.49	includes OS allowance
Site Density (dph)	35	
Indexed CIL Rate	£92.29	
	£153.81	

30% AH 15 Houses	2% Sustainability Allowance @ 17.5% Profit (GDV) <i>(DSP base position)</i>		4% Sustainability Allowance @ 17.5% Profit (GDV) <i>(DSP assumptions for zero carbon assuming a combination of off-setting and on-site renewables)</i>		7% Sustainability Allowance @ 17.5% Profit (GDV) <i>(DSP assumptions for enhanced zero carbon on-site requirements for renewables, rather than a combination of off-setting and renewables)</i>	
	Value Levels	£92.29 CIL Residual Land Value (£)	£153.81 CIL Residual Land Value (£)	£92.29 CIL Residual Land Value (£)	£153.81 CIL Residual Land Value (£)	£92.29 CIL Residual Land Value (£)
VL1 £3,000	-£75,798	-£169,235	-£122,433	-£215,870	-£192,386	-£285,823
VL2 £3,250	£125,138	£43,514	£84,597	£2,577	£23,192	-£67,016
VL3 £3,500	£308,724	£231,831	£270,346	£192,524	£212,623	£132,654
VL4 £3,750	£488,786	£411,894	£450,409	£373,517	£392,843	£315,951
VL5 £4,000	£668,849	£591,957	£630,472	£553,579	£572,906	£496,013
VL6 £4,250	£843,796	£772,020	£807,977	£733,642	£752,968	£676,076
VL7 £4,500	£1,011,851	£940,086	£976,033	£904,268	£922,306	£850,541
VL8 £4,750	£1,179,907	£1,108,142	£1,144,089	£1,072,324	£1,090,361	£1,018,596
VL9 £5,000	£1,344,129	£1,274,415	£1,309,334	£1,239,620	£1,257,142	£1,186,652
	Residual Land Value (£/Ha)			Residual Land Value (£/Ha)		
VL1 £3,000	-£153,793	-£343,376	-£248,415	-£437,998	-£390,348	-£579,930
VL2 £3,250	£253,904	£88,289	£171,646	£5,230	£47,057	-£135,975
VL3 £3,500	£626,396	£470,383	£548,529	£390,628	£431,409	£269,154
VL4 £3,750	£991,741	£835,727	£913,873	£757,860	£797,073	£641,059
VL5 £4,000	£1,357,085	£1,201,072	£1,279,218	£1,123,205	£1,162,417	£1,006,404
VL6 £4,250	£1,712,049	£1,566,416	£1,639,374	£1,488,549	£1,527,762	£1,371,749
VL7 £4,500	£2,053,032	£1,907,422	£1,980,357	£1,834,747	£1,871,345	£1,725,735
VL8 £4,750	£2,394,014	£2,248,404	£2,321,339	£2,175,729	£2,212,327	£2,066,717
VL9 £5,000	£2,727,218	£2,585,770	£2,656,620	£2,515,172	£2,550,724	£2,407,700

40% AH 15 Houses	2% Sustainability Allowance @ 17.5% Profit (GDV) (DSP base position)		4% Sustainability Allowance @ 17.5% Profit (GDV) (DSP assumptions for zero carbon assuming a combination of off-setting and on-site renewables)		7% Sustainability Allowance @ 17.5% Profit (GDV) DSP assumptions for enhanced zero carbon on-site requirements for renewables, rather than a combination of off-setting and renewables)	
Value Levels	£92.29 CIL Residual Land Value (£)	£153.81 CIL Residual Land Value (£)	£92.29 CIL Residual Land Value (£)	£153.81 CIL Residual Land Value (£)	£92.29 CIL Residual Land Value (£)	£153.81 CIL Residual Land Value (£)
VL1 £3,000	-£177,284	-£270,023	-£270,023	-£316,309	-£293,000	-£385,738
VL2 £3,250	£26,911	-£62,081	-£15,629	-£108,368	-£85,059	-£177,797
VL3 £3,500	£206,949	£127,579	£167,335	£87,406	£107,867	£26,461
VL4 £3,750	£378,446	£302,129	£340,356	£264,039	£283,220	£206,511
VL5 £4,000	£549,568	£473,250	£511,477	£435,160	£454,342	£378,024
VL6 £4,250	£720,689	£644,372	£682,599	£606,281	£625,463	£549,146
VL7 £4,500	£883,834	£812,605	£848,283	£777,055	£794,957	£720,267
VL8 £4,750	£1,043,544	£972,316	£1,007,994	£936,765	£954,668	£883,440
VL9 £5,000	£1,203,255	£1,132,026	£1,167,704	£1,096,476	£1,114,379	£1,043,150
	Residual Land Value (£/Ha)		Residual Land Value (£/Ha)		Residual Land Value (£/Ha)	
VL1 £3,000	-£359,707	-£547,872	-£453,622	-£641,786	-£594,493	-£782,657
VL2 £3,250	£54,602	-£125,962	-£31,712	-£219,876	-£172,583	-£360,748
VL3 £3,500	£419,897	£258,856	£339,520	£177,346	£218,861	£53,688
VL4 £3,750	£767,862	£613,015	£690,577	£535,730	£574,650	£419,007
VL5 £4,000	£1,115,065	£960,218	£1,037,780	£882,933	£921,852	£767,006
VL6 £4,250	£1,462,267	£1,307,421	£1,384,983	£1,230,136	£1,269,055	£1,114,209
VL7 £4,500	£1,793,285	£1,648,764	£1,721,154	£1,576,633	£1,612,957	£1,461,411
VL8 £4,750	£2,117,336	£1,972,815	£2,045,205	£1,900,683	£1,937,007	£1,792,486
VL9 £5,000	£2,441,386	£2,296,865	£2,369,255	£2,224,734	£2,261,058	£2,116,537

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 3b: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rates)
- 15 Unit Scheme - Houses
Sensitivity Test Matrix - 2%/4%/7% Sustainability allowance @ 20% Profit (GDV)

Development Scenario	15	Houses
Typical Site Type	PDL / GF	
Net Site Area (ha)	0.43	
Gross Site Area (ha)	0.49	
Total Site Area (ha)	0.49	includes OS allowance
Site Density (dph)	35	
Indexed CIL Rate	£92.29	
	£153.81	

30% AH 15 Houses	2% Sustainability Allowance @ 20% Profit (GDV) <i>(DSP base position)</i>		4% Sustainability Allowance @ 20% Profit (GDV) <i>(DSP assumptions for zero carbon assuming a combination of off-setting and on-site renewables)</i>		7% Sustainability Allowance @ 20% Profit (GDV) <i>(DSP assumptions for enhanced zero carbon on-site requirements for renewables, rather than a combination of off-setting and renewables)</i>		
	Value Levels	£92.29 CIL Residual Land Value (£)	£153.81 CIL Residual Land Value (£)	£92.29 CIL Residual Land Value (£)	£153.81 CIL Residual Land Value (£)	£92.29 CIL Residual Land Value (£)	£153.81 CIL Residual Land Value (£)
VL1 £3,000		-£154,398	-£247,835	-£201,033	-£294,470	-£270,986	-£364,423
VL2 £3,250		£50,788	-£35,579	£9,852	-£82,214	-£58,729	-£152,166
VL3 £3,500		£233,261	£153,954	£194,010	£114,042	£134,141	£52,748
VL4 £3,750		£407,933	£331,041	£369,556	£292,664	£311,990	£235,098
VL5 £4,000		£582,606	£505,714	£544,229	£467,336	£486,662	£409,770
VL6 £4,250		£757,278	£680,386	£718,901	£642,009	£661,335	£584,443
VL7 £4,500		£921,297	£849,533	£885,479	£813,714	£831,752	£759,115
VL8 £4,750		£1,084,322	£1,012,557	£1,048,504	£976,739	£994,777	£923,012
VL9 £5,000		£1,246,389	£1,175,582	£1,211,529	£1,139,764	£1,157,802	£1,086,037
		Residual Land Value (£/Ha)		Residual Land Value (£/Ha)		Residual Land Value (£/Ha)	
VL1 £3,000		-£313,272	-£502,854	-£407,893	-£597,476	-£549,826	-£739,408
VL2 £3,250		£103,049	-£72,189	£19,989	-£166,810	-£119,161	-£308,743
VL3 £3,500		£473,283	£312,371	£393,644	£231,389	£272,170	£107,024
VL4 £3,750		£827,691	£671,678	£749,824	£593,811	£633,023	£477,010
VL5 £4,000		£1,182,099	£1,026,086	£1,104,232	£948,218	£987,431	£831,418
VL6 £4,250		£1,536,507	£1,380,494	£1,458,640	£1,302,626	£1,341,839	£1,185,826
VL7 £4,500		£1,869,299	£1,723,689	£1,796,624	£1,651,014	£1,687,612	£1,540,234
VL8 £4,750		£2,200,074	£2,054,464	£2,127,400	£1,981,790	£2,018,387	£1,872,777
VL9 £5,000		£2,528,905	£2,385,240	£2,458,175	£2,312,565	£2,349,163	£2,203,553

40% AH 15 Houses	2% Sustainability Allowance @ 20% Profit (GDV) <i>(DSP base position)</i>		4% Sustainability Allowance @ 20% Profit (GDV) <i>(DSP assumptions for zero carbon assuming a combination of off-setting and on-site renewables)</i>		7% Sustainability Allowance @ 20% Profit (GDV) <i>DSP assumptions for enhanced zero carbon on-site requirements for renewables, rather than a combination of off-setting and renewables)</i>	
Value Levels	£92.29 CIL Residual Land Value (£)	£153.81 CIL Residual Land Value (£)	£92.29 CIL Residual Land Value (£)	£153.81 CIL Residual Land Value (£)	£92.29 CIL Residual Land Value (£)	£153.81 CIL Residual Land Value (£)
VL1 £3,000	-£247,709	-£340,448	-£293,996	-£386,734	-£363,425	-£456,163
VL2 £3,250	-£45,637	-£138,375	-£91,923	-£184,661	-£161,353	-£254,091
VL3 £3,500	£136,630	£55,914	£96,690	£15,284	£35,744	-£52,018
VL4 £3,750	£306,003	£229,685	£267,912	£190,590	£210,539	£131,169
VL5 £4,000	£472,294	£395,977	£434,204	£357,887	£377,068	£300,751
VL6 £4,250	£638,586	£562,269	£600,496	£524,178	£543,360	£467,043
VL7 £4,500	£802,698	£766,651	£766,788	£690,470	£709,652	£633,335
VL8 £4,750	£957,901	£886,673	£922,351	£851,122	£869,025	£797,797
VL9 £5,000	£1,113,104	£1,041,876	£1,077,554	£1,006,325	£1,024,228	£953,000
	Residual Land Value (£/Ha)		Residual Land Value (£/Ha)		Residual Land Value (£/Ha)	
VL1 £3,000	-£502,599	-£690,763	-£596,513	-£784,678	-£737,384	-£925,549
VL2 £3,250	-£92,597	-£280,761	-£186,511	-£374,675	-£327,382	-£515,547
VL3 £3,500	£277,221	£113,448	£196,182	£31,010	£72,525	-£105,544
VL4 £3,750	£620,875	£466,028	£543,590	£386,705	£427,181	£266,139
VL5 £4,000	£958,278	£803,432	£880,994	£726,147	£765,066	£610,220
VL6 £4,250	£1,295,682	£1,140,835	£1,218,397	£1,063,550	£1,102,470	£947,623
VL7 £4,500	£1,628,663	£1,555,524	£1,555,801	£1,400,954	£1,439,873	£1,285,027
VL8 £4,750	£1,943,567	£1,799,046	£1,871,436	£1,726,915	£1,763,239	£1,618,718
VL9 £5,000	£2,258,472	£2,113,951	£2,186,341	£2,041,820	£2,078,144	£1,933,623

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 3c: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rates)
- 50 Unit Scheme - Mixed
Sensitivity Test Matrix - 2%/4%/7% Sustainability allowance @ 17.5% Profit (GDV)

Development Scenario	50	Mixed
Typical Site Type	GF	
Net Site Area (ha)	0.91	
Gross Site Area (ha)	1.05	
Total Site Area (ha)	1.16	includes OS allowance
Site Density (dph)	55	
Indexed CIL Rate	£92.29	
	£153.81	

30% AH 50 Mixed	2% Sustainability Allowance @ 17.5% Profit (GDV) <i>(DSP base position)</i>		4% Sustainability Allowance @ 17.5% Profit (GDV) <i>(DSP assumptions for zero carbon assuming a combination of off-setting and on-site renewables)</i>		7% Sustainability Allowance @ 17.5% Profit (GDV) <i>(DSP assumptions for enhanced zero carbon on-site requirements for renewables, rather than a combination of off-setting and renewables)</i>	
	Value Levels	£92.29 CIL Residual Land Value (£)	£153.81 CIL Residual Land Value (£)	£92.29 CIL Residual Land Value (£)	£153.81 CIL Residual Land Value (£)	£92.29 CIL Residual Land Value (£)
VL1 £3,000	-£599,755	-£886,846	-£744,490	-£1,031,581	-£961,593	-£1,248,684
VL2 £3,250	£49,068	-£228,993	-£86,637	-£373,728	-£303,740	-£590,831
VL3 £3,500	£575,523	£349,274	£461,461	£235,211	£290,367	£56,605
VL4 £3,750	£1,068,603	£858,574	£962,718	£752,690	£803,891	£582,555
VL5 £4,000	£1,537,856	£1,334,316	£1,435,242	£1,231,702	£1,281,322	£1,075,131
VL6 £4,250	£2,004,257	£1,800,717	£1,901,643	£1,698,103	£1,747,723	£1,544,182
VL7 £4,500	£2,470,658	£2,267,118	£2,368,045	£2,164,504	£2,214,124	£2,010,584
VL8 £4,750	£2,937,060	£2,733,519	£2,834,446	£2,630,905	£2,680,525	£2,476,985
VL9 £5,000	£3,403,461	£3,199,920	£3,300,847	£3,097,307	£3,146,926	£2,943,386
	Residual Land Value (£/Ha)		Residual Land Value (£/Ha)		Residual Land Value (£/Ha)	
VL1 £3,000	-£519,064	-£767,530	-£644,326	-£892,792	-£832,221	-£1,080,686
VL2 £3,250	£42,467	-£198,184	-£74,981	-£323,447	-£262,875	-£511,341
VL3 £3,500	£498,092	£302,283	£399,376	£203,566	£251,301	£48,989
VL4 £3,750	£924,833	£743,062	£833,194	£651,423	£695,736	£504,178
VL5 £4,000	£1,330,953	£1,154,797	£1,242,145	£1,065,989	£1,108,933	£930,483
VL6 £4,250	£1,734,605	£1,558,449	£1,645,797	£1,469,641	£1,512,585	£1,336,429
VL7 £4,500	£2,138,257	£1,962,101	£2,049,449	£1,873,292	£1,916,236	£1,740,080
VL8 £4,750	£2,541,908	£2,365,752	£2,453,100	£2,276,944	£2,319,888	£2,143,732
VL9 £5,000	£2,945,560	£2,769,404	£2,856,752	£2,680,596	£2,723,540	£2,547,384

40% AH 50 Mixed	2% Sustainability Allowance @ 17.5% Profit (GDV) (DSP base position)		4% Sustainability Allowance @ 17.5% Profit (GDV) (DSP assumptions for zero carbon assuming a combination of off-setting and on-site renewables)		7% Sustainability Allowance @ 17.5% Profit (GDV) DSP assumptions for enhanced zero carbon on-site requirements for renewables, rather than a combination of off-setting and renewables)	
Value Levels	£92.29 CIL Residual Land Value (£)	£153.81 CIL Residual Land Value (£)	£92.29 CIL Residual Land Value (£)	£153.81 CIL Residual Land Value (£)	£92.29 CIL Residual Land Value (£)	£153.81 CIL Residual Land Value (£)
VL1 £3,000	-£963,597	-£1,250,237	-£1,108,103	-£1,394,742	-£1,324,860	-£1,611,500
VL2 £3,250	-£358,643	-£645,282	-£503,148	-£789,787	-£719,905	-£1,006,545
VL3 £3,500	£205,287	-£40,327	£85,984	-£184,832	-£114,951	-£401,590
VL4 £3,750	£682,162	£456,269	£568,281	£342,388	£397,460	£169,986
VL5 £4,000	£1,128,898	£919,199	£1,023,181	£813,483	£864,607	£648,316
VL6 £4,250	£1,558,785	£1,355,565	£1,456,334	£1,253,114	£1,302,659	£1,097,478
VL7 £4,500	£1,987,683	£1,784,462	£1,885,232	£1,682,012	£1,731,556	£1,528,336
VL8 £4,750	£2,416,580	£2,213,360	£2,314,130	£2,110,910	£2,160,454	£1,957,234
VL9 £5,000	£2,845,478	£2,642,258	£2,743,028	£2,539,807	£2,589,352	£2,386,132
	Residual Land Value (£/Ha)		Residual Land Value (£/Ha)		Residual Land Value (£/Ha)	
VL1 £3,000	-£833,955	-£1,082,030	-£959,019	-£1,207,094	-£1,146,614	-£1,394,689
VL2 £3,250	-£310,391	-£558,466	-£435,454	-£683,529	-£623,050	-£871,125
VL3 £3,500	£177,668	-£34,902	£74,415	-£159,965	-£99,485	-£347,560
VL4 £3,750	£590,384	£394,882	£491,825	£296,323	£343,986	£147,116
VL5 £4,000	£977,016	£795,531	£885,523	£704,037	£748,283	£561,092
VL6 £4,250	£1,349,066	£1,173,187	£1,260,400	£1,084,521	£1,127,399	£949,824
VL7 £4,500	£1,720,260	£1,544,381	£1,631,593	£1,455,715	£1,498,593	£1,322,714
VL8 £4,750	£2,091,454	£1,915,575	£2,002,787	£1,826,908	£1,869,787	£1,693,908
VL9 £5,000	£2,462,648	£2,286,769	£2,373,981	£2,198,102	£2,240,981	£2,065,102

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.

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Table 3d: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rates)
 - 50 Unit Scheme - Mixed
 Sensitivity Test Matrix - 2%/4%/7% Sustainability allowance @ 20% Profit (GDV)

Development Scenario	50	Mixed
Typical Site Type	GF	
Net Site Area (ha)	0.91	
Gross Site Area (ha)	1.05	
Total Site Area (ha)	1.16	includes OS allowance
Site Density (dph)	55	
Indexed CIL Rate	£92.29	
	£153.81	

30% AH 50 Mixed	2% Sustainability Allowance @ 20% Profit (GDV) <i>(DSP base positions)</i>		4% Sustainability Allowance @ 20% Profit (GDV) <i>(DSP assumptions for zero carbon assuming a combination of off-setting and on-site renewables)</i>		7% Sustainability Allowance @ 20% Profit (GDV) <i>(DSP assumptions for enhanced zero carbon on-site requirements for renewables, rather than a combination of off-setting and renewables)</i>	
	Value Levels	£92.29 CIL Residual Land Value (£)	£153.81 CIL Residual Land Value (£)	£92.29 CIL Residual Land Value (£)	£153.81 CIL Residual Land Value (£)	£92.29 CIL Residual Land Value (£)
VL1 £3,000	-£835,630	-£1,122,721	-£980,365	-£1,267,456	-£1,197,468	-£1,484,559
VL2 £3,250	-£197,433	-£484,524	-£342,168	-£629,259	-£559,271	-£846,363
VL3 £3,500	£358,655	£129,140	£244,592	£7,548	£66,658	-£208,166
VL4 £3,750	£852,903	£635,352	£747,018	£521,290	£576,446	£350,196
VL5 £4,000	£1,314,883	£1,109,763	£1,212,270	£1,003,878	£1,055,079	£845,051
VL6 £4,250	£1,767,349	£1,563,808	£1,664,735	£1,461,195	£1,510,814	£1,307,274
VL7 £4,500	£2,219,814	£2,016,274	£2,117,200	£1,913,660	£1,963,280	£1,759,739
VL8 £4,750	£2,672,280	£2,468,739	£2,569,666	£2,366,125	£2,415,745	£2,212,205
VL9 £5,000	£3,124,745	£2,921,205	£3,022,131	£2,818,591	£2,868,210	£2,664,670
	Residual Land Value (£/Ha)		Residual Land Value (£/Ha)		Residual Land Value (£/Ha)	
VL1 £3,000	-£723,204	-£971,670	-£848,467	-£1,096,933	-£1,036,361	-£1,284,827
VL2 £3,250	-£170,870	-£419,336	-£296,133	-£544,599	-£484,027	-£732,493
VL3 £3,500	£310,401	£111,765	£211,685	£6,533	£57,690	-£180,159
VL4 £3,750	£738,153	£549,872	£646,514	£451,156	£498,891	£303,081
VL5 £4,000	£1,137,979	£960,455	£1,049,171	£868,816	£913,129	£731,358
VL6 £4,250	£1,529,570	£1,353,414	£1,440,762	£1,264,606	£1,307,550	£1,131,394
VL7 £4,500	£1,921,161	£1,745,005	£1,832,353	£1,656,197	£1,699,141	£1,522,985
VL8 £4,750	£2,312,752	£2,136,596	£2,223,944	£2,047,788	£2,090,731	£1,914,575
VL9 £5,000	£2,704,343	£2,528,186	£2,615,534	£2,439,378	£2,482,322	£2,306,166

40% AH 50 Mixed	2% Sustainability Allowance @ 20% Profit (GDV) <i>(DSP base positions)</i>		4% Sustainability Allowance @ 20% Profit (GDV) <i>(DSP assumptions for zero carbon assuming a combination of off-setting and on-site renewables)</i>		7% Sustainability Allowance @ 20% Profit (GDV) <i>DSP assumptions for enhanced zero carbon on-site requirements for renewables, rather than a combination of off-setting and renewables)</i>	
Value Levels	£92.29 CIL Residual Land Value (£)	£153.81 CIL Residual Land Value (£)	£92.29 CIL Residual Land Value (£)	£153.81 CIL Residual Land Value (£)	£92.29 CIL Residual Land Value (£)	£153.81 CIL Residual Land Value (£)
VL1 £3,000	-£1,171,797	-£1,458,437	-£1,316,303	-£1,602,942	-£1,533,060	-£1,819,700
VL2 £3,250	-£584,193	-£870,832	-£728,698	-£1,015,337	-£945,455	-£1,232,095
VL3 £3,500	£2,882	-£283,227	-£141,093	-£427,732	-£357,851	-£644,490
VL4 £3,750	£477,065	£251,172	£363,185	£134,236	£191,677	-£56,885
VL5 £4,000	£925,812	£714,249	£820,096	£600,368	£655,440	£429,547
VL6 £4,250	£1,349,673	£1,145,991	£1,247,222	£1,040,275	£1,091,399	£881,700
VL7 £4,500	£1,766,270	£1,563,050	£1,663,819	£1,460,599	£1,510,144	£1,306,923
VL8 £4,750	£2,182,867	£1,979,647	£2,080,416	£1,877,196	£1,926,741	£1,723,520
VL9 £5,000	£2,599,464	£2,396,244	£2,701,914	£2,293,793	£2,343,338	£2,140,117
	Residual Land Value (£/Ha)		Residual Land Value (£/Ha)		Residual Land Value (£/Ha)	
VL1 £3,000	-£1,014,144	-£1,262,219	-£1,139,208	-£1,387,283	-£1,326,803	-£1,574,878
VL2 £3,250	-£505,596	-£753,671	-£630,659	-£878,734	-£818,254	-£1,066,329
VL3 £3,500	£2,494	-£245,122	-£122,110	-£370,185	-£309,706	-£557,781
VL4 £3,750	£412,881	£217,380	£314,322	£116,176	£165,889	-£49,232
VL5 £4,000	£801,254	£618,154	£709,761	£519,595	£567,257	£371,756
VL6 £4,250	£1,168,088	£991,810	£1,079,421	£900,317	£944,562	£763,077
VL7 £4,500	£1,528,636	£1,352,757	£1,439,969	£1,264,090	£1,306,969	£1,131,090
VL8 £4,750	£1,889,184	£1,713,305	£1,800,518	£1,624,639	£1,667,517	£1,491,638
VL9 £5,000	£2,249,733	£2,073,854	£2,338,399	£1,985,187	£2,028,066	£1,852,187

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)