

Appendix IIa
Residential Appraisal Results
Summary
Emerging Local Plan

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

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location & Value Level Indication ¹	Residual Land Value (£)												
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL				
1 House	PDL / Existing Residential	125	30	1	£2,000	All	£26,552	£23,807	£21,063	£18,319	£15,574	£12,830	£10,085	£7,341	£4,596				
				2	£2,250		£47,307	£44,562	£41,818	£39,073	£36,329	£33,584	£30,840	£28,095	£25,351				
				3	£2,500		£68,061	£65,317	£62,573	£59,828	£57,084	£54,339	£51,595	£48,850	£46,106				
				4	£2,750		£88,816	£86,072	£83,327	£80,583	£77,838	£75,094	£72,349	£69,605	£66,861				
				5	£3,000		£109,571	£106,827	£104,082	£101,338	£98,593	£95,849	£93,104	£90,360	£87,615				
				6	£3,250		£130,326	£127,581	£124,837	£122,092	£119,348	£116,603	£113,859	£111,115	£108,370				
				7	£3,500		£151,081	£148,336	£145,592	£142,847	£140,103	£137,358	£134,614	£131,869	£129,125				
				8	£3,750		£171,835	£169,091	£166,346	£163,602	£160,858	£158,113	£155,369	£152,624	£149,880				
											Residual Land Value (£/Ha)								
				1	£2,000	All	£796,557	£714,223	£631,889	£549,555	£467,221	£384,887	£302,553	£220,219	£137,885				
				2	£2,250		£1,419,201	£1,336,867	£1,254,533	£1,172,199	£1,089,865	£1,007,531	£925,197	£842,863	£760,529				
				3	£2,500		£2,041,844	£1,959,510	£1,877,176	£1,794,842	£1,712,508	£1,630,174	£1,547,840	£1,465,506	£1,383,172				
				4	£2,750		£2,664,488	£2,582,154	£2,499,820	£2,417,486	£2,335,152	£2,252,818	£2,170,484	£2,088,150	£2,005,816				
				5	£3,000		£3,287,131	£3,204,797	£3,122,463	£3,040,129	£2,957,795	£2,875,461	£2,793,127	£2,710,793	£2,628,459				
				6	£3,250		£3,909,775	£3,827,441	£3,745,107	£3,662,773	£3,580,439	£3,498,105	£3,415,771	£3,333,437	£3,251,103				
				7	£3,500		£4,532,419	£4,450,085	£4,367,750	£4,285,416	£4,203,082	£4,120,748	£4,038,414	£3,956,080	£3,873,746				
8	£3,750	£5,155,062	£5,072,728	£4,990,394	£4,908,060		£4,825,726	£4,743,392	£4,661,058	£4,578,724	£4,496,390								

² - Typical value level by location noting that in practice values can vary significantly down even to street level. NB parishes mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

	Negative RLV
	RLV Lower than Viability Test 1.
	Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
	Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
	Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
	Viability Test 4: Between Upper Industrial / Commercial Land and Residential Permission (£1,500,000 - £2,900,000/ha)
	Viability Test 5: Land with Residential Permission (£2,900,000/ha)

Source: Dixon Searle LLP (June 2013)

**Table 1b: Residual Land Value Results by Value Level & CIL Rate - 2 Unit Scheme - Houses
50% Rented /50% LCHO**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location & Value Level Indication ¹	Residual Land Value (£)												
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL				
3 Houses 40% AH	PDL / Existing Residential	125	30	1	£2,000	All	£46,598	£41,768	£36,937	£32,107	£27,277	£22,447	£17,616	£12,786	£7,956				
				2	£2,250		£83,126	£78,296	£73,466	£68,636	£63,805	£58,975	£54,145	£49,314	£44,484				
				3	£2,500		£119,655	£114,824	£109,994	£105,164	£100,334	£95,503	£90,673	£85,843	£81,013				
				4	£2,750		£156,183	£151,353	£146,523	£141,692	£136,862	£132,032	£127,202	£122,371	£117,541				
				5	£3,000		£192,712	£187,881	£183,051	£178,221	£173,391	£168,560	£163,730	£158,900	£154,069				
				6	£3,250		£229,240	£224,410	£219,579	£214,749	£209,919	£205,089	£200,258	£195,428	£190,598				
				7	£3,500		£265,768	£260,938	£256,108	£251,278	£246,447	£241,617	£236,787	£231,957	£227,126				
				8	£3,750		£302,297	£297,467	£292,636	£287,806	£282,976	£278,146	£273,315	£268,485	£263,655				
				Residual Land Value (£/Ha)							£465,979	£417,676	£369,374	£321,071	£272,769	£224,466	£176,163	£127,861	£79,558
				1	£2,000	All	£831,263	£782,961	£734,658	£686,355	£638,053	£589,750	£541,447	£493,145	£444,842				
				2	£2,250		£1,196,547	£1,148,245	£1,099,942	£1,051,640	£1,003,337	£955,034	£906,732	£858,429	£810,126				
				3	£2,500		£1,561,832	£1,513,529	£1,465,226	£1,416,924	£1,368,621	£1,320,319	£1,272,016	£1,223,713	£1,175,411				
				4	£2,750		£1,927,116	£1,878,813	£1,830,511	£1,782,208	£1,733,905	£1,685,603	£1,637,300	£1,588,997	£1,540,695				
				5	£3,000		£2,292,400	£2,244,097	£2,195,795	£2,147,492	£2,099,190	£2,050,887	£2,002,584	£1,954,282	£1,905,979				
				6	£3,250		£2,657,684	£2,609,382	£2,561,079	£2,512,776	£2,464,474	£2,416,171	£2,367,869	£2,319,566	£2,271,263				
				7	£3,500		£3,022,969	£2,974,666	£2,926,363	£2,878,061	£2,829,758	£2,781,455	£2,733,153	£2,684,850	£2,636,547				
8	£3,750																		
3 Houses 30% AH	PDL / Existing Residential	220	30	1	£2,000	All	£48,113	£43,283	£38,452	£33,622	£28,792	£23,962	£19,131	£14,301	£9,471				
				2	£2,250		£84,641	£79,811	£74,981	£70,150	£65,320	£60,490	£55,660	£50,829	£45,999				
				3	£2,500		£121,170	£116,339	£111,509	£106,679	£101,849	£97,018	£92,188	£87,358	£82,528				
				4	£2,750		£157,698	£152,868	£148,038	£143,207	£138,377	£133,547	£128,717	£123,886	£119,056				
				5	£3,000		£194,227	£189,396	£184,566	£179,736	£174,905	£170,075	£165,245	£160,415	£155,584				
				6	£3,250		£230,755	£225,925	£221,094	£216,264	£211,434	£206,604	£201,773	£196,943	£192,113				
				7	£3,500		£267,283	£262,453	£257,623	£252,793	£247,962	£243,132	£238,302	£233,472	£228,641				
				8	£3,750		£303,812	£298,982	£294,151	£289,321	£284,491	£279,660	£274,830	£270,000	£265,170				
				Residual Land Value (£/Ha)							£481,129	£432,826	£384,523	£336,221	£287,918	£239,615	£191,313	£143,010	£94,707
				1	£2,000	All	£846,413	£798,110	£749,807	£701,505	£653,202	£604,900	£556,597	£508,294	£459,992				
				2	£2,250		£1,211,697	£1,163,394	£1,115,092	£1,066,789	£1,018,486	£970,184	£921,881	£873,579	£825,276				
				3	£2,500		£1,576,981	£1,528,679	£1,480,376	£1,432,073	£1,383,771	£1,335,468	£1,287,165	£1,238,863	£1,190,560				
				4	£2,750		£1,942,265	£1,893,963	£1,845,660	£1,797,357	£1,749,055	£1,700,752	£1,652,450	£1,604,147	£1,555,844				
				5	£3,000		£2,307,550	£2,259,247	£2,210,944	£2,162,642	£2,114,339	£2,066,036	£2,017,734	£1,969,431	£1,921,129				
				6	£3,250		£2,672,834	£2,624,531	£2,576,229	£2,527,926	£2,479,623	£2,431,321	£2,383,018	£2,334,715	£2,286,413				
				7	£3,500		£3,038,118	£2,989,815	£2,941,513	£2,893,210	£2,844,907	£2,796,605	£2,748,302	£2,700,000	£2,651,697				
8	£3,750																		
3 Houses 20% AH	PDL / Existing Residential	220	30	1	£2,000	All	£48,113	£43,283	£38,452	£33,622	£28,792	£23,962	£19,131	£14,301	£9,471				
				2	£2,250		£84,641	£79,811	£74,981	£70,150	£65,320	£60,490	£55,660	£50,829	£45,999				
				3	£2,500		£121,170	£116,339	£111,509	£106,679	£101,849	£97,018	£92,188	£87,358	£82,528				
				4	£2,750		£157,698	£152,868	£148,038	£143,207	£138,377	£133,547	£128,717	£123,886	£119,056				
				5	£3,000		£194,227	£189,396	£184,566	£179,736	£174,905	£170,075	£165,245	£160,415	£155,584				
				6	£3,250		£230,755	£225,925	£221,094	£216,264	£211,434	£206,604	£201,773	£196,943	£192,113				
				7	£3,500		£267,283	£262,453	£257,623	£252,793	£247,962	£243,132	£238,302	£233,472	£228,641				
				8	£3,750		£303,812	£298,982	£294,151	£289,321	£284,491	£279,660	£274,830	£270,000	£265,170				
				Residual Land Value (£/Ha)							£481,129	£432,826	£384,523	£336,221	£287,918	£239,615	£191,313	£143,010	£94,707
				1	£2,000	All	£846,413	£798,110	£749,807	£701,505	£653,202	£604,900	£556,597	£508,294	£459,992				
				2	£2,250		£1,211,697	£1,163,394	£1,115,092	£1,066,789	£1,018,486	£970,184	£921,881	£873,579	£825,276				
				3	£2,500		£1,576,981	£1,528,679	£1,480,376	£1,432,073	£1,383,771	£1,335,468	£1,287,165	£1,238,863	£1,190,560				
				4	£2,750		£1,942,265	£1,893,963	£1,845,660	£1,797,357	£1,749,055	£1,700,752	£1,652,450	£1,604,147	£1,555,844				
				5	£3,000		£2,307,550	£2,259,247	£2,210,944	£2,162,642	£2,114,339	£2,066,036	£2,017,734	£1,969,431	£1,921,129				
				6	£3,250		£2,672,834	£2,624,531	£2,576,229	£2,527,926	£2,479,623	£2,431,321	£2,383,018	£2,334,715	£2,286,413				
				7	£3,500		£3,038,118	£2,989,815	£2,941,513	£2,893,210	£2,844,907	£2,796,605	£2,748,302	£2,700,000	£2,651,697				
8	£3,750																		

² - Typical value level by location noting that in practice values can vary significantly down even to street level. NB parishes mentioned in more than one Value Level due to values range typically covering more than one Value Level

- Key:
- Negative RLV
 - RLV Lower than Viability Test 1.
 - Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
 - Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
 - Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
 - Viability Test 4: Between Upper Industrial / Commercial Land and Residential Permission (£1,500,000 - £2,900,000/ha)
 - Viability Test 5: Land with Residential Permission (£2,900,000/ha)

**Table 1c: Residual Land Value Results by Value Level & CIL Rate - 10 Unit Scheme - Houses
50% Rented /50% LCHO**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location & Value Level Indication ¹	Residual Land Value (£)													
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL					
10 Houses 40% AH	PDL / Greenfield	608	30	1	£2,000	All	£113,314	£100,531	£87,747	£74,963	£62,179	£49,395	£36,611	£23,828	£11,044					
				2	£2,250		£226,411	£213,627	£200,843	£188,059	£175,275	£162,492	£149,708	£136,924	£124,140					
				3	£2,500		£339,507	£326,723	£313,939	£301,156	£288,372	£275,588	£262,804	£250,020	£237,237					
				4	£2,750		£440,947	£428,493	£416,038	£414,252	£401,468	£388,684	£375,901	£363,117	£350,333					
				5	£3,000		£551,131	£538,676	£526,222	£513,767	£501,312	£488,858	£476,403	£463,949	£451,494					
				6	£3,250		£661,315	£648,860	£636,405	£623,951	£611,496	£599,042	£586,587	£574,132	£561,678					
				7	£3,500		£771,498	£759,044	£746,589	£734,134	£721,680	£709,225	£696,771	£684,316	£671,861					
				8	£3,750		£881,682	£869,227	£856,773	£844,318	£831,863	£819,409	£806,954	£794,500	£782,045					
				Residual Land Value (£/Ha)							£339,943	£301,592	£263,240	£224,889	£186,537	£148,186	£109,834	£71,483	£33,131	
				1	£2,000		£679,232	£640,881	£602,529	£564,178	£525,826	£487,475	£449,123	£410,772	£372,420					
				2	£2,250		£1,018,521	£980,170	£941,818	£903,467	£865,115	£826,764	£788,412	£750,061	£711,710					
				3	£2,500		£1,322,841	£1,285,478	£1,248,114	£1,210,756	£1,173,405	£1,136,053	£1,098,702	£1,061,350	£1,024,000					
				4	£2,750		£1,653,393	£1,616,029	£1,578,665	£1,541,301	£1,503,937	£1,466,574	£1,429,210	£1,391,846	£1,354,482					
				5	£3,000		£1,983,944	£1,946,580	£1,909,216	£1,871,852	£1,834,488	£1,797,125	£1,759,761	£1,722,397	£1,685,033					
				6	£3,250		£2,314,495	£2,277,131	£2,239,767	£2,202,403	£2,165,039	£2,127,676	£2,090,312	£2,052,948	£2,015,584					
				7	£3,500		£2,645,046	£2,607,682	£2,570,318	£2,532,954	£2,495,590	£2,458,227	£2,420,863	£2,383,499	£2,346,135					
8	£3,750																			
10 Houses 30% AH	PDL / Existing Residential	685	30	1	£2,000	All	£153,452	£138,609	£123,767	£108,925	£94,083	£79,240	£64,398	£49,556	£34,714					
				2	£2,250		£273,338	£258,496	£243,654	£228,811	£213,969	£199,127	£184,285	£169,443	£154,600					
				3	£2,500		£393,225	£378,382	£363,540	£348,698	£333,856	£319,014	£304,171	£289,329	£274,487					
				4	£2,750		£499,897	£485,037	£470,177	£455,317	£440,457	£425,597	£410,737	£395,877	£381,017					
				5	£3,000		£616,696	£602,236	£587,776	£573,316	£558,856	£544,396	£529,936	£515,476	£501,016					
				6	£3,250		£733,495	£719,035	£704,575	£690,115	£675,655	£661,195	£646,735	£632,275	£617,815					
				7	£3,500		£850,294	£835,834	£821,374	£806,914	£792,454	£777,994	£763,534	£749,074	£734,614					
				8	£3,750		£967,092	£952,632	£938,172	£923,712	£909,253	£894,793	£880,333	£865,873	£851,413					
				Residual Land Value (£/Ha)							£460,355	£415,828	£371,302	£326,775	£282,248	£237,721	£193,195	£148,668	£104,141	
				1	£2,000		£820,015	£775,488	£730,961	£686,434	£641,908	£597,381	£552,854	£508,328	£463,801					
				2	£2,250		£1,179,674	£1,135,147	£1,090,621	£1,046,094	£1,001,567	£957,041	£912,514	£867,987	£823,460					
				3	£2,500		£1,499,690	£1,456,310	£1,412,930	£1,369,550	£1,326,170	£1,282,790	£1,239,410	£1,196,030	£1,152,650					
				4	£2,750		£1,850,087	£1,806,707	£1,763,327	£1,719,947	£1,676,567	£1,633,187	£1,589,807	£1,546,427	£1,503,047					
				5	£3,000		£2,200,484	£2,157,104	£2,113,724	£2,070,344	£2,026,964	£1,983,584	£1,940,204	£1,896,824	£1,853,444					
				6	£3,250		£2,550,881	£2,507,501	£2,464,121	£2,420,741	£2,377,361	£2,333,981	£2,290,601	£2,247,221	£2,203,841					
				7	£3,500		£2,901,277	£2,857,897	£2,814,517	£2,771,137	£2,727,757	£2,684,377	£2,640,997	£2,597,617	£2,554,237					
8	£3,750																			
10 Houses 20% AH	PDL / Existing Residential	760	30	1	£2,000	All	£175,395	£158,928	£142,460	£125,993	£109,526	£93,058	£76,591	£60,124	£43,656					
				2	£2,250		£307,462	£290,995	£274,527	£258,060	£241,593	£225,125	£208,658	£192,191	£175,723					
				3	£2,500		£428,209	£412,166	£396,123	£379,979	£363,836	£347,692	£331,549	£315,405	£299,262					
				4	£2,750		£556,875	£540,832	£524,789	£508,745	£492,702	£476,659	£460,616	£444,572	£428,529					
				5	£3,000		£685,541	£669,497	£653,454	£637,411	£621,368	£605,325	£589,281	£573,238	£557,195					
				6	£3,250		£814,206	£798,163	£782,120	£766,077	£750,034	£733,990	£717,947	£701,904	£685,861					
				7	£3,500		£942,872	£926,829	£910,786	£894,742	£878,699	£862,656	£846,613	£830,570	£814,526					
				8	£3,750		£1,071,538	£1,055,495	£1,039,451	£1,023,408	£1,007,365	£991,322	£975,279	£959,235	£943,192					
				Residual Land Value (£/Ha)							£526,185	£476,783	£427,381	£377,979	£328,577	£279,175	£229,773	£180,371	£130,969	
				1	£2,000		£922,385	£872,984	£823,582	£774,180	£724,778	£675,376	£625,974	£576,572	£527,170					
				2	£2,250		£1,284,628	£1,236,498	£1,188,368	£1,140,238	£1,092,108	£1,043,978	£995,848	£947,718	£899,588					
				3	£2,500		£1,670,625	£1,622,495	£1,574,366	£1,526,236	£1,478,106	£1,429,976	£1,381,846	£1,333,716	£1,285,586					
				4	£2,750		£2,056,622	£2,008,492	£1,960,363	£1,912,233	£1,864,103	£1,815,973	£1,767,843	£1,719,713	£1,671,583					
				5	£3,000		£2,442,619	£2,394,489	£2,346,360	£2,298,230	£2,250,101	£2,201,971	£2,153,841	£2,105,711	£2,057,581					
				6	£3,250		£2,828,616	£2,780,487	£2,732,357	£2,684,227	£2,636,098	£2,587,968	£2,539,838	£2,491,708	£2,443,578					
				7	£3,500		£3,214,613	£3,166,484	£3,118,354	£3,070,225	£3,022,095	£2,973,965	£2,925,835	£2,877,705	£2,829,575					
8	£3,750																			

² - Typical value level by location noting that in practice values can vary significantly down even to street level. NB parishes mentioned in more than one Value Level due to values range typically covering more than one Value Level

- Key:
- Negative RLV
 - RLV Lower than Viability Test 1.
 - Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
 - Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
 - Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
 - Viability Test 4: Between Upper Industrial / Commercial Land and Residential Permission (£1,500,000 - £2,900,000/ha)
 - Viability Test 5: Land with Residential Permission (£2,900,000/ha)

**Table 1d: Residual Land Value Results by Value Level & CIL Rate - 10 Unit Scheme - Mixed
50% Rented /50% LCHO**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location & Value Level Indication ¹	Residual Land Value (£)													
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL					
10 Mixed 40% AH	PDL / Greenfield	540	40	1	£2,000	All	£71,418	£59,067	£46,717	£34,366	£22,016	£9,666	Negative RLV							
				2	£2,250		£181,266	£168,916	£156,565	£144,215	£131,864	£119,514	£107,163	£94,813	£82,462					
				3	£2,500		£291,114	£278,764	£266,413	£254,063	£241,712	£229,362	£217,012	£204,661	£192,311					
				4	£2,750		£400,963	£388,612	£376,262	£363,911	£351,561	£339,210	£326,860	£314,509	£302,159					
				5	£3,000		£497,655	£485,304	£473,591	£461,558	£449,526	£437,493	£425,461	£413,429	£412,007					
				6	£3,250		£604,675	£592,642	£580,610	£568,577	£556,545	£544,513	£532,480	£520,448	£508,415					
				7	£3,500		£711,694	£699,661	£687,629	£675,597	£663,564	£651,532	£639,499	£627,467	£615,435					
				8	£3,750		£818,713	£806,681	£794,648	£782,616	£770,583	£758,551	£746,519	£734,486	£722,454					
				Residual Land Value (£/Ha)							£285,672	£236,270	£186,868	£137,466	£88,064	£38,662	Negative RLV			
				1	£2,000		£725,065	£675,663	£626,261	£576,859	£527,457	£478,055	£428,653	£379,251	£329,849					
				2	£2,250		£1,164,457	£1,115,056	£1,065,654	£1,016,252	£966,850	£917,448	£868,046	£818,644	£769,242					
				3	£2,500		£1,603,850	£1,554,449	£1,505,047	£1,455,645	£1,406,243	£1,356,841	£1,307,439	£1,258,037	£1,208,635					
				4	£2,750		£1,990,622	£1,942,492	£1,894,363	£1,846,233	£1,798,103	£1,749,974	£1,701,844	£1,653,714	£1,605,584					
				5	£3,000		£2,418,699	£2,370,569	£2,322,439	£2,274,310	£2,226,180	£2,178,051	£2,129,921	£2,081,791	£2,033,662					
				6	£3,250		£2,846,775	£2,798,646	£2,750,516	£2,702,387	£2,654,257	£2,606,127	£2,557,998	£2,509,868	£2,461,739					
				7	£3,500		£3,274,852	£3,226,723	£3,178,593	£3,130,463	£3,082,334	£3,034,204	£2,986,075	£2,937,945	£2,889,815					
8	£3,750																			
10 Houses 30% AH	PDL / Existing Residential	665	30	1	£2,000	All	£111,555	£97,146	£82,737	£68,329	£53,920	£39,511	£25,102	£10,693	Negative RLV					
				2	£2,250		£228,194	£213,785	£199,376	£184,967	£170,558	£156,149	£141,740	£127,331	£112,922					
				3	£2,500		£344,832	£330,423	£316,014	£301,605	£287,196	£272,788	£258,379	£243,970	£229,561					
				4	£2,750		£449,586	£435,177	£421,510	£418,244	£403,835	£389,426	£375,017	£360,608	£346,199					
				5	£3,000		£563,220	£549,182	£535,145	£521,107	£507,069	£493,031	£478,993	£464,956	£450,918					
				6	£3,250		£676,855	£662,817	£648,779	£634,741	£620,703	£606,666	£592,628	£578,590	£564,552					
				7	£3,500		£790,489	£776,451	£762,414	£748,376	£734,338	£720,300	£706,262	£692,225	£678,187					
				8	£3,750		£904,124	£890,086	£876,048	£862,010	£847,972	£833,935	£819,897	£805,859	£791,821					
				Residual Land Value (£/Ha)							£446,221	£388,585	£330,950	£273,314	£215,678	£158,043	£100,407	£42,772	Negative RLV	
				1	£2,000		£912,774	£855,139	£797,503	£739,868	£682,232	£624,597	£566,961	£509,325	£451,690					
				2	£2,250		£1,379,328	£1,321,692	£1,264,057	£1,206,421	£1,148,786	£1,091,150	£1,033,515	£975,879	£918,243					
				3	£2,500		£1,798,343	£1,742,192	£1,686,040	£1,627,975	£1,569,910	£1,511,845	£1,453,780	£1,395,715	£1,337,650					
				4	£2,750		£2,252,881	£2,196,730	£2,140,578	£2,084,427	£2,028,276	£1,972,125	£1,915,974	£1,859,823	£1,803,672					
				5	£3,000		£2,707,419	£2,651,268	£2,595,116	£2,538,965	£2,482,814	£2,426,663	£2,370,511	£2,314,360	£2,258,209					
				6	£3,250		£3,161,957	£3,105,806	£3,049,654	£2,993,503	£2,937,352	£2,881,201	£2,825,049	£2,768,898	£2,712,747					
				7	£3,500		£3,616,495	£3,560,344	£3,504,192	£3,448,041	£3,391,890	£3,335,739	£3,279,587	£3,223,436	£3,167,285					
8	£3,750																			
10 Houses 20% AH	PDL / Existing Residential	730	30	1	£2,000	All	£130,245	£114,427	£98,610	£82,793	£66,976	£51,158	£35,341	£19,524	£3,707					
				2	£2,250		£257,440	£241,622	£225,805	£209,988	£194,170	£178,353	£162,536	£146,719	£130,901					
				3	£2,500		£384,634	£368,817	£353,000	£337,182	£321,365	£305,548	£289,731	£273,913	£258,096					
				4	£2,750		£498,647	£483,238	£467,828	£452,418	£437,008	£421,598	£406,188	£390,778	£375,368					
				5	£3,000		£622,567	£607,157	£591,747	£576,337	£560,927	£545,517	£530,107	£514,697	£499,287					
				6	£3,250		£746,486	£731,076	£715,666	£700,256	£684,846	£669,436	£654,026	£638,616	£623,206					
				7	£3,500		£870,405	£854,995	£839,585	£824,175	£808,765	£793,355	£777,945	£762,535	£747,125					
				8	£3,750		£994,324	£978,914	£963,504	£948,094	£932,684	£917,274	£901,864	£886,454	£871,044					
				Residual Land Value (£/Ha)							£520,979	£457,710	£394,441	£331,172	£267,902	£204,633	£141,364	£78,095	£14,826	
				1	£2,000		£1,029,758	£966,489	£903,220	£839,951	£776,682	£713,413	£650,143	£586,874	£523,605					
				2	£2,250		£1,538,537	£1,475,268	£1,411,999	£1,348,730	£1,285,461	£1,222,192	£1,158,923	£1,095,653	£1,032,384					
				3	£2,500		£1,994,590	£1,932,950	£1,871,311	£1,809,671	£1,748,031	£1,686,392	£1,624,752	£1,563,112	£1,501,472					
				4	£2,750		£2,490,266	£2,428,626	£2,366,987	£2,305,347	£2,243,707	£2,182,068	£2,120,428	£2,058,788	£1,997,148					
				5	£3,000		£2,985,942	£2,924,302	£2,862,663	£2,801,023	£2,739,383	£2,677,744	£2,616,104	£2,554,464	£2,492,825					
				6	£3,250		£3,481,618	£3,419,978	£3,358,339	£3,296,699	£3,235,059	£3,173,420	£3,111,780	£3,050,140	£2,988,501					
				7	£3,500		£3,977,294	£3,915,655	£3,854,015	£3,792,375	£3,730,736	£3,669,096	£3,607,456	£3,545,816	£3,484,177					
8	£3,750																			

² - Typical value level by location noting that in practice values can vary significantly down even to street level. NB parishes mentioned in more than one Value Level due to values range typically covering more than one Value Level

- Key:
- Negative RLV
 - RLV Lower than Viability Test 1.
 - Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
 - Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
 - Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
 - Viability Test 4: Between Upper Industrial / Commercial Land and Residential Permission (£1,500,000 - £2,900,000/ha)
 - Viability Test 5: Land with Residential Permission (£2,900,000/ha)

**Table 1e: Residual Land Value Results by Value Level & CIL Rate - 25 Unit Scheme - Mixed 1
50% Rented /50% LCHO**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location & Value Level Indication ¹	Residual Land Value (£)														
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL						
25 Mixed 1 40% AH	PDL / Greenfield	1465	30	1	£2,000	All	£124,436	£93,824	£63,212	£32,599	£1,987	Negative RLV									
				2	£2,250		£392,537	£361,925	£331,313	£300,700	£270,088	£239,476	£208,864	£178,252	£147,640						
				3	£2,500		£641,541	£611,814	£582,087	£552,359	£522,632	£492,905	£463,178	£433,450	£403,723						
				4	£2,750		£901,892	£872,165	£842,438	£812,711	£782,983	£753,256	£723,529	£693,802	£664,074						
				5	£3,000		£1,162,243	£1,132,516	£1,102,789	£1,073,062	£1,043,334	£1,013,607	£983,880	£954,153	£924,426						
				6	£3,250		£1,422,595	£1,392,867	£1,363,140	£1,333,413	£1,303,686	£1,273,959	£1,244,231	£1,214,504	£1,184,777						
				7	£3,500		£1,682,946	£1,653,218	£1,623,491	£1,593,764	£1,564,037	£1,534,309	£1,504,582	£1,474,855	£1,445,128						
				8	£3,750		£1,943,297	£1,913,570	£1,883,842	£1,854,115	£1,824,388	£1,794,661	£1,764,933	£1,735,206	£1,705,479						
				Residual Land Value (£/Ha)							£149,323	£112,589	£75,854	£39,119	£2,385	Negative RLV					
				2	£2,250		£471,044	£434,310	£397,575	£360,841	£324,106	£287,371	£250,637	£213,902	£177,168						
				3	£2,500		£769,849	£734,177	£698,504	£662,831	£627,159	£591,486	£555,813	£520,141	£484,468						
				4	£2,750		£1,082,271	£1,046,598	£1,010,925	£975,253	£939,580	£903,907	£868,235	£832,562	£796,889						
				5	£3,000		£1,394,692	£1,359,019	£1,323,347	£1,287,674	£1,252,001	£1,216,329	£1,180,656	£1,144,983	£1,109,311						
				6	£3,250		£1,707,113	£1,671,441	£1,635,768	£1,600,095	£1,564,423	£1,528,750	£1,493,077	£1,457,405	£1,421,732						
				7	£3,500		£2,019,535	£1,983,862	£1,948,189	£1,912,517	£1,876,844	£1,841,171	£1,805,499	£1,769,826	£1,734,153						
				8	£3,750		£2,331,956	£2,296,283	£2,260,611	£2,224,938	£2,189,265	£2,153,593	£2,117,920	£2,082,247	£2,046,575						
25 Mixed 1 30% AH	PDL / Existing Residential	1770	30	1	£2,000	All	£228,913	£192,179	£155,444	£118,709	£81,975	£45,240	£8,506	Negative RLV							
				2	£2,250		£508,311	£472,639	£436,966	£401,293	£376,504	£339,770	£303,035	£266,300	£229,566						
				3	£2,500		£794,327	£758,654	£722,981	£687,309	£651,636	£615,963	£580,291	£544,618	£508,945						
				4	£2,750		£1,080,342	£1,044,670	£1,008,997	£973,324	£937,652	£901,979	£866,306	£830,634	£794,961						
				5	£3,000		£1,366,358	£1,330,685	£1,295,012	£1,259,340	£1,223,667	£1,187,994	£1,152,322	£1,116,649	£1,080,976						
				6	£3,250		£1,652,373	£1,616,701	£1,581,028	£1,545,355	£1,509,682	£1,474,010	£1,438,337	£1,402,664	£1,366,992						
				7	£3,500		£1,938,389	£1,902,716	£1,867,043	£1,831,371	£1,795,698	£1,760,025	£1,724,353	£1,688,680	£1,653,007						
				8	£3,750		£2,224,404	£2,188,731	£2,153,059	£2,117,386	£2,081,713	£2,046,041	£2,010,368	£1,974,695	£1,939,023						
				Residual Land Value (£/Ha)							£274,696	£230,614	£186,533	£142,451	£98,370	£54,288	£10,207	Negative RLV			
				2	£2,250		£609,974	£567,166	£524,359	£481,552	£451,805	£407,723	£363,642	£319,561	£275,479						
				3	£2,500		£953,192	£910,385	£867,578	£824,771	£781,963	£739,156	£696,349	£653,542	£610,734						
				4	£2,750		£1,296,411	£1,253,604	£1,210,796	£1,167,989	£1,125,182	£1,082,375	£1,039,567	£996,760	£953,953						
				5	£3,000		£1,639,629	£1,596,822	£1,554,015	£1,511,208	£1,468,400	£1,425,593	£1,382,786	£1,339,979	£1,297,172						
				6	£3,250		£1,982,848	£1,940,041	£1,897,233	£1,854,426	£1,811,619	£1,768,812	£1,726,005	£1,683,197	£1,640,390						
				7	£3,500		£2,326,066	£2,283,259	£2,240,452	£2,197,645	£2,154,837	£2,112,030	£2,069,223	£2,026,416	£1,983,609						
				8	£3,750		£2,669,285	£2,626,478	£2,583,670	£2,540,863	£2,498,056	£2,455,249	£2,412,442	£2,369,634	£2,326,827						
25 Mixed 1 20% AH	PDL / Existing Residential	1940	30	1	£2,000	All	£281,687	£241,424	£201,161	£160,898	£120,636	£80,373	£40,110	Negative RLV							
				2	£2,250		£576,746	£537,647	£498,548	£459,449	£420,351	£392,600	£352,338	£312,075	£271,812						
				3	£2,500		£879,948	£840,849	£801,750	£762,652	£723,553	£684,454	£645,355	£606,256	£567,157						
				4	£2,750		£1,183,150	£1,144,051	£1,104,952	£1,065,854	£1,026,755	£987,656	£948,557	£909,458	£870,359						
				5	£3,000		£1,486,352	£1,447,253	£1,408,154	£1,369,056	£1,329,957	£1,290,858	£1,251,759	£1,212,660	£1,173,561						
				6	£3,250		£1,789,554	£1,750,455	£1,711,357	£1,672,258	£1,633,159	£1,594,060	£1,554,961	£1,515,862	£1,476,763						
				7	£3,500		£2,092,756	£2,053,657	£2,014,559	£1,975,460	£1,936,361	£1,897,262	£1,858,163	£1,819,064	£1,779,965						
				8	£3,750		£2,395,958	£2,356,859	£2,317,761	£2,278,662	£2,239,563	£2,200,464	£2,161,365	£2,122,266	£2,083,167						
				Residual Land Value (£/Ha)							£338,024	£289,709	£241,393	£193,078	£144,763	£96,448	£48,132	Negative RLV			
				2	£2,250		£692,095	£645,177	£598,258	£551,339	£504,421	£471,120	£422,805	£374,490	£326,175						
				3	£2,500		£1,055,938	£1,009,019	£962,100	£915,182	£868,263	£821,345	£774,426	£727,507	£680,589						
				4	£2,750		£1,419,780	£1,372,862	£1,325,943	£1,279,024	£1,232,106	£1,185,187	£1,138,268	£1,091,350	£1,044,431						
				5	£3,000		£1,783,623	£1,736,704	£1,689,785	£1,642,867	£1,595,948	£1,549,029	£1,502,111	£1,455,192	£1,408,273						
				6	£3,250		£2,147,465	£2,100,546	£2,053,628	£2,006,709	£1,959,791	£1,912,872	£1,865,953	£1,819,035	£1,772,116						
				7	£3,500		£2,511,308	£2,464,389	£2,417,470	£2,370,552	£2,323,633	£2,276,714	£2,229,796	£2,182,877	£2,135,958						
				8	£3,750		£2,875,150	£2,828,231	£2,781,313	£2,734,394	£2,687,475	£2,640,557	£2,593,638	£2,546,719	£2,499,801						

² - Typical value level by location noting that in practice values can vary significantly down even to street level. NB parishes mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

- Negative RLV
- RLV Lower than Viability Test 1.
- Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
- Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
- Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
- Viability Test 4: Between Upper Industrial / Commercial Land and Residential Permission (£1,500,000 - £2,900,000/ha)
- Viability Test 5: Land with Residential Permission (£2,900,000/ha)

**Table 1f: Residual Land Value Results by Value Level & CIL Rate - 25 Unit Scheme -Mixed 2
50% Rented /50% LCHO (Unless Stated)**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location & Value Level Indication ¹	Residual Land Value (£)													
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL					
25 Mixed 40% AH	PDL / Greenfield	1323	40	1	£2,000	All	£128,216	£98,019	£67,822	£37,625	£7,428	Negative RLV								
				2	£2,250		£393,286	£363,089	£332,892	£302,695	£272,498	£242,301	£212,104	£181,907	£151,710					
				3	£2,500		£639,326	£610,002	£580,678	£551,354	£522,030	£492,705	£463,381	£434,057	£404,733					
				4	£2,750		£896,734	£867,410	£838,086	£808,762	£779,438	£750,114	£720,790	£691,465	£662,141					
				5	£3,000		£1,154,143	£1,124,819	£1,095,494	£1,066,170	£1,036,846	£1,007,522	£978,198	£948,874	£919,549					
				6	£3,250		£1,411,551	£1,382,227	£1,352,903	£1,323,579	£1,294,254	£1,264,930	£1,235,606	£1,206,282	£1,176,958					
				7	£3,500		£1,668,959	£1,639,635	£1,610,311	£1,580,987	£1,551,663	£1,522,338	£1,493,014	£1,463,690	£1,434,366					
				8	£3,750		£1,926,367	£1,897,043	£1,867,719	£1,838,395	£1,809,071	£1,779,747	£1,750,423	£1,721,098	£1,691,774					
				Residual Land Value (£/Ha)							£205,146	£156,830	£108,515	£60,200	£11,884	Negative RLV				
				1	£2,000		£629,258	£580,943	£532,628	£484,313	£435,997	£387,682	£339,367	£291,051	£242,736					
				2	£2,250		£1,022,922	£976,003	£929,085	£882,166	£835,247	£788,329	£741,410	£694,491	£647,573					
				3	£2,500		£1,434,775	£1,387,856	£1,340,938	£1,294,019	£1,247,101	£1,200,182	£1,153,263	£1,106,345	£1,059,426					
				4	£2,750		£1,846,628	£1,799,710	£1,752,791	£1,705,872	£1,658,954	£1,612,035	£1,565,116	£1,518,198	£1,471,279					
				5	£3,000		£2,258,482	£2,211,563	£2,164,644	£2,117,726	£2,070,807	£2,023,888	£1,976,970	£1,930,051	£1,883,132					
				6	£3,250		£2,670,335	£2,623,416	£2,576,497	£2,529,579	£2,482,660	£2,435,742	£2,388,823	£2,341,904	£2,294,986					
				7	£3,500		£3,082,188	£3,035,269	£2,988,351	£2,941,432	£2,894,513	£2,847,595	£2,800,676	£2,753,757	£2,706,839					
8	£3,750																			
25 Mixed 2 30% AH	PDL / Existing Residential	1750	40	1	£2,000	All	£232,693	£196,374	£160,054	£123,735	£87,415	£51,096	Negative RLV							
				2	£2,250		£509,039	£473,770	£438,500	£403,231	£378,914	£342,595	£306,275	£269,956	£233,636					
				3	£2,500		£792,112	£756,842	£721,573	£686,303	£651,034	£615,764	£580,494	£545,225	£509,955					
				4	£2,750		£1,075,184	£1,039,915	£1,004,645	£969,376	£934,106	£898,836	£863,567	£828,297	£793,028					
				5	£3,000		£1,358,257	£1,322,987	£1,287,718	£1,252,448	£1,217,179	£1,181,909	£1,146,639	£1,111,370	£1,076,100					
				6	£3,250		£1,641,330	£1,606,060	£1,570,790	£1,535,521	£1,500,251	£1,464,982	£1,429,712	£1,394,442	£1,359,173					
				7	£3,500		£1,924,402	£1,889,133	£1,853,863	£1,818,593	£1,783,324	£1,748,054	£1,712,785	£1,677,515	£1,642,245					
				8	£3,750		£2,207,475	£2,172,205	£2,136,936	£2,101,666	£2,066,396	£2,031,127	£1,995,857	£1,960,588	£1,925,318					
				Residual Land Value (£/Ha)							£372,309	£314,198	£256,087	£197,976	£139,864	£81,753	£23,642	Negative RLV		
				1	£2,000		£814,463	£758,032	£701,600	£645,169	£606,262	£548,151	£490,040	£431,929	£373,818					
				2	£2,250		£1,267,379	£1,210,948	£1,154,516	£1,098,085	£1,041,654	£985,222	£928,791	£872,360	£815,928					
				3	£2,500		£1,720,295	£1,663,864	£1,607,432	£1,551,001	£1,494,570	£1,438,138	£1,381,707	£1,325,276	£1,268,844					
				4	£2,750		£2,173,211	£2,116,780	£2,060,349	£2,003,917	£1,947,486	£1,891,054	£1,834,623	£1,778,192	£1,721,760					
				5	£3,000		£2,626,127	£2,569,696	£2,513,265	£2,456,833	£2,400,402	£2,343,971	£2,287,539	£2,231,108	£2,174,676					
				6	£3,250		£3,079,044	£3,022,612	£2,966,181	£2,909,749	£2,853,318	£2,796,887	£2,740,455	£2,684,024	£2,627,593					
				7	£3,500		£3,531,960	£3,475,528	£3,419,097	£3,362,666	£3,306,234	£3,249,803	£3,193,371	£3,136,940	£3,080,509					
8	£3,750																			
25 Mixed 2 20% AH	PDL / Existing Residential	1910	40	1	£2,000	All	£282,487	£242,846	£203,206	£163,566	£123,926	£84,286	£44,646	£5,006	Negative RLV					
				2	£2,250		£573,109	£534,614	£496,120	£457,626	£419,132	£391,968	£352,328	£312,688	£273,047					
				3	£2,500		£871,896	£833,402	£794,908	£756,414	£717,919	£679,425	£640,931	£602,437	£563,942					
				4	£2,750		£1,170,684	£1,132,190	£1,093,696	£1,055,201	£1,016,707	£978,213	£939,719	£901,224	£862,730					
				5	£3,000		£1,469,472	£1,430,978	£1,392,483	£1,353,989	£1,315,495	£1,277,001	£1,238,506	£1,200,012	£1,161,518					
				6	£3,250		£1,768,260	£1,729,765	£1,691,271	£1,652,777	£1,614,282	£1,575,788	£1,537,294	£1,498,800	£1,460,305					
				7	£3,500		£2,067,047	£2,028,553	£1,990,059	£1,951,564	£1,913,070	£1,874,576	£1,836,082	£1,797,587	£1,759,093					
				8	£3,750		£2,365,835	£2,327,341	£2,288,846	£2,250,352	£2,211,858	£2,173,364	£2,134,869	£2,096,375	£2,057,881					
				Residual Land Value (£/Ha)							£451,978	£388,554	£325,130	£261,706	£198,282	£134,858	£71,433	£8,009	Negative RLV	
				1	£2,000		£916,974	£855,383	£793,792	£732,201	£670,611	£627,148	£563,724	£500,300	£436,876					
				2	£2,250		£1,395,034	£1,333,443	£1,271,852	£1,210,262	£1,148,671	£1,087,080	£1,025,489	£963,898	£902,308					
				3	£2,500		£1,873,094	£1,811,504	£1,749,913	£1,688,322	£1,626,731	£1,565,140	£1,503,550	£1,441,959	£1,380,368					
				4	£2,750		£2,351,155	£2,289,564	£2,227,973	£2,166,382	£2,104,792	£2,043,201	£1,981,610	£1,920,019	£1,858,428					
				5	£3,000		£2,829,215	£2,767,624	£2,706,034	£2,644,443	£2,582,852	£2,521,261	£2,459,670	£2,398,080	£2,336,489					
				6	£3,250		£3,307,276	£3,245,685	£3,184,094	£3,122,503	£3,060,912	£2,999,322	£2,937,731	£2,876,140	£2,814,549					
				7	£3,500		£3,785,336	£3,723,745	£3,662,154	£3,600,564	£3,538,973	£3,477,382	£3,415,791	£3,354,200	£3,292,610					
8	£3,750																			

² - Typical value level by location noting that in practice values can vary significantly down even to street level. NB parishes mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:



- Negative RLV
- RLV Lower than Viability Test 1.
- Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
- Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
- Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
- Viability Test 4: Between Upper Industrial / Commercial Land and Residential Permission (£1,500,000 - £2,900,000/ha)
- Viability Test 5: Land with Residential Permission (£2,900,000/ha)

**Table 1g: Residual Land Value Results by Value Level & CIL Rate - 40 Unit Scheme - Flats (Sheltered Housing)
50% Rented /50% LCHO (Unless Stated)**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location & Value Level Indication ¹	Residual Land Value (£)								
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL
40 Flats 40% AH	PDL / Greenfield	2180	200	9	£4,000		£399,416	£362,990	£326,565	£290,139	£253,714	£217,288	£180,863	£144,437	£108,012
				10	£4,250		£583,886	£547,461	£511,035	£474,610	£438,184	£401,758	£365,333	£328,907	£292,482
				11	£4,500		£768,356	£731,931	£695,505	£659,080	£622,654	£586,229	£549,803	£513,378	£476,952
				Residual Land Value (£/Ha)											
				9	£4,000		£1,997,080	£1,814,952	£1,632,825	£1,450,697	£1,268,570	£1,086,442	£904,314	£722,187	£540,059
				10	£4,250		£2,919,430	£2,737,303	£2,555,175	£2,373,048	£2,190,920	£2,008,792	£1,826,665	£1,644,537	£1,462,410
				11	£4,500	£3,841,781	£3,659,653	£3,477,526	£3,295,398	£3,113,270	£2,931,143	£2,749,015	£2,566,888	£2,384,760	
40 Flats 30% AH	PDL / Greenfield	1520	200	9	£4,000		£688,991	£646,571	£604,152	£561,732	£519,313	£476,893	£434,473	£392,054	£349,634
				10	£4,250		£903,812	£861,392	£818,973	£776,553	£734,134	£691,714	£649,294	£606,875	£564,455
				11	£4,500		£1,118,633	£1,076,213	£1,033,794	£991,374	£948,954	£906,535	£864,115	£821,696	£779,276
				Residual Land Value (£/Ha)											
				9	£4,000		£3,444,955	£3,232,857	£3,020,759	£2,808,661	£2,596,563	£2,384,465	£2,172,367	£1,960,269	£1,748,171
				10	£4,250		£4,519,060	£4,306,962	£4,094,864	£3,882,766	£3,670,668	£3,458,570	£3,246,472	£3,034,374	£2,822,276
				11	£4,500	£5,593,164	£5,381,066	£5,168,968	£4,956,870	£4,744,772	£4,532,674	£4,320,576	£4,108,478	£3,896,380	
40 Flats 20% AH	PDL / Greenfield	1750	200	9	£4,000		£1,106,844	£1,057,970	£1,009,095	£960,220	£911,345	£862,471	£813,596	£764,721	£715,846
				10	£4,250		£1,354,355	£1,305,480	£1,256,606	£1,207,731	£1,158,856	£1,109,981	£1,061,107	£1,012,232	£963,357
				11	£4,500		£1,601,866	£1,552,991	£1,504,117	£1,455,242	£1,406,367	£1,357,492	£1,308,618	£1,259,743	£1,210,868
				Residual Land Value (£/Ha)											
				9	£4,000		£5,534,222	£5,289,848	£5,045,475	£4,801,101	£4,556,727	£4,312,353	£4,067,979	£3,823,606	£3,579,232
				10	£4,250		£6,771,776	£6,527,402	£6,283,029	£6,038,655	£5,794,281	£5,549,907	£5,305,534	£5,061,160	£4,816,786
				11	£4,500	£8,009,330	£7,764,957	£7,520,583	£7,276,209	£7,031,835	£6,787,461	£6,543,088	£6,298,714	£6,054,340	

² - Typical value level by location noting that in practice values can vary significantly down even to street level. NB parishes mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

- Negative RLV
- RLV Lower than Viability Test 1.
- Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
- Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
- Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
- Viability Test 4: Between Upper Industrial / Commercial Land and Residential Permission (£1,500,000 - £2,900,000/ha)
- Viability Test 5: Land with Residential Permission (£2,900,000/ha)

Source: Dixon Searle LLP (June 2013)

**Table 1h: Residual Land Value Results by Value Level & CIL Rate - 50 Unit Scheme - Mixed
50% Rented /50% LCHO (Unless Stated)**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location & Value Level Indication ¹	Residual Land Value (£)													
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL					
50 Mixed 40% AH	PDL / Greenfield	2746	40	1	£2,000	All	£218,510	£158,324	£98,137	£37,951	Negative RLV									
				2	£2,250		£723,452	£665,005	£606,558	£548,111	£489,665	£431,218	£383,867	£323,681	£263,494					
				3	£2,500		£1,234,709	£1,176,263	£1,117,816	£1,059,369	£1,000,922	£942,476	£884,029	£825,582	£767,135					
				4	£2,750		£1,745,967	£1,687,520	£1,629,073	£1,570,627	£1,512,180	£1,453,733	£1,395,286	£1,336,840	£1,278,393					
				5	£3,000		£2,257,225	£2,198,778	£2,140,331	£2,081,884	£2,023,438	£1,964,991	£1,906,544	£1,848,097	£1,789,651					
				6	£3,250		£2,768,482	£2,710,036	£2,651,589	£2,593,142	£2,534,695	£2,476,248	£2,417,802	£2,359,355	£2,300,908					
				7	£3,500		£3,279,740	£3,221,293	£3,162,846	£3,104,400	£3,045,953	£2,987,506	£2,929,059	£2,870,613	£2,812,166					
				8	£3,750		£3,790,998	£3,732,551	£3,674,104	£3,615,657	£3,557,211	£3,498,764	£3,440,317	£3,381,870	£3,323,423					
				Residual Land Value (£/Ha)							£174,808	£126,659	£78,510	£30,361	Negative RLV					
				1	£2,000		£578,761	£532,004	£485,247	£438,489	£391,732	£344,974	£307,094	£258,945	£210,795					
				2	£2,250		£987,768	£941,010	£894,253	£847,495	£800,738	£753,980	£707,223	£660,466	£613,708					
				3	£2,500		£1,396,774	£1,350,016	£1,303,259	£1,256,501	£1,209,744	£1,162,987	£1,116,229	£1,069,472	£1,022,714					
				4	£2,750		£1,805,780	£1,759,022	£1,712,265	£1,665,507	£1,618,750	£1,571,993	£1,525,235	£1,478,478	£1,431,720					
				5	£3,000		£2,214,786	£2,168,028	£2,121,271	£2,074,514	£2,027,756	£1,980,999	£1,934,241	£1,887,484	£1,840,727					
				6	£3,250		£2,623,792	£2,577,035	£2,530,277	£2,483,520	£2,436,762	£2,390,005	£2,343,247	£2,296,490	£2,249,733					
				7	£3,500		£3,032,798	£2,986,041	£2,939,283	£2,892,526	£2,845,768	£2,799,011	£2,752,254	£2,705,496	£2,658,739					
8	£3,750																			
50 Mixed 30% AH	PDL / Existing Residential	3415	30	1	£2,000	All	£406,510	£347,736	£276,861	£205,986	£135,111	£64,236	Negative RLV							
				2	£2,250		£969,020	£900,193	£831,367	£762,541	£693,715	£624,889	£556,063	£487,237	£418,411					
				3	£2,500		£1,531,529	£1,462,703	£1,393,877	£1,325,051	£1,256,225	£1,187,398	£1,118,572	£1,049,746	£980,920					
				4	£2,750		£2,094,039	£2,025,212	£1,956,386	£1,887,560	£1,818,734	£1,749,908	£1,681,082	£1,612,256	£1,543,430					
				5	£3,000		£2,656,548	£2,587,722	£2,518,896	£2,450,070	£2,381,244	£2,312,417	£2,243,591	£2,174,765	£2,105,939					
				6	£3,250		£3,219,057	£3,150,231	£3,081,405	£3,012,579	£2,943,753	£2,874,927	£2,806,101	£2,737,275	£2,668,449					
				7	£3,500		£3,781,567	£3,712,741	£3,643,915	£3,575,089	£3,506,262	£3,437,436	£3,368,610	£3,299,784	£3,230,958					
				8	£3,750		£4,344,076	£4,275,250	£4,206,424	£4,137,598	£4,068,772	£3,999,946	£3,931,120	£3,862,294	£3,793,467					
				Residual Land Value (£/Ha)							£325,208	£278,189	£221,489	£164,789	£108,089	£51,389	Negative RLV			
				1	£2,000		£775,216	£720,155	£665,094	£610,033	£554,972	£499,911	£444,850	£389,789	£334,729					
				2	£2,250		£1,225,223	£1,170,162	£1,115,101	£1,060,041	£1,004,980	£949,919	£894,858	£839,797	£784,736					
				3	£2,500		£1,675,231	£1,620,170	£1,565,109	£1,510,048	£1,454,987	£1,399,926	£1,344,865	£1,289,805	£1,234,744					
				4	£2,750		£2,125,238	£2,070,177	£2,015,117	£1,960,056	£1,904,995	£1,849,934	£1,794,873	£1,739,812	£1,684,751					
				5	£3,000		£2,575,246	£2,520,185	£2,465,124	£2,410,063	£2,355,002	£2,299,941	£2,244,881	£2,189,820	£2,134,759					
				6	£3,250		£3,025,254	£2,970,193	£2,915,132	£2,860,071	£2,805,010	£2,749,949	£2,694,888	£2,639,827	£2,584,766					
				7	£3,500		£3,475,261	£3,420,200	£3,365,139	£3,310,078	£3,255,018	£3,199,957	£3,144,896	£3,089,835	£3,034,774					
8	£3,750																			
50 Mixed 20% AH	PDL / Existing Residential	3840	30	1	£2,000	All	£530,553	£453,162	£386,956	£307,260	£227,565	£147,870	£68,174	Negative RLV						
				2	£2,250		£1,137,856	£1,060,464	£983,073	£905,681	£828,289	£750,898	£673,506	£596,115	£518,723					
				3	£2,500		£1,745,158	£1,667,767	£1,590,375	£1,512,983	£1,435,592	£1,358,200	£1,280,809	£1,203,417	£1,126,025					
				4	£2,750		£2,352,461	£2,275,069	£2,197,677	£2,120,286	£2,042,894	£1,965,503	£1,888,111	£1,810,720	£1,733,328					
				5	£3,000		£2,959,763	£2,882,372	£2,804,980	£2,727,588	£2,650,197	£2,572,805	£2,495,414	£2,418,022	£2,340,630					
				6	£3,250		£3,567,066	£3,489,674	£3,412,282	£3,334,891	£3,257,499	£3,180,108	£3,102,716	£3,025,324	£2,947,933					
				7	£3,500		£4,174,368	£4,096,976	£4,019,585	£3,942,193	£3,864,802	£3,787,410	£3,710,019	£3,632,627	£3,555,235					
				8	£3,750		£4,781,671	£4,704,279	£4,626,887	£4,549,496	£4,472,104	£4,394,713	£4,317,321	£4,239,929	£4,162,538					
				Residual Land Value (£/Ha)							£424,443	£362,529	£309,564	£245,808	£182,052	£118,296	£54,540	Negative RLV		
				1	£2,000		£910,285	£848,371	£786,458	£724,545	£662,631	£600,718	£538,805	£476,892	£414,978					
				2	£2,250		£1,396,127	£1,334,213	£1,272,300	£1,210,387	£1,148,473	£1,086,560	£1,024,647	£962,734	£900,820					
				3	£2,500		£1,881,969	£1,820,055	£1,758,142	£1,696,229	£1,634,315	£1,572,402	£1,510,489	£1,448,576	£1,386,662					
				4	£2,750		£2,367,810	£2,305,897	£2,243,984	£2,182,071	£2,120,157	£2,058,244	£1,996,331	£1,934,418	£1,872,504					
				5	£3,000		£2,853,652	£2,791,739	£2,729,826	£2,667,913	£2,606,000	£2,544,087	£2,482,173	£2,420,260	£2,358,346					
				6	£3,250		£3,339,494	£3,277,581	£3,215,668	£3,153,755	£3,091,841	£3,029,928	£2,968,015	£2,906,102	£2,844,188					
				7	£3,500		£3,825,336	£3,763,423	£3,701,510	£3,639,597	£3,577,683	£3,515,770	£3,453,857	£3,391,944	£3,330,030					
8	£3,750																			

² - Typical value level by location noting that in practice values can vary significantly down even to street level. NB parishes mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

- Negative RLV
- RLV Lower than Viability Test 1.
- Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
- Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
- Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
- Viability Test 4: Between Upper Industrial / Commercial Land and Residential Permission (£1,500,000 - £2,900,000/ha)
- Viability Test 5: Land with Residential Permission (£2,900,000/ha)

Table 1i: Residual Land Value Results by Value Level & CIL Rate - 100 Unit Scheme - Mixed 50% Rented /50% LCHO

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location & Value Level Indication ¹	Residual Land Value (£)													
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL					
100 Mixed 40% AH	PDL / Greenfield	5492	40	1	£2,000	All	£674,656	£539,554	£404,453	£269,351	£134,250	Negative RLV								
				2	£2,250		£1,799,344	£1,664,243	£1,529,142	£1,394,040	£1,258,939	£1,123,837	£988,736	£853,634	£718,533					
				3	£2,500		£2,924,033	£2,788,932	£2,653,830	£2,518,729	£2,383,627	£2,248,526	£2,113,424	£1,978,323	£1,843,221					
				4	£2,750		£4,048,722	£3,913,620	£3,778,519	£3,643,417	£3,508,316	£3,373,214	£3,238,113	£3,103,011	£2,967,910					
				5	£3,000		£5,173,410	£5,038,309	£4,903,207	£4,768,106	£4,633,004	£4,497,903	£4,362,801	£4,227,700	£4,092,599					
				6	£3,250		£6,298,099	£6,162,997	£6,027,896	£5,892,794	£5,757,693	£5,622,592	£5,487,490	£5,352,389	£5,217,287					
				7	£3,500		£7,422,787	£7,287,686	£7,152,585	£7,017,483	£6,882,382	£6,747,280	£6,612,179	£6,477,077	£6,341,976					
				8	£3,750		£8,547,476	£8,412,375	£8,277,273	£8,142,172	£8,007,070	£7,871,969	£7,736,867	£7,601,766	£7,466,664					
				Residual Land Value (£/Ha)							£269,862	£215,822	£161,781	£107,741	£53,700	Negative RLV				
				1	£2,000		£719,738	£665,697	£611,657	£557,616	£503,575	£449,535	£395,494	£341,454	£287,413					
				2	£2,250		£1,169,613	£1,115,573	£1,061,532	£1,007,491	£953,451	£899,410	£845,370	£791,329	£737,289					
				3	£2,500		£1,619,489	£1,565,448	£1,511,407	£1,457,367	£1,403,326	£1,349,286	£1,295,245	£1,241,205	£1,187,164					
				4	£2,750		£2,069,364	£2,015,324	£1,961,283	£1,907,242	£1,853,202	£1,799,161	£1,745,121	£1,691,080	£1,637,039					
				5	£3,000		£2,519,240	£2,465,199	£2,411,158	£2,357,118	£2,303,077	£2,249,037	£2,194,996	£2,140,955	£2,086,915					
				6	£3,250		£2,969,115	£2,915,074	£2,861,034	£2,806,993	£2,752,953	£2,698,912	£2,644,871	£2,590,831	£2,536,790					
				7	£3,500		£3,418,990	£3,364,950	£3,310,909	£3,256,869	£3,202,828	£3,148,787	£3,094,747	£3,040,706	£2,986,666					
8	£3,750																			
100 Mixed 30% AH	PDL / Existing Residential	6620	30	1	£2,000	All	£922,263	£767,710	£613,157	£458,604	£304,051	£149,497	Negative RLV							
				2	£2,250		£2,139,452	£1,984,899	£1,830,345	£1,675,792	£1,521,239	£1,366,686	£1,212,133	£1,057,579	£903,026					
				3	£2,500		£3,356,640	£3,202,087	£3,047,534	£2,892,981	£2,738,428	£2,583,874	£2,429,321	£2,274,768	£2,120,215					
				4	£2,750		£4,573,829	£4,419,276	£4,264,723	£4,110,169	£3,955,616	£3,801,063	£3,646,510	£3,491,957	£3,337,403					
				5	£3,000		£5,791,018	£5,636,464	£5,481,911	£5,327,358	£5,172,805	£5,018,251	£4,863,698	£4,709,145	£4,554,592					
				6	£3,250		£7,008,206	£6,853,653	£6,699,100	£6,544,546	£6,389,993	£6,235,440	£6,080,887	£5,926,334	£5,771,780					
				7	£3,500		£8,225,395	£8,070,841	£7,916,288	£7,761,735	£7,607,182	£7,452,629	£7,298,075	£7,143,522	£6,988,969					
				8	£3,750		£9,442,583	£9,288,030	£9,133,477	£8,978,923	£8,824,370	£8,669,817	£8,515,264	£8,360,711	£8,206,157					
				Residual Land Value (£/Ha)							£368,905	£307,084	£245,263	£183,441	£121,620	£59,799	Negative RLV			
				1	£2,000		£855,781	£793,959	£732,138	£670,317	£608,496	£546,674	£484,853	£423,032	£361,210					
				2	£2,250		£1,342,656	£1,280,835	£1,219,014	£1,157,192	£1,095,371	£1,033,550	£971,728	£909,907	£848,086					
				3	£2,500		£1,829,532	£1,767,710	£1,705,889	£1,644,068	£1,582,246	£1,520,425	£1,458,604	£1,396,783	£1,334,961					
				4	£2,750		£2,316,407	£2,254,586	£2,192,764	£2,130,943	£2,069,122	£2,007,301	£1,945,479	£1,883,658	£1,821,837					
				5	£3,000		£2,803,282	£2,741,461	£2,679,640	£2,617,819	£2,555,997	£2,494,176	£2,432,355	£2,370,533	£2,308,712					
				6	£3,250		£3,290,158	£3,228,337	£3,166,515	£3,104,694	£3,042,873	£2,981,051	£2,919,230	£2,857,409	£2,795,588					
				7	£3,500		£3,777,033	£3,715,212	£3,653,391	£3,591,569	£3,529,748	£3,467,927	£3,406,106	£3,344,284	£3,282,463					
8	£3,750																			
100 Mixed 20% AH	PDL / Existing Residential	7720	30	1	£2,000	All	£1,320,984	£1,141,125	£961,267	£781,409	£601,550	£421,692	£241,834	£61,975	Negative RLV					
				2	£2,250		£2,657,796	£2,477,937	£2,298,079	£2,118,220	£1,938,362	£1,758,504	£1,578,645	£1,398,787	£1,218,929					
				3	£2,500		£3,994,607	£3,814,749	£3,634,891	£3,455,032	£3,275,174	£3,095,316	£2,915,457	£2,735,599	£2,555,740					
				4	£2,750		£5,331,419	£5,151,561	£4,971,702	£4,791,844	£4,611,986	£4,432,127	£4,252,269	£4,072,411	£3,892,552					
				5	£3,000		£6,668,231	£6,488,373	£6,308,514	£6,128,656	£5,948,798	£5,768,939	£5,589,081	£5,409,222	£5,229,364					
				6	£3,250		£8,005,043	£7,825,184	£7,645,326	£7,465,468	£7,285,609	£7,105,751	£6,925,893	£6,746,034	£6,566,176					
				7	£3,500		£9,341,855	£9,161,996	£8,982,138	£8,802,280	£8,622,421	£8,442,563	£8,262,704	£8,082,846	£7,902,988					
				8	£3,750		£10,678,666	£10,498,808	£10,318,950	£10,139,091	£9,959,233	£9,779,375	£9,599,516	£9,419,658	£9,239,799					
				Residual Land Value (£/Ha)							£528,394	£456,450	£384,507	£312,563	£240,620	£168,677	£96,733	£24,790	Negative RLV	
				1	£2,000		£1,063,118	£991,175	£919,232	£847,288	£775,345	£703,401	£631,458	£559,515	£487,571					
				2	£2,250		£1,597,843	£1,525,900	£1,453,956	£1,382,013	£1,310,070	£1,238,126	£1,166,183	£1,094,240	£1,022,296					
				3	£2,500		£2,132,568	£2,060,624	£1,988,681	£1,916,738	£1,844,794	£1,772,851	£1,700,908	£1,628,964	£1,557,021					
				4	£2,750		£2,667,292	£2,595,349	£2,523,406	£2,451,462	£2,379,519	£2,307,576	£2,235,632	£2,163,689	£2,091,746					
				5	£3,000		£3,202,017	£3,130,074	£3,058,130	£2,986,187	£2,914,244	£2,842,300	£2,770,357	£2,698,414	£2,626,470					
				6	£3,250		£3,736,742	£3,664,799	£3,592,855	£3,520,912	£3,448,968	£3,377,025	£3,305,082	£3,233,138	£3,161,195					
				7	£3,500		£4,271,467	£4,199,523	£4,127,580	£4,055,637	£3,983,693	£3,911,750	£3,839,806	£3,767,863	£3,695,920					
8	£3,750																			

² - Typical value level by location noting that in practice values can vary significantly down even to street level. NB parishes mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

- Negative RLV
- RLV Lower than Viability Test 1.
- Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
- Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
- Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
- Viability Test 4: Between Upper Industrial / Commercial Land and Residential Permission (£1,500,000 - £2,900,000/ha)
- Viability Test 5: Land with Residential Permission (£2,900,000/ha)

**Table 1j: Residual Land Value Results by Value Level & CIL Rate - 250 Unit Scheme - Mixed
50% Rented /50% LCHO**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location & Value Level Indication ¹	Residual Land Value (£)														
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL						
250 Mixed 40% AH	PDL / Greenfield	13730	35	1	£2,000	All	£509,639	£168,824	£970,097	£629,282	£288,467	Negative RLV									
				2	£2,250		£3,137,985	£2,797,170	£2,456,356	£2,115,541	£1,774,727	£1,433,912	£1,093,097	£752,283	£411,468						
				3	£2,500		£5,763,320	£5,422,506	£5,081,691	£4,740,877	£4,400,062	£4,059,248	£3,718,433	£3,377,618	£3,036,804						
				4	£2,750		£8,387,066	£8,046,251	£7,705,437	£7,364,622	£7,023,808	£6,682,993	£6,342,178	£6,001,364	£5,660,549						
				5	£3,000		£11,009,971	£10,669,156	£10,328,342	£9,987,527	£9,646,713	£9,305,898	£8,965,083	£8,624,269	£8,283,454						
				6	£3,250		£13,632,258	£13,291,443	£12,950,629	£12,609,814	£12,268,999	£11,928,185	£11,587,370	£11,246,556	£10,905,741						
				7	£3,500		£16,254,253	£15,913,438	£15,572,623	£15,231,809	£14,890,994	£14,550,180	£14,209,365	£13,868,551	£13,527,736						
				8	£3,750		£18,875,731	£18,534,916	£18,194,102	£17,853,287	£17,512,473	£17,171,658	£16,830,843	£16,490,029	£16,149,214						
				Residual Land Value (£/Ha)							£71,349	£23,635	£135,814	£88,099	£40,385	Negative RLV					
				1	£2,000		£439,318	£391,604	£343,890	£296,176	£248,462	£200,748	£153,034	£105,320	£57,606						
				2	£2,250		£806,865	£759,151	£711,437	£663,723	£616,009	£568,295	£520,581	£472,867	£425,153						
				3	£2,500		£1,174,189	£1,126,475	£1,078,761	£1,031,047	£983,333	£935,619	£887,905	£840,191	£792,477						
				4	£2,750		£1,541,396	£1,493,682	£1,445,968	£1,398,254	£1,350,540	£1,302,826	£1,255,112	£1,207,398	£1,159,684						
				5	£3,000		£1,908,516	£1,860,802	£1,813,088	£1,765,374	£1,717,660	£1,669,946	£1,622,232	£1,574,518	£1,526,804						
				6	£3,250		£2,275,595	£2,227,881	£2,180,167	£2,132,453	£2,084,739	£2,037,025	£1,989,311	£1,941,597	£1,893,883						
				7	£3,500		£2,642,602	£2,594,888	£2,547,174	£2,499,460	£2,451,746	£2,404,032	£2,356,318	£2,308,604	£2,260,890						
8	£3,750																				
250 Mixed 30% AH	PDL / Existing Residential	17080	30	1	£2,000	All	£1,363,716	£967,907	£572,099	£176,290	Negative RLV										
				2	£2,250		£4,239,667	£3,843,858	£3,448,050	£3,052,241	£2,656,433	£2,260,624	£1,864,816	£1,469,007	£1,073,199						
				3	£2,500		£7,112,692	£6,716,883	£6,321,075	£5,925,266	£5,529,458	£5,133,649	£4,737,840	£4,342,032	£3,946,223						
				4	£2,750		£9,984,129	£9,588,321	£9,192,512	£8,796,704	£8,400,895	£8,005,087	£7,609,278	£7,213,469	£6,817,661						
				5	£3,000		£12,854,803	£12,458,994	£12,063,186	£11,667,377	£11,271,568	£10,875,760	£10,479,951	£10,084,143	£9,688,334						
				6	£3,250		£15,724,727	£15,328,919	£14,933,110	£14,537,302	£14,141,493	£13,745,685	£13,349,876	£12,954,068	£12,558,259						
				7	£3,500		£18,594,629	£18,198,820	£17,803,012	£17,407,203	£17,011,395	£16,615,586	£16,219,778	£15,823,969	£15,428,161						
				8	£3,750		£21,463,735	£21,067,926	£20,672,118	£20,276,309	£19,880,501	£19,484,692	£19,088,884	£18,693,075	£18,297,267						
				Residual Land Value (£/Ha)							£190,920	£135,507	£80,094	£24,681	Negative RLV						
				1	£2,000		£593,553	£538,140	£482,727	£427,314	£371,901	£316,487	£261,074	£205,661	£150,248						
				2	£2,250		£995,777	£940,364	£884,950	£829,537	£774,124	£718,711	£663,298	£607,884	£552,471						
				3	£2,500		£1,397,778	£1,342,365	£1,286,952	£1,231,539	£1,176,125	£1,120,712	£1,065,299	£1,009,886	£954,473						
				4	£2,750		£1,799,672	£1,744,259	£1,688,846	£1,633,433	£1,578,020	£1,522,606	£1,467,193	£1,411,780	£1,356,367						
				5	£3,000		£2,201,462	£2,146,049	£2,090,635	£2,035,222	£1,979,809	£1,924,396	£1,868,983	£1,813,569	£1,758,156						
				6	£3,250		£2,603,248	£2,547,835	£2,492,422	£2,437,008	£2,381,595	£2,326,182	£2,270,769	£2,215,356	£2,159,942						
				7	£3,500		£3,004,923	£2,949,510	£2,894,097	£2,838,683	£2,783,270	£2,727,857	£2,672,444	£2,617,031	£2,561,617						
8	£3,750																				
250 Houses 20% AH	PDL / Existing Residential	19520	30	1	£2,000	All	£2,130,766	£1,678,366	£1,225,966	£773,566	£321,165	Negative RLV									
				2	£2,250		£5,257,101	£4,804,701	£4,352,301	£3,899,901	£3,447,500	£2,995,100	£2,542,700	£2,090,300	£1,637,900						
				3	£2,500		£8,380,484	£7,928,084	£7,475,684	£7,023,284	£6,570,884	£6,118,484	£5,666,084	£5,213,684	£4,761,283						
				4	£2,750		£11,502,284	£11,049,884	£10,597,484	£10,145,084	£9,692,684	£9,240,284	£8,787,883	£8,335,483	£7,883,083						
				5	£3,000		£14,623,398	£14,170,998	£13,718,597	£13,266,197	£12,813,797	£12,361,397	£11,908,997	£11,456,597	£11,004,197						
				6	£3,250		£17,743,534	£17,291,134	£16,838,734	£16,386,334	£15,933,934	£15,481,534	£15,029,134	£14,576,733	£14,124,333						
				7	£3,500		£20,863,671	£20,411,271	£19,958,870	£19,506,470	£19,054,070	£18,601,670	£18,149,270	£17,696,870	£17,244,470						
				8	£3,750		£23,983,331	£23,530,931	£23,078,531	£22,626,131	£22,173,731	£21,721,331	£21,268,930	£20,816,530	£20,364,130						
				Residual Land Value (£/Ha)							£298,307	£234,971	£171,635	£108,299	£44,963	Negative RLV					
				1	£2,000		£735,994	£672,658	£609,322	£545,986	£482,650	£419,314	£355,978	£292,642	£229,306						
				2	£2,250		£1,173,268	£1,109,932	£1,046,596	£983,260	£919,924	£856,588	£793,252	£729,916	£666,580						
				3	£2,500		£1,610,320	£1,546,984	£1,483,648	£1,420,312	£1,356,976	£1,293,640	£1,230,304	£1,166,968	£1,103,632						
				4	£2,750		£2,047,276	£1,983,940	£1,920,604	£1,857,268	£1,793,932	£1,730,596	£1,667,260	£1,603,924	£1,540,588						
				5	£3,000		£2,484,095	£2,420,759	£2,357,423	£2,294,087	£2,230,751	£2,167,415	£2,104,079	£2,040,743	£1,977,407						
				6	£3,250		£2,920,914	£2,857,578	£2,794,242	£2,730,906	£2,667,570	£2,604,234	£2,540,898	£2,477,562	£2,414,226						
				7	£3,500		£3,357,666	£3,294,330	£3,230,994	£3,167,658	£3,104,322	£3,040,986	£2,977,650	£2,914,314	£2,850,978						
8	£3,750																				

² - Typical value level by location noting that in practice values can vary significantly down even to street level. NB parishes mentioned in more than one Value Level due to values range typically covering more than one Value Level

- Key:
- Negative RLV
 - RLV Lower than Viability Test 1.
 - Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
 - Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
 - Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
 - Viability Test 4: Between Upper Industrial / Commercial Land and Residential Permission (£1,500,000 - £2,900,000/ha)
 - Viability Test 5: Land with Residential Permission (£2,900,000/ha)

**Table 1k: Residual Land Value Results by Value Level & CIL Rate -500 Unit Scheme - Mixed
50% Rented /50% LCHO**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location & Value Level Indication ¹	Residual Land Value (£)													
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL					
500 Mixed 40%	PDL / Greenfield	27460	35	1	£2,000	All	Negative RLV													
				2	£2,250		Negative RLV													
				3	£2,500		Negative RLV													
				4	£2,750		£2,634,913	£1,953,284	£1,271,655	£590,026	Negative RLV									
				5	£3,000		£7,882,514	£7,200,885	£6,519,256	£5,837,627	£5,155,998	£4,474,369	£3,792,740	£3,111,111	£2,429,482					
				6	£3,250		£13,128,423	£12,446,794	£11,765,165	£11,083,536	£10,401,907	£9,720,278	£9,038,649	£8,357,019	£7,675,390					
				7	£3,500		£23,617,074	£22,935,445	£22,253,816	£21,572,187	£20,890,557	£20,208,928	£19,527,299	£18,845,670	£18,164,041					
				8	£3,750		£28,860,030	£28,178,401	£27,496,772	£26,815,143	£26,133,514	£25,451,885	£24,770,256	£24,088,627	£23,406,997					
				Residual Land Value (£/Ha)							Residual Land Value (£/Ha)									
				1	£2,000		Negative RLV													
				2	£2,250		Negative RLV													
				3	£2,500		£184,444	£136,730	£89,016	£41,302	Negative RLV				Negative RLV					
				4	£2,750		£551,776	£504,062	£456,348	£408,634	£360,920	£313,206	£265,492	£217,778	£170,064					
				5	£3,000		£918,990	£871,276	£823,562	£775,848	£728,133	£680,419	£632,705	£584,991	£537,277					
				6	£3,250		£1,286,110	£1,238,396	£1,190,682	£1,142,968	£1,095,254	£1,047,540	£999,826	£952,112	£904,397					
				7	£3,500		£1,653,195	£1,605,481	£1,557,767	£1,510,053	£1,462,339	£1,414,625	£1,366,911	£1,319,197	£1,271,483					
8	£3,750	£2,020,202	£1,972,488	£1,924,774	£1,877,060	£1,829,346	£1,781,632	£1,733,918	£1,686,204	£1,638,490										
500 Mixed 30% AH	PDL / Existing Residential	34565	30	1	£2,000	All	Negative RLV													
				2	£2,250		Negative RLV													
				3	£2,500		Negative RLV													
				4	£2,750		£5,479,748	£4,677,766	£3,875,784	£3,073,802	£2,271,820	£1,469,838	£667,856	Negative RLV						
				5	£3,000		£11,274,474	£10,472,492	£9,670,510	£8,868,528	£8,066,546	£7,264,564	£6,462,582	£5,660,600	£4,858,618					
				6	£3,250		£17,067,658	£16,265,676	£15,463,694	£14,661,712	£13,859,730	£13,057,748	£12,255,766	£11,453,784	£10,651,802					
				7	£3,500		£22,859,164	£22,057,182	£21,255,200	£20,453,218	£19,651,236	£18,849,254	£18,047,272	£17,245,290	£16,443,308					
				8	£3,750		£28,650,670	£27,848,688	£27,046,706	£26,244,724	£25,442,742	£24,640,760	£23,838,778	£23,036,796	£22,234,814					
				Residual Land Value (£/Ha)							Residual Land Value (£/Ha)									
				1	£2,000		Negative RLV													
				2	£2,250		Negative RLV													
				3	£2,500		£383,582	£327,444	£271,305	£215,166	£159,027	£102,889	£46,750	Negative RLV						
				4	£2,750		£789,213	£733,074	£676,936	£620,797	£564,658	£508,519	£452,381	£396,242	£340,103					
				5	£3,000		£1,194,736	£1,138,597	£1,082,459	£1,026,320	£970,181	£914,042	£857,904	£801,765	£745,626					
				6	£3,250		£1,600,141	£1,544,003	£1,487,864	£1,431,725	£1,375,587	£1,319,448	£1,263,309	£1,207,170	£1,151,032					
				7	£3,500		£2,005,547	£1,949,408	£1,893,269	£1,837,131	£1,780,992	£1,724,853	£1,668,714	£1,612,576	£1,556,437					
8	£3,750	£2,410,846	£2,354,707	£2,298,569	£2,242,430	£2,186,291	£2,130,152	£2,074,014	£2,017,875	£1,961,736										
500 Houses 20% AH	PDL / Existing Residential	39460	30	1	£2,000	All	Negative RLV													
				2	£2,250		Negative RLV													
				3	£2,500		Negative RLV													
				4	£2,750		£1,726,518	£810,880	Negative RLV							Negative RLV				
				5	£3,000		£8,035,987	£7,120,349	£6,204,711	£5,289,073	£4,373,435	£3,457,797	£2,542,159	£1,626,521	£710,883					
				6	£3,250		£14,342,245	£13,426,607	£12,510,969	£11,595,331	£10,679,693	£9,764,055	£8,848,417	£7,932,779	£7,017,141					
				7	£3,500		£20,647,105	£19,731,467	£18,815,829	£17,900,191	£16,984,553	£16,068,915	£15,153,277	£14,237,639	£13,322,001					
				8	£3,750		£26,949,846	£26,034,208	£25,118,570	£24,202,932	£23,287,295	£22,371,657	£21,456,019	£20,540,381	£19,624,743					
				Residual Land Value (£/Ha)							Residual Land Value (£/Ha)									
				1	£2,000		Negative RLV													
				2	£2,250		Negative RLV													
				3	£2,500		£120,856	£56,762	Negative RLV							Negative RLV				
				4	£2,750		£562,519	£498,424	£434,330	£370,235	£306,140	£242,046	£177,951	£113,856	£49,762					
				5	£3,000		£1,003,957	£939,863	£875,768	£811,673	£747,579	£683,484	£619,389	£555,295	£491,200					
				6	£3,250		£1,445,297	£1,381,203	£1,317,108	£1,253,013	£1,188,919	£1,124,824	£1,060,729	£996,635	£932,540					
				7	£3,500		£1,886,489	£1,822,395	£1,758,300	£1,694,205	£1,630,111	£1,566,016	£1,501,921	£1,437,827	£1,373,732					
8	£3,750	£2,327,681	£2,263,587	£2,199,492	£2,135,397	£2,071,303	£2,007,208	£1,943,113	£1,879,019	£1,814,924										
Residual Land Value (£/Ha)							Residual Land Value (£/Ha)													
1	£2,000	Negative RLV																		
2	£2,250	Negative RLV																		
3	£2,500	£2,768,815	£2,704,721	£2,640,626	£2,576,531	£2,512,437	£2,448,342	£2,384,247	£2,320,153	£2,256,058										

²: Typical value level by location noting that in practice values can vary significantly down even to street level. NB parishes mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

- Negative RLV
- RLV Lower than Viability Test 1.
- Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
- Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
- Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
- Viability Test 4: Between Upper Industrial / Commercial Land and Residential Permission (£1,500,000 - £2,900,000/ha)
- Viability Test 5: Land with Residential Permission (£2,900,000/ha)

Table 11: Residual Land Value Results by Value Level & CL Rate - CFSH Sensitivity Testing- 40% Affordable Housing
50% Rented /50% LCHO

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Typical Location & Value Level Indicator ²	Residual Land Value (£)									
							Residual Land Value - £0/m² CL	Residual Land Value - £25/m² CL	Residual Land Value - £50/m² CL	Residual Land Value - £75/m² CL	Residual Land Value - £100/m² CL	Residual Land Value - £125/m² CL	Residual Land Value - £150/m² CL	Residual Land Value - £175/m² CL	Residual Land Value - £200/m² CL	
25 Mixed 1 CSH L5	PDL / Greenfield	1405	30	1	£2,000	All	Negative RLV									
				2	£2,250		£285,913	£206,301	£175,689	£145,076	£114,464	£83,852	£53,240	£22,628	Negative RLV	
				3	£2,500		£490,416	£460,088	£430,961	£401,294	£372,565	£343,093	£313,445	£284,279	£255,117	Negative RLV
				4	£2,750		£720,707	£711,070	£691,832	£671,988	£651,808	£631,291	£611,027	£591,026	£571,289	£551,709
				5	£3,000		£1,011,118	£981,391	£951,663	£921,936	£892,209	£862,482	£832,755	£803,028	£773,301	£743,574
				6	£3,250		£1,271,609	£1,241,782	£1,211,955	£1,182,128	£1,152,301	£1,122,474	£1,092,647	£1,062,820	£1,032,993	£1,003,166
				7	£3,500		£1,541,806	£1,501,979	£1,472,152	£1,442,325	£1,412,498	£1,382,671	£1,352,844	£1,323,017	£1,293,190	£1,263,363
				8	£3,750		£1,791,171	£1,751,344	£1,721,517	£1,691,690	£1,661,863	£1,632,036	£1,602,209	£1,572,382	£1,542,555	£1,512,728
				1	£2,000		Residual Land Value (£/Ha)									
				2	£2,250		£284,295	£247,561	£210,826	£174,092	£137,357	£100,623	£63,888	£27,153	Negative RLV	
				3	£2,500		£588,499	£552,826	£517,153	£481,481	£445,808	£410,135	£374,462	£338,789	£303,116	£267,443
				4	£2,750		£900,920	£865,247	£829,574	£793,902	£758,229	£722,557	£686,884	£651,211	£615,538	£579,865
				5	£3,000		£1,213,341	£1,177,668	£1,141,995	£1,106,322	£1,070,650	£1,034,977	£999,305	£963,632	£927,959	£892,286
				6	£3,250		£1,525,762	£1,490,089	£1,454,417	£1,418,744	£1,383,072	£1,347,400	£1,311,727	£1,276,054	£1,240,381	£1,204,708
				7	£3,500		£1,838,184	£1,802,511	£1,766,839	£1,731,166	£1,695,494	£1,659,821	£1,624,149	£1,588,476	£1,552,803	£1,517,130
				8	£3,750		£2,150,605	£2,114,932	£2,079,260	£2,043,587	£2,007,915	£1,972,242	£1,936,569	£1,900,896	£1,865,223	£1,829,550
25 Mixed 1 CSH L6	PDL / Existing Residential	1405	40	1	£2,000	All	Negative RLV									
				2	£2,250		£164,852	£134,240	£103,628	£73,015	£42,403	£11,791	Negative RLV			
				3	£2,500		£420,438	£390,726	£371,229	£351,116	£331,004	£310,892	£290,780	£270,668	£250,556	
				4	£2,750		£680,789	£651,062	£621,334	£591,607	£561,880	£532,153	£502,426	£472,699	£442,972	
				5	£3,000		£941,140	£911,413	£881,686	£851,959	£822,232	£792,505	£762,778	£733,051	£703,324	
				6	£3,250		£1,201,491	£1,171,764	£1,142,037	£1,112,310	£1,082,583	£1,052,856	£1,023,129	£993,402	£963,675	
				7	£3,500		£1,461,842	£1,432,115	£1,402,388	£1,372,661	£1,342,934	£1,313,207	£1,283,480	£1,253,753	£1,224,026	
				8	£3,750		£1,722,193	£1,692,466	£1,662,739	£1,633,012	£1,603,285	£1,573,558	£1,543,831	£1,514,104	£1,484,377	
				1	£2,000		Residual Land Value (£/Ha)									
				2	£2,250		£197,822	£161,088	£124,353	£87,619	£50,884	£14,149	Negative RLV			
				3	£2,500		£496,525	£460,791	£425,057	£389,323	£353,589	£317,855	£282,121	£246,387	£210,653	
				4	£2,750		£816,876	£781,142	£745,408	£709,674	£673,940	£638,206	£602,472	£566,738	£531,004	
				5	£3,000		£1,137,227	£1,091,493	£1,045,759	£1,000,025	£954,291	£908,557	£862,823	£817,089	£771,355	
				6	£3,250		£1,457,578	£1,411,844	£1,366,110	£1,320,376	£1,274,642	£1,228,908	£1,183,174	£1,137,440	£1,091,706	
				7	£3,500		£1,777,929	£1,732,195	£1,686,461	£1,640,727	£1,594,993	£1,549,259	£1,503,525	£1,457,791	£1,412,057	
				8	£3,750		£2,098,280	£2,052,546	£2,006,812	£1,961,078	£1,915,344	£1,869,610	£1,823,876	£1,778,142	£1,732,408	
25 Mixed 2 CSH L5	PDL / Existing Residential	1323	40	1	£2,000	All	Negative RLV									
				2	£2,250		£237,578	£207,381	£177,184	£146,987	£116,790	£86,593	£56,396	£26,199	Negative RLV	
				3	£2,500		£488,118	£458,794	£429,470	£400,146	£370,822	£341,498	£312,174	£282,850	£253,526	
				4	£2,750		£748,658	£719,334	£689,010	£658,686	£628,362	£598,038	£567,714	£537,390	£507,066	
				5	£3,000		£1,009,198	£979,874	£949,550	£919,226	£888,902	£858,578	£828,254	£797,930	£767,606	
				6	£3,250		£1,269,738	£1,239,414	£1,209,090	£1,178,766	£1,148,442	£1,118,118	£1,087,794	£1,057,470	£1,027,146	
				7	£3,500		£1,529,278	£1,498,954	£1,468,630	£1,438,306	£1,407,982	£1,377,658	£1,347,334	£1,317,010	£1,286,686	
				8	£3,750		£1,789,818	£1,759,494	£1,729,170	£1,698,846	£1,668,522	£1,638,198	£1,607,874	£1,577,550	£1,547,226	
				1	£2,000		Residual Land Value (£/Ha)									
				2	£2,250		£285,091	£248,857	£212,623	£176,389	£140,155	£103,921	£67,687	£31,453	Negative RLV	
				3	£2,500		£586,742	£550,508	£514,274	£478,040	£441,806	£405,572	£369,338	£333,104	£296,870	
				4	£2,750		£888,393	£852,159	£815,925	£779,691	£743,457	£707,223	£670,989	£634,755	£598,521	
				5	£3,000		£1,189,944	£1,153,710	£1,117,476	£1,081,242	£1,045,008	£1,008,774	£972,540	£936,306	£899,072	
				6	£3,250		£1,491,495	£1,455,261	£1,419,027	£1,382,793	£1,346,559	£1,310,325	£1,274,091	£1,237,857	£1,201,623	
				7	£3,500		£1,793,046	£1,756,812	£1,720,578	£1,684,344	£1,648,110	£1,611,876	£1,575,642	£1,539,408	£1,503,174	
				8	£3,750		£2,094,597	£2,058,363	£2,022,129	£1,985,895	£1,949,661	£1,913,427	£1,877,193	£1,840,959	£1,804,725	
25 Mixed 2 CSH L6	PDL / Greenfield	1323	40	1	£2,000	All	Negative RLV									
				2	£2,250		£162,301	£132,104	£101,907	£71,710	£41,513	£11,316	Negative RLV			
				3	£2,500		£417,887	£387,690	£357,493	£327,296	£297,099	£266,902	£236,705	£206,508	£176,311	
				4	£2,750		£673,473	£643,276	£613,079	£582,882	£552,685	£522,488	£492,291	£462,094	£431,897	
				5	£3,000		£929,059	£898,862	£868,665	£838,468	£808,271	£778,074	£747,877	£717,680	£687,483	
				6	£3,250		£1,184,645	£1,154,448	£1,124,251	£1,094,054	£1,063,857	£1,033,660	£1,003,463	£973,266	£943,069	
				7	£3,500		£1,440,231	£1,410,034	£1,379,837	£1,349,640	£1,319,443	£1,289,246	£1,259,049	£1,228,852	£1,198,655	
				8	£3,750		£1,695,817	£1,665,620	£1,635,423	£1,605,226	£1,575,029	£1,544,832	£1,514,635	£1,484,438	£1,454,241	
				1	£2,000		Residual Land Value (£/Ha)									
				2	£2,250		£285,091	£248,857	£212,623	£176,389	£140,155	£103,921	£67,687	£31,453	Negative RLV	
				3	£2,500		£586,742	£550,508	£514,274	£478,040	£441,806	£405,572	£369,338	£333,104	£296,870	
				4	£2,750		£888,393	£852,159	£815,925	£779,691	£743,457	£707,223	£670,989	£634,755	£598,521	
				5	£3,000		£1,189,944	£1,153,710	£1,117,476	£1,081,242	£1,045,008	£1,008,774	£972,540	£936,306	£899,072	
				6	£3,250		£1,491,495	£1,455,261	£1,419,027	£1,382,793	£1,346,559	£1,310,325	£1,274,091	£1,237,857	£1,201,623	
				7	£3,500		£1,793,046	£1,756,812	£1,720,578	£1,684,344	£1,648,110	£1,611,876	£1,575,642	£1,539,408	£1,503,174	
				8	£3,750		£2,094,597	£2,058,363	£2,022,129	£1,985,895	£1,949,661	£1,913,427	£1,877,193	£1,840,959	£1,804,725	
50 Mixed CSH L5	PDL / Greenfield	2746	30	1	£2,000	All	Negative RLV									
				2	£2,250		£413,896	£372,202	£330,508	£288,814	£247,120	£205,426	£163,732	£122,038	Negative RLV	
				3	£2,500		£920,124	£878,430	£836,736	£795,042	£753,348	£711,654	£670,960	£630,266	£589,572	
				4	£2,750		£1,426,352	£1,384,658	£1,342,964	£1,301,270	£1,259,576	£1,217,882	£1,176,188	£1,134,494	£1,092,800	
				5	£3,000		£1,931,580	£1,889,886	£1,848,192	£1,806,498	£1,764,804	£1,723,110	£1,681,416	£1,639,722	£1,598,028	
				6	£3,250		£2,436,808	£2,395,114	£2,353,420	£2,311,726	£2,270,032	£2,228,338	£2,186,644	£2,144,950	£2,103,256	
				7	£3,500		£2,942,036	£2,900,342	£2,858,648	£2,816,954	£2,775,260	£2,733,566	£2,691,872	£2,650,178	£2,608,484	
				8	£3,750		£3,447,264	£3,405,570	£3,363,876	£3,322,182	£3,280,488	£3,238,794	£3,197,100	£3,155,406	£3,113,712	
				1	£2,000		Residual Land Value (£/Ha)									
				2	£2,250		£503,875	£446,650	£374,426	£302,203	£229,979	£157,755	£85,531	£13,307	Negative RLV	
				3	£2,500		£1,117,385	£1,047,248	£977,112	£906,976	£836,840	£766,704	£696,568	£626,432	£556,296	
				4	£2,750		£1,730,894	£1,660,757	£1,590,621	£1,520,485	£1,450,349	£1,380,213	£1,310,077	£1,239,941	£1,169,805	
				5	£3,000		£2,344,403	£2,274,266	£2,204,130	£2,133,994	£2,063,858	£1,993,722	£1,923,586	£1,853,450	£1,783,314	
				6	£3,250		£2,957,912	£2,887,775	£2,817,639	£2,747,503	£2,677,367	£2,607,231	£2,537,095	£2,466,959	£2,396,823	
				7	£3,500		£3,571,421	£3,501,284	£3,431,148	£3,361,012	£3,290,876	£3,220,740	£3,150,604	£3,080,468	£3,010,332	
				8	£3,750		£4,184,930	£4,114								

Table 1m: Residual Land Value Results by Value Level & CIL Rate - CFSH Sensitivity Testing - 30% Affordable Housing
50% Rented /50% LCHO

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Typical Location & Value Level Indicator ²	Residual Land Value (£)									
							Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	
25 Mixed 1 CFSH L5	PDL / Greenfield	1770	30	1	£2,000	All	Negative RLV									
							£66,556	£31,832	£289,626	£252,892	£179,433	£147,688	£105,954	£69,210	£36,248	£19,248
							£363,095	£326,361	£289,626	£252,892	£179,433	£147,688	£105,954	£69,210	£36,248	£19,248
							£638,615	£602,882	£567,770	£531,007	£495,224	£460,232	£426,479	£393,966	£363,248	£333,248
							£924,638	£888,906	£853,385	£817,612	£783,749	£750,767	£719,394	£689,249	£660,248	£632,248
							£1,210,655	£1,174,923	£1,139,301	£1,103,628	£1,067,955	£1,032,282	£996,610	£960,937	£925,264	£890,248
							£1,496,661	£1,460,929	£1,425,316	£1,389,643	£1,353,970	£1,318,297	£1,282,624	£1,246,951	£1,211,278	£1,175,248
							£1,782,677	£1,747,945	£1,713,311	£1,678,638	£1,643,965	£1,609,292	£1,574,619	£1,539,946	£1,505,273	£1,470,248
				£2,068,692	£2,033,960	£1,999,327	£1,964,654	£1,929,981	£1,895,308	£1,860,635	£1,825,962	£1,791,289	£1,756,248			
				2	£2,250	All	Residual Land Value (£/Ha)									
							£82,279	£38,128	£289,626	£252,892	£179,433	£147,688	£105,954	£69,210	£36,248	£19,248
							£495,715	£393,633	£347,552	£304,470	£259,389	£215,307	£171,226	£127,144	£83,062	£38,980
							£766,138	£723,511	£680,724	£637,816	£595,109	£552,302	£509,495	£466,688	£423,881	£381,074
							£1,109,557	£1,066,749	£1,023,942	£981,135	£938,328	£895,521	£852,714	£809,907	£767,100	£724,293
							£1,452,775	£1,409,967	£1,367,160	£1,324,353	£1,281,546	£1,238,739	£1,195,932	£1,153,125	£1,110,318	£1,067,511
							£1,795,994	£1,753,186	£1,710,379	£1,667,572	£1,624,765	£1,581,958	£1,539,151	£1,496,344	£1,453,537	£1,410,730
£2,139,212	£2,096,404	£2,053,597	£2,010,790				£1,967,983	£1,925,176	£1,882,369	£1,839,562	£1,796,755	£1,753,948				
£2,482,431	£2,439,623	£2,396,816	£2,354,009	£2,311,202	£2,268,395	£2,225,588	£2,182,781	£2,139,974	£2,097,167							
25 Mixed 1 CFSH L6	PDL / Existing Residential	1770	40	1	£2,000	All	Negative RLV									
							£12,610	£729,405	£233,671	£156,936	£160,200	£173,467	£86,732	£49,998	£13,263	
							£584,777	£548,604	£512,431	£477,258	£442,085	£406,912	£371,739	£336,566	£301,393	
							£870,292	£834,120	£797,947	£762,774	£727,601	£692,428	£657,255	£622,082	£586,909	
							£1,155,807	£1,120,635	£1,085,462	£1,050,289	£1,015,116	£979,943	£944,770	£909,597	£874,424	
							£1,441,322	£1,406,150	£1,370,977	£1,335,804	£1,299,631	£1,263,458	£1,227,285	£1,191,112	£1,154,939	
							£1,726,837	£1,691,665	£1,656,492	£1,621,319	£1,586,146	£1,550,973	£1,515,800	£1,480,627	£1,445,454	
							£2,012,352	£1,977,180	£1,941,997	£1,906,824	£1,871,651	£1,836,478	£1,801,305	£1,766,132	£1,730,959	
				2	£2,250	All	Residual Land Value (£/Ha)									
							£15,133	£324,486	£280,405	£236,323	£192,242	£148,160	£104,079	£59,997	£15,916	
							£368,568	£324,486	£280,405	£236,323	£192,242	£148,160	£104,079	£59,997	£15,916	
							£701,132	£657,050	£612,968	£568,886	£524,804	£480,722	£436,640	£392,558	£348,476	
							£1,033,696	£989,614	£945,532	£901,450	£857,368	£813,286	£769,204	£725,122	£681,040	
							£1,366,260	£1,322,178	£1,278,096	£1,234,014	£1,189,932	£1,145,850	£1,101,768	£1,057,686	£1,013,604	
							£1,698,824	£1,654,742	£1,610,660	£1,566,578	£1,522,496	£1,478,414	£1,434,332	£1,390,250	£1,346,168	
							£2,031,388	£1,987,306	£1,943,224	£1,899,142	£1,855,060	£1,810,978	£1,766,896	£1,722,814	£1,678,732	
£2,363,952	£2,319,870	£2,275,788	£2,231,706	£2,187,624	£2,143,542	£2,099,460	£2,055,378	£2,011,296								
25 Mixed 2 CFSH L5	PDL / Existing Residential	1940	40	1	£2,000	All	Negative RLV									
							£72,261	£35,942	£271,421	£254,802	£218,182	£181,562	£144,942	£108,322	£71,702	
							£363,318	£327,461	£291,604	£255,747	£219,890	£184,033	£148,176	£112,319	£76,462	
							£613,380	£577,523	£541,666	£505,809	£470,952	£435,095	£399,238	£363,381	£327,524	
							£863,442	£827,585	£791,728	£755,871	£720,014	£684,157	£648,300	£612,443	£576,586	
							£1,113,504	£1,077,647	£1,041,790	£1,005,933	£970,076	£934,219	£898,362	£862,505	£826,648	
							£1,363,566	£1,327,709	£1,291,852	£1,255,995	£1,220,138	£1,184,281	£1,148,424	£1,112,567	£1,076,710	
							£1,613,628	£1,577,771	£1,541,914	£1,506,057	£1,470,200	£1,434,343	£1,398,486	£1,362,629	£1,326,772	
				2	£2,250	All	Residual Land Value (£/Ha)									
							£86,714	£43,130	£249,929	£205,762	£161,595	£117,428	£73,261	£29,094	£8,918	
							£486,512	£324,486	£280,405	£236,323	£192,242	£148,160	£104,079	£59,997	£15,916	
							£701,132	£657,050	£612,968	£568,886	£524,804	£480,722	£436,640	£392,558	£348,476	
							£1,033,696	£989,614	£945,532	£901,450	£857,368	£813,286	£769,204	£725,122	£681,040	
							£1,366,260	£1,322,178	£1,278,096	£1,234,014	£1,189,932	£1,145,850	£1,101,768	£1,057,686	£1,013,604	
							£1,698,824	£1,654,742	£1,610,660	£1,566,578	£1,522,496	£1,478,414	£1,434,332	£1,390,250	£1,346,168	
							£2,031,388	£1,987,306	£1,943,224	£1,899,142	£1,855,060	£1,810,978	£1,766,896	£1,722,814	£1,678,732	
25 Mixed 2 CFSH L6	PDL / Greenfield	1940	40	1	£2,000	All	Negative RLV									
							£13,099	£729,405	£233,671	£156,936	£160,200	£173,467	£86,732	£49,998	£13,263	
							£584,777	£548,604	£512,431	£477,258	£442,085	£406,912	£371,739	£336,566	£301,393	
							£870,292	£834,120	£797,947	£762,774	£727,601	£692,428	£657,255	£622,082	£586,909	
							£1,155,807	£1,120,635	£1,085,462	£1,050,289	£1,015,116	£979,943	£944,770	£909,597	£874,424	
							£1,441,322	£1,406,150	£1,370,977	£1,335,804	£1,299,631	£1,263,458	£1,227,285	£1,191,112	£1,154,939	
							£1,726,837	£1,691,665	£1,656,492	£1,621,319	£1,586,146	£1,550,973	£1,515,800	£1,480,627	£1,445,454	
							£2,012,352	£1,977,180	£1,941,997	£1,906,824	£1,871,651	£1,836,478	£1,801,305	£1,766,132	£1,730,959	
				2	£2,250	All	Residual Land Value (£/Ha)									
							£15,798	£324,486	£280,405	£236,323	£192,242	£148,160	£104,079	£59,997	£15,916	
							£368,568	£324,486	£280,405	£236,323	£192,242	£148,160	£104,079	£59,997	£15,916	
							£701,132	£657,050	£612,968	£568,886	£524,804	£480,722	£436,640	£392,558	£348,476	
							£1,033,696	£989,614	£945,532	£901,450	£857,368	£813,286	£769,204	£725,122	£681,040	
							£1,366,260	£1,322,178	£1,278,096	£1,234,014	£1,189,932	£1,145,850	£1,101,768	£1,057,686	£1,013,604	
							£1,698,824	£1,654,742	£1,610,660	£1,566,578	£1,522,496	£1,478,414	£1,434,332	£1,390,250	£1,346,168	
							£2,031,388	£1,987,306	£1,943,224	£1,899,142	£1,855,060	£1,810,978	£1,766,896	£1,722,814	£1,678,732	
50 Mixed CSH L5	PDL / Greenfield	3840	30	1	£2,000	All	Negative RLV									
							£96,474	£25,999	£209,054	£192,435	£155,815	£119,195	£82,575	£45,955	£9,375	
							£505,194	£469,337	£432,717	£396,097	£359,477	£322,857	£286,237	£249,617	£212,997	
							£813,213	£777,356	£740,736	£704,116	£667,496	£630,876	£594,256	£557,636	£521,016	
							£1,121,232	£1,085,375	£1,049,518	£1,013,661	£977,804	£941,947	£906,090	£870,233	£834,376	
							£1,429,251	£1,393,394	£1,357,537	£1,321,680	£1,285,823	£1,249,966	£1,214,109	£1,178,252	£1,142,395	
							£1,737,270	£1,701,413	£1,665,556	£1,629,699	£1,593,842	£1,557,985	£1,522,128	£1,486,271	£1,450,414	
							£2,045,289	£2,009,432	£1,973,575	£1,937,718	£1,901,861	£1,866,004	£1,830,147	£1,794,290	£1,758,433	
				2	£2,250	All	Residual Land Value (£/Ha)									
							£115,768	£30,718	£249,929	£205,762	£161,595	£117,428	£73,261	£29,094	£8,918	
							£787,433	£704,842	£622,250	£539,659	£457,067	£374,476	£291,885	£209,294	£126,703	
							£1,462,445	£1,379,854	£1,297,262	£1,214,671	£1,132,080	£1,049,489	£966,898	£884,307	£801,716	
							£2,147,457	£2,064,866	£1,982,275	£1,899,684	£1,817,093	£1,734,502	£1,651,911	£1,569,320	£1,486,729	
							£2,832,469	£2,749,878	£2,667,287	£2,584,696	£2,502,105	£2,419,514	£2,336,923	£2,254,332	£2,171,741	
							£3,517,481	£3,434,890	£3,352,299	£3,269,708	£3,187,117	£3,104,526	£3,021,935	£2,939,344	£2,856,753	
							£4,202,493	£4,119,902	£4,037,311	£3,954,720	£3,872,129	£3,789,538	£3,706,947	£3,624,356	£3,541,765	
50 Mixed CSH L6	PDL / Greenfield	3840	30	1	£2,000	All	Negative RLV									
							£334,933	£66,107	£307,280	£280,661	£254,042	£227,423	£200,804	£174,185	£147,566	
							£1,097,462	£1,029,871	£962,280	£894,689	£827,098	£759,507	£691,916	£624,325	£556,734	
							£1,613,912	£1,546,321	£1,478,730	£1,411,139	£1,343,548					

Table 10: Residual Land Value Results by Value Level & CL Rate- CFSH Sensitivity Testing- 20% Affordable Housing
50% Rented /50% LCHO

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Typical Location & Value Level Indicator ²	Residual Land Value (£)									
							Residual Land Value - £0/m² CL	Residual Land Value - £25/m² CL	Residual Land Value - £50/m² CL	Residual Land Value - £75/m² CL	Residual Land Value - £100/m² CL	Residual Land Value - £125/m² CL	Residual Land Value - £150/m² CL	Residual Land Value - £175/m² CL	Residual Land Value - £200/m² CL	
25 Mixed 1 CSH L5	PDL / Greenfield	1940	30	1	£2,000	All	Negative RLV									
							£115,900	£75,687	£39,424							
							£115,684	£391,914	£351,452	£311,389	£271,126	£230,863	£190,601	£150,338	£110,075	
							£722,886	£683,788	£644,689	£605,590	£566,491	£527,392	£488,293	£449,194	£410,095	
							£1,016,088	£966,990	£927,891	£888,792	£849,693	£810,594	£771,495	£732,396	£693,297	
							£1,309,291	£1,260,192	£1,221,093	£1,181,994	£1,142,895	£1,103,796	£1,064,697	£1,025,598	£986,499	
							£1,602,493	£1,563,394	£1,524,295	£1,485,196	£1,446,097	£1,406,998	£1,367,899	£1,328,800	£1,289,701	
							£1,895,696	£1,856,597	£1,817,498	£1,778,399	£1,739,300	£1,699,201	£1,659,102	£1,619,003	£1,578,904	
				£2,188,899	£2,149,800	£2,110,701	£2,071,602	£2,032,503	£1,993,404	£1,954,305	£1,915,206	£1,876,107				
				Residual Land Value (£/Ha)												
				£143,940	£95,424	£47,209										
				£503,621	£470,297	£437,972	£405,647	£373,322	£340,997	£308,672	£276,347	£244,022				
				£867,464	£820,545	£777,626	£734,707	£691,788	£648,869	£605,950	£563,031	£520,112				
				£1,231,306	£1,184,388	£1,137,469	£1,090,550	£1,043,631	£996,712	£949,793	£902,874	£855,955				
				£1,595,149	£1,548,230	£1,501,311	£1,454,392	£1,407,473	£1,360,554	£1,313,635	£1,266,716	£1,219,797				
				£1,958,991	£1,912,072	£1,865,153	£1,818,234	£1,771,315	£1,724,396	£1,677,477	£1,630,558	£1,583,639				
£2,322,834	£2,275,915	£2,229,000	£2,182,081	£2,135,162	£2,088,243	£2,041,324	£1,994,405	£1,947,486								
£2,686,676	£2,639,757	£2,592,838	£2,545,919	£2,499,000	£2,452,081	£2,405,162	£2,358,243	£2,311,324								
25 Mixed 1 CSH L6	PDL / Existing Residential	1940	30	1	£2,000	All	Negative RLV									
							£78,054	£38,301								
							£290,881	£250,618	£210,356	£170,093	£129,830	£89,567	£49,304	£9,041	£-31,122	
							£682,788	£643,689	£604,590	£565,491	£526,392	£487,293	£448,194	£409,095	£369,996	
							£985,586	£946,487	£907,388	£868,289	£829,190	£790,091	£750,992	£711,893	£672,794	
							£1,288,388	£1,249,289	£1,210,190	£1,171,091	£1,131,992	£1,092,893	£1,053,794	£1,014,695	£975,596	
							£1,591,190	£1,552,091	£1,512,992	£1,473,893	£1,434,794	£1,395,695	£1,356,596	£1,317,497	£1,278,398	
							£1,894,000	£1,854,901	£1,815,802	£1,776,703	£1,737,604	£1,698,505	£1,659,406	£1,620,307	£1,581,208	
				£2,196,802	£2,157,703	£2,118,604	£2,079,505	£2,040,406	£2,001,307	£1,962,208	£1,923,109	£1,884,010				
				Residual Land Value (£/Ha)												
				£94,384	£46,069											
				£469,057	£420,742	£372,427	£324,112	£275,797	£227,482	£179,167	£130,852	£82,537				
				£913,141	£874,826	£836,511	£798,196	£759,881	£721,566	£683,251	£644,936	£606,621				
				£1,367,225	£1,328,910	£1,290,595	£1,252,280	£1,213,965	£1,175,650	£1,137,335	£1,099,020	£1,060,705				
				£1,841,309	£1,803,000	£1,764,691	£1,726,382	£1,688,073	£1,649,764	£1,611,455	£1,573,146	£1,534,837				
				£2,315,393	£2,277,084	£2,238,775	£2,200,466	£2,162,157	£2,123,848	£2,085,539	£2,047,230	£2,008,921				
£2,789,477	£2,751,168	£2,712,859	£2,674,550	£2,636,241	£2,597,932	£2,559,623	£2,521,314	£2,483,005								
25 Mixed 2 CSH L5	PDL / Existing Residential	1940	40	1	£2,000	All	Negative RLV									
							£120,823	£81,183	£41,543	£1,201						
							£416,110	£376,855	£337,600	£298,345	£259,090	£219,835	£180,580	£141,325	£102,070	
							£714,506	£675,251	£636,000	£596,745	£557,490	£518,235	£478,980	£439,725	£400,470	
							£1,012,902	£973,647	£934,392	£895,137	£855,882	£816,627	£777,372	£738,117	£698,862	
							£1,311,298	£1,272,043	£1,232,788	£1,193,533	£1,154,278	£1,115,023	£1,075,768	£1,036,513	£997,258	
							£1,609,694	£1,570,439	£1,531,184	£1,491,929	£1,452,674	£1,413,419	£1,374,164	£1,334,909	£1,295,654	
							£1,908,090	£1,868,835	£1,829,580	£1,790,325	£1,751,070	£1,711,815	£1,672,560	£1,633,305	£1,594,050	
				£2,206,486	£2,167,231	£2,127,976	£2,088,721	£2,049,466	£2,010,211	£1,970,956	£1,931,701	£1,892,446				
				Residual Land Value (£/Ha)												
				£144,988	£97,420	£49,852	£2,284									
				£499,142	£460,680	£422,218	£373,756	£325,294	£276,832	£228,370	£179,908	£131,446				
				£953,296	£914,834	£876,372	£837,910	£799,448	£760,986	£722,524	£684,062	£645,600				
				£1,407,460	£1,368,998	£1,330,536	£1,292,074	£1,253,612	£1,215,150	£1,176,688	£1,138,226	£1,099,764				
				£1,861,604	£1,823,142	£1,784,680	£1,746,218	£1,707,756	£1,669,294	£1,630,832	£1,592,370	£1,553,908				
				£2,315,748	£2,277,286	£2,238,824	£2,200,362	£2,161,900	£2,123,438	£2,084,976	£2,046,514	£2,008,052				
25 Mixed 2 CSH L6	PDL / Greenfield	1940	40	1	£2,000	All	Negative RLV									
							£75,143	£35,503								
							£292,823	£253,568	£214,313	£175,058	£135,803	£96,548	£57,293	£18,038	£-21,217	
							£684,728	£645,473	£606,218	£566,963	£527,708	£488,453	£449,198	£409,943	£370,688	
							£986,633	£947,378	£908,123	£868,868	£829,613	£790,358	£751,103	£711,848	£672,593	
							£1,288,538	£1,249,283	£1,210,028	£1,170,773	£1,131,518	£1,092,263	£1,053,008	£1,013,753	£974,498	
							£1,590,443	£1,551,188	£1,511,933	£1,472,678	£1,433,423	£1,394,168	£1,354,913	£1,315,658	£1,276,403	
							£1,892,348	£1,853,093	£1,813,838	£1,774,583	£1,735,328	£1,696,073	£1,656,818	£1,617,563	£1,578,308	
				£2,194,253	£2,154,998	£2,115,743	£2,076,488	£2,037,233	£1,997,978	£1,958,723	£1,919,468	£1,880,213				
				Residual Land Value (£/Ha)												
				£90,172	£42,604											
				£455,330	£416,868	£378,406	£339,944	£301,482	£263,020	£224,558	£186,096	£147,634				
				£909,464	£870,002	£830,540	£791,078	£751,616	£712,154	£672,692	£633,230	£593,768				
				£1,363,600	£1,324,138	£1,284,676	£1,245,214	£1,205,752	£1,166,290	£1,126,828	£1,087,366	£1,047,904				
				£1,817,744	£1,778,282	£1,738,820	£1,699,358	£1,659,896	£1,620,434	£1,580,972	£1,541,510	£1,502,048				
				£2,271,888	£2,232,426	£2,192,964	£2,153,502	£2,114,040	£2,074,578	£2,035,116	£1,995,654	£1,956,192				
50 Mixed CSH L5	PDL / Greenfield	3840	30	1	£2,000	All	Negative RLV									
							£221,786	£142,051	£82,316							
							£822,631	£742,896	£663,161	£583,426	£503,691	£423,956	£344,221	£264,486	£184,751	
							£1,423,611	£1,343,876	£1,264,141	£1,184,406	£1,104,671	£1,024,936	£945,201	£865,466	£785,731	
							£2,024,591	£1,944,856	£1,865,121	£1,785,386	£1,705,651	£1,625,916	£1,546,181	£1,466,446	£1,386,711	
							£2,625,571	£2,545,836	£2,466,101	£2,386,366	£2,306,631	£2,226,896	£2,147,161	£2,067,426	£1,987,691	
							£3,226,551	£3,146,816	£3,067,081	£2,987,346	£2,907,611	£2,827,876	£2,748,141	£2,668,406	£2,588,671	
							£3,827,531	£3,747,796	£3,668,061	£3,588,326	£3,508,591	£3,428,856	£3,349,121	£3,269,386	£3,189,651	
				£4,428,511	£4,348,776	£4,269,041	£4,189,306	£4,109,571	£4,029,836	£3,950,101	£3,870,366	£3,790,631				
				Residual Land Value (£/Ha)												
				£266,095	£170,461	£74,827										
				£987,166	£894,297	£801,427	£708,557	£615,687	£522,817	£429,947	£337,077	£244,207				
				£1,715,929	£1,623,060	£1,530,190	£1,437,320	£1,344,450	£1,251,580	£1,158,710	£1,065,840	£972,970				
				£2,444,692	£2,351,822	£2,258,952	£2,166,082	£2,073,212	£1,980,342	£1,887,472	£1,794,602	£1,701,732				
				£3,173,455	£3,080,585	£2,987,715	£2,894,845	£2,801,975	£2,709,105	£2,616,235	£2,523,365	£2,430,495				
				£3,902,218	£3,809,348	£3,716,478	£3,623,608	£3,530,738	£3,437,868	£3,344,998	£3,252,128	£3,159,258				
£4,630,981	£4,538,111	£4,445,241	£4,352,371	£4,259,501	£4,166,631	£4,073,761	£3,980,891	£3,888,021								
£5,359,744	£5,266,874	£5,174,004	£5,081,134	£4,988,264	£4,895,394	£4,802,524	£4,709,654	£4,616,784								
50 Mixed CSH L6	PDL / Greenfield	3840	30	1	£2,000	All	Negative RLV									
							£137,618	£57,883								
							£489,942	£409,207	£328,472	£247,737	£167,002	£86,267	£5,532	£-75,203	£-154,938	
							£1,089,266	£1,008,531	£927,796	£847,061	£766,326	£685,591	£604,856	£524,121	£443,386	
							£1,688,590	£1,607,855	£1,527,120	£1,446,385	£1,365,650	£1,284,915	£1,204,180	£1,123,445	£1,042,710	
							£2,287,914	£2,207,179	£2,126,444	£2,045,709	£1,964,974	£1,884,239	£1,803,504	£1,722,769	£1,642,034	
							£2,887,238	£2,806,503	£2,725,768	£2,645,033	£2,564,298	£2,483,563	£2,402,828	£2,322,093	£2,241,358	
							£3,486,562	£3,405,827	£3,325,092	£3,244,357	£3,163,622	£3,082,887	£3,002,152	£2,921,417	£2,840,682	
				£4,085												

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	1 Unit				
DEVELOPMENT SIZE (TOTAL m²) - GIA	125				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	1	1	0	0%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	100%	0%	0%	0%	0%
SITE SIZE (HA)			0.03		
VALUE / AREA			4		
<u>REVENUE</u>					
Affordable Housing Revenue			£0		
Open Market Housing Revenue			£343,750		
<u>Total Value of Scheme</u>			£343,750		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs			£114,375		
Fees, Contingencies, Planning Costs etc			£21,658		
Sustainable Design & Construction Costs / Lifetime Homes			£10,766		
<u>Total Build Costs</u>			£146,799		
Section 106 / CIL Costs			£13,500		
Marketing Costs & Legal Fees			£11,063		
<u>Total s106 & Marketing Costs</u>			£24,563		
<u>Finance on Build Costs</u>			£2,999		
<u>TOTAL DEVELOPMENT COSTS</u>			£174,361		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit			£68,750		
Affordable Housing Profit			£0		
<u>Total Operating Profit</u>			£68,750		
<u>GROSS RESIDUAL LAND VALUE</u>			£100,639		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£2,013
Agents Fees	£1,510
Legal Fees	£755
Stamp Duty	£2,013
Interest on Land Purchase	£7,485

Total Finance & Acquisition Costs £13,775

NET RESIDUAL LAND VALUE

RLV (£ per Ha)

£86,864 (ignores finance & acquisition
costs if GRLV Negative)

NRLV as % of GDV

25.3%

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	3 Units				
DEVELOPMENT SIZE (TOTAL m²) - GIA	287				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	3	2	1	33%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	67%	0%	33%	0%	0%
SITE SIZE (HA)	0.10				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£88,491	
Open Market Housing Revenue				£605,000	
<u>Total Value of Scheme</u>				£693,491	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£271,248	
Fees, Contingencies, Planning Costs etc				£54,192	
Sustainable Design & Construction Costs / Lifetime Homes				£28,093	
<u>Total Build Costs</u>				£353,533	
Section 106 / CIL Costs				£25,000	
Marketing Costs & Legal Fees				£23,055	
<u>Total s106 & Marketing Costs</u>				£48,055	
<u>Finance on Build Costs</u>				£7,028	
<u>TOTAL DEVELOPMENT COSTS</u>				£408,616	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£121,000	
Affordable Housing Profit				£5,309	
<u>Total Operating Profit</u>				£126,309	
<u>GROSS RESIDUAL LAND VALUE</u>				£158,566	

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£3,171
Agents Fees	£2,378
Legal Fees	£1,189
Stamp Duty	£3,171
Interest on Land Purchase	£11,793

Total Finance & Acquisition Costs £21,704

NET RESIDUAL LAND VALUE

RLV (£ per Ha) **£136,862** (ignores finance & acquisition costs if GRLV Negative)
£1,368,621

NRLV as % of GDV 19.7%

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10 Mixed				
DEVELOPMENT SIZE (TOTAL m²) - GIA	854				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	10	6	4	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	0%	20%	20%	0%
SITE SIZE (HA)			0.25		
VALUE / AREA			4		
<u>REVENUE</u>					
Affordable Housing Revenue			£424,482		
Open Market Housing Revenue			£1,567,500		
<u>Total Value of Scheme</u>			£1,991,982		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs			£815,466		
Fees, Contingencies, Planning Costs etc			£166,920		
Sustainable Design & Construction Costs / Lifetime Homes			£88,455		
<u>Total Build Costs</u>			£1,070,841		
Section 106 / CIL Costs			£67,000		
Marketing Costs & Legal Fees			£67,259		
<u>Total s106 & Marketing Costs</u>			£134,259		
<u>Finance on Build Costs</u>			£31,634		
<u>TOTAL DEVELOPMENT COSTS</u>			£1,236,734		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit			£313,500		
Affordable Housing Profit			£25,469		
<u>Total Operating Profit</u>			£338,969		
<u>GROSS RESIDUAL LAND VALUE</u>			£416,279		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£8,326
Agents Fees	£6,244
Legal Fees	£3,122
Stamp Duty	£8,326
Interest on Land Purchase	£38,701

Total Finance & Acquisition Costs £64,718

NET RESIDUAL LAND VALUE

RLV (£ per Ha) **£351,561** (ignores finance & acquisition costs if GRLV Negative)

NRLV as % of GDV 17.6%

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10 Units				
DEVELOPMENT SIZE (TOTAL m²) - GIA	890				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	10	6	4	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	0%	20%	20%	0%
SITE SIZE (HA)	0.33				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£444,152	
Open Market Housing Revenue				£1,622,500	
<u>Total Value of Scheme</u>				£2,066,652	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£814,350	
Fees, Contingencies, Planning Costs etc				£167,170	
Sustainable Design & Construction Costs / Lifetime Homes				£88,389	
<u>Total Build Costs</u>				£1,069,909	
Section 106 / CIL Costs				£69,000	
Marketing Costs & Legal Fees				£69,500	
<u>Total s106 & Marketing Costs</u>				£138,500	
<u>Finance on Build Costs</u>				£31,721	
<u>TOTAL DEVELOPMENT COSTS</u>				£1,240,129	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£324,500	
Affordable Housing Profit				£26,649	
<u>Total Operating Profit</u>				£351,149	
<u>GROSS RESIDUAL LAND VALUE</u>				£475,374	

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£9,507
Agents Fees	£7,131
Legal Fees	£3,565
Stamp Duty	£9,507
Interest on Land Purchase	£44,195

Total Finance & Acquisition Costs £73,906

NET RESIDUAL LAND VALUE

RLV (£ per Ha) **£401,468** (ignores finance & acquisition costs if GRLV Negative)

NRLV as % of GDV 19.4%

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25 Units				
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,189				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	25	15	10	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	0%	20%	20%	0%
SITE SIZE (HA)			0.63		
VALUE / AREA			4		
<u>REVENUE</u>					
Affordable Housing Revenue			£1,133,805		
Open Market Housing Revenue			£4,001,250		
<u>Total Value of Scheme</u>			£5,135,055		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs			£2,049,891		
Fees, Contingencies, Planning Costs etc			£472,109		
Sustainable Design & Construction Costs / Lifetime Homes			£221,794		
<u>Total Build Costs</u>			£2,743,793		
Section 106 / CIL Costs			£170,500		
Marketing Costs & Legal Fees			£172,802		
<u>Total s106 & Marketing Costs</u>			£343,302		
<u>Finance on Build Costs</u>			£162,072		
<u>TOTAL DEVELOPMENT COSTS</u>			£3,249,167		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit			£800,250		
Affordable Housing Profit			£68,028		
<u>Total Operating Profit</u>			£868,278		
<u>GROSS RESIDUAL LAND VALUE</u>			£1,017,609		

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£20,352
Agents Fees	£15,264
Legal Fees	£7,632
Stamp Duty	£40,704
Interest on Land Purchase	£154,219

Total Finance & Acquisition Costs £238,171

NET RESIDUAL LAND VALUE

RLV (£ per Ha)

£779,438 (ignores finance & acquisition costs if GRLV Negative)
£1,247,101

NRLV as % of GDV

15.2%

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	40 Flats				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,980				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	40	24	16	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	0%	20%	20%	0%
SITE SIZE (HA)	0.20				
VALUE / AREA					
<u>REVENUE</u>					
Affordable Housing Revenue				£719,389	
Open Market Housing Revenue				£5,215,050	
<u>Total Value of Scheme</u>				£5,934,439	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£2,919,892	
Fees, Contingencies, Planning Costs etc				£424,683	
Sustainable Design & Construction Costs / Lifetime Homes					
Voids / Renewables etc				£300,284	
<u>Total Build Costs</u>				£3,644,859	
Section 106 / CIL Costs				£196,135	
Marketing Costs & Legal Fees				£320,175	
<u>Total s106 & Marketing Costs</u>				£516,310	
<u>TOTAL DEVELOPMENT COSTS</u>				£4,161,169	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>				£1,073,256	
<u>Total Operating Profit</u>				£1,073,256	
<u>FINANCE & ACQUISITION COSTS</u>					
Agents Fees				£6,573	
Legal Fees				£3,286	
Stamp Duty				£17,527	
Interest				£234,443	
<u>Total Finance & Acquisition Costs</u>				£261,829	
<u>NET RESIDUAL LAND VALUE</u>				£438,184 (ignores finance & acquisition	
RLV (£ per Ha)				£2,190,920 costs if GRLV Negative)	

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	50 Units				
DEVELOPMENT SIZE (TOTAL m²) - GIA	4,365				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	50	30	20	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	0%	20%	20%	0%
SITE SIZE (HA)	1.25				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£2,244,240	
Open Market Housing Revenue				£7,975,000	
<u>Total Value of Scheme</u>				£10,219,240	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£4,115,235	
Fees, Contingencies, Planning Costs etc				£946,535	
Sustainable Design & Construction Costs / Lifetime Homes				£444,491	
<u>Total Build Costs</u>				£5,506,261	
Section 106 / CIL Costs				£340,000	
Marketing Costs & Legal Fees				£344,077	
<u>Total s106 & Marketing Costs</u>				£684,077	
<u>Finance on Build Costs</u>				£324,993	
<u>TOTAL DEVELOPMENT COSTS</u>				£6,515,331	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£1,595,000	
Affordable Housing Profit				£134,654	
<u>Total Operating Profit</u>				£1,729,654	
<u>GROSS RESIDUAL LAND VALUE</u>				£1,974,254	

FINANCE & ACQUISITION COSTS

Arrangement Fee / Misc Fees (Surveyors etc)	£39,485
Agents Fees	£29,614
Legal Fees	£14,807
Stamp Duty	£78,970
Interest on Land Purchase	£299,198

Total Finance & Acquisition Costs £462,074

NET RESIDUAL LAND VALUE

RLV (£ per Ha) **£1,512,180** (ignores finance & acquisition costs if GRLV Negative)



Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	100 Mixed				
DEVELOPMENT SIZE (TOTAL m²) - GIA	8,674				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	100	60	40	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	0%	20%	20%	0%
SITE SIZE (HA)	2.50				
VALUE / AREA					
<u>REVENUE</u>					
Affordable Housing Revenue				£4,382,620	
Open Market Housing Revenue				£15,950,000	
<u>Total Value of Scheme</u>				£20,332,620	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£8,992,665	
Fees, Contingencies, Planning Costs etc				£1,296,988	
Sustainable Design & Construction Costs / Lifetime Homes					
Voids / Renewables etc				£897,008	
<u>Total Build Costs</u>				£11,186,661	
Section 106 / CIL Costs				£687,278	
Marketing Costs & Legal Fees				£523,500	
<u>Total s106 & Marketing Costs</u>				£1,210,778	
<u>TOTAL DEVELOPMENT COSTS</u>				£12,397,439	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>				£3,364,011	
<u>Total Operating Profit</u>				£3,364,011	
<u>FINANCE & ACQUISITION COSTS</u>					
Agents Fees				£52,625	
Legal Fees				£26,312	
Stamp Duty				£140,333	
Interest				£830,734	
<u>Total Finance & Acquisition Costs</u>				£1,050,004	
<u>NET RESIDUAL LAND VALUE</u>				£3,508,316 (ignores finance & acquisition	
RLV (£ per Ha)				£1,403,326 costs if GRLV Negative)	

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	250 Mixed				
DEVELOPMENT SIZE (TOTAL m²) - GIA	21,910				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	250	150	100	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	0%	20%	20%	0%
SITE SIZE (HA)	6.25				
VALUE / AREA					
<u>REVENUE</u>					
Affordable Housing Revenue				£10,970,675	
Open Market Housing Revenue				£40,466,250	
<u>Total Value of Scheme</u>				£51,436,925	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£24,159,479	
Fees, Contingencies, Planning Costs etc				£3,260,344	
Sustainable Design & Construction Costs / Lifetime Homes					
Voids / Renewables etc				£2,249,267	
<u>Total Build Costs</u>				£29,669,090	
Section 106 / CIL Costs				£1,731,500	
Marketing Costs & Legal Fees				£1,326,488	
<u>Total s106 & Marketing Costs</u>				£3,057,988	
<u>TOTAL DEVELOPMENT COSTS</u>				£32,727,077	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>				£8,533,892	
<u>Total Operating Profit</u>				£8,533,892	
<u>FINANCE & ACQUISITION COSTS</u>					
Agents Fees				£105,357	
Legal Fees				£52,679	
Stamp Duty				£280,952	
Interest				£2,666,910	
<u>Total Finance & Acquisition Costs</u>				£3,105,898	
<u>NET RESIDUAL LAND VALUE</u>				£7,023,808 (ignores finance & acquisition	
RLV (£ per Ha)				£1,123,809 costs if GRLV Negative)	

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	500 Mixed				
DEVELOPMENT SIZE (TOTAL m²) - GIA	43,820				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	500	300	200	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	0%	20%	20%	0%
SITE SIZE (HA)	12.50				
VALUE / AREA					
<u>REVENUE</u>					
Affordable Housing Revenue				£21,941,350	
Open Market Housing Revenue				£80,932,500	
<u>Total Value of Scheme</u>				£102,873,850	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£48,568,958	
Fees, Contingencies, Planning Costs etc				£6,520,688	
Sustainable Design & Construction Costs / Lifetime Homes					
Voids / Renewables etc				£4,498,534	
<u>Total Build Costs</u>				£59,588,180	
Section 106 / CIL Costs				£12,963,000	
Marketing Costs & Legal Fees				£2,652,975	
<u>Total s106 & Marketing Costs</u>				£15,615,975	
<u>TOTAL DEVELOPMENT COSTS</u>				£75,204,155	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>				£17,067,783	
<u>Total Operating Profit</u>				£17,067,783	
<u>FINANCE & ACQUISITION COSTS</u>					
Agents Fees				£111,340	
Legal Fees				£38,670	
Stamp Duty				£206,240	
Interest				£5,089,664	
<u>Total Finance & Acquisition Costs</u>				£5,445,914	
<u>NET RESIDUAL LAND VALUE</u>				£5,155,998 (ignores finance & acquisition	
RLV (£ per Ha)				£412,480 costs if GRLV Negative)	

Appendix IIb
Residential Appraisal Results
Summary
Adopted Plan

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

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location & Value Level Indication ¹	Residual Land Value (£)												
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL				
1 House	PDL / Existing Residential	125	30	1	£2,000	All	£26,552	£23,807	£21,063	£18,319	£15,574	£12,830	£10,085	£7,341	£4,596				
				2	£2,250		£47,307	£44,562	£41,818	£39,073	£36,329	£33,584	£30,840	£28,095	£25,351				
				3	£2,500		£68,061	£65,317	£62,573	£59,828	£57,084	£54,339	£51,595	£48,850	£46,106				
				4	£2,750		£88,816	£86,072	£83,327	£80,583	£77,838	£75,094	£72,349	£69,605	£66,861				
				5	£3,000		£109,571	£106,827	£104,082	£101,338	£98,593	£95,849	£93,104	£90,360	£87,615				
				6	£3,250		£130,326	£127,581	£124,837	£122,092	£119,348	£116,603	£113,859	£111,115	£108,370				
				7	£3,500		£151,081	£148,336	£145,592	£142,847	£140,103	£137,358	£134,614	£131,869	£129,125				
				8	£3,750		£171,835	£169,091	£166,346	£163,602	£160,858	£158,113	£155,369	£152,624	£149,880				
											Residual Land Value (£/Ha)								
				1	£2,000	All	£796,557	£714,223	£631,889	£549,555	£467,221	£384,887	£302,553	£220,219	£137,885				
				2	£2,250		£1,419,201	£1,336,867	£1,254,533	£1,172,199	£1,089,865	£1,007,531	£925,197	£842,863	£760,529				
				3	£2,500		£2,041,844	£1,959,510	£1,877,176	£1,794,842	£1,712,508	£1,630,174	£1,547,840	£1,465,506	£1,383,172				
				4	£2,750		£2,664,488	£2,582,154	£2,499,820	£2,417,486	£2,335,152	£2,252,818	£2,170,484	£2,088,150	£2,005,816				
				5	£3,000		£3,287,131	£3,204,797	£3,122,463	£3,040,129	£2,957,795	£2,875,461	£2,793,127	£2,710,793	£2,628,459				
				6	£3,250		£3,909,775	£3,827,441	£3,745,107	£3,662,773	£3,580,439	£3,498,105	£3,415,771	£3,333,437	£3,251,103				
				7	£3,500		£4,532,419	£4,450,085	£4,367,750	£4,285,416	£4,203,082	£4,120,748	£4,038,414	£3,956,080	£3,873,746				
8	£3,750	£5,155,062	£5,072,728	£4,990,394	£4,908,060		£4,825,726	£4,743,392	£4,661,058	£4,578,724	£4,496,390								

² - Typical value level by location noting that in practice values can vary significantly down even to street level. NB parishes mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

	Negative RLV
	RLV Lower than Viability Test 1.
	Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
	Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
	Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
	Viability Test 4: Between Upper Industrial / Commercial Land and Residential Permission (£1,500,000 - £2,900,000/ha)
	Viability Test 5: Land with Residential Permission (£2,900,000/ha)

Source: Dixon Searle LLP (May 2013)

**Table 2b: Residual Land Value Results by Value Level & CIL Rate - 2 Unit Scheme - Houses
40% Affordable Housing 70% Rented /30% LCHO**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location & Value Level Indication ¹	Residual Land Value (£)												
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL				
2 Houses	PDL / Existing Residential	125	30	1	£2,000	All	£46,598	£41,768	£36,937	£32,107	£27,277	£22,447	£17,616	£12,786	£7,956				
				2	£2,250		£83,126	£78,296	£73,466	£68,636	£63,805	£58,975	£54,145	£49,314	£44,484				
				3	£2,500		£119,655	£114,824	£109,994	£105,164	£100,334	£95,503	£90,673	£85,843	£81,013				
				4	£2,750		£156,183	£151,353	£146,523	£141,692	£136,862	£132,032	£127,202	£122,371	£117,541				
				5	£3,000		£192,712	£187,881	£183,051	£178,221	£173,391	£168,560	£163,730	£158,900	£154,069				
				6	£3,250		£229,240	£224,410	£219,579	£214,749	£209,919	£205,089	£200,258	£195,428	£190,598				
				7	£3,500		£265,768	£260,938	£256,108	£251,278	£246,447	£241,617	£236,787	£231,957	£227,126				
				8	£3,750		£302,297	£297,467	£292,636	£287,806	£282,976	£278,146	£273,315	£268,485	£263,655				
											Residual Land Value (£/Ha)								
								1	£2,000	All	£698,969	£626,515	£554,061	£481,607	£409,153	£336,699	£264,245	£191,791	£119,337
								2	£2,250		£1,246,895	£1,174,441	£1,101,987	£1,029,533	£957,079	£884,625	£812,171	£739,717	£667,263
								3	£2,500		£1,794,821	£1,722,367	£1,649,913	£1,577,459	£1,505,005	£1,432,551	£1,360,098	£1,287,644	£1,215,190
								4	£2,750		£2,342,748	£2,270,294	£2,197,840	£2,125,386	£2,052,932	£1,980,478	£1,908,024	£1,835,570	£1,763,116
								5	£3,000		£2,890,674	£2,818,220	£2,745,766	£2,673,312	£2,600,858	£2,528,404	£2,455,950	£2,383,496	£2,311,042
								6	£3,250		£3,438,600	£3,366,146	£3,293,692	£3,221,238	£3,148,784	£3,076,330	£3,003,876	£2,931,423	£2,858,969
								7	£3,500		£3,986,527	£3,914,073	£3,841,619	£3,769,165	£3,696,711	£3,624,257	£3,551,803	£3,479,349	£3,406,895
				8	£3,750	£4,534,453	£4,461,999	£4,389,545	£4,317,091		£4,244,637	£4,172,183	£4,099,729	£4,027,275	£3,954,821				

² - Typical value level by location noting that in practice values can vary significantly down even to street level. NB parishes mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

	Negative RLV
	RLV Lower than Viability Test 1.
	Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
	Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
	Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
	Viability Test 4: Between Upper Industrial / Commercial Land and Residential Permission (£1,500,000 - £2,900,000/ha)
	Viability Test 5: Land with Residential Permission (£2,900,000/ha)

Source: Dixon Searle LLP (May 2013)

**Table 2c: Residual Land Value Results by Value Level & CIL Rate - 10 Unit Scheme - Houses
40% Affordable Housing 70% Rented /30% LCHO**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location & Value Level Indication ¹	Residual Land Value (£)													
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL					
10 Houses	PDL / Greenfield	608	30	1	£2,000		£121,690	£108,906	£96,122	£83,338	£70,555	£57,771	£44,987	£32,203	£19,419					
				2	£2,250		£228,451	£215,668	£202,884	£190,100	£177,316	£164,532	£151,748	£138,965	£126,181					
				3	£2,500		£335,213	£322,429	£309,645	£296,861	£284,078	£271,294	£258,510	£245,726	£232,942					
				4	£2,750		£430,592	£418,137	£416,407	£403,623	£390,839	£378,055	£365,271	£352,488	£339,704					
				5	£3,000		£534,604	£522,149	£509,695	£497,240	£484,785	£472,331	£459,876	£447,422	£434,967					
				6	£3,250		£638,616	£626,161	£613,707	£601,252	£588,797	£576,343	£563,888	£551,434	£538,979					
				7	£3,500		£742,628	£730,173	£717,719	£705,264	£692,809	£680,355	£667,900	£655,446	£642,991					
				8	£3,750		£846,640	£834,185	£821,731	£809,276	£796,821	£784,367	£771,912	£759,458	£747,003					
											Residual Land Value (£/Ha)									
				1	£2,000		£365,069	£326,718	£288,366	£250,015	£211,664	£173,312	£134,961	£96,609	£58,258					
				2	£2,250		£685,354	£647,003	£608,651	£570,300	£531,948	£493,597	£455,245	£416,894	£378,542					
				3	£2,500		£1,005,639	£967,287	£928,936	£890,584	£852,233	£813,881	£775,530	£737,178	£698,827					
				4	£2,750		£1,291,775	£1,254,412	£1,249,220	£1,210,869	£1,172,517	£1,134,166	£1,095,814	£1,057,463	£1,019,111					
				5	£3,000		£1,603,811	£1,566,448	£1,529,084	£1,491,720	£1,454,356	£1,416,992	£1,379,629	£1,342,265	£1,304,901					
				6	£3,250		£1,915,847	£1,878,484	£1,841,120	£1,803,756	£1,766,392	£1,729,028	£1,691,665	£1,654,301	£1,616,937					
				7	£3,500		£2,227,883	£2,190,520	£2,153,156	£2,115,792	£2,078,428	£2,041,064	£2,003,701	£1,966,337	£1,928,973					
8	£3,750		£2,539,919	£2,502,556	£2,465,192	£2,427,828	£2,390,464	£2,353,100	£2,315,737	£2,278,373	£2,241,009									

² - Typical value level by location noting that in practice values can vary significantly down even to street level. NB parishes mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

	Negative RLV
	RLV Lower than Viability Test 1.
	Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
	Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
	Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
	Viability Test 4: Between Upper Industrial / Commercial Land and Residential Permission (£1,500,000 - £2,900,000/ha)
	Viability Test 5: Land with Residential Permission (£2,900,000/ha)

Source: Dixon Searle LLP (May 2013)

**Table 2d: Residual Land Value Results by Value Level & CIL Rate - 10 Unit Scheme - Mixed
40% Affordable Housing 70% Rented /30% LCHO**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location & Value Level Indication ¹	Residual Land Value (£)													
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL					
10 Mixed	PDL / Greenfield	540	40	1	£2,000		£82,418	£71,151	£59,884	£48,617	£37,350	£26,083	£14,816	£3,549	Negative RLV					
				2	£2,250		£177,812	£166,544	£155,277	£144,010	£132,743	£121,476	£110,209	£98,942	£87,675					
				3	£2,500		£273,205	£261,938	£250,670	£239,403	£228,136	£216,869	£205,602	£194,335	£183,068					
				4	£2,750		£368,598	£357,331	£346,064	£334,796	£323,529	£312,262	£300,995	£289,728	£278,461					
				5	£3,000		£452,041	£441,064	£430,087	£419,110	£418,922	£407,655	£396,388	£385,121	£373,854					
				6	£3,250		£544,978	£534,001	£523,024	£512,047	£501,070	£490,093	£479,116	£468,139	£457,162					
				7	£3,500		£637,914	£626,937	£615,960	£604,983	£594,006	£583,029	£572,052	£561,075	£550,099					
				8	£3,750		£730,850	£719,873	£708,896	£697,920	£686,943	£675,966	£664,989	£654,012	£643,035					
											Residual Land Value (£/Ha)									
				1	£2,000		£329,674	£284,605	£239,537	£194,469	£149,400	£104,332	£59,263	£14,195	Negative RLV					
				2	£2,250		£711,246	£666,178	£621,109	£576,041	£530,973	£485,904	£440,836	£395,767	£350,699					
				3	£2,500		£1,092,819	£1,047,750	£1,002,682	£957,613	£912,545	£867,477	£822,408	£777,340	£732,271					
				4	£2,750		£1,474,391	£1,429,323	£1,384,254	£1,339,186	£1,294,117	£1,249,049	£1,203,980	£1,158,912	£1,113,844					
				5	£3,000		£1,808,165	£1,764,257	£1,720,350	£1,676,442	£1,675,690	£1,630,621	£1,585,553	£1,540,484	£1,495,416					
				6	£3,250		£2,179,910	£2,136,003	£2,092,095	£2,048,187	£2,004,280	£1,960,372	£1,916,464	£1,872,556	£1,828,649					
				7	£3,500		£2,551,656	£2,507,748	£2,463,840	£2,419,933	£2,376,025	£2,332,117	£2,288,210	£2,244,302	£2,200,394					
8	£3,750	£2,923,401	£2,879,494	£2,835,586	£2,791,678		£2,747,770	£2,703,863	£2,659,955	£2,616,047	£2,572,139									

² - Typical value level by location noting that in practice values can vary significantly down even to street level. NB parishes mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

	Negative RLV
	RLV Lower than Viability Test 1.
	Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
	Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
	Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
	Viability Test 4: Between Upper Industrial / Commercial Land and Residential Permission (£1,500,000 - £2,900,000/ha)
	Viability Test 5: Land with Residential Permission (£2,900,000/ha)

Source: Dixon Searle LLP (May 2013)

**Table 2e: Residual Land Value Results by Value Level & CIL Rate - 25 Unit Scheme - Houses
40% Affordable Housing 70% Rented /30% LCHO**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location & Value Level Indication ¹	Residual Land Value (£)														
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL						
25 Houses	PDL / Greenfield	1465	30	1	£2,000		£107,244	£78,085	£48,925	£19,766	Negative RLV										
				2	£2,250		£350,766	£321,607	£292,448	£263,288	£234,129	£204,969	£175,810	£146,651	£117,491						
				3	£2,500		£577,110	£548,793	£520,477	£492,160	£463,844	£435,527	£407,211	£390,173	£361,014						
				4	£2,750		£813,592	£785,276	£756,960	£728,643	£700,327	£672,010	£643,694	£615,377	£587,061						
				5	£3,000		£1,050,075	£1,021,759	£993,442	£965,126	£936,809	£908,493	£880,177	£851,860	£823,544						
				6	£3,250		£1,286,558	£1,258,242	£1,229,925	£1,201,609	£1,173,292	£1,144,976	£1,116,659	£1,088,343	£1,060,026						
				7	£3,500		£1,523,041	£1,494,724	£1,466,408	£1,438,091	£1,409,775	£1,381,459	£1,353,142	£1,324,826	£1,296,509						
				8	£3,750		£1,759,524	£1,731,207	£1,702,891	£1,674,574	£1,646,258	£1,617,941	£1,589,625	£1,561,308	£1,532,992						
											Residual Land Value (£/Ha)										
				1	£2,000		£128,693	£93,702	£58,710	£23,719	Negative RLV										
				2	£2,250		£420,919	£385,928	£350,937	£315,946	£280,955	£245,963	£210,972	£175,981	£140,990						
				3	£2,500		£692,532	£658,552	£624,572	£590,592	£556,613	£522,633	£488,653	£468,208	£433,216						
				4	£2,750		£976,311	£942,331	£908,351	£874,372	£840,392	£806,412	£772,432	£738,453	£704,473						
				5	£3,000		£1,260,090	£1,226,111	£1,192,131	£1,158,151	£1,124,171	£1,090,192	£1,056,212	£1,022,232	£988,252						
				6	£3,250		£1,543,870	£1,509,890	£1,475,910	£1,441,930	£1,407,951	£1,373,971	£1,339,991	£1,306,011	£1,272,032						
				7	£3,500		£1,827,649	£1,793,669	£1,759,690	£1,725,710	£1,691,730	£1,657,750	£1,623,771	£1,589,791	£1,555,811						
8	£3,750	£2,111,428	£2,077,449	£2,043,469	£2,009,489	£1,975,509	£1,941,530	£1,907,550	£1,873,570	£1,839,590											

² - Typical value level by location noting that in practice values can vary significantly down even to street level. NB parishes mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

- Negative RLV
- RLV Lower than Viability Test 1.
- Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
- Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
- Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
- Viability Test 4: Between Upper Industrial / Commercial Land and Residential Permission (£1,500,000 - £2,900,000/ha)
- Viability Test 5: Land with Residential Permission (£2,900,000/ha)

Source: Dixon Searle LLP (May 2013)

**Table 2f: Residual Land Value Results by Value Level & CIL Rate - 25 Unit Scheme -Mixed
40% Affordable Housing 70% Rented /30% LCHO (Unless Stated)**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location & Value Level Indication ¹	Residual Land Value (£)														
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL						
25 Mixed	PDL / Greenfield	1323	40	1	£2,000		Negative RLV														
				2	£2,250		£105,336	£77,630	£49,923	£22,216											
				3	£2,500		£336,102	£308,396	£280,689	£252,982	£225,276	£197,569	£169,863	£142,156	£114,450						
				4	£2,750		£550,482	£523,576	£496,671	£469,765	£442,859	£415,954	£389,048	£372,922	£345,215						
				5	£3,000		£774,577	£747,672	£720,766	£693,860	£666,955	£640,049	£613,143	£586,238	£559,332						
				6	£3,250		£998,673	£971,767	£944,861	£917,956	£891,050	£864,144	£837,238	£810,333	£783,427						
				7	£3,500		£1,222,768	£1,195,862	£1,168,956	£1,142,051	£1,115,145	£1,088,239	£1,061,334	£1,034,428	£1,007,522						
				8	£3,750		£1,446,863	£1,419,957	£1,393,052	£1,366,146	£1,339,240	£1,312,335	£1,285,429	£1,258,523	£1,231,618						
							£1,670,958	£1,644,053	£1,617,147	£1,590,241	£1,563,336	£1,536,430	£1,509,524	£1,482,619	£1,455,713						
											Residual Land Value (£/Ha)										
				1	£2,000							Negative RLV									
				2	£2,250		£168,538	£124,207	£79,877	£35,546											
				3	£2,500		£537,763	£493,433	£449,102	£404,772	£360,441	£316,111	£271,780	£227,450	£183,119						
				4	£2,750		£880,771	£837,722	£794,673	£751,624	£708,575	£665,526	£622,477	£596,675	£552,345						
				5	£3,000		£1,239,324	£1,196,274	£1,153,225	£1,110,176	£1,067,127	£1,024,078	£981,029	£937,980	£894,931						
				6	£3,250		£1,597,876	£1,554,827	£1,511,778	£1,468,729	£1,425,680	£1,382,631	£1,339,582	£1,296,533	£1,253,483						
7	£3,500	£1,956,429	£1,913,379	£1,870,330	£1,827,281	£1,784,232	£1,741,183	£1,698,134	£1,655,085	£1,612,036											
8	£3,750	£2,314,981	£2,271,932	£2,228,883	£2,185,834	£2,142,785	£2,099,736	£2,056,687	£2,013,638	£1,970,588											
		£2,673,534	£2,630,484	£2,587,435	£2,544,386	£2,501,337	£2,458,288	£2,415,239	£2,372,190	£2,329,141											

² - Typical value level by location noting that in practice values can vary significantly down even to street level. NB parishes mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

	Negative RLV
	RLV Lower than Viability Test 1.
	Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
	Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
	Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
	Viability Test 4: Between Upper Industrial / Commercial Land and Residential Permission (£1,500,000 - £2,900,000/ha)
	Viability Test 5: Land with Residential Permission (£2,900,000/ha)

Source: Dixon Searle LLP (May 2013)

**Table 2g: Residual Land Value Results by Value Level & CIL Rate - 40 Unit Scheme - Flats (Sheltered Housing)
40% Affordable Housing 50% Rented /50% LCHO (Unless Stated)**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location & Value Level Indication ¹	Residual Land Value (£)								
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL
40 Flats	PDL / Greenfield	2180	200	9	£4,000		£399,416	£362,990	£326,565	£290,139	£253,714	£217,288	£180,863	£144,437	£108,012
				10	£4,250		£583,886	£547,461	£511,035	£474,610	£438,184	£401,758	£365,333	£328,907	£292,482
				11	£4,500		£768,356	£731,931	£695,505	£659,080	£622,654	£586,229	£549,803	£513,378	£476,952
				Residual Land Value (£/Ha)											
				9	£4,000		£1,997,080	£1,814,952	£1,632,825	£1,450,697	£1,268,570	£1,086,442	£904,314	£722,187	£540,059
				10	£4,250		£2,919,430	£2,737,303	£2,555,175	£2,373,048	£2,190,920	£2,008,792	£1,826,665	£1,644,537	£1,462,410
				11	£4,500		£3,841,781	£3,659,653	£3,477,526	£3,295,398	£3,113,270	£2,931,143	£2,749,015	£2,566,888	£2,384,760
40 Flats	PDL / Greenfield	1520	200	9	£4,000		£688,991	£646,571	£604,152	£561,732	£519,313	£476,893	£434,473	£392,054	£349,634
				10	£4,250		£903,812	£861,392	£818,973	£776,553	£734,134	£691,714	£649,294	£606,875	£564,455
				11	£4,500		£1,118,633	£1,076,213	£1,033,794	£991,374	£948,954	£906,535	£864,115	£821,696	£779,276
				Residual Land Value (£/Ha)											
				9	£4,000		£3,444,955	£3,232,857	£3,020,759	£2,808,661	£2,596,563	£2,384,465	£2,172,367	£1,960,269	£1,748,171
				10	£4,250		£4,519,060	£4,306,962	£4,094,864	£3,882,766	£3,670,668	£3,458,570	£3,246,472	£3,034,374	£2,822,276
				11	£4,500		£5,593,164	£5,381,066	£5,168,968	£4,956,870	£4,744,772	£4,532,674	£4,320,576	£4,108,478	£3,896,380
40 Flats	PDL / Greenfield	1750	200	9	£4,000		£1,106,844	£1,057,970	£1,009,095	£960,220	£911,345	£862,471	£813,596	£764,721	£715,846
				10	£4,250		£1,354,355	£1,305,480	£1,256,606	£1,207,731	£1,158,856	£1,109,981	£1,061,107	£1,012,232	£963,357
				11	£4,500		£1,601,866	£1,552,991	£1,504,117	£1,455,242	£1,406,367	£1,357,492	£1,308,618	£1,259,743	£1,210,868
				Residual Land Value (£/Ha)											
				9	£4,000		£5,534,222	£5,289,848	£5,045,475	£4,801,101	£4,556,727	£4,312,353	£4,067,979	£3,823,606	£3,579,232
				10	£4,250		£6,771,776	£6,527,402	£6,283,029	£6,038,655	£5,794,281	£5,549,907	£5,305,534	£5,061,160	£4,816,786
				11	£4,500		£8,009,330	£7,764,957	£7,520,583	£7,276,209	£7,031,835	£6,787,461	£6,543,088	£6,298,714	£6,054,340

Source: Dixon Searle LLP (May 2013)

² - Typical value level by location noting that in practice values can vary significantly down even to street level. NB parishes mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

- Negative RLV
- RLV Lower than Viability Test 1.
- Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
- Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
- Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
- Viability Test 4: Between Upper Industrial / Commercial Land and Residential Permission (£1,500,000 - £2,900,000/ha)
- Viability Test 5: Land with Residential Permission (£2,900,000/ha)

Source: Dixon Searle LLP (May 2013)

**Table 2h: Residual Land Value Results by Value Level & CIL Rate - 50 Unit Scheme - Mixed
40% Affordable Housing 50% Rented /50% LCHO (Unless Stated)**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location & Value Level Indication ¹	Residual Land Value (£)														
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL						
50 Mixed	PDL / Greenfield	2746	40	1	£2,000		Negative RLV														
				2	£2,250		£209,075	£153,662	£98,249	£42,836											
				3	£2,500		£649,135	£595,323	£541,512	£487,701	£433,889	£391,392	£335,979	£280,566	£225,152						
				4	£2,750		£1,095,238	£1,041,427	£987,615	£933,804	£879,993	£826,181	£772,370	£718,559	£664,747						
				5	£3,000		£1,541,341	£1,487,530	£1,433,719	£1,379,907	£1,326,096	£1,272,284	£1,218,473	£1,164,662	£1,110,850						
				6	£3,250		£1,987,444	£1,933,633	£1,879,822	£1,826,010	£1,772,199	£1,718,388	£1,664,576	£1,610,765	£1,556,954						
				7	£3,500		£2,433,548	£2,379,736	£2,325,925	£2,272,114	£2,218,302	£2,164,491	£2,110,680	£2,056,868	£2,003,057						
				8	£3,750		£2,879,651	£2,825,840	£2,772,028	£2,718,217	£2,664,405	£2,610,594	£2,556,783	£2,502,971	£2,449,160						
											Residual Land Value (£/Ha)										
				1	£2,000		£167,260	£122,930	£78,599	£34,269	Negative RLV										
				2	£2,250		£519,308	£476,259	£433,210	£390,161	£347,112	£313,113	£268,783	£224,452	£180,122						
				3	£2,500		£876,190	£833,141	£790,092	£747,043	£703,994	£660,945	£617,896	£574,847	£531,798						
				4	£2,750		£1,233,073	£1,190,024	£1,146,975	£1,103,926	£1,060,877	£1,017,828	£974,779	£931,729	£888,680						
				5	£3,000		£1,589,956	£1,546,906	£1,503,857	£1,460,808	£1,417,759	£1,374,710	£1,331,661	£1,288,612	£1,245,563						
				6	£3,250		£1,946,838	£1,903,789	£1,860,740	£1,817,691	£1,774,642	£1,731,593	£1,688,544	£1,645,495	£1,602,446						
				7	£3,500		£2,303,721	£2,260,672	£2,217,623	£2,174,573	£2,131,524	£2,088,475	£2,045,426	£2,002,377	£1,959,328						
8	£3,750	£2,660,603	£2,617,554	£2,574,505	£2,531,456	£2,488,407	£2,445,358	£2,402,309	£2,359,260	£2,316,211											

² - Typical value level by location noting that in practice values can vary significantly down even to street level. NB parishes mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

	Negative RLV
	RLV Lower than Viability Test 1.
	Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
	Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
	Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
	Viability Test 4: Between Upper Industrial / Commercial Land and Residential Permission (£1,500,000 - £2,900,000/ha)
	Viability Test 5: Land with Residential Permission (£2,900,000/ha)

Source: Dixon Searle LLP (May 2013)

**Table 2i: Residual Land Value Results by Value Level & CIL Rate - 100 Unit Scheme - Mixed
40 % Affordable Housing 70% Rented /30% LCHO**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location & Value Level Indication ¹	Residual Land Value (£)														
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL						
100 Mixed	PDL / Greenfield	5492	40	1	£2,000		£679,995	£554,798	£429,601	£304,405	£179,208	£54,011	Negative RLV								
				2	£2,250		£1,658,802	£1,533,605	£1,408,409	£1,283,212	£1,158,015	£1,032,819	£907,622	£782,425	£657,229						
				3	£2,500		£2,637,610	£2,512,413	£2,387,216	£2,262,020	£2,136,823	£2,011,626	£1,886,430	£1,761,233	£1,636,036						
				4	£2,750		£3,616,417	£3,491,221	£3,366,024	£3,240,827	£3,115,631	£2,990,434	£2,865,237	£2,740,041	£2,614,844						
				5	£3,000		£4,595,225	£4,470,028	£4,344,831	£4,219,635	£4,094,438	£3,969,241	£3,844,045	£3,718,848	£3,593,651						
				6	£3,250		£5,574,032	£5,448,836	£5,323,639	£5,198,442	£5,073,246	£4,948,049	£4,822,852	£4,697,656	£4,572,459						
				7	£3,500		£6,552,840	£6,427,643	£6,302,446	£6,177,250	£6,052,053	£5,926,856	£5,801,660	£5,676,463	£5,551,266						
				8	£3,750		£7,531,647	£7,406,451	£7,281,254	£7,156,057	£7,030,860	£6,905,664	£6,780,467	£6,655,271	£6,530,074						
											Residual Land Value (£/Ha)										
				1	£2,000		£271,998	£221,919	£171,841	£121,762	£71,683	£21,605	Negative RLV								
				2	£2,250		£663,521	£613,442	£563,364	£513,285	£463,206	£413,128	£363,049	£312,970	£262,892						
				3	£2,500		£1,055,044	£1,004,965	£954,887	£904,808	£854,729	£804,651	£754,572	£704,493	£654,415						
				4	£2,750		£1,446,567	£1,396,488	£1,346,410	£1,296,331	£1,246,252	£1,196,174	£1,146,095	£1,096,016	£1,045,938						
				5	£3,000		£1,838,090	£1,788,011	£1,737,933	£1,687,854	£1,637,775	£1,587,697	£1,537,618	£1,487,539	£1,437,461						
				6	£3,250		£2,229,613	£2,179,534	£2,129,456	£2,079,377	£2,029,298	£1,979,220	£1,929,141	£1,879,062	£1,828,984						
				7	£3,500		£2,621,136	£2,571,057	£2,520,979	£2,470,900	£2,420,821	£2,370,743	£2,320,664	£2,270,585	£2,220,507						
8	£3,750	£3,012,659	£2,962,580	£2,912,502	£2,862,423	£2,812,344	£2,762,266	£2,712,187	£2,662,108	£2,612,030											

² - Typical value level by location noting that in practice values can vary significantly down even to street level. NB parishes mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

	Negative RLV
	RLV Lower than Viability Test 1.
	Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
	Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
	Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
	Viability Test 4: Between Upper Industrial / Commercial Land and Residential Permission (£1,500,000 - £2,900,000/ha)
	Viability Test 5: Land with Residential Permission (£2,900,000/ha)

Source: Dixon Searle LLP (May 2013)

**Table 2j: Residual Land Value Results by Value Level & CIL Rate - 250 Unit Scheme - Mixed
40% Affordable Housing 70% Rented /30% LCHO**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location & Value Level Indication ¹	Residual Land Value (£)												
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL				
250 Mixed	PDL / Greenfield	13730	35	1	£2,000		£173,639	Negative RLV											
				2	£2,250		£2,432,514	£2,119,522	£1,806,530	£1,493,539	£1,180,547	£867,555	£554,564	£241,572	Negative RLV				
				3	£2,500		£4,688,977	£4,375,985	£4,062,993	£3,750,002	£3,437,010	£3,124,019	£2,811,027	£2,498,035	£2,185,044				
				4	£2,750		£6,944,220	£6,631,228	£6,318,236	£6,005,245	£5,692,253	£5,379,261	£5,066,270	£4,753,278	£4,440,286				
				5	£3,000		£9,198,888	£8,885,897	£8,572,905	£8,259,913	£7,946,922	£7,633,930	£7,320,938	£7,007,947	£6,694,955				
				6	£3,250		£11,452,702	£11,139,710	£10,826,719	£10,513,727	£10,200,735	£9,887,744	£9,574,752	£9,261,760	£8,948,769				
				7	£3,500		£13,706,516	£13,393,524	£13,080,532	£12,767,541	£12,454,549	£12,141,557	£11,828,566	£11,515,574	£11,202,582				
				8	£3,750		£15,959,952	£15,646,960	£15,333,968	£15,020,977	£14,707,985	£14,394,993	£14,082,002	£13,769,010	£13,456,018				
											Residual Land Value (£/Ha)								
				1	£2,000		£24,310	Negative RLV											
				2	£2,250		£340,552	£296,733	£252,914	£209,095	£165,277	£121,458	£77,639	£33,820	Negative RLV				
				3	£2,500		£656,457	£612,638	£568,819	£525,000	£481,181	£437,363	£393,544	£349,725	£305,906				
				4	£2,750		£972,191	£928,372	£884,553	£840,734	£796,915	£753,097	£709,278	£665,459	£621,640				
				5	£3,000		£1,287,844	£1,244,026	£1,200,207	£1,156,388	£1,112,569	£1,068,750	£1,024,931	£981,113	£937,294				
				6	£3,250		£1,603,378	£1,559,559	£1,515,741	£1,471,922	£1,428,103	£1,384,284	£1,340,465	£1,296,646	£1,252,828				
				7	£3,500		£1,918,912	£1,875,093	£1,831,275	£1,787,456	£1,743,637	£1,699,818	£1,655,999	£1,612,180	£1,568,362				
8	£3,750		£2,234,393	£2,190,574	£2,146,756	£2,102,937	£2,059,118	£2,015,299	£1,971,480	£1,927,661	£1,883,843								

² - Typical value level by location noting that in practice values can vary significantly down even to street level. NB parishes mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

- Negative RLV
- RLV Lower than Viability Test 1.
- Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
- Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
- Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
- Viability Test 4: Between Upper Industrial / Commercial Land and Residential Permission (£1,500,000 - £2,900,000/ha)
- Viability Test 5: Land with Residential Permission (£2,900,000/ha)

Source: Dixon Searle LLP (May 2013)

**Table 2k: Residual Land Value Results by Value Level & CIL Rate -500 Unit Scheme - Mixed
40% Affordable Housing 70% Rented /30% LCHO**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location & Value Level Indication ¹	Residual Land Value (£)									
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	
500 Mixed	PDL / Greenfield	27460	35	1	£2,000		Negative RLV									
				2	£2,250		Negative RLV									
				3	£2,500		Negative RLV									
				4	£2,750		Negative RLV									
				5	£3,000		£486,226	Negative RLV								
				6	£3,250		£4,996,822	£4,370,839	£3,744,856	£3,118,872	£2,492,889	£1,866,906	£1,240,922	£614,939	Negative RLV	
				7	£3,500		£9,506,177	£8,880,194	£8,254,210	£7,628,227	£7,002,244	£6,376,260	£5,750,277	£5,124,294	£4,498,310	
				8	£3,750		£14,013,885	£13,387,902	£12,761,919	£12,135,936	£11,509,952	£10,883,969	£10,257,986	£9,632,002	£9,006,019	
							£18,521,513	£17,895,530	£17,269,546	£16,643,563	£16,017,580	£15,391,596	£14,765,613	£14,139,630	£13,513,646	
							£23,028,472	£22,402,489	£21,776,505	£21,150,522	£20,524,539	£19,898,555	£19,272,572	£18,646,589	£18,020,606	
								Residual Land Value (£/Ha)								
								Negative RLV								
								Negative RLV								
								£34,036	Negative RLV							
								£349,778	£305,959	£262,140	£218,321	£174,502	£130,683	£86,865	£43,046	Negative RLV
								£665,432	£621,614	£577,795	£533,976	£490,157	£446,338	£402,519	£358,701	£314,882
			£980,972	£937,153	£893,334	£849,515	£805,697	£761,878	£718,059	£674,240	£630,421					
			£1,296,506	£1,252,687	£1,208,868	£1,165,049	£1,121,231	£1,077,412	£1,033,593	£989,774	£945,955					
			£1,611,993	£1,568,174	£1,524,355	£1,480,537	£1,436,718	£1,392,899	£1,349,080	£1,305,261	£1,261,442					

²- Typical value level by location noting that in practice values can vary significantly down even to street level. NB parishes mentioned in more than one Value Level due to values range typically covering more than one Value Level

- Key:
- Negative RLV
 - RLV Lower than Viability Test 1.
 - Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
 - Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
 - Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
 - Viability Test 4: Between Upper Industrial / Commercial Land and Residential Permission (£1,500,000 - £2,900,000/ha)
 - Viability Test 5: Land with Residential Permission (£2,900,000/ha)

Source: Dixon Searle LLP (May 2013)

Appendix IIc
Commercial Appraisal Results
Summary

Table 3: Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
Greenfield / PDL Benchmark Comparison - 6.5% Yield

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)									Residual Land Value (£/Ha)								
				Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL
A1 Large Format Retail	Supermarket	L	0.63	£930,777	£875,021	£819,264	£763,508	£707,751	£651,995	£596,238	£540,481	£489,245	£1,477,424	£1,388,922	£1,300,419	£1,211,917	£1,123,414	£1,034,913	£946,410	£857,906	£776,579
		M	0.63	£1,520,044	£1,464,288	£1,408,531	£1,352,775	£1,297,018	£1,241,261	£1,185,505	£1,129,748	£1,073,992	£2,412,768	£2,324,267	£2,235,763	£2,147,262	£2,058,759	£1,970,256	£1,881,754	£1,793,251	£1,704,749
		H	0.63	£2,109,311	£2,053,554	£1,997,798	£1,942,041	£1,886,285	£1,830,528	£1,774,772	£1,719,015	£1,663,258	£3,348,113	£3,259,610	£3,171,108	£3,082,605	£2,994,103	£2,905,600	£2,817,098	£2,728,595	£2,640,092
A1 Large Format Retail	Retail Warehouse	L	0.63	£1,480,283	£1,425,037	£1,369,790	£1,314,544	£1,259,298	£1,204,052	£1,148,806	£1,093,559	£1,038,313	£2,349,656	£2,261,963	£2,174,270	£2,086,578	£1,998,886	£1,911,194	£1,823,502	£1,735,808	£1,648,116
		M	0.63	£2,037,140	£2,007,087	£1,963,941	£1,908,695	£1,853,448	£1,798,202	£1,742,956	£1,687,710	£1,632,464	£3,233,556	£3,185,852	£3,117,367	£3,029,675	£2,941,981	£2,854,289	£2,766,597	£2,678,905	£2,591,213
		H	0.63	£2,620,609	£2,566,356	£2,512,103	£2,457,850	£2,403,597	£2,349,344	£2,295,091	£2,240,838	£2,186,585	£4,159,697	£4,073,581	£3,987,465	£3,901,349	£3,815,233	£3,729,117	£3,643,002	£3,556,886	£3,470,770
A1-A5 Small Retail	Small shops	L	0.04	£40,323	£33,376	£26,428	£19,481	£12,533	£5,586	Negative RLV			£1,008,075	£834,400	£660,700	£487,025	£313,325	£139,650	Negative RLV		
		M	0.04	£104,799	£97,852	£90,904	£83,957	£77,009	£70,062	£63,114	£56,167	£49,219	£2,619,975	£2,446,300	£2,272,600	£2,098,925	£1,925,225	£1,751,550	£1,577,850	£1,404,175	£1,230,475
		H	0.04	£167,667	£160,785	£153,904	£147,022	£140,141	£133,259	£126,378	£120,643	£113,695	£4,191,675	£4,019,625	£3,847,600	£3,675,550	£3,503,525	£3,331,475	£3,159,450	£3,016,075	£2,842,375
B1(a) Offices	Out of Town Office Building	L	0.50	Negative RLV									Negative RLV								
		M	0.50	Negative RLV									Negative RLV								
		H	0.50	£162,756	£116,439	£70,122	£23,806	Negative RLV			£325,512	£232,878	£140,244	£47,612	Negative RLV						
B1, B2, Industrial / B8 Warehousing	Move-on type industrial unit including offices	L	0.13	Negative RLV									Negative RLV								
		M	0.13	Negative RLV									Negative RLV								
		H	0.13	Negative RLV									Negative RLV								
B1, B2, Industrial / B8 Warehousing	Large industrial warehousing including offices	L	0.38	Negative RLV									Negative RLV								
		M	0.38	Negative RLV									Negative RLV								
		H	0.38	Negative RLV									Negative RLV								
C2 Residential Institution	Care Home	L	0.13	Negative RLV									Negative RLV								
		M	0.13	Negative RLV									Negative RLV								
		H	0.13	Negative RLV									Negative RLV								
C1 Hotel	Hotel - edge of City	L	0.42	Negative RLV									Negative RLV								
		M	0.42	£76,933	£28,301	Negative RLV			£183,174	£67,383	Negative RLV										
		H	0.42	£531,157	£482,525	£433,892	£385,260	£336,627	£287,995	£239,362	£190,729	£142,097	£1,264,660	£1,148,869	£1,033,076	£917,286	£801,493	£685,702	£569,910	£454,117	£338,326
Purpose built halls of residence or similar	Student Housing	L	0.13	£348,599	£309,230	£269,861	£230,492	£191,123	£151,753	£112,384	£73,015	£33,646	£2,681,531	£2,378,692	£2,075,854	£1,773,015	£1,470,177	£1,167,331	£864,492	£561,654	£258,815
		M	0.13	£999,375	£960,005	£920,636	£881,267	£841,898	£802,529	£763,159	£723,790	£684,421	£7,687,500	£7,384,654	£7,081,815	£6,778,977	£6,476,138	£6,173,300	£5,870,454	£5,567,615	£5,264,777
		H	0.13	£1,647,123	£1,607,754	£1,568,385	£1,529,015	£1,489,646	£1,450,277	£1,410,908	£1,371,538	£1,332,169	£12,670,177	£12,367,338	£12,064,500	£11,761,654	£11,458,815	£11,155,977	£10,853,138	£10,550,292	£10,247,454

Key:

- Lower than Viability Test 1
- Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
- Viability Test 2: Industrial Benchmark Land Value / Commercial Range (£500,000 - £1,500,000)
- Viability Test 3: Between Industrial / Commercial Land and Residential Permission (£2,900,000/ha)
- Viability Test 4: Land with Residential Permission (£2,900,000/ha)

Source: Dixon Searle LLP (June 2013)

**Table 4: Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
Greenfield / PDL Benchmark Comparison - 7.5% Yield**

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)									Residual Land Value (£/Ha)								
				Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL
A1 Large Format Retail	Supermarket	L	0.63	£344,681	£288,405	£236,539	£179,193	£123,016	£65,120	£7,225	Negative RLV		£547,113	£457,786	£375,459	£284,433	£195,263	£103,365	£11,468	Negative RLV	
		M	0.63	£846,581	£790,824	£735,068	£679,311	£623,555	£567,798	£512,041	£460,539	£404,263	£1,343,779	£1,255,276	£1,166,775	£1,078,271	£989,770	£901,267	£812,763	£731,014	£641,687
		H	0.63	£1,351,665	£1,295,908	£1,240,152	£1,184,395	£1,128,638	£1,072,882	£1,017,125	£961,369	£905,612	£2,145,500	£2,056,997	£1,968,495	£1,879,992	£1,791,489	£1,702,987	£1,614,484	£1,525,983	£1,437,479
A1 Large Format Retail	Retail Warehouse	L	0.63	£1,027,586	£981,322	£925,566	£869,809	£814,053	£758,296	£702,539	£646,783	£591,026	£1,631,089	£1,557,654	£1,469,152	£1,380,649	£1,292,148	£1,203,644	£1,115,141	£1,026,640	£938,137
		M	0.63	£1,536,856	£1,481,610	£1,426,364	£1,371,117	£1,315,871	£1,260,625	£1,205,379	£1,150,133	£1,094,886	£2,439,454	£2,351,762	£2,264,070	£2,176,376	£2,088,684	£2,000,992	£1,913,300	£1,825,608	£1,737,914
		H	0.63	£2,009,342	£1,990,880	£1,935,633	£1,880,387	£1,825,141	£1,769,895	£1,714,649	£1,659,402	£1,604,156	£3,189,432	£3,160,127	£3,072,433	£2,984,741	£2,897,049	£2,809,357	£2,721,665	£2,633,971	£2,546,279
A1-A5 Small Retail	Small shops	L	0.04	Negative RLV									Negative RLV								
		M	0.04	£49,533	£42,585	£35,638	£28,690	£21,743	£14,795	£7,848	£900	Negative RLV	£1,238,325	£1,064,625	£890,950	£717,250	£543,575	£369,875	£196,200	£22,500	Negative RLV
		H	0.04	£104,798	£97,850	£90,903	£83,955	£77,008	£70,060	£63,113	£56,165	£49,218	£2,619,950	£2,446,250	£2,272,575	£2,098,875	£1,925,200	£1,751,500	£1,577,825	£1,404,125	£1,230,450
B1(a) Offices	Out of Town Office Building	L	0.50	Negative RLV									Negative RLV								
		M	0.50	Negative RLV									Negative RLV								
		H	0.50	£162,756									£325,512								
B1, B2, Industrial / B8 Warehousing	Move-on type industrial unit including offices	L	0.13	Negative RLV									Negative RLV								
		M	0.13	Negative RLV									Negative RLV								
		H	0.13	Negative RLV									Negative RLV								
B1, B2, Industrial / B8 Warehousing	Large industrial warehousing including offices	L	0.38	Negative RLV									Negative RLV								
		M	0.38	Negative RLV									Negative RLV								
		H	0.38	Negative RLV									Negative RLV								
Purpose built halls of residence or similar	Student Housing	L	0.13	Negative RLV									Negative RLV								
		M	0.13	£514,399	£475,029	£435,660	£396,291	£356,922	£317,553	£278,183	£238,814	£199,445	£3,956,915	£3,654,069	£3,351,231	£3,048,392	£2,745,554	£2,442,715	£2,139,869	£1,837,031	£1,534,192
		H	0.13	£1,074,941	£1,035,572	£996,202	£956,833	£917,464	£878,095	£838,725	£799,356	£759,987	£8,268,777	£7,965,938	£7,663,092	£7,360,254	£7,057,415	£6,754,577	£6,451,731	£6,148,892	£5,846,054

Key:

- Lower than Viability Test 1
- Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
- Viability Test 2: Industrial Benchmark Land Value / Commercial Range (£500,000 - £1,500,000)
- Viability Test 3: Between Industrial / Commercial Land and Residential Permission (£2,900,000/ha)
- Viability Test 4: Land with Residential Permission (£2,900,000/ha)

Source: Dixon Searle LLP (June 2013)

Dixon Searle Partnership

Development Appraisal

Supermarket (2,500sqm) - Medium Value

Report Date: 21 July 2013

Supermarket (2,500sqm) - Medium Value

Summary Appraisal for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Supermarket (2.500 sqm)	1	2,250.00	240.00	540,000	540,000	540,000

Investment Valuation

Supermarket (2.500 sqm)

Market Rent	540,000	YP @	6.5000%	15.3846		
(1yr Rent Free)		PV 1yr @	6.5000%	0.9390	7,800,650	

GROSS DEVELOPMENT VALUE

7,800,650

Purchaser's Costs		5.75%	(448,537)	(448,537)		
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NET DEVELOPMENT VALUE

7,352,113

NET REALISATION

7,352,113

OUTLAY

ACQUISITION COSTS

Residualised Price (0.63 Ha 1,970,256.16 pHect)				1,241,261		
Stamp Duty				49,650		
Agent Fee		1.50%		18,619		
Legal Fee		0.75%		9,309		
Site Survey & Prep Costs	0.63 m ²	100,000.00 pm ²		63,000		
					1,381,840	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Supermarket (2.500 sqm)	2,500.00 m ²	1,019.00 pm ²	2,547,500	2,547,500
Contingency		5.00%	127,375	
CIL	2,500.00 m ²	125.00 pm ²	312,500	
				439,875

Other Construction

Site Works		20.00%	509,500	509,500
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PROFESSIONAL FEES

All Professional		10.00%	305,700	305,700
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MARKETING & LETTING

Letting Agent Fee		10.00%	54,000	
Letting Legal Fee		1.00%	5,400	
				59,400

Additional Costs

Arrangement Fee		2.00%	24,825	24,825
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MISCELLANEOUS FEES

Planning / Insurances		2.00%	50,950	
BREEAM		5.00%	127,375	
				178,325

FINANCE

Debit Rate 7.000% Credit Rate 0.500% (Nominal)				
Land			162,697	
Construction			182,320	
Total Finance Cost				345,017

TOTAL COSTS

5,791,983

PROFIT

1,560,130

Supermarket (2,500sqm) - Medium Value**Performance Measures**

Profit on Cost%	26.94%
Profit on GDV%	20.00%
Profit on NDV%	21.22%
Development Yield% (on Rent)	9.32%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
IRR	35.05%
Rent Cover	2 yrs 11 mths
Profit Erosion (finance rate 7.000%)	3 yrs 5 mths
Land Cost pHect	1,970,256

Dixon Searle Partnership

Development Appraisal

Convenience Store (300 sqm) - Medium Value

6.5% Yield

Report Date: 21 July 2013

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP****Convenience Store (300 sqm) - Medium Value
6.5% Yield****Summary Appraisal for Phase 1**

Currency in £

REVENUE**Rental Area Summary**

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Convenience Store (300 sqm)	1	270.00	150.00	40,500	40,500	40,500

Investment Valuation**Convenience Store (300 sqm)**

Market Rent (1yr Rent Free)	40,500	YP @	6.5000%	15.3846		
		PV 1yr @	6.5000%	0.9390	585,049	

GROSS DEVELOPMENT VALUE

				585,049		
Purchaser's Costs		5.75%	(33,640)			
				(33,640)		

NET DEVELOPMENT VALUE

				551,408		
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NET REALISATION

				551,408		
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OUTLAY**ACQUISITION COSTS**

Residualised Price (0.04 Ha 2,272,604.25 pHect)				90,904		
Agent Fee			1.50%	1,364		
Legal Fee			0.75%	682		
Site Survey & Prep Costs	0.04 m ²	100,000.00 pm ²		4,000		
					96,950	

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost			
Convenience Store (300 sqm)	300.00 m ²	706.00 pm ²	211,800	211,800		
Contingency		5.00%	10,590			
CIL	300.00 m ²	50.00 pm ²	15,000			
					25,590	

Other Construction

Site Works		20.00%	42,360			
					42,360	

PROFESSIONAL FEES

All Professional		10.00%	25,416			
					25,416	

MARKETING & LETTING

Letting Agent Fee		10.00%	4,050			
Letting Legal Fee		1.00%	405			
					4,455	

Additional Costs

Arrangement Fee		2.00%	1,818			
					1,818	

MISCELLANEOUS FEES

Planning / Insurances		2.00%	4,236			
BREEAM		5.00%	10,590			
					14,826	

FINANCE

Debit Rate 7.000% Credit Rate 0.500% (Nominal)						
Land				6,141		
Construction				5,043		
Total Finance Cost					11,184	

TOTAL COSTS

					434,399	
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PROFIT

					117,010	
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Convenience Store (300 sqm) - Medium Value**6.5% Yield****Performance Measures**

Profit on Cost%	26.94%
Profit on GDV%	20.00%
Profit on NDV%	21.22%
Development Yield% (on Rent)	9.32%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
IRR	73.06%
Rent Cover	2 yrs 11 mths
Profit Erosion (finance rate 7.000%)	3 yrs 5 mths
Land Cost pHect	2,272,604

Dixon Searle Partnership

Development Appraisal

Student Accommodation

Report Date: 21 July 2013

Student Accomodation

Summary Appraisal for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Student Accomodation	100	1,445.00	17.86	5,695	379,466	569,466

Investment Valuation

Student Accomodation

Current Rent	379,466	YP @	6.5000%	15.3846	5,837,940	
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GROSS DEVELOPMENT VALUE

5,837,940

Purchaser's Costs

5.75%	(335,682)	(335,682)
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NET DEVELOPMENT VALUE

5,502,258

NET REALISATION

5,502,258

OUTLAY

ACQUISITION COSTS

Residualised Price (0.13 Ha 6,476,136.33 pHect)

Agent Fee 1.50% 12,628

Legal Fee 0.75% 6,314

Site Survey & Prep Costs 0.13 m² 100,000.00 pm² 13,000

873,840

CONSTRUCTION COSTS

Construction

	m²	Rate m²	Cost	
Student Accomodation	1,700.00 m ²	1,203.00 pm ²	2,045,100	2,045,100

Contingency 5.00% 102,255

CIL 1,700.00 m² 100.00 pm² 170,000

272,255

Other Construction

Site Works 20.00% 409,020

409,020

PROFESSIONAL FEES

All Professional 10.00% 245,412

245,412

MARKETING & LETTING

Letting Agent Fee 10.00% 37,947

Letting Legal Fee 1.00% 3,795

41,741

Additional Costs

Arrangement Fee 2.00% 16,838

16,838

MISCELLANEOUS FEES

Planning / Insurances 2.00% 40,902

BREEAM 5.00% 102,255

143,157

FINANCE

Debit Rate 7.000% Credit Rate 0.500% (Nominal)

Land 123,219

Construction 164,088

Total Finance Cost 287,307

TOTAL COSTS

4,334,670

PROFIT

1,167,588

Performance Measures

Profit on Cost% 26.94%

Student Accommodation

Profit on GDV%	20.00%
Profit on NDV%	21.22%
Development Yield% (on Rent)	8.75%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
IRR	32.04%
Rent Cover	3 yrs 1 mth
Profit Erosion (finance rate 7.000%)	3 yrs 5 mths
Land Cost pHect	6,476,136

Student Accomodation

**Net MRV
at Sale**
379,466

Student Accomodation