D S PHousing & Development Consultants

Appendix IIa Residential Appraisal Results Summary Emerging Local Plan

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

| | | | | | | | | | | F | Residual Land Value (£ | Ε) | | | |
|-------------------------|----------------------------|----------------------|--------------------|-------------|------------------|--|----------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| Development Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level Indication ¹ | | 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 |
| | | | | 1 | £2,000 | | £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 |
| | PDL / Existing Residential | | | 4 | £2,750 | All | £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 £148,336 | £124,837 | £122,092 | £119,348 £140,103 | £116,603 | £113,859 | £111,115 | £108,370 |
| | | | | 8 | £3,500 £3,750 | 1 | £151,081 £171,835 | £148,336 £169,091 | £145,592 £166,346 | £142,847 £163,602 | £140,103 £160,858 | £137,358 £158,113 | £134,614 £155,369 | £131,869 £152,624 | £129,125 £149,880 |
| 1 House | | 125 | 30 | | | | | | | , | sidual Land Value (£/ | , | | | |
| | Residential | | | 1 | £2,000 | | £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 | All | £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 | All | £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 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

| | | | | | | | | | | R | esidual Land Value (| Ε) | | | |
|-------------------------|-------------------------------|----------------------|---------------------|-------------|------------------|--|------------------------------------|---|---|-------------------------------------|----------------------------------|----------------------------------|----------------------------------|---|----------------------------------|
| | | | | | | | | Ī . | Ī . | | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land |
| Development Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level Indication ¹ | Residual Land Value - £0/m² CIL | Residual Land Value - £25/m² CIL | Residual Land Value - £50/m² CIL | Residual Land Value - £75/m² CIL | Value - £100/m² | Value - £125/m² | Value - £150/m² | Value - £175/m² | Value - £200/m² |
| Scenario | | Alea | | | | Indication | Value - 10/III CIL | value - £25/III CIL | value - £30/III CIL | Value - £/3/III CIL | CIL | CIL | CIL | CIL | CIL |
| | | | | 1 | £2,000 | | £46,598 | £41,768 | £36,937 | £32,107 | £27,277 | £22,447 | £17,616 | £12,786 | £7,956 |
| | | | | 3 | £2,250 £2,500 | | £83,126 £119,655 | £78,296 £114.824 | £73,466 £109,994 | £68,636 £105.164 | £63,805 £100.334 | £58,975 £95,503 | £54,145 £90.673 | £49,314 £85.843 | £44,484 £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 | All | £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 |
| | | | | 8 | £3,500 £3,750 | | £265,768 £302,297 | £260,938 £297,467 | £256,108 £292,636 | £251,278 £287,806 | £246,447 £282,976 | £241,617 £278,146 | £236,787 £273,315 | £231,957 £268,485 | £227,126 £263,655 |
| | / | | | Ü | 13,730 | | 1302,237 | 2237,407 | 2232,030 | | , | , | 1173,313 | 1200,403 | 2203,033 |
| 3 Houses 40% AH | PDL / Existing Residential | 125 | 30 | ļ | | T | | | | Kes | sidual Land Value (£/ | на) | | | |
| | Residential | | | 1 | £2,000 | | £465,979 | £417,676 | £369,374 | £321,071 | £272,769 | £224,466 | £176,163 | £127,861 | £79,558 |
| | | | | 3 | £2,250 £2,500 | | £831,263 | £782,961 | £734,658 | £686,355 | £638,053 | £589,750 | £541,447 | £493,145 | £444,842 |
| | | | | 4 | £2,750 | | £1,196,547 | £1,148,245 | £1,099,942 | £1,051,640 | £1,003,337 | £955,034 | £906,732 | £858,429 | £810,126 |
| | | | | 5 | £3,000 | All | £1,561,832 £1,927,116 | £1,513,529 £1,878,813 | £1,465,226 £1,830,511 | £1,416,924 £1,782,208 | £1,368,621 £1,733,905 | £1,320,319 £1,685,603 | £1,272,016 £1,637,300 | £1,223,713 £1,588,997 | £1,175,411 £1,540,695 |
| | | | | 6 | £3,250 | | £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 |
| | | | | 7 | £3,500 | 1 | £2,292,400 £2,657,684 | £2,609,382 | £2,561,079 | £2,147,492 £2,512,776 | £2,464,474 | £2,050,887 £2,416,171 | £2,367,869 | £2,319,566 | £1,905,979 £2,271,263 |
| | | | | 8 | £3,750 | | £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 |
| | • | • | • | | | • | | , | , | | esidual Land Value (| | , , , , , | , | , , , , , |
| | | | | | | | | | | | | <u> </u> | T | T | |
| Development | Tourism City Tour | Market Floor | Cita Danaita (data) | Malua Lauri | V.1 - 6/2 | Typical Location & Value Level | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land |
| Scenario | Typical Site Type | Area | Site Density (dph) | Value Level | Value £/m² | Indication ¹ | Value - £0/m² CIL | Value - £25/m² CIL | Value - £50/m² CIL | Value - £75/m² CIL | Value - £100/m² CIL | Value - £125/m² CIL | Value - £150/m² CIL | Value - £175/m² CIL | Value - £200/m² CIL |
| | | | | | | | 010.110 | 212.202 | 200 100 | 400 400 | | | | | |
| | | | | 2 | £2,000 £2,250 | | £48,113 £84,641 | £43,283 £79,811 | £38,452 £74,981 | £33,622 £70,150 | £28,792 £65,320 | £23,962 £60,490 | £19,131 £55,660 | £14,301 £50,829 | £9,471 £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 | All | £157,698 | £152,868 | £148,038 | £143,207 | £138,377 | £133,547 | £128,717 | £123,886 | £119,056 |
| | | | | 5 | £3,000 | All | £194,227 | £189,396 | £184,566 | £179,736 | £174,905 | £170,075 | £165,245 | £160,415 | £155,584 |
| | | | | 6 7 | £3,250 £3,500 | | £230,755 £267,283 | £225,925 £262,453 | £221,094 £257,623 | £216,264 £252,793 | £211,434 £247,962 | £206,604 £243,132 | £201,773 £238,302 | £196,943 £233,472 | £192,113 £228,641 |
| | | | | 8 | £3,750 | | £303,812 | £298,982 | £294,151 | £289,321 | £247,962 £284,491 | £243,132 £279,660 | £274,830 | £233,472 £270,000 | £265,170 |
| | / | | | | 20)700 | | 2000,022 | 2230,302 | 223 1/202 | | , | · | 227 1,000 | 2270,000 | 2200)270 |
| 3 Houses 30% AH | PDL / Existing Residential | 220 | 30 | | | ı | | | | Kes | sidual Land Value (£/ | пај | 1 | | |
| <i>.</i> | ricolacitia | | | 1 | £2,000 | | £481,129 | £432,826 | £384,523 | £336,221 | £287,918 | £239,615 | £191,313 | £143,010 | £94,707 |
| | | | | 3 | £2,250 £2,500 | | £846,413 | £798,110 £1,163,394 | £749,807 | £701,505 | £653,202 £1,018,486 | £604,900 | £556,597 | £508,294 | £459,992 |
| | | | | 4 | £2,750 | | £1,211,697 £1,576,981 | £1,163,394 £1,528,679 | £1,115,092 £1,480,376 | £1,066,789 £1,432,073 | £1,018,486 £1,383,771 | £970,184 £1,335,468 | £921,881 £1,287,165 | £873,579 £1,238,863 | £825,276 £1,190,560 |
| | | | | 5 | £3,000 | All | £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 |
| | | | | 6 | £3,250 | | £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 |
| | | | | 7 | £3,500 | 1 | £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 |
| | | | | 8 | £3,750 | | £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 |
| | | | | | | | | | | R | esidual Land Value (| Ε) | | | |
| | | | | | | | | | | | Basid and a second | Decided to | B:44 | David III | Don'd de |
| Development | Typical Site Type | Market Floor | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land Value - £100/m² | Residual Land Value - £125/m² | Residual Land Value - £150/m² | Residual Land Value - £175/m² | Residual Land Value - £200/m² |
| Scenario | Typical Site Type | Area | Site Delisity (upn) | value Level | value £/m | Indication ¹ | Value - £0/m² CIL | Value - £25/m² CIL | Value - £50/m² CIL | Value - £75/m² CIL | CIL | CIL | CIL | CIL | CIL |
| | | | | 1 | £2,000 | | £48,113 | £43,283 | £38,452 | £33,622 | £28,792 | £23,962 | £19,131 | £14,301 | £9,471 |
| | | | | 2 | £2,000 £2,250 | | £48,113 £84,641 | £43,283 £79,811 | £38,452 £74,981 | £33,622 £70,150 | £65,320 | £60,490 | £19,131 £55,660 | £14,301 £50,829 | £9,471 £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 | All | £157,698 | £152,868 | £148,038 | £143,207 | £138,377 | £133,547 | £128,717 | £123,886 | £119,056 |
| | | | | 5 6 | £3,000 £3,250 | | £194,227 £230,755 | £189,396 £225,925 | £184,566 £221,094 | £179,736 £216,264 | £174,905 £211,434 | £170,075 £206,604 | £165,245 £201,773 | £160,415 £196,943 | £155,584 £192,113 |
| | | | | 7 | £3,250 £3,500 | | £230,755 £267,283 | £225,925 £262,453 | £221,094 £257,623 | £216,264 £252,793 | £211,434 £247,962 | £206,604 £243,132 | £201,773 £238,302 | £196,943 £233,472 | £192,113 £228,641 |
| | | | | 8 | £3,750 | | £303,812 | £298,982 | £294,151 | £289,321 | £284,491 | £279,660 | £274,830 | £270,000 | £265,170 |
| Houses 20% AH | PDL / Existing | | _ | | | | | | | Res | sidual Land Value (£/ | На) | | | |
| 3 AH | Residential | 220 | 30 | 1 | £2,000 | | £481,129 | £432,826 | £384,523 | £336,221 | £287,918 | £239,615 | £191,313 | £143,010 | £94,707 |
| | | | | 2 | £2,250 | | £846,413 | £432,826 £798,110 | £384,523 £749,807 | £701,505 | £653,202 | £604,900 | £556,597 | £508,294 | £459,992 |
| | | | | 3 | £2,500 | 1 | £1,211,697 | £1,163,394 | £1,115,092 | £1,066,789 | £1,018,486 | £970,184 | £921,881 | £873,579 | £825,276 |
| | | | | 4 | £2,750 | | £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 |
| | | | | 5 | £3,000 | All | £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 |
| | | | | 6 | £3,250 | 1 | £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 |
| | | | | 7 | £3,500 | | £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 |
| | I | I | I | 8 | £3,750 | 1 | £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 |

^{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 Lipner Industrial / Commercial Land and Besciential Remission (£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

| | | | | | | | | | | F | esidual Land Value (| E) | | | |
|-------------------------|-------------------|----------------------|--------------------|-------------|------------------------|--|------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | | | | | | | | Ī . | Ī . | Ī . | Residual Land |
| Development Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level Indication ¹ | Residual Land Value - £0/m² CIL | Residual Land Value - £25/m² CIL | Residual Land Value - £50/m² CIL | Residual Land Value - £75/m² CIL | Value - £100/m² | Value - £125/m² | Value - £150/m² | Value - £175/m² | Value - £200/m² |
| Scenario | | Area | | | | Indication | value - 10/III CIL | value - £25/III CIL | value - £30/III CIL | value - £/5/III CIL | CIL | CIL | CIL | CIL | CIL |
| | | | | 1 | £2,000 | | £113,314 | £100,531 | £87,747 | £74,963 | £62,179 | £49,395 | £36,611 | £23,828 | £11,044 |
| | | | | 3 | £2,250 £2,500 | | £226,411 £339.507 | £213,627 £326,723 | £200,843 £313,939 | £188,059 £301.156 | £175,275 £288.372 | £162,492 £275,588 | £149,708 £262.804 | £136,924 £250.020 | £124,140 £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 |
| | | | | 8 | £3,500 £3,750 | | £771,498 £881,682 | £759,044 £869,227 | £746,589 £856,773 | £734,134 £844,318 | £721,680 £831,863 | £709,225 £819,409 | £696,771 £806,954 | £684,316 £794,500 | £671,861 £782,045 |
| | | | | | 13,730 | | 1001,002 | 1003,227 | 1030,773 | | , | · | 1800,334 | 1754,500 | 1782,043 |
| 10 Houses 40% AH | PDL / Greenfield | 608 | 30 | | | T | | | | | sidual Land Value (£/ | | | | |
| | | | | 2 | £2,000 £2,250 | | £339,943 | £301,592 | £263,240 | £224,889 | £186,537 | £148,186 | £109,834 | £71,483 | £33,131 |
| | | | | 3 | £2,250 £2,500 | | £679,232 | £640,881 | £602,529 | £564,178 £903,467 | £525,826 | £487,475 | £449,123 | £410,772 | £372,420 |
| | | | | 4 | £2,750 | | £1,018,521 £1,322,841 | £980,170 £1,285,478 | £941,818 £1,248,114 | £1,242,756 | £865,115 £1,204,405 | £826,764 £1,166,053 | £788,412 £1,127,702 | £750,061 £1,089,350 | £711,710 £1,050,999 |
| | | | | 5 | £3,000 | | £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 |
| | | | | 6 | £3,250 | | £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 |
| | 1 | | | 7 | £3,500 | | £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 |
| | | | | 8 | £3,750 | | £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 |
| | | | | | | | | | | F | esidual Land Value (| Ε) | | | |
| | | | | | | | | | | | Residual Land |
| Development | Typical Site Type | Market Floor | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level | Residual Land | Residual Land | Residual Land | Residual Land | Value - £100/m² | Value - £125/m² | Value - £150/m² | Value - £175/m² | Value - £200/m² |
| Scenario | | Area | | | | Indication ¹ | Value - £0/m² CIL | Value - £25/m² CIL | Value - £50/m² CIL | Value - £75/m² CIL | CIL | CIL | CIL | CIL | CIL |
| | | | | 1 | £2,000 | | £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 5 | £2,750 £3,000 | All | £499,897 £616,696 | £485,437 £602,236 | £470,977 £587,776 | £456,517 £573,316 | £442,057 £558,856 | £427,597 £544,396 | £413,137 £529,936 | £409,216 £515,476 | £394,373 £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 |
| 10 Houses 30% | PDL / Existing | 685 | 30 | | | | | | | Re | sidual Land Value (£/ | Ha) | | | |
| AH | Residential | | | 1 | £2,000 | | £460,355 | £415,828 | £371,302 | £326,775 | £282,248 | £237,721 | £193,195 | £148,668 | £104,141 |
| | | | | 2 | £2,250 | | £820,015 | £775,488 | £730,961 | £686,434 | £641,908 | £597,381 | £552,854 | £508,328 | £463,801 |
| | | | | 3 | £2,500 | | £1,179,674 | £1,135,147 | £1,090,621 | £1,046,094 | £1,001,567 | £957,041 | £912,514 | £867,987 | £823,460 |
| | | | | 4 | £2,750 | All | £1,499,690 | £1,456,310 | £1,412,930 | £1,369,550 | £1,326,170 | £1,282,790 | £1,239,410 | £1,227,647 | £1,183,120 |
| | | | | 5 6 | £3,000 | | £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 |
| | | | | 7 | £3,250 £3,500 | | £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 |
| | | | | 8 | £3,750 | | £2,550,881 £2,901,277 | £2,507,501 £2,857,897 | £2,464,121 £2,814,517 | £2,420,741 £2,771,137 | £2,377,361 £2,727,758 | £2,333,981 £2,684,378 | £2,290,601 £2,640,998 | £2,247,221 £2,597,618 | £2,203,841 £2,554,238 |
| | | | 1 | , , | 20)700 | | 22,301,277 | 22,037,037 | 22,014,317 | | esidual Land Value (| | 12,040,330 | 12,337,010 | 22,334,230 |
| | | | | | | | | | | | Coldual Earlu Value (| | | | |
| Development | | Market Floor | | | | Typical Location & Value Level | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land |
| Scenario | Typical Site Type | Area | Site Density (dph) | Value Level | Value £/m ² | Indication ¹ | Value - £0/m² CIL | Value - £25/m² CIL | | | Value - £100/m² CIL | Value - £125/m² CIL | Value - £150/m² CIL | Value - £175/m² | Value - £200/m² CIL |
| | | | | | 62.000 | | 6475 | 6456 000 | 6445 155 | 6425 666 | | | | | |
| | | | | 2 | £2,000 £2,250 | | £175,395 £307,462 | £158,928 £290,995 | £142,460 £274,527 | £125,993 £258,060 | £109,526 £241,593 | £93,058 £225,125 | £76,591 £208,658 | £60,124 £192,191 | £43,656 £175,723 |
| | | | 1 | 3 | £2,500 | | £428,209 | £412,166 | £406,594 | £390,127 | £373,660 | £357,192 | £340,725 | £324,258 | £307,790 |
| | | | | 4 | £2,750 | All | £556,875 | £540,832 | £524,789 | £508,745 | £492,702 | £476,659 | £460,616 | £444,572 | £428,529 |
| | | | | 5 | £3,000 | All | £685,541 | £669,497 | £653,454 | £637,411 | £621,368 | £605,325 | £589,281 | £573,238 | £557,195 |
| | | | | 6 7 | £3,250 £3,500 | | £814,206 £942,872 | £798,163 £926,829 | £782,120 £910,786 | £766,077 £894,742 | £750,034 £878,699 | £733,990 £862,656 | £717,947 £846,613 | £701,904 £830,570 | £685,861 £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 |
| 10 Houses 20% AH | PDL / Existing | | | | - | | | | | | sidual Land Value (£/ | | | | |
| 10 AH | Residential | 760 | 30 | 1 | £2,000 | | £526,185 | £476,783 | £427,381 | £377,979 | £328,577 | £279,175 | £229,773 | £180,371 | £130,969 |
| | | | | 2 | £2,250 | | £922,385 | £872,984 | £823,582 | £774,180 | £724,778 | £675,376 | £625,974 | £576,572 | £527,170 |
| | | | | 3 | £2,500 | | £1,284,628 | £1,236,498 | £1,219,783 | £1,170,381 | £1,120,979 | £1,071,577 | £1,022,175 | £972,773 | £923,371 |
| | | | | 4 | £2,750 | 11.4 | £1,670,625 | £1,622,495 | £1,574,366 | £1,526,236 | £1,478,106 | £1,429,977 | £1,381,847 | £1,333,717 | £1,285,588 |
| | | | | 5 | £3,000 | All | £2,056,622 | £2,008,492 | £1,960,363 | £1,912,233 | £1,864,103 | £1,815,974 | £1,767,844 | £1,719,715 | £1,671,585 |
| | | | | 6 | £3,250 | | £2,442,619 | £2,394,489 | £2,346,360 | £2,298,230 | £2,250,101 | £2,201,971 | £2,153,841 | £2,105,712 | £2,057,582 |
| | | | | 7 | £3,500 | | £2,828,616 | £2,780,487 | £2,732,357 | £2,684,227 | £2,636,098 | £2,587,968 | £2,539,839 | £2,491,709 | £2,443,579 |
| | I | I | I | 8 | £3,750 | | £3,214,613 | £3,166,484 | £3,118,354 | £3,070,225 | £3,022,095 | £2,973,965 | £2,925,836 | £2,877,706 | £2,829,576 |

^{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 Lipner Industrial / Commercial Land and Besciential Remission (£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

| | | | | | | | | | | R | esidual Land Value (| Ε) | | | |
|-------------------------|-------------------------------|----------------------|----------------------|-------------|------------------|--|------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|----------------------------------|
| | | | | | | | | Ī . | Ī . | | Residual Land |
| Development Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level Indication ¹ | Residual Land Value - £0/m² CIL | Residual Land Value - £25/m² CIL | Residual Land Value - £50/m² CIL | Residual Land Value - £75/m² CIL | Value - £100/m² | Value - £125/m² | Value - £150/m² | Value - £175/m² | Value - £200/m² |
| Scenario | | Alea | | | | Indication | Value - £0/III CIL | value - £25/III CIL | value - £30/III CIL | Value - 1/3/III CIL | CIL | CIL | CIL | CIL | CIL |
| | | | | 1 | £2,000 | | £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 4 | £2,500 £2,750 | | £291,114 £400,963 | £278,764 £388,612 | £266,413 £376,262 | £254,063 £363,911 | £241,712 £351,561 | £229,362 £339,210 | £217,012 £326,860 | £204,661 £314,509 | £192,311 £302,159 |
| | | | | 5 | £3,000 | | £497,655 | £485,623 | £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 |
| 10 Mixed 40% AH | PDL / Greenfield | 540 | 40 | | | | | | | Re | sidual Land Value (£/ | Ha) | | | |
| AH | l ' | | | 1 | £2,000 | | £285,672 | £236,270 | £186,868 | £137,466 | £88,064 | £38,662 | | Negative RLV | |
| | | | | 2 | £2,250 | | £725,065 | £675,663 | £626,261 | £576,859 | £527,457 | £478,055 | £428,653 | £379,251 | £329,849 |
| | | | | 3 | £2,500 | | £1,164,457 | £1,115,056 | £1,065,654 | £1,016,252 | £966,850 | £917,448 | £868,046 | £818,644 | £769,242 |
| | | | | 4 5 | £2,750 | | £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 |
| | | | | 6 | £3,000 | | £1,990,622 | £1,942,492 | £1,894,363 | £1,846,233 | £1,798,103 | £1,749,974 | £1,701,844 | £1,653,714 | £1,648,028 |
| | | | | 7 | £3,250 £3,500 | | £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 |
| | | | | 8 | £3,750 | | £2,846,775 £3,274,852 | £2,798,646 £3,226,723 | £2,750,516 £3,178,593 | £2,702,387 £3,130,463 | £2,654,257 £3,082,334 | £2,606,127 £3,034,204 | £2,557,998 £2,986,075 | £2,509,868 £2,937,945 | £2,461,739 £2,889,815 |
| | | l | 1 | 0 | 13,730 | | 13,274,032 | 1 13,220,723 | 1 13,170,333 | | esidual Land Value (| | 12,380,073 | 12,537,543 | 12,865,815 |
| | | | | | | | | | | | | | T | | |
| Development | | Market Floor | an a 11 (1 1 1 1 | | | Typical Location & Value Level | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land |
| Scenario | Typical Site Type | Area | Site Density (dph) | Value Level | Value £/m² | Indication ¹ | Value - £0/m² CIL | Value - £25/m² CIL | Value - £50/m² CIL | Value - £75/m² CIL | Value - £100/m² CIL | Value - £125/m² CIL | Value - £150/m² CIL | Value - £175/m² CIL | Value - £200/m² CIL |
| | | | | | | | | | | | | | | | |
| | | | | 2 | £2,000 £2,250 | | £111,555 £228,194 | £97,146 £213,785 | £82,737 £199,376 | £68,329 £184,967 | £53,920 £170,558 | £39,511 £156,149 | £25,102 £141,740 | £10,693 £127,331 | Negative RLV £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 | All | £449,586 | £435,548 | £421,510 | £418,244 | £403,835 | £389,426 | £375,017 | £360,608 | £346,199 |
| | | | | 5 | £3,000 | All | £563,220 | £549,182 | £535,145 | £521,107 | £507,069 | £493,031 | £478,993 | £464,956 | £450,918 |
| | | | | 6 7 | £3,250 £3,500 | | £676,855 £790,489 | £662,817 £776,451 | £648,779 £762,414 | £634,741 £748,376 | £620,703 £734,338 | £606,666 £720,300 | £592,628 £706,262 | £578,590 £692,225 | £564,552 |
| | | | | 8 | £3,750 | | £904,124 | £890,086 | £876,048 | £862,010 | £847,972 | £833,935 | £819,897 | £805,859 | £678,187 £791,821 |
| | DD1 /5 :::: | | | | 20)700 | <u> </u> | 250 1/22 1 | 2030,000 | 2070/010 | | sidual Land Value (£/ | · | 2023,037 | 2000,000 | 1751,021 |
| 10 Houses 30% | PDL / Existing Residential | 665 | 30 | | | T | | | | | - | | | | |
| | | | | 2 | £2,000 £2,250 | | £446,221 | £388,585 | £330,950 | £273,314 | £215,678 | £158,043 | £100,407 | £42,772 | Negative RLV |
| | | | | 3 | £2,500 | | £912,774 £1,379,328 | £855,139 £1,321,692 | £797,503 £1,264,057 | £739,868 £1,206,421 | £682,232 £1,148,786 | £624,597 £1,091,150 | £566,961 £1,033,515 | £509,325 £975,879 | £451,690 £918,243 |
| | | | | 4 | £2,750 | - " | £1,798,343 | £1,742,192 | £1,686,040 | £1,672,975 | £1,615,339 | £1,557,704 | £1,500,068 | £1,442,433 | £1,384,797 |
| | | | | 5 | £3,000 | All | £2,252,881 | £2,196,730 | £2,140,578 | £2,084,427 | £2,028,276 | £1,972,125 | £1,915,973 | £1,859,822 | £1,803,671 |
| | | | | 6 | £3,250 | | £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 |
| | | | | 7 | £3,500 | | £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 |
| | | | | 8 | £3,750 | | £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 |
| | | | | | | | | | | R | esidual Land Value (| Ε) | | | |
| | | | | | | | | | | | Residual Land | Residual Land | Residual Land | Residual Land | Posidual Lond |
| Development | Typical Site Type | Market Floor | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level | Residual Land | Residual Land | Residual Land | Residual Land | Value - £100/m² | Value - £125/m² | Value - £150/m² | Value - £175/m² | Residual Land Value - £200/m² |
| Scenario | Typicar office Type | Area | Site Density (april) | Tanac Ecvel | - varac E/III | Indication ¹ | Value - £0/m² CIL | Value - £25/m² CIL | Value - £50/m² CIL | Value - £75/m² CIL | CIL | CIL | CIL | CIL | CIL |
| | | | | 1 | £2,000 | | £130,245 | £114,427 | £98,610 | £82,793 | £66,976 | £51,158 | £35,341 | £19,524 | £3,707 |
| | | | 1 | 2 | £2,250 | | £257,440 | £241,622 | £225,805 | £209,988 | £194,170 | £178,353 | £162,536 | £146,719 | £130,901 |
| | | | 1 | 3 | £2,500 | | £384,634 | £368,817 | £353,000 | £337,182 | £321,365 | £305,548 | £289,731 | £273,913 | £258,096 |
| | | | | 4 5 | £2,750 £3,000 | All | £498,647 £622,567 | £483,238 £607,157 | £467,828 £591,747 | £452,418 £576,337 | £437,008 £560,927 | £421,598 £545,517 | £416,925 £530,107 | £401,108 £514,697 | £385,291 £499,287 |
| | | | 1 | 6 | £3,000 | | £746,486 | £607,157 £731,076 | £591,747 £715,666 | £5/6,33/ £700,256 | £560,927 £684,846 | £545,517 £669,436 | £654,026 | £514,697 £638,616 | £499,287 £623,206 |
| | | | 1 | 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 |
| 10 Houses 20% AH | PDL / Existing | 730 | 30 | | | | | | | Res | sidual Land Value (£/ | Ha) | | | |
| AH | Residential | , 30 | 30 | 1 | £2,000 | | £520,979 | £457,710 | £394,441 | £331,172 | £267,902 | £204,633 | £141,364 | £78,095 | £14,826 |
| | | | 1 | 2 | £2,250 | | £1,029,758 | £966,489 | £903,220 | £839,951 | £776,682 | £713,413 | £650,143 | £586,874 | £523,605 |
| | | | 1 | 3 | £2,500 | | £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 |
| | | | 1 | 4 | £2,750 | All | £1,994,590 | £1,932,950 | £1,871,311 | £1,809,671 | £1,748,031 | £1,686,392 | £1,667,702 | £1,604,433 | £1,541,163 |
| | | | | 5 | £3,000 | | £2,490,266 | £2,428,626 | £2,366,987 | £2,305,347 | £2,243,707 | £2,182,068 | £2,120,428 | £2,058,788 | £1,997,149 |
| | | | 1 | 6 | £3,250 | | £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 |
| | | | 1 | 7 | £3,500 | | £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 |
| | 1 | I | 1 | 8 | £3,750 | | £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 |

^{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 Lipner Industrial / Commercial Land and Besciential Remission (£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

| | | | | | | | | | | R | Residual Land Value (| Ε) | | | |
|-------------------------|-------------------|----------------------|--------------------|-------------|------------------------|--|------------------------------------|---|-------------------------------------|-------------------------------------|---|---|---|---|---|
| Development Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level Indication ¹ | 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 |
| | | | | 1 | £2,000 | | £124,436 | £93,824 | £63,212 | £32,599 | £1,987 | | Negati | ve RLV | |
| | | | | 2 | £2,250 | | £392,537 | £361,925 | £331,313 | £300,700 | £270,088 | £239,476 | £208,864 | £178,252 | £147,640 |
| | | | | 3 4 | £2,500 £2,750 | | £641,541 £901,892 | £611,814 £872,165 | £582,087 £842,438 | £552,359 £812,711 | £522,632 £782,983 | £492,905 £753,256 | £463,178 £723,529 | £433,450 £693,802 | £403,723 £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 | £1,273,958 | £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 |
| 25 Mixed 1 40% AH | PDL / Greenfield | 1465 | 30 | | | | | | | Re | sidual Land Value (£/ | Ha) | | | |
| АН | | | | 1 | £2,000 | | £149,323 | £112,589 | £75,854 | £39,119 | £2,385 | | Negati | ve 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 |
| | | | 1 | 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 8 | £3,500 £3,750 | | £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 |
| | | I | <u> </u> | ŏ | 13,/50 | l | £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 |
| | | | | | | | | | | , r | tesidual Land Value (| ±) | | | |
| Development | | Market Floor | | | | Typical Location & Value Level | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land |
| Scenario | Typical Site Type | Area | Site Density (dph) | Value Level | Value £/m² | Indication ¹ | Value - £0/m² CIL | Value - £25/m² CIL | | Value - £75/m² CIL | Value - £100/m² CIL | Value - £125/m² CIL | Value - £150/m² CIL | Value - £175/m² CIL | Value - £200/m² CIL |
| | | | | 1 | £2,000 | | £228,913 | £192,179 | £155,444 | £118,709 | £81,975 | £45,240 | £8,506 | | ive RLV |
| | | | | 2 | £2,000 | | £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 | All | £1,080,342 | £1,044,670 | £1,008,997 | £973,324 | £937,652 | £901,979 | £866,306 | £830,634 | £794,961 |
| | | | | 5 | £3,000 | 711 | £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 7 | £3,250 £3,500 | | £1,652,373 £1,938,389 | £1,616,701 £1,902,716 | £1,581,028 £1,867,043 | £1,545,355 £1,831,371 | £1,509,682 £1,795,698 | £1,474,010 £1,760,025 | £1,438,337 £1,724,353 | £1,402,664 £1,688,680 | £1,366,992 £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 |
| 25 Mixed 1 30% AH | PDL / Existing | | | | | | | | | | sidual Land Value (£/ | | | ,, | |
| 25 AH | Residential | 1770 | 30 | 1 | £2,000 | | £274,696 | £230,614 | £186,533 | £142,451 | £98,370 | £54,288 | £10,207 | Negat | ive 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 | All | £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 |
| | | <u> </u> | <u> </u> | 8 | £3,750 | <u> </u> | £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 |
| | | | | | | | | | | R | tesidual Land Value (| Ε) | | | |
| Development | | Market Floor | | | | Typical Location & Value Level | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land |
| Scenario | Typical Site Type | Area | Site Density (dph) | Value Level | Value £/m ² | Indication ¹ | Value - £0/m² CIL | | Value - £50/m² CIL | | Value - £100/m² | Value - £125/m² | Value - £150/m² | Value - £175/m² | Value - £200/m² |
| | | | | 4 | 62.000 | | 6204 607 | C244 424 | 5204 454 | 6466 000 | CIL | CIL | CIL | CIL | CIE |
| | | | | 2 | £2,000 £2,250 | 1 | £281,687 £576,746 | £241,424 £537,647 | £201,161 £498,548 | £160,898 £459,449 | £120,636 £420,351 | £80,373 £392,600 | £40,110 £352,338 | £312,075 | £271,812 |
| | | | 1 | 3 | £2,500 | 1 | £879,948 | £840,849 | £801,750 | £762,652 | £723,553 | £684,454 | £645,355 | £606,256 | £567,157 |
| | | | | 4 | £2,750 | All | £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 | /311 | £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 £3,500 | | £1,789,554 £2,092,756 | £1,750,455 £2,053,657 | £1,711,357 £2,014,559 | £1,672,258 £1,975,460 | £1,633,159 £1,936,361 | £1,594,060 £1,897,262 | £1,554,961 £1,858,163 | £1,515,862 £1,819,064 | £1,476,763 £1,779,965 |
| | | | | 8 | £3,500 | | £2,092,756 £2,395,958 | £2,053,657 £2,356,859 | £2,014,559 £2,317,761 | £1,975,460 £2,278,662 | £1,936,361 £2,239,563 | £1,897,262 £2,200,464 | £1,858,163 £2,161,365 | £1,819,064 £2,122,266 | £1,779,965 £2,083,167 |
| Mixed 1.20% | PDL / Existing | | | | -, | | , , | , | , , , , , , , , , , | | sidual Land Value (£/ | , , | , | , -, | , |
| 25 Mixed 1 20% AH | Residential | 1940 | 30 | 1 | £2,000 | | £338,024 | £289,709 | £241,393 | £193,078 | £144,763 | £96,448 | £48,132 | Negati | ive RLV |
| | | | | 2 | £2,250 | 1 | £692,095 | £645,177 | £598,258 | £551,339 | £504,421 | £471,120 | £422,805 | £374,490 | £326,175 |
| | | | | 3 | £2,500 | 1 | £1,055,938 | £1,009,019 | £962,100 | £915,182 | £868,263 | £821,345 | £774,426 | £727,507 | £680,589 |
| | | | | 4 | £2,750 | All | £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 | All | £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 |
| | | Ī | I | 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 ·} 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 Lipner Industrial / Commercial Land and Besciential Remission (£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)

| Transfer for the part of the | | | | | | | | | | | R | esidual Land Value (| Ξ) | | | |
|--|----------------|-------------------|--------------|--------------------|-------------|------------|--------------------------------|---------------------------------------|--------------------|--------------------|--------------------|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Total Control Total Contro | | Typical Site Type | | Site Density (dph) | Value Level | Value £/m² | | | | | | Value - £100/m² | Value - £125/m² | Value - £150/m² | Value - £175/m² | Value - £200/m² |
| Total Control Contro | | | | | 1 | £2,000 | | £128,216 | £98,019 | £67,822 | | £7,428 | | Negati | ve RLV | |
| Total Tota | | | | | | | | | , | , | ,,,,,, | , | , | | | |
| TOTAL CONTINUES TOTAL CONT | | | | | | | | _ | | , | | | | | | |
| Telephone Tele | | | | | | | | | | | | | | | | |
| Time Part Committed | | | | | 6 | £3,250 | | | £1,382,227 | £1,352,903 | £1,323,579 | £1,294,254 | £1,264,930 | £1,235,606 | £1,206,282 | £1,176,958 |
| Total Control Total Contro | | | | | | | | | | | | | | | | |
| ## 12.50 1.1.50 1 | | | | | 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 |
| Typical law | 25 Mixed 40% | PDL / Greenfield | 1323 | 40 | | | | | | | Res | sidual Land Value (£/ | Ha) | | | |
| 1 1.2.202 | AH | | | | \vdash | £2,000 | | £205,146 | £156,830 | £108,515 | £60,200 | £11,884 | | Negat | ve RLV | |
| Triangle | | | | | - | - | | £629,258 | £580,943 | £532,628 | £484,313 | | £387,682 | £339,367 | £291,051 | |
| 1,000 1,00 | | | | | \vdash | | | | | | | | | | | |
| ## C.1,000 C.20,000 C.20,000 | | | | | | | | | | | | | | | | |
| Constitution Typical Star Type | | | | | - | | | | | | | | | | | |
| Pre-Improved Section Process State Pro | | | | | - | - | | | | | | | | | | |
| Percentage Per | | | | | | | | | | | | | | | | |
| Processor Proc | | | <u> </u> | | Ü | 13,730 | | 13,002,100 | 13,033,203 | 1 12,500,331 | | | | 12,800,070 | 12,733,737 | 12,700,839 |
| Secretary (gas) Value Level Value Leve | | | | | | | | | Ι | | | | • | | | |
| 1 1,2,000 1,000 | Development | Tunical Site Tune | Market Floor | Cita Dancity (duh) | Value Level | Value 6/2 | Typical Location & Value Level | Residual Land | Residual Land | Residual Land | Residual Land | | | | | |
| 1 1,000 | Scenario | Typical Site Type | Area | Site Density (apn) | value Level | value ±/m | Indication ¹ | Value - £0/m² CIL | Value - £25/m² CIL | Value - £50/m² CIL | Value - £75/m² CIL | | | | | |
| 2 | | | | | | | | | | | | | | | | |
| 1750 A | | | | | 1 2 | | | _ | | | | | | | | |
| ## C2.250 Ail C1.959.151 C1.004.051 C1.004.051 C1.004.051 C1.004.051 C1.005.051 C1.005.0 | | | | | | | | _ | | | | | | | | |
| S | | | | | 4 | | All | | | | | £934,106 | | £863,567 | | |
| PPU_Fiching Redebted 1750 A0 | | | | | - | | All | | | | | | | | | |
| 1750 | | | | | | | | | | | | | | | | |
| 25 Mixed 2 30% POL/ Existing Residential Polymer (27) Pol | | | | | | | | | | | | | , , | | | |
| Post Comment Typical Site Type Market Floor Area Typical Site Type Typical S | Mixed 2 20% | DDI / Evicting | | | | 20,700 | | 22,207,170 | 22/2/2/200 | 22/200/300 | | | | 22,556,667 | 22,300,000 | 22,323,023 |
| Post Comment Typical Site Type Market Floor Area Typical Site Type Typical S | 25 AH | Residential | 1750 | 40 | 1 | £2 000 | <u> </u> | C272 200 | C214 109 | C2EC 007 | | | | 622 642 | Nogot | ive PLV |
| A 1,279 A | | | | | | | | · · · · · · · · · · · · · · · · · · · | | | | · | | | | |
| A | | | | | - | _ | | | | | | | | | | |
| S | | | | | 4 | £2,750 | All | | £1,663,864 | | | £1,494,570 | £1,438,138 | £1,381,707 | £1,325,276 | £1,268,844 |
| Powelopment Scenario Typical Site Type | | | | | 5 | £3,000 | All | £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 |
| Bevelopment Scenario Typical Site Type Market Floor Area Site Density (dph) Value Level Value f/m Typical Location & Value Level Indication Residual Land Value - £25/m Ct. Value - £50/m Ct. Value - £15/m Ct. | | | | | 6 | £3,250 | | £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 |
| Development Typical Site Type | | | | | | £3,500 | | £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 |
| Development Scenario Typical Site Type Market Floor Area Site Density (dph) Value Level Value \(\xi \) Value \(\xi \ | | | | | 8 | £3,750 | | £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 |
| PDL/Existing Residential Policy PDL/Existing Policy PDL/Existing Policy PDL/Existing Residential Policy PDL/Existing Policy PDL/Ex | | | | | | | | | | | R | esidual Land Value (| Ε) | | | |
| PDL/Existing Residential Policy PDL/Existing Policy PDL/Existing Policy PDL/Existing Residential Policy PDL/Existing Policy PDL/Ex | | | | | | | | | | | | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land |
| 1 | | Typical Site Type | | Site Density (dph) | Value Level | Value £/m² | | | | | | | | | | |
| 2 f.2,50 | - Scenario | | Area | | | | Indication - | Value - £0/m² CIL | Value - £25/m² CIL | value - £50/m² CIL | value - £75/m² CIL | CIL | CIL | CIL | CIL | CIL |
| ## A | | | | | 1 | £2,000 | | £282,487 | £242,846 | | £163,566 | | £84,286 | £44,646 | | |
| ## PDL / Existing Residential ## PDL | | | | | | | | | | | | | | | | |
| ## PDL / Existing Residential ## PDL | | | | | - | | | | | | | | | | | |
| PDL / Existing Residential PDL / Existing Residential PDL / Existing AH PDL / Existing Residential PDL / Existing Residential PDL / Existing Residential AH PDL / Existing Residential PDL / Existing Residential PDL / Existing Residential AH PDL / Existing Residential PDL / Existing Residential PDL / Existing Residential AU PDL / Existing Residential PDL / Existing Residential AU PDL / Existing | | | | | | | All | | | | | | | | | |
| 25 Mixed 2 20% AH PDL / Existing Residential PROSIDENTIAL RESIDENTIAL RESOLUTION RESOLUTION RESIDENTIAL RESOLUTION RES | | | | | | | | | | | | | | | | |
| PDL / Existing Residential 1910 40 1 | | | | | 7 | - | | | | | | | | | | |
| $\begin{array}{cccccccccccccccccccccccccccccccccccc$ | | | | | 8 | £3,750 | | £2,365,835 | £2,327,341 | £2,288,846 | | | , , | £2,134,869 | £2,096,375 | £2,057,881 |
| $\begin{array}{cccccccccccccccccccccccccccccccccccc$ | 25 Mixed 2 20% | PDL / Existing | 1910 | 40 | | | | | | | Res | sidual Land Value (£/ | Ha) | | | |
| $\begin{array}{cccccccccccccccccccccccccccccccccccc$ | An | nesidelitidi | | | \vdash | | | | | | | | | , | | |
| 4 £2,750 All £1,873,094 £1,813,094 £1,811,504 £1,749,913 £1,688,322 £1,626,731 £1,565,140 £1,503,550 £1,41,959 £1,380,368 £2,351,155 £2,289,564 £2,27,973 £2,166,382 £2,104,792 £2,043,201 £1,981,610 £1,920,019 £1,858,428 £2,829,215 £2,829,215 £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 £3,307,276 £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 | | | | | - | | | | | | | | | | | |
| 5 £3,000 6 £3,250 6 £3,250 7 £3,500 | | | | | \vdash | - | | | | | | | | | | |
| 6 £3,250 £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 7 £3,500 £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 | | | | | | | All | | | | | | | | | |
| 7 £3,500 £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 | | | | | - | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| | | | I | I | - | _ | | | | | | | | | | |

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

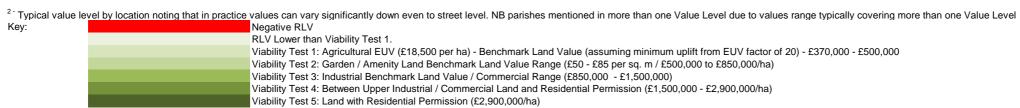
RLV Lower than Viability Test 1.

Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000

D|S|P Housing Development Consultations
Source: Dixon Searle LLP (June 2013)

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

| | | | | | | | | | | F | Residual Land Value (£ | :) | | | |
|-------------------------|-------------------|----------------------|--------------------|-------------|------------|--|------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| Development Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level Indication ¹ | 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 |
| | | | | 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 |
| 40 Flats 40% AH | PDL / Greenfield | 2180 | 200 | | | | | | | Re | sidual 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 |
| | | | | | | | | | | F | tesidual Land Value (£ | E) | | | |
| Development Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level | 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 |
| | | 765 | | | | marcation | 20,000 | | 200, 0.2 | 275, 6.2 | | | | | |
| | | | | 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 |
| 40 Flats 30% AH | PDL / Greenfield | 1520 | 200 | | | | | | | Re | sidual 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 |
| | | | | | | | | | | F | Residual Land Value (£ | :) | | | |
| Development Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level Indication ¹ | 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 |
| | | | | 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 |
| 40 Flats 20% AH | PDL / Greenfield | 1750 | 200 | | | | | | | Re | sidual 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 (June 2013)

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

| | | | | | | | | | | F | esidual Land Value (| ε) | | | |
|-------------------------|-------------------------------|----------------------|--------------------|---------------|------------------|--|------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|----------------------------------|----------------------------------|--|----------------------------------|----------------------------------|
| Development Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level Indication ¹ | 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 | Residual Land Value - £125/m² | Residual Land Value - £150/m² | Residual Land Value - £175/m² | Residual Land Value - £200/m² |
| | | | | 1 | 52.000 | | 2010 710 | 4470.004 | 200.107 | 007.074 | CIL | CIL | CIL | CIL | CIL |
| | | | | 2 | £2,000 £2,250 | | £218,510 £723,452 | £158,324 £665,005 | £98,137 £606,558 | £37,951 £548,111 | £489,665 | £431,218 | Negative RLV £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 |
| | | | | <u>4</u> 5 | £2,750 | | £1,745,967 | £1,687,520 £2,198,778 | £1,629,073 | £1,570,627 £2,081,884 | £1,512,180 £2,023,438 | £1,453,733 | £1,395,286 £1,906,544 | £1,336,840 | £1,278,393 |
| | | | | 6 | £3,000 £3,250 | | £2,257,225 £2,768,482 | £2,198,778 £2,710,036 | £2,140,331 £2,651,589 | £2,081,884 £2,593,142 | £2,534,695 | £1,964,991 £2,476,248 | £2,417,802 | £1,848,097 £2,359,355 | £1,789,651 £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 |
| 50 Mixed 40% AH | PDL / Greenfield | 2746 | 40 | | | | | | | Re | sidual Land Value (£/ | Ha) | | | |
| AH | , | | | 1 | £2,000 | | £174,808 | £126,659 | £78,510 | £30,361 | | | Negative RLV | | |
| | | | | 2 | £2,250 | | £578,761 | £532,004 | £485,247 | £438,489 | £391,732 | £344,974 | £307,094 | £258,945 | £210,795 |
| | | | | 3 | £2,500 | | £987,768 | £941,010 | £894,253 | £847,495 | £800,738 | £753,980 | £707,223 | £660,466 | £613,708 |
| | | | | 4 5 | £2,750 £3,000 | | £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 |
| | | | | 6 | £3,250 | | £1,805,780 £2,214,786 | £1,759,022 £2,168,028 | £1,712,265 £2,121,271 | £1,665,507 £2,074,514 | £1,618,750 £2,027,756 | £1,571,993 £1,980,999 | £1,525,235 £1,934,241 | £1,478,478 £1,887,484 | £1,431,720 £1,840,727 |
| | | | | 7 | £3,500 | | £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 |
| | | | | 8 | £3,750 | | £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 |
| | | | | | | | | | | F | esidual Land Value (| E) | | | |
| | | | | | | * | | | | | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land |
| Development Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level Indication ¹ | Residual Land Value - £0/m² CIL | Residual Land Value - £25/m² CIL | Residual Land Value - £50/m² CIL | Residual Land Value - £75/m² CIL | Value - £100/m² | Value - £125/m² | Value - £150/m² | Value - £175/m² | Value - £200/m² |
| o comano | | Aicu | | | | malcation | value 20/111 CIE | value 223/III ele | value 230/III ele | value 273/III CIE | CIL | CIL | CIL | CIL | CIL |
| | | | | 1 | £2,000 | | £406,510 | £347,736 | £276,861 | £205,986 | £135,111 | £64,236 | | Negative RLV | |
| | | | | 3 | £2,250 £2,500 | | £969,020 £1,531,529 | £900,193 £1,462,703 | £831,367 £1,393,877 | £762,541 £1,325,051 | £693,715 £1,256,225 | £624,889 £1,187,398 | £556,063 £1,118,572 | £487,237 £1,049,746 | £418,411 £980,920 |
| | | | | 4 | £2,750 | All | £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 | All | £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 7 | £3,250 £3,500 | | £3,219,057 £3,781,567 | £3,150,231 £3,712,741 | £3,081,405 £3,643,915 | £3,012,579 £3,575,089 | £2,943,753 £3,506,262 | £2,874,927 £3,437,436 | £2,806,101 £3,368,610 | £2,737,275 £3,299,784 | £2,668,449 £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 |
| 50 Mixed 30% AH | PDL / Existing | 3415 | 30 | | | | | | | Re | sidual Land Value (£/ | Ha) | | | |
| AH | Residential | 3413 | 30 | 1 | £2,000 | | £325,208 | £278,189 | £221,489 | £164,789 | £108,089 | £51,389 | | Negative RLV | |
| | | | | 2 | £2,250 | | £775,216 | £720,155 | £665,094 | £610,033 | £554,972 | £499,911 | £444,850 | £389,789 | £334,729 |
| | | | | 3 | £2,500 | | £1,225,223 | £1,170,162 | £1,115,101 | £1,060,041 | £1,004,980 | £949,919 | £894,858 | £839,797 | £784,736 |
| | | | | 4 | £2,750 | All | £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 |
| | | | | 5 6 | £3,000 £3,250 | | £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 |
| | | | | 7 | £3,500 | | £2,575,246 £3,025,254 | £2,520,185 £2,970,193 | £2,465,124 £2,915,132 | £2,410,063 £2,860,071 | £2,355,002 £2,805,010 | £2,299,942 £2,749,949 | £2,244,881 £2,694,888 | £2,189,820 £2,639,827 | £2,134,759 £2,584,766 |
| | | | | 8 | £3,750 | | £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 |
| | | | | | | | | | | | esidual Land Value (| | | | |
| | | | | | | | | | | T T | | · | | | |
| Development | Typical Site Type | Market Floor | Site Density (dnh) | Value Level | Value £/m² | Typical Location & Value Level | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land Value - £100/m² | Residual Land Value - £125/m² | Residual Land Value - £150/m ² | Residual Land Value - £175/m² | Residual Land Value - £200/m² |
| Scenario | турісаг зіте туре | Area | Site Density (dph) | value Level | Value 1/III | Indication ¹ | Value - £0/m² CIL | Value - £25/m² CIL | Value - £50/m² CIL | Value - £75/m² CIL | CIL | CIL | CIL | CIL | CIL |
| | | | | 1 | £2,000 | | £530,553 | £453,162 | £386,956 | £307,260 | £227,565 | £147,870 | £68,174 | Negat | ive 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 - 5 | £2,750 £3,000 | All | £2,352,461 £2,959,763 | £2,275,069 £2,882,372 | £2,197,677 £2,804,980 | £2,120,286 £2,727,588 | £2,042,894 £2,650,197 | £1,965,503 £2,572,805 | £1,888,111 £2,495,414 | £1,810,720 £2,418,022 | £1,733,328 £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 |
| 50 Mixed 20% AH | PDL / Existing Residential | 3840 | 30 | | | | | | | | sidual Land Value (£/ | | | | |
| | | | | 2 | £2,000 £2,250 | | £424,443 | £362,529 | £309,564 | £245,808 | £182,052 | £118,296 | £54,540 | _ | ive RLV |
| | | | | 3 | £2,250 £2,500 | | £910,285 £1,396,127 | £848,371 £1,334,213 | £786,458 £1,272,300 | £724,545 £1,210,387 | £662,631 £1,148,473 | £600,718 £1,086,560 | £538,805 £1,024,647 | £476,892 £962,734 | £414,978 £900,820 |
| | | | | 4 | £2,750 | | £1,396,127 £1,881,969 | £1,834,213 | £1,758,142 | £1,210,387 £1,696,229 | £1,148,473 £1,634,315 | £1,086,560 £1,572,402 | £1,024,647 £1,510,489 | £1,448,576 | £1,386,662 |
| | | | | 5 | £3,000 | All | £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 |
| | | | | 6 | £3,250 | | £2,853,652 | £2,791,739 | £2,729,826 | £2,667,913 | £2,605,999 | £2,544,086 | £2,482,173 | £2,420,260 | £2,358,346 |
| | | | | 7 | £3,500 | | £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 |
| | | I | I | 8 | £3,750 | | £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 |

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

D|S|P Housing Development Consultations
Source: Dixon Searle LLP (June 2013)

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

| | | | | | | | | | | R | tesidual Land Value (| ε) | | | |
|-----------------------|--|----------------------|---|--|--|---|---|--|--|--|---|--|--|---|---|
| | | | | | | | | l l | l l | | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land |
| Developmo Scenario | Tynical Site Tyne | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level | Residual Land | Residual Land | Residual Land | Residual Land | Value - £100/m² | Value - £125/m² | Value - £150/m² | Value - £175/m² | Value - £200/m² |
| Scenario | | Area | | | | Indication ¹ | Value - £0/m² CIL | Value - £25/m² CIL | Value - £50/m² CIL | Value - £75/m² CIL | CIL | CIL | CIL | CIL | CIL |
| | | | | 1 | £2,000 | | £674,656 | £539,554 | £404,453 | £269,351 | £134,250 | | Negati | ve 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 £2,750 | | £2,924,033 £4,048,722 | £2,788,932 £3,913,620 | £2,653,830 £3,778,519 | £2,518,729 £3,643,417 | £2,383,627 £3,508,316 | £2,248,526 £3,373,214 | £2,113,424 £3,238,113 | £1,978,323 £3,103,011 | £1,843,221 £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 £3,750 | | £7,422,787 £8,547,476 | £7,287,686 £8,412,375 | £7,152,585 £8,277,273 | £7,017,483 £8,142,172 | £6,882,382 £8,007,070 | £6,747,280 £7,871,969 | £6,612,179 £7,736,867 | £6,477,077 £7,601,766 | £6,341,976 £7,466,664 |
| | | | | | 13,730 | <u>I</u> | 10,347,470 | 18,412,373 | 10,277,273 | , , | | | 17,730,807 | 17,001,700 | 17,400,004 |
| 100 Mixed 4 | PDL / Greenfield | 5492 | 40 | | | | | | | Res | sidual Land Value (£/ | нај | | | |
| A11 | | | | 1 | £2,000 | | £269,862 | £215,822 | £161,781 | £107,741 | £53,700 | | Negati | | |
| | | | | 3 | £2,250 £2,500 | | £719,738 | £665,697 | £611,657 | £557,616 | £503,575 | £449,535 | £395,494 | £341,454 | £287,413 |
| | | | | 4 | £2,750 | | £1,169,613 £1,619,489 | £1,115,573 £1,565,448 | £1,061,532 £1,511,407 | £1,007,491 £1,457,367 | £953,451 £1,403,326 | £899,410 £1,349,286 | £845,370 £1,295,245 | £791,329 £1,241,205 | £737,289 £1,187,164 |
| | | | | 5 | £3,000 | | £2,069,364 | £2,015,324 | £1,961,283 | £1,457,367 £1,907,242 | £1,403,326 £1,853,202 | £1,799,161 | £1,745,121 | £1,691,080 | £1,637,039 |
| | | | | 6 | £3,250 | | £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 |
| | | | | 7 | £3,500 | | £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 |
| | | | | 8 | £3,750 | | £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 |
| · | | | | | | | | | | R | esidual Land Value (| E) | | | |
| | | | | | | | | | | | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land |
| Developme | Tynical Site Tyne | Market Floor | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level | Residual Land | Residual Land | Residual Land | Residual Land | Value - £100/m² | Value - £125/m² | Value - £150/m² | Value - £175/m² | Value - £200/m² |
| Scenario | 2 / // / / / / / / / / / / / / / / / / | Area | , | | , | Indication ¹ | Value - £0/m² CIL | Value - £25/m² CIL | Value - £50/m² CIL | Value - £75/m² CIL | CIL | CIL | CIL | CIL | CIL |
| | | | | 1 | £2,000 | | £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 - 5 | £2,750 £3,000 | All | £4,573,829 £5,791,018 | £4,419,276 £5,636,464 | £4,264,723 £5,481,911 | £4,110,169 £5,327,358 | £3,955,616 £5,172,805 | £3,801,063 £5,018,251 | £3,646,510 £4,863,698 | £3,491,957 £4,709,145 | £3,337,403 £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 | <u>l</u> | £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 |
| 100 Mixed 3 | PDL / Existing | 6620 | 30 | | | | | | | Res | sidual Land Value (£/ | Ha) | | | |
| AH | Residential | | | 1 | £2,000 | | £368,905 | £307,084 | £245,263 | £183,441 | £121,620 | £59,799 | | Negative RLV | |
| | | | | 2 | £2,250 | | £855,781 | £793,959 | £732,138 | £670,317 | £608,496 | £546,674 | £484,853 | £423,032 | £361,210 |
| | | | | | 62 500 | | | | | | | | | | |
| | | | | 3 | £2,500 | | £1,342,656 | £1,280,835 | £1,219,014 | £1,157,192 | £1,095,371 | £1,033,550 | £971,728 | £909,907 | £848,086 |
| | | | | 4 | £2,750 | All | £1,342,656 £1,829,532 | £1,280,835 £1,767,710 | £1,219,014 £1,705,889 | £1,644,068 | £1,582,246 | £1,520,425 | £1,458,604 | £1,396,783 | £1,334,961 |
| | | | | | | All | £1,342,656 £1,829,532 £2,316,407 | £1,280,835 £1,767,710 £2,254,586 | £1,219,014 £1,705,889 £2,192,764 | £1,644,068 £2,130,943 | £1,582,246 £2,069,122 | £1,520,425 £2,007,301 | £1,458,604 £1,945,479 | £1,396,783 £1,883,658 | £1,334,961 £1,821,837 |
| | | | | 4 | £2,750 £3,000 | All | £1,342,656 £1,829,532 | £1,280,835 £1,767,710 | £1,219,014 £1,705,889 | £1,644,068 | £1,582,246 | £1,520,425 | £1,458,604 | £1,396,783 | £1,334,961 |
| | | | | 4 5 6 | £2,750 £3,000 £3,250 | All | £1,342,656 £1,829,532 £2,316,407 £2,803,282 | £1,280,835 £1,767,710 £2,254,586 £2,741,461 | £1,219,014 £1,705,889 £2,192,764 £2,679,640 | £1,644,068 £2,130,943 £2,617,819 | £1,582,246 £2,069,122 £2,555,997 | £1,520,425 £2,007,301 £2,494,176 | £1,458,604 £1,945,479 £2,432,355 | £1,396,783 £1,883,658 £2,370,533 | £1,334,961 £1,821,837 £2,308,712 |
| | | | | 4 5 6 | £2,750 £3,000 £3,250 £3,500 | All | £1,342,656 £1,829,532 £2,316,407 £2,803,282 £3,290,158 | £1,280,835 £1,767,710 £2,254,586 £2,741,461 £3,228,337 | £1,219,014 £1,705,889 £2,192,764 £2,679,640 £3,166,515 | £1,644,068 £2,130,943 £2,617,819 £3,104,694 £3,591,569 | £1,582,246 £2,069,122 £2,555,997 £3,042,873 | £1,520,425 £2,007,301 £2,494,176 £2,981,051 £3,467,927 | £1,458,604 £1,945,479 £2,432,355 £2,919,230 | £1,396,783 £1,883,658 £2,370,533 £2,857,409 | £1,334,961 £1,821,837 £2,308,712 £2,795,588 |
| | | | | 4 5 6 | £2,750 £3,000 £3,250 £3,500 | All | £1,342,656 £1,829,532 £2,316,407 £2,803,282 £3,290,158 | £1,280,835 £1,767,710 £2,254,586 £2,741,461 £3,228,337 | £1,219,014 £1,705,889 £2,192,764 £2,679,640 £3,166,515 | £1,644,068 £2,130,943 £2,617,819 £3,104,694 £3,591,569 | £1,582,246 £2,069,122 £2,555,997 £3,042,873 £3,529,748 desidual Land Value (s | £1,520,425 £2,007,301 £2,494,176 £2,981,051 £3,467,927 | £1,458,604 £1,945,479 £2,432,355 £2,919,230 £3,406,106 | £1,396,783 £1,883,658 £2,370,533 £2,857,409 £3,344,284 | £1,334,961 £1,821,837 £2,308,712 £2,795,588 £3,282,463 |
| Developmo | Typical Site Type | Market Floor | Site Density (dph) | 4 5 6 7 8 | £2,750 £3,000 £3,250 £3,500 £3,750 | Typical Location & Value Level | £1,342,656 £1,829,532 £2,316,407 £2,803,282 £3,290,158 £3,777,033 | £1,280,835 £1,767,710 £2,254,586 £2,741,461 £3,228,337 £3,715,212 | £1,219,014 £1,705,889 £2,192,764 £2,679,640 £3,166,515 £3,653,391 Residual Land | £1,644,068 £2,130,943 £2,617,819 £3,104,694 £3,591,569 R | £1,582,246 £2,069,122 £2,555,997 £3,042,873 £3,529,748 desidual Land Value (a | £1,520,425 £2,007,301 £2,494,176 £2,981,051 £3,467,927 £) | £1,458,604 £1,945,479 £2,432,355 £2,919,230 £3,406,106 | £1,396,783 £1,883,658 £2,370,533 £2,857,409 £3,344,284 | £1,334,961 £1,821,837 £2,308,712 £2,795,588 |
| Developm Scenaric | Typical Site Type | Market Floor Area | Site Density (dph) | 4 5 6 | £2,750 £3,000 £3,250 £3,500 £3,750 | | £1,342,656 £1,829,532 £2,316,407 £2,803,282 £3,290,158 £3,777,033 | £1,280,835 £1,767,710 £2,254,586 £2,741,461 £3,228,337 £3,715,212 | £1,219,014 £1,705,889 £2,192,764 £2,679,640 £3,166,515 £3,653,391 Residual Land | £1,644,068 £2,130,943 £2,617,819 £3,104,694 £3,591,569 | £1,582,246 £2,069,122 £2,555,997 £3,042,873 £3,529,748 desidual Land Value (s | £1,520,425 £2,007,301 £2,494,176 £2,981,051 £3,467,927 | £1,458,604 £1,945,479 £2,432,355 £2,919,230 £3,406,106 | £1,396,783 £1,883,658 £2,370,533 £2,857,409 £3,344,284 | £1,334,961 £1,821,837 £2,308,712 £2,795,588 £3,282,463 |
| | Typical Site Type | | Site Density (dph) | 4 5 6 7 8 | £2,750 £3,000 £3,250 £3,500 £3,750 | Typical Location & Value Level | £1,342,656 £1,829,532 £2,316,407 £2,803,282 £3,290,158 £3,777,033 | £1,280,835 £1,767,710 £2,254,586 £2,741,461 £3,228,337 £3,715,212 Residual Land Value - £25/m² CIL | £1,219,014 £1,705,889 £2,192,764 £2,679,640 £3,166,515 £3,653,391 Residual Land | £1,644,068 £2,130,943 £2,617,819 £3,104,694 £3,591,569 R | £1,582,246 £2,069,122 £2,555,997 £3,042,873 £3,529,748 desidual Land Value (Residual Land Value - £100/m² | £1,520,425 £2,007,301 £2,494,176 £2,981,051 £3,467,927 £) Residual Land Value - £125/m² | £1,458,604 £1,945,479 £2,432,355 £2,919,230 £3,406,106 Residual Land Value - £150/m² CIL | £1,396,783 £1,883,658 £2,370,533 £2,857,409 £3,344,284 Residual Land Value - £175/m² | £1,334,961 £1,821,837 £2,308,712 £2,795,588 £3,282,463 Residual Land Value - £200/m² CIL |
| | Typical Site Type | | Site Density (dph) | 4 5 6 7 8 | £2,750 £3,000 £3,250 £3,500 £3,750 Value £/m ² £2,000 £2,250 | Typical Location & Value Level | £1,342,656 £1,829,532 £2,316,407 £2,803,282 £3,290,158 £3,777,033 Residual Land Value - £0/m² CIL £1,320,984 £2,657,796 | £1,280,835 £1,767,710 £2,254,586 £2,741,461 £3,228,337 £3,715,212 Residual Land Value - £25/m² CIL £1,141,125 £2,477,937 | £1,219,014 £1,705,889 £2,192,764 £2,679,640 £3,166,515 £3,653,391 Residual Land Value - £50/m² CIL | £1,644,068 £2,130,943 £2,617,819 £3,104,694 £3,591,569 R Residual Land Value - £75/m² CIL £781,409 £2,118,220 | £1,582,246 £2,069,122 £2,555,997 £3,042,873 £3,529,748 desidual Land Value (i Residual Land Value - £100/m² CIL £601,550 £1,938,362 | £1,520,425 £2,007,301 £2,494,176 £2,981,051 £3,467,927 £) Residual Land Value - £125/m² CIL £421,692 £1,758,504 | £1,458,604 £1,945,479 £2,432,355 £2,919,230 £3,406,106 Residual Land Value - £150/m² CIL £241,834 £1,578,645 | £1,396,783 £1,883,658 £2,370,533 £2,857,409 £3,344,284 Residual Land Value - £175/m² CIL £61,975 £1,398,787 | £1,334,961 £1,821,837 £2,308,712 £2,795,588 £3,282,463 Residual Land Value - £200/m² CIL Negative RLV £1,218,929 |
| | Typical Site Type | | Site Density (dph) | 4 5 6 7 8 Value Level 1 2 3 | £2,750 £3,000 £3,250 £3,500 £3,750 Value £/m ² £2,000 £2,250 £2,500 | Typical Location & Value Level | £1,342,656 £1,829,532 £2,316,407 £2,803,282 £3,290,158 £3,777,033 Residual Land Value - £0/m² CIL £1,320,984 £2,657,796 £3,994,607 | £1,280,835 £1,767,710 £2,254,586 £2,741,461 £3,228,337 £3,715,212 Residual Land Value - £25/m² CIL £1,141,125 £2,477,937 £3,814,749 | £1,219,014 £1,705,889 £2,192,764 £2,679,640 £3,166,515 £3,653,391 Residual Land Value - £50/m² CIL £961,267 £2,298,079 £3,634,891 | £1,644,068 £2,130,943 £2,617,819 £3,104,694 £3,591,569 R Residual Land Value - £75/m² CIL £781,409 £2,118,220 £3,455,032 | £1,582,246 £2,069,122 £2,555,997 £3,042,873 £3,529,748 tesidual Land Value (: Residual Land Value - £100/m² CIL £601,550 £1,938,362 £3,275,174 | £1,520,425 £2,007,301 £2,494,176 £2,981,051 £3,467,927 £) Residual Land Value - £125/m² CIL £421,692 £1,758,504 £3,095,316 | £1,458,604 £1,945,479 £2,432,355 £2,919,230 £3,406,106 Residual Land Value - £150/m² CIL £241,834 £1,578,645 £2,915,457 | £1,396,783 £1,883,658 £2,370,533 £2,857,409 £3,344,284 Residual Land Value - £175/m² CIL £61,975 £1,398,787 £2,735,599 | £1,334,961 £1,821,837 £2,308,712 £2,795,588 £3,282,463 Residual Land Value - £200/m² CIL Negative RLV £1,218,929 £2,555,740 |
| | Typical Site Type | | Site Density (dph) | 4 5 6 7 8 Value Level | £2,750 £3,000 £3,250 £3,500 £3,750 Value £/m ² £2,000 £2,250 £2,500 £2,750 | Typical Location & Value Level | £1,342,656 £1,829,532 £2,316,407 £2,803,282 £3,290,158 £3,777,033 Residual Land Value - £0/m² CIL £1,320,984 £2,657,796 £3,994,607 £5,331,419 | £1,280,835 £1,767,710 £2,254,586 £2,741,461 £3,228,337 £3,715,212 Residual Land Value - £25/m² CIL £1,141,125 £2,477,937 £3,814,749 £5,151,561 | £1,219,014 £1,705,889 £2,192,764 £2,679,640 £3,166,515 £3,653,391 Residual Land Value - £50/m² CIL £961,267 £2,298,079 £3,634,891 £4,971,702 | £1,644,068 £2,130,943 £2,617,819 £3,104,694 £3,591,569 R Residual Land Value - £75/m² CIL £781,409 £2,118,220 £3,455,032 £4,791,844 | £1,582,246 £2,069,122 £2,555,997 £3,042,873 £3,529,748 desidual Land Value (: Residual Land Value - £100/m² CIL £601,550 £1,938,362 £3,275,174 £4,611,986 | £1,520,425 £2,007,301 £2,494,176 £2,981,051 £3,467,927 £) Residual Land Value - £125/m² CIL £421,692 £1,758,504 £3,095,316 £4,432,127 | £1,458,604 £1,945,479 £2,432,355 £2,919,230 £3,406,106 Residual Land Value - £150/m² CIL £241,834 £1,578,645 £2,915,457 £4,252,269 | £1,396,783 £1,883,658 £2,370,533 £2,857,409 £3,344,284 Residual Land Value - £175/m² Cll £61,975 £1,398,787 £2,735,599 £4,072,411 | £1,334,961 £1,821,837 £2,308,712 £2,795,588 £3,282,463 Residual Land Value - £200/m² CIL Negative RLV £1,218,929 £2,555,740 £3,892,552 |
| | Typical Site Type | | Site Density (dph) | 4 5 6 7 8 Value Level 1 2 3 | £2,750 £3,000 £3,250 £3,500 £3,750 Value £/m ² £2,000 £2,250 £2,500 | Typical Location & Value Level Indication ¹ | £1,342,656 £1,829,532 £2,316,407 £2,803,282 £3,290,158 £3,777,033 Residual Land Value - £0/m² CIL £1,320,984 £2,657,796 £3,994,607 | £1,280,835 £1,767,710 £2,254,586 £2,741,461 £3,228,337 £3,715,212 Residual Land Value - £25/m² CIL £1,141,125 £2,477,937 £3,814,749 | £1,219,014 £1,705,889 £2,192,764 £2,679,640 £3,166,515 £3,653,391 Residual Land Value - £50/m² CIL £961,267 £2,298,079 £3,634,891 | £1,644,068 £2,130,943 £2,617,819 £3,104,694 £3,591,569 R Residual Land Value - £75/m² CIL £781,409 £2,118,220 £3,455,032 | £1,582,246 £2,069,122 £2,555,997 £3,042,873 £3,529,748 tesidual Land Value (: Residual Land Value - £100/m² CIL £601,550 £1,938,362 £3,275,174 | £1,520,425 £2,007,301 £2,494,176 £2,981,051 £3,467,927 £) Residual Land Value - £125/m² CIL £421,692 £1,758,504 £3,095,316 | £1,458,604 £1,945,479 £2,432,355 £2,919,230 £3,406,106 Residual Land Value - £150/m² CIL £241,834 £1,578,645 £2,915,457 | £1,396,783 £1,883,658 £2,370,533 £2,857,409 £3,344,284 Residual Land Value - £175/m² CIL £61,975 £1,398,787 £2,735,599 | £1,334,961 £1,821,837 £2,308,712 £2,795,588 £3,282,463 Residual Land Value - £200/m² CIL Negative RLV £1,218,929 £2,555,740 |
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| Scenaric | Typical Site Type | Area | | 4 5 6 7 8 Value Level 1 2 3 4 5 6 7 8 8 1 2 3 4 4 5 5 6 6 7 7 8 8 1 4 7 8 8 1 8 1 | £2,750 £3,000 £3,250 £3,500 £3,750 Value £/m ² £2,000 £2,250 £2,500 £3,250 £3,500 £3,750 £3,750 £2,000 £2,250 £2,500 £3,750 £2,000 £2,250 £2,500 £3,750 | Typical Location & Value Level Indication ¹ | £1,342,656 £1,829,532 £2,316,407 £2,803,282 £3,290,158 £3,777,033 Residual Land Value - £0/m² CIL £1,320,984 £2,657,796 £3,994,607 £3,391,419 £6,668,231 £8,005,043 £9,341,855 £10,678,666 | £1,280,835 £1,767,710 £2,254,586 £2,741,461 £3,228,337 £3,715,212 Residual Land Value - £25/m² CIL £1,141,125 £2,477,937 £3,814,749 £5,151,561 £6,488,373 £7,825,184 £9,161,996 £10,498,808 | £1,219,014 £1,705,889 £2,192,764 £2,679,640 £3,166,515 £3,653,391 Residual Land Value - £50/m² CIL £961,267 £2,298,079 £3,634,891 £4,971,702 £6,308,514 £7,645,326 £8,982,138 £10,318,950 £384,507 £919,232 £1,453,956 £1,988,681 | £1,644,068 £2,130,943 £2,617,819 £3,104,694 £3,591,569 R Residual Land Value - £75/m² CIL £781,409 £2,118,220 £3,455,032 £4,791,844 £6,128,656 £7,465,468 £8,802,280 £10,139,091 Res £312,563 £847,288 £1,382,013 £1,916,738 | £1,582,246 £2,069,122 £2,555,997 £3,042,873 £3,529,748 tesidual Land Value (t Residual Land Value (t £601,550 £1,938,362 £3,275,174 £4,611,986 £5,948,798 £7,285,609 £8,622,421 £9,959,233 sidual Land Value (£/ £240,620 £775,345 £1,310,070 | £1,520,425 £2,007,301 £2,494,176 £2,981,051 £3,467,927 £) Residual Land Value - £125/m² CIL £421,692 £1,758,504 £3,095,316 £4,432,127 £5,768,939 £7,105,751 £8,442,563 £9,779,375 Ha) £168,677 £703,401 £1,238,126 £1,772,851 | £1,458,604 £1,945,479 £2,432,355 £2,919,230 £3,406,106 Residual Land Value - £150/m² CIL £241,834 £1,578,645 £2,915,457 £4,252,269 £5,589,081 £6,925,893 £8,262,704 £9,599,516 £96,733 £631,458 £1,166,183 £1,700,908 | £1,396,783 £1,883,658 £2,370,533 £2,857,409 £3,344,284 Residual Land Value -£175/m² CIL £61,975 £1,398,787 £2,735,599 £4,072,411 £5,409,222 £6,746,034 £8,082,846 £9,419,658 | £1,334,961 £1,821,837 £2,308,712 £2,795,588 £3,282,463 Residual Land Value - £200/m² CIL Negative RLV £1,218,929 £2,555,740 £3,892,552 £5,229,364 £6,566,176 £7,902,988 £9,239,799 Negative RLV £487,571 £1,022,296 £1,557,021 |

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:

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

| | | | | | | | | | | R | Residual Land Value (| £) | | | |
|----------------------|-------------------------------|--------------|----------------------|--------------|------------------|--------------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| | | | | | | | | l e | l | | Residual Land |
| Development | Typical Site Type | Market Floor | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level | Residual Land | Residual Land | Residual Land | Residual Land | Value - £100/m² | Value - £125/m² | Value - £150/m² | Value - £175/m² | Value - £200/m² |
| Scenario | ,, ,, ,,, | Area | , , , , , , , | | | Indication ¹ | Value - £0/m² CIL | Value - £25/m² CIL | Value - £50/m² CIL | Value - £75/m² CIL | CIL | CIL | CIL | CIL | CIL |
| | | | | 1 | £2,000 | | £509,639 | £168,824 | £970,097 | £629,282 | £288,467 | | Negati | ive 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 4 | £2,500 £2,750 | + | £5,763,320 £8,387,066 | £5,422,506 £8,046,251 | £5,081,691 £7,705,437 | £4,740,877 £7,364,622 | £4,400,062 £7,023,808 | £4,059,248 £6,682,993 | £3,718,433 £6,342,178 | £3,377,618 £6,001,364 | £3,036,804 £5,660,549 |
| | | | | 5 | £3,000 | 1 | £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 |
| 250 Mixed 40% | PDL / Greenfield | 13730 | 35 | | | | | | | Re | sidual Land Value (£, | /Ha) | | | |
| AH | | | | 1 | £2,000 | | £71,349 | £23,635 | £135,814 | £88,099 | £40,385 | | Negati | ive RLV | |
| | | | | 2 | £2,250 | | £439,318 | £391,604 | £343,890 | £296,176 | £248,462 | £200,748 | £153,034 | £105,320 | £57,606 |
| | | | | 3 | £2,500 | - | £806,865 | £759,151 | £711,437 | £663,723 | £616,009 | £568,295 | £520,581 | £472,867 | £425,153 |
| | | | | 4 5 | £2,750 £3,000 | - | £1,174,189 | £1,126,475 | £1,078,761 | £1,031,047 | £983,333 | £935,619 | £887,905 | £840,191 | £792,477 |
| | | | | 6 | £3,250 | | £1,541,396 £1,908,516 | £1,493,682 £1,860,802 | £1,445,968 £1,813,088 | £1,398,254 £1,765,374 | £1,350,540 £1,717,660 | £1,302,826 £1,669,946 | £1,255,112 £1,622,232 | £1,207,398 £1,574,518 | £1,159,684 £1,526,804 |
| | | | | 7 | £3,500 | 1 | £2,275,595 | £2,227,881 | £2,180,167 | £2,132,453 | £1,717,660 £2,084,739 | £2,037,025 | £1,989,311 | £1,941,597 | £1,893,883 |
| | | | | 8 | £3,750 | 1 | £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 |
| | • | | | | | | | | | | Residual Land Value (| | | | |
| | | | | | | | | T | T | | | <u> </u> | | | |
| Development | Tourism City Tours | Market Floor | Cita Danaita (dalah) | Value Laurel | 2/1 - 6/-2 | Typical Location & Value Level | Residual Land |
| Scenario | Typical Site Type | Area | Site Density (dph) | Value Level | value ±/m | Indication ¹ | Value - £0/m² CIL | Value - £25/m² CIL | Value - £50/m² CIL | Value - £75/m² CIL | Value - £100/m² CIL | Value - £125/m² CIL | Value - £150/m² CIL | Value - £175/m² CIL | Value - £200/m² CIL |
| | | | | 1 | £2,000 | | £1,363,716 | £967,907 | £572,099 | £176,290 | | 0.12 | Negative RLV | | |
| | | | | 2 | £2,000 £2,250 | 1 | £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 | All | £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 6 | £3,000 | | £12,854,803 £15,724,727 | £12,458,994 £15,328,919 | £12,063,186 £14,933,110 | £11,667,377 £14,537,302 | £11,271,568 £14,141,493 | £10,875,760 £13,745,685 | £10,479,951 £13,349,876 | £10,084,143 £12,954,068 | £9,688,334 £12,558,259 |
| | | | | 7 | £3,250 £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 |
| 250 Mixed 30% | PDL / Existing | | | | | | | | | Res | sidual Land Value (£/ | 'Ha) | | | |
| 250 AH | Residential | 17080 | 30 | 1 | £2,000 | 1 | £190,920 | £135,507 | £80,094 | £24,681 | | | Negative RLV | | |
| | | | | 2 | £2,250 | | £593,553 | £538,140 | £482,727 | £427,314 | £371,901 | £316,487 | £261,074 | £205,661 | £150,248 |
| | | | | 3 | £2,500 | | £995,777 | £940,364 | £884,950 | £829,537 | £774,124 | £718,711 | £663,298 | £607,884 | £552,471 |
| | | | | 4 | £2,750 | All | £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 |
| | | | | 5 | £3,000 | | £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 |
| | | | | 6 | £3,250 | | £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 |
| | | | | 7 | £3,500 | | £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 |
| | | <u> </u> | l | δ | £3,750 | | £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 |
| | | | | | | | | | | R | Residual Land Value (| ±) | | | |
| Development | | Market Floor | | | | Typical Location & Value Level | Residual Land |
| Scenario | Typical Site Type | Area | Site Density (dph) | Value Level | Value £/m² | Indication ¹ | Value - £0/m² CIL | Value - £25/m² CIL | | Value - £75/m² CIL | Value - £100/m² | Value - £125/m² | Value - £150/m² | Value - £175/m² | Value - £200/m² |
| | | | | | | | | | | | CIL | CIL | CIL | CIL | CIL |
| | | 1 | | 2 | £2,000 £2,250 | - | £2,130,766 | £1,678,366 £4,804,701 | £1,225,966 £4,352,301 | £773,566 £3,899,901 | £321,165 £3,447,500 | £2,995,100 | Negati £2,542,700 | £2,090,300 | £1,637,900 |
| | | 1 | | 3 | £2,250 £2,500 | 1 | £5,257,101 £8,380,484 | £4,804,701 £7,928,084 | £4,352,301 £7,475,684 | £3,899,901 £7,023,284 | £3,447,500 £6,570,884 | £2,995,100 £6,118,484 | £2,542,700 £5,666,084 | £2,090,300 £5,213,684 | £1,637,900 £4,761,283 |
| | | | | 4 | £2,750 | A.II | £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 | All | £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 |
| | | 1 | | 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 £3,750 | 1 | £20,863,671 £23,983,331 | £20,411,271 £23,530,931 | £19,958,870 £23,078,531 | £19,506,470 £22,626,131 | £19,054,070 £22,173,731 | £18,601,670 £21,721,331 | £18,149,270 £21,268,930 | £17,696,870 £20,816,530 | £17,244,470 £20,364,130 |
| | DDI / Evistina | | | Ü | 20,730 | 1 | 0,000,001 | 0,000,001 | | | sidual Land Value (£/ | | ,_00,530 | | 220,004,130 |
| 250 Houses 20% AH | PDL / Existing Residential | 19520 | 30 | | 62.000 | 1 | | | | | | , | | | |
| | | | | 2 | £2,000 £2,250 | 1 | £298,307 | £234,971 | £171,635 | £108,299 | £44,963 | C410 214 | | ive RLV | C220 20C |
| | | 1 | | 3 | £2,230 | 1 | £735,994 £1,173,268 | £672,658 £1,109,932 | £609,322 £1,046,596 | £545,986 £983,260 | £482,650 £919,924 | £419,314 £856,588 | £355,978 £793,252 | £292,642 £729,916 | £229,306 £666,580 |
| | | 1 | | 4 | £2,750 | 1 | £1,173,268 £1,610,320 | £1,109,932 £1,546,984 | £1,046,596 £1,483,648 | £1,420,312 | £1,356,976 | £1,293,640 | £1,230,304 | £1,166,968 | £1,103,632 |
| | | 1 | | 5 | £3,000 | All | £2,047,276 | £1,983,940 | £1,483,648 £1,920,604 | £1,420,312 £1,857,268 | £1,793,932 | £1,730,596 | £1,250,304 £1,667,260 | £1,603,924 | £1,540,588 |
| | | | | | / | 1 | ,_,_,_, | | | | | | | | |
| | | | | 6 | £3,250 | | £2,484,095 | £2,420,759 | £2,357,423 | £2,294,087 | £2,230,751 | £2,16/,415 | £2,104,079 | £2,040,743 | £1,9//,40/ |
| | | | | 6 7 | £3,250 £3,500 | | £2,484,095 £2,920,914 | £2,420,759 £2,857,578 | £2,357,423 £2,794,242 | £2,294,087 £2,730,906 | £2,230,751 £2,667,570 | £2,167,415 £2,604,234 | £2,540,898 | £2,040,743 £2,477,562 | £1,977,407 £2,414,226 |

^{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 - £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 Unper Industrial / Commercial Land and Residential Permission (£1,500,000 + £2,900,000/ha)

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

| | | | | | | | | | | R | lesidual Land Value (| (£) | | | |
|----------------------|-------------------------------|--------------|----------------------|-------------|----------------------------|--------------------------------|--|--|--|--|--|----------------------------------|--|--|----------------------------------|
| | | | | | | | | | l l | | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land |
| Development | Typical Site Type | Market Floor | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level | Residual Land | Residual Land | Residual Land | Residual Land | Value - £100/m² | Value - £125/m² | Value - £150/m² | Value - £175/m² | Value - £200/m² |
| Scenario | ,, ,, ,, | Area | | | | Indication ¹ | Value - £0/m² CIL | Value - £25/m² CIL | Value - £50/m² CIL | Value - £75/m² CIL | CIL | CIL | CIL | CIL | CIL |
| | | | | 1 | £2,000 | | | • | | | Negative RLV | • | | | |
| | | | | 2 | £2,250 | | 52 524 042 | 64 052 204 | C4 274 CEE | 5500 025 | Negative RLV | | Nanatina DIM | | |
| | | | | 3 4 | £2,500 £2,750 | 1 | £2,634,913 £7,882,514 | £1,953,284 £7,200,885 | £1,271,655 £6,519,256 | £590,026 £5,837,627 | £5,155,998 | £4,474,369 | Negative RLV £3,792,740 | £3,111,111 | £2,429,482 |
| | | | | 5 | £3,000 | | £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 |
| | | | | 6 | £3,250 £3,500 | | £18,372,997 | £17,691,368 | £17,009,739 £22,253,816 | £16,328,110 | £15,646,480 £20,890,557 | £14,964,851 £20,208,928 | £14,283,222 | £13,601,593 | £12,919,964 £18,164,041 |
| | | | | 8 | £3,500 £3,750 | 1 | £23,617,074 £28,860,030 | £22,935,445 £28,178,401 | £27,496,772 | £21,572,187 £26,815,143 | £20,890,557 £26,133,514 | £25,451,885 | £19,527,299 £24,770,256 | £18,845,670 £24.088.627 | £23,406,997 |
| | | | | | | | ,,,,,,, | , , , , , | | | sidual Land Value (£ | | , , , , , , | ,,,,,, | |
| 500 Mixed 40% | PDL / Greenfield | 27460 | 35 | 1 | £2,000 | ı | | | | | | , , | | | |
| | | | | 2 | £2,000 | 1 | | | | | Negative RLV Negative RLV | | | | |
| | | | | 3 | £2,500 | | £184,444 | £136,730 | £89,016 | £41,302 | 30.0 | | 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 7 | £3,250 £3,500 | | £1,286,110 | £1,238,396 | £1,190,682 | £1,142,968 | £1,095,254 | £1,047,540 | £999,826 | £952,112 | £904,397 |
| | | | | 8 | £3,750 | 1 | £1,653,195 £2,020,202 | £1,605,481 £1,972,488 | £1,557,767 £1,924,774 | £1,510,053 £1,877,060 | £1,462,339 £1,829,346 | £1,414,625 £1,781,632 | £1,366,911 £1,733,918 | £1,319,197 £1,686,204 | £1,271,483 £1,638,490 |
| | | | 1 | Ü | 20)700 | | 22,020,202 | 22,572,400 | 22,524,774 | | tesidual Land Value (| | 11,733,310 | 21,000,204 | 21,030,430 |
| | | | | | | | | | | | | Ī | | | |
| Development | Typical Site Type | Market Floor | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land Value - £100/m² | Residual Land Value - £125/m² | Residual Land Value - £150/m ² | Residual Land Value - £175/m² | Residual Land Value - £200/m² |
| Scenario | Typical Site Type | Area | Site Delisity (upil) | value Level | value 1/III | Indication ¹ | Value - £0/m² CIL | Value - £25/m² CIL | Value - £50/m² CIL | Value - £75/m² CIL | CIL | CIL | CIL | CIL | CIL |
| | | | | 1 | £2,000 | | | | | | Negative RLV | | | | |
| | | | | 2 | £2,250 | | | • | | , | Negative RLV | | | | |
| | | | | 3 4 | £2,500 £2,750 | | £5,479,748 £11,274,474 | £4,677,766 £10,472,492 | £3,875,784 £9,670,510 | £3,073,802 £8,868,528 | £2,271,820 £8,066,546 | £1,469,838 £7,264,564 | £667,856 £6,462,582 | Negati £5,660,600 | ve RLV £4,858,618 |
| | | | | 5 | £3,000 | All | £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 |
| | | | | 6 | £3,250 | | £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 |
| | | | | 7 8 | £3,500 £3,750 | - | £28,650,670 £34,440,659 | £27,848,688 £33,638,677 | £27,046,706 £32,836,695 | £26,244,724 £32,034,713 | £25,442,742 £31,232,731 | £24,640,760 £30,430,749 | £23,838,778 £29,628,767 | £23,036,796 £28,826,785 | £22,234,814 £28,024,803 |
| Main - 1 200/ | DDI / Evistica | | | Ü | 13,730 | I. | 234,440,033 | 233,030,077 | 132,030,033 | | sidual Land Value (£, | | 113,020,707 | 220,020,703 | 220,024,003 |
| 500 Mixed 30% AH | PDL / Existing Residential | 34565 | 30 | 1 | £2,000 | ı | | | | inc. | | ,,,,, | | | |
| | | | | 2 | £2,000 | 1 | | | | | Negative RLV Negative RLV | | | | |
| | | | | 3 | £2,500 | | £383,582 | £327,444 | £271,305 | £215,166 | £159,027 | £102,889 | £46,750 | Negati | ive RLV |
| | | | | 4 | £2,750 | All | £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 |
| | | | | 7 | £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 |
| | | | | 8 | £3,500 £3,750 | | £2,005,547 £2,410,846 | £1,949,408 £2,354,707 | £1,893,269 £2,298,569 | £1,837,131 £2,242,430 | £1,780,992 £2,186,291 | £1,724,853 £2,130,152 | £1,668,714 £2,074,014 | £1,612,576 £2,017,875 | £1,556,437 £1,961,736 |
| | | | 1 | Ü | 20)700 | | 22,410,040 | 22,334,707 | 12,230,303 | | tesidual Land Value (| | 22,074,014 | 12,017,073 | 21,301,730 |
| | | | | | | | | | | | | Ī | | | |
| Development | Tunical Site Tune | Market Floor | Cita Donaity (dub) | Value Level | V-l C/ ² | Typical Location & Value Level | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land Value - £100/m ² | Residual Land Value - £125/m² | Residual Land Value - £150/m² | Residual Land Value - £175/m² | Residual Land |
| Scenario | Typical Site Type | Area | Site Density (dph) | Value Level | Value £/m² | Indication ¹ | Value - £0/m² CIL | Value - £25/m² CIL | Value - £50/m² CIL | Value - £75/m² CIL | CIL | CIL | CIL | CIL | Value - £200/m² CIL |
| | | | | 1 | £2,000 | | | | | | Negative RLV | | | | |
| | | | | 2 | £2,250 |] | £1,726,518 | £810,880 | | | | Negative RLV | | | |
| | | | | 3 | £2,500 | | £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 |
| | | | | 4 5 | £2,750 £3,000 | All | £14,342,245 £20,647,105 | £13,426,607 £19,731,467 | £12,510,969 £18,815,829 | £11,595,331 £17,900,191 | £10,679,693 £16,984,553 | £9,764,055 £16,068,915 | £8,848,417 £15,153,277 | £7,932,779 £14,237,639 | £7,017,141 £13,322,001 |
| | | | | 6 | £3,250 |] | £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 |
| | | | | 7 | £3,500 | | £33,252,588 | £32,336,950 | £31,421,312 | £30,505,674 | £29,590,036 | £28,674,398 | £27,758,760 | £26,843,122 | £25,927,484 |
| | | | | 8 | £3,750 | I | £39,554,504 | £38,638,866 | £37,723,228 | £36,807,590 | £35,891,952 | £34,976,314 | £34,060,676 | £33,145,038 | £32,229,400 |
| 500 Houses 20% AH | PDL / Existing Residential | 39460 | 30 | | | T | | | | Res | sidual Land Value (£, | /на) | | | |
| ^"' | csideritiai | | | 1 | £2,000 | | | | | | Negative RLV | | | | |
| | | | | 3 | £2,250 £2,500 | 1 | £120,856 | £56,762 | C424 220 | C270 225 | C20C 140 | Negative RLV | C177.054 | C112 0FC | 640.763 |
| | | | | 4 | £2,500 £2,750 | | £562,519 £1,003,957 | £498,424 £939,863 | £434,330 £875,768 | £370,235 £811,673 | £306,140 £747,579 | £242,046 £683,484 | £177,951 £619,389 | £113,856 £555,295 | £49,762 £491,200 |
| | | | | 5 | £3,000 | All | £1,005,957 £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 |
| | | | 1 | | | 1 | | | | | | | | | |
| | | | | 6 | £3,250 |] | £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 |
| | | | | 6 7 8 | £3,250 £3,500 £3,750 | | £1,886,489 £2,327,681 £2,768,815 | £1,822,395 £2,263,587 £2,704,721 | £1,758,300 £2,199,492 £2,640,626 | £1,694,205 £2,135,397 £2,576,531 | £1,630,111 £2,071,303 £2,512,437 | £2,007,208 £2,448,342 | £1,501,921 £1,943,113 £2,384,247 | £1,437,827 £1,879,019 £2,320,153 | £1,814,924 £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.

RLV Lower than Viability 1 est 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 & CIL Rate - CfSH Sensitivity Testing- 40% Affordable Housing 50% Rented /50% LCHO

| | | | | | | | | | Residual Land Value (| E) | | | |
|---|------------------------|----------------|----------------------------|---|--|--|--|--|---|--|--|--|--|
| Development Typical Site Type Market Fl | oor Site Density (dph) | Value Level Va | alue £/m² | pical Location & Value Level | 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 Cl |
| | | | £2,000 £2,250 | motation | £236.913 | £206.301 | £175.689 | £145.076 | Negative RLV £114.464 | £83.852 | £53.240 | £22.628 | Negative RLV |
| | | 3 4 | £2,500 £2,750 £3,000 | | £490,416 £750,767 £1.011.118 | £460,688 £721,039 £981.391 | £430,961 £691,312 £951.663 | £401,234 £661,585 £921,936 | £382,565 £631,858 £892,209 | £351,953 £602,131 £862,482 | £321,341 £572,403 £832,754 | £290,729 £542,676 £803.027 | £260,117 £512,949 £773,300 |
| | | 6 7 | £3,250 £3,500 £3,750 | | £1,011,118 £1,271,469 £1,531,820 £1,792,171 | £1.241.742 £1.502.093 £1.762.444 | £1.212.015 £1.472.366 £1.732.717 | £1.182.287 £1.442.638 | £1.152.560 £1.412.911 £1.673.262 | £1.122.833 £1.383.184 £1.643.535 | £1.093.106 £1.353.457 £1.613.808 | £1.063.378 £1.323.729 £1.584.081 | £1.033.651 £1.294.002 £1.554.353 |
| 25 Mixed 1 CfSH PDL / Greenfield 1465 | 30 | | | | 11,/92,1/1 | 11,752,444 | £1,/32,/1/ | £1,702,990 | esidual Land Value (£) | | 11,613,808 | 11,584,081 | £1,554,353 |
| | | 2 | £2,000 £2,250 £2,500 | | £284,295 £588,499 | £247,561 £552,826 | £210,826 £517,153 | £174,092 £481,481 | Negative RLV £137,357 £459,078 | £100,623 £422,344 | £63,888 £385,609 | £27,153 £348,875 | Negative RLV £312,140 |
| | | 4 5 | £2,750 £3,000 | | £900,920 £1,213,341 | £865,247 £1,177,669 | £829,575 £1,141,996 | £793,902 £1,106,323 | £758,229 £1,070,651 | £722,557 £1,034,978 | £686,884 £999,305 | £651,211 £963,633 | £615,539 £927,960 |
| | | 7 | £3,250 £3,500 £3,750 | | £1,525,763 £1,838,184 £2,150,606 | £1,490,090 £1,802,511 £2,114,933 | £1,454,417 £1,766,839 £2,079,260 | £1,418,745 £1,731,166 £2,043,587 | £1,383,072 £1,695,493 £2,007,915 | £1,347,399 £1,659,821 £1,972,242 | £1,311,727 £1,624,148 £1,936,569 | £1,276,054 £1,588,475 £1,900,897 | £1,240,381 £1,552,803 £1,865,224 |
| | | | | | | | I | | Residual Land Value (| | | | |
| Development Scenario Typical Site Type Area | oor Site Density (dph) | Value Level Va | alue £/m² | pical Location & Value Level Indication ¹ | 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 Ci |
| | | 3 | £2,000 £2,250 £2,500 | | £164,852 | £134,240 | £103,628 | £73,015 | Negative RLV Negative RLV £42,403 | £11,791 | | Negative RLV | |
| | | 5 6 | £2,750 £3,000 £3,250 | All | £420,438 £680,789 £941,140 | £390,710 £651,062 £911,413 | £371,729 £621,334 £881,685 | £341,116 £591,607 £851,958 | £310,504 £561,880 £822,231 | £279,892 £532,153 £792,504 | £249,280 £502,425 £762,777 | £218,668 £472,698 £733,049 | £188,056 £442,971 £703,322 |
| | | | £3,500 £3,750 | | £1,201,491 £1.461.842 | £1,171,764 £1.432.115 | £1,142,037 £1,402,388 | £1,112,309 £1,372,660 | £1,082,582 £1.342.933 sidual Land Value (£/ | £1,052,855 £1.313.206 | £1,023,128 £1.283.479 | £993,400 £1.253.752 | £963,673 £1.224.024 |
| 25 Mixed 1 CfSH PDL / Existing 1465 | 40 | | £2,000 £2,250 | | | | | KC | Negative RLV | нај | | | |
| | | 3 4 | £2,500 £2,750 | All | £197,822 £504,525 | £161,088 £468,853 | £124,353 £446,074 | £87,619 £409,340 | £50,884 £372,605 | £14,149 £335,871 | £299,136 | Negative RLV £262,402 | £225,667 |
| | | 6 | £3,000 £3,250 £3,500 | | £816,947 £1,129,368 £1,441,789 | £781,274 £1,093,695 £1,406,117 | £745,601 £1,058,023 £1,370,444 | £709,929 £1,022,350 £1.334,771 | £674,256 £986,677 £1,299,099 | £638,583 £951,004 £1.263.426 | £602,910 £915,332 £1.227.753 | £567,238 £879,659 £1.192.080 | £531,565 £843,986 £1.156.408 |
| | | | £3,750 | | £1,754,211 | £1,718,538 | £1,682,865 | £1,647,193 | £1,611,520 Residual Land Value (| £1,575,847 | £1,540,175 | £1,504,502 | £1,468,829 |
| Development Typical Site Type Market Fl | oor Site Density (dph) | Value Level Va | alue £/m² | pical Location & Value Level | 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 Cl |
| Area | | | £2,000 £2,250 | moxation | Value - ±0/m* CIL | Value - £25/m² CIL £207.381 | £177.184 | £146,986 | Negative RLV £116.789 | Value - £125/m* CIL £86,592 | Value - £150/m* CIL £56,395 | F26.198 | Negative RIV |
| | | 3 4 | £2,750 £2,750 £3,000 | All | £237,578 £488,118 £745,527 £1.002,935 | £207,381 £458,794 £716,202 £973,611 | £177,184 £429,470 £686,878 £944,287 | £146,986 £400,146 £657,554 £914,962 | £381,860 £628,230 £885,638 | £351,663 £598,906 £856,314 | £321,466 £569,582 £826,990 | £26,198 £291,269 £540,258 £797.666 | £261,072 £510,933 £768.342 |
| | | 6 7 | £3,250 £3,500 | | £1,260,343 £1,517,751 | £1,231,019 £1,488,427 | £1,201,695 £1,459,103 | £1,172,371 £1,429,779 | £1,143,046 £1,400,455 | £1,113,722 £1,371,131 | £1,084,398 £1,341,806 | £1,055,074 £1,312,482 | £1,025,750 £1,283,158 |
| 25 Mixed 2 CfSH PDL / Existing 1323 | 40 | | £3,750 | | £1,775,160 | £1,745,835 | £1,716,511 | £1,687,187 | £1,657,863 sidual Land Value (£/ | £1,628,539 Ha) | £1,599,215 | £1,569,891 | £1,540,566 |
| | | 2 | £2,000 £2,250 £2,500 | | £285,093 £585,742 | £248,857 £550,553 | £212,620 £515,364 | £176,384 £480,175 | Negative RLV £140,147 £458,232 | £103,911 £421,995 | £67,674 £385,759 | £31,438 £349,523 | Negative RLV £313,286 |
| | | 5 | £2,750 £3,000 £3,250 | All | £894,632 £1,203,522 | £859,443 £1,168,333 | £824,254 £1,133,144 | £789,065 £1,097,955 | £753,876 £1,062,766 | £718,687 £1,027,577 | £683,498 £992,388 | £648,309 £957,199 | £613,120 £922,010 |
| | | 7 | £3,500 £3,750 | | £1,512,412 £1,821,302 £2,130,192 | £1,477,223 £1,786,113 £2,095,003 | £1,442,034 £1,750,924 £2,059,814 | £1,406,845 £1,715,735 £2,024,625 | £1,371,656 £1,680,546 £1,989,436 | £1,336,467 £1,645,357 £1,954,247 | £1,301,278 £1,610,168 £1,919,058 | £1,266,089 £1,574,979 £1,883,869 | £1,230,900 £1,539,790 £1,848,680 |
| | | | | | | | | <u> </u> | Residual Land Value (| | | | |
| Development Typical Site Type Market Fl Scenario Area | oor Site Density (dph) | | alue £/m² | pical Location & Value Level Indication ¹ | 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 Cl |
| | | 3 | £2,000 £2,250 £2,500 | | £162,301 | £132,104 | £101,907 | £71,710 | Negative RLV Negative RLV £41,513 | £11,316 | | Negative RLV | |
| | | 5 6 | £2,750 £3,000 £3,250 | | £415,018 £672,426 £929,834 | £385,693 £643,102 £900,510 | £366,977 £613,778 £871,186 | £336,780 £584,453 £841,862 | £306,583 £555,129 £812,537 | £276,386 £525,805 £783,213 | £246,189 £496,481 £753,889 | £215,992 £467,157 £724,565 | £185,795 £437,833 £695,241 |
| 25 Mixed 2 CfSH PDL / Greenfield 1323 | _ | | £3,500 £3,750 | | £1,187,242 £1,444,651 | £1,157,918 £1,415,326 | £1,128,594 £1,386,002 | £1,099,270 £1,356,678 | £1,069,946 £1,327,354 sidual Land Value (£) | £1,040,622 £1,298,030 Ha) | £1,011,297 £1,268,706 | £981,973 £1,239,382 | £952,649 £1,210,057 |
| 25 Mixed 2 CISH PDL / Greenfield 1323 | 40 | 2 | £2,000 £2,250 | | | | | | Negative RLV Negative RLV | | | | _ |
| | | 4 | £2,500 £2,750 £3,000 | | £194,761 £498,021 | £158,525 £462,832 | £122,288 £440,373 | £86,052 £404,136 | £49,815 £367,900 | £13,579 £331,663 | £295,427 | Negative RLV £259,190 | £222,954 |
| | | 6 | £3,250 £3,500 | | £806,911 £1,115,801 £1,424,691 | £771,722 £1,080,612 £1,389,502 | £736,533 £1,045,423 £1,354,313 | £701,344 £1,010,234 £1,319,124 | £666,155 £975,045 £1,283,935 | £630,966 £939,856 £1,248,746 | £595,777 £904,667 £1,213,557 | £560,588 £869,478 £1,178,368 | £525,399 £834,289 £1,143,179 |
| | | 8 | £3,750 | | £1,733,581 | £1,698,392 | £1,663,203 | £1,628,014 | £1,592,825 Residual Land Value (| | £1,522,447 | £1,487,258 | £1,452,069 |
| Development Typical Site Type Market Fl | oor Site Density (dph) | Value Level Va | alue £/m² | pical Location & Value Level | 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 Cl |
| | | 2 | £2,000 £2,250 | | £419,896 | £372,209 | £312,022 | £251,835 | Negative RLV £191,649 | £131,462 | £71,276 | £11,089 | Negative RLV |
| | | 4 5 | £2,500 £2,750 £3,000 | | £931,154 £1,442,411 £1.953.669 | £872,707 £1,383,965 £1.895.222 | £814,260 £1,325,518 £1.836,776 | £755,813 £1,267,071 £1,778.329 | £697,367 £1,208,624 £1,719.882 | £638,920 £1,150,178 £1.661.435 | £580,473 £1,091,731 £1.602.988 | £522,026 £1,033,284 £1,544,542 | £463,580 £974,837 £1.486.095 |
| | | 7 | £3,250 £3,500 £3,750 | | £2,464,927 £2,976,184 £3,487,442 | £2,406,480 £2,917,738 £3,428,995 | £2,348,033 £2,859,291 £3,370,549 | £2,289,586 £2,800,844 £3,312,102 | £2,231,140 £2,742,397 £3,253,655 | £2,172,693 £2,683,951 £3,195,208 | £2,114,246 £2,625,504 £3,136,761 | £2,055,799 £2,567,057 £3,078,315 | £1,997,353 £2,508,610 £3,019,868 |
| 50 Mixed CfSH PDL / Greenfield 2746 | 30 | 1 | £2,000 | | | | | Ro | sidual Land Value (£, | Ha) | | | |
| | | 2 | £2,250 £2,500 | | £503,875 £1,117,385 | £446,650 £1,047,248 | £374,426 £977,112 | £302,203 £906,976 | £229,979 £836,840 | £157,755 £766,704 | £85,531 £696,568 | £13,307 £626,432 | Negative RLV £556,296 |
| | | 5 | £2,750 £3,000 £3,250 | | £1,730,894 £2,344,403 £2,957,912 | £1,660,758 £2,274,267 £2,887,776 | £1,590,621 £2,204,131 £2,817,640 | £1,520,485 £2,133,995 £2,747,504 | £1,450,349 £2,063,858 £2,677,368 | £1,380,213 £1,993,722 £2,607,231 | £1,310,077 £1,923,586 £2,537,095 | £1,239,941 £1,853,450 £2,466,959 | £1,169,805 £1,783,314 £2,396,823 |
| | | | £3,500 £3,750 | | £3,571,421 £4,184,930 | £3,501,285 £4,114,794 | £3,431,149 £4,044,658 | £3,361,013 £3,974,522 | £3,290,877 £3,904,386 | £3,220,741 £3,834,250 | £3,150,605 £3,764,114 | £3,080,468 £3,693,978 | £3,010,332 £3,623,841 |
| Development Toward Site Time Market Fi | oor | | Tv | pical Location & Value Level | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land Value (Residual Land | Residual Land | Residual Land | Residual Land | Residual Land |
| Development Scenario Typical Site Type Area | Site Density (dph) | | alue £/m ² . 7 | Indication ¹ | Value - £0/m² CIL | Value - £25/m² CIL | Value - £50/m² CIL | Value - £75/m² CIL | Value - £100/m² CIL Negative RLV | Value - £125/m² CIL | Value - £150/m² CIL | Value - £175/m² CIL | Value - £200/m² Ci |
| | | 3 | £2,250 £2,500 £2,750 | | £275,611 £778.902 | £215,425 £720,455 | £155,238 £662.008 | £95,052 £603,562 | Negative RLV Negative RLV £34,865 £545.115 | £486.668 | Negat £428.221 | ive RLV £380.782 | £320.595 |
| | | 5 6 | £3,000 £3,250 £3,500 | | £778,902 £1,290,160 £1,801,417 £2,312,675 | £720,455 £1,231,713 £1,742,970 62,254,228 | £662,008 £1,173,266 £1,684,524 £2,195,781 | £603,562 £1,114,819 £1,626,077 £2,137,335 | £545,115 £1,056,372 £1,567,630 £2,078,888 | £486,668 £997,926 £1,509,183 £2,020,441 | £428,221 £939,479 £1,450,737 £1,961,994 | £380,782 £881,032 £1,392,290 £1,903,547 | £320,595 £822,585 £1,333,843 £1,845,101 |
| 50 Mixed CfSH PDL / Greenfield 2746 | 30 | | £3,750 | | £2.312.675 £2.823.933 | £2.765.486 | £2.195.781 £2.707.039 | £2.648.592 | £2.078.888 £2.590.145 sidual Land Value (£) | £2.531.699 | £1.961.994 £2.473.252 | £1.903.547 £2.414.805 | £1.845.101 £2.356.358 |
| 50 L6 PDL / Greenfield 2746 | 30 | 2 | £2,000 £2,250 | | | | | | Negative RLV Negative RLV | | | | |
| | | 4 | £2,500 £2,750 £3,000 | | £330,733 £934,682 £1,548,191 | £258,510 £864,546 £1,478,055 | £186,286 £794,410 £1,407,919 | £114,062 £724,274 £1,337,783 | £41,838 £654,138 £1,267,647 | £584,002 £1,197,511 | F513,866 £1,127,375 | £456,938 £1,057,239 | £384,714 £987,102 |
| | 1 | 6 | £3,250 £3,500 | | £2,161,701 £2,775,210 | £2,091,565 £2,705,074 | £1,407,919 £2,021,428 £2,634,938 | £1,337,783 £1,951,292 £2,564,801 | £1,267,647 £1,881,156 £2,494,665 | £1,197,511 £1,811,020 £2,424,529 | £1,127,375 £1,740,884 £2,354,393 | £1,057,239 £1,670,748 £2,284,257 | £1,600,612 £2,214,121 |
| | | | £3,750 | | | | £3,248,447 | £3,178,311 | | | 22,004,000 | £2,897,766 | £2,827,630 |

tics values can very significantly down even to street level. NB parishes mertioned in more than one Value Level due to values range typically covering more than one Value Level
Negative RLV
RLV Lower than Vability Test 1.
Vability Test 1: Agricultural EUV (£18,500 per hg) - Benchmark Land Value (assuming minimum split from EUV factor of 20) - £370,000 - £500,000
Vability Test 2: Gardenin Annual Sendenta Land Value Range (£550,000 per spi, mir £500,000 to £550,000 to £500,000 hg)
Vability Test 3: Indistried Rucher Commercial Range (£550,000 - £1,500,000)
Vability Test 3: Indistried Rucher Land Value (Commercial Range (£550,000 - £1,500,000 - £2,900,000 hg)
Vability Test 5: Land with Residential Permission (£2,900,000 hg)

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

| | | | | | | | | | | | | Residual Land Value | (£) | | | |
|-----------|-------------------------------|-------------------------------|----------------------|--|--------------------------------|------------------------------|---|---|--|-------------------------------------|--|--|--|--|--|--|
| | Development | | Market Floor | | | | Typical Location & Value Level | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Peridual Land | Paridual Land | Paridual Land |
| | Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level Indication ¹ | Value - £0/m² CIL | Value - £25/m² CIL | Value - £50/m² CIL | Residual Land Value - £75/m² CIL | Value - £100/m² CII | . Value - £125/m² CII | L Value - £150/m² CII | Value - £175/m² CIL | Residual Land Value - £200/m² CIL |
| | | | | | 1 2 | £2,000 £2,250 | | £68,566 £363.095 | £31,832 £326.361 | £289,626 | £252.892 | £216.157 | Negative RLV £179.423 | £142.688 | £105.954 | £69.219 |
| | | | | | 3 4 | £2,500 £2,750 | | £638,615 £924.630 | £602,942 £888.958 | £567,270 £853,285 | £531,597 £817.612 | £495,924 £781,940 | £460,252 £746.267 | £424,579 £710.594 | £388,906 £674,922 | £363,748 £639,249 |
| | | | | | 5 6 | £3,000 £3,250 | | £1,210,646 £1.496.661 | £1,174,973 £1,460,989 | £1,139,301 £1,425,316 | £1,103,628 £1,389,643 | £1,067,955 £1.353.971 | £1,032,283 £1.318.298 | £996,610 £1.282.625 | £960,937 £1.246.953 | £925,264 £1.211.280 |
| | | | | | 7 8 | £3,500 £3,750 | | £1,782,677 £2,068,692 | £1,747,004 £2,033,020 | £1,711.331 £1,997,347 | £1,675,659 £1,961,674 | £1,639,986 £1,926,002 | £1.604.313 £1,890,329 | £1,568,641 £1,854,656 | £1,532,968 £1,818,983 | £1,497,295 £1,783,311 |
| | 25 Mixed 1 CfSH | PDL / Greenfield | 1770 | 30 | | | • | | | | R | esidual Land Value (£ | /Ha) | | | |
| | | | | | 2 | £2,000 £2,250 | - | £82,279 £435,715 | £38,198 £391,633 | £347,552 | £303,470 | £259,389 | Negative RLV £215,307 | £171,226 | £127,144 | £83,063 |
| | | | | | 3 4 | £2,500 £2,750 | | £766,338 £1,109,557 | £723,531 £1,066,749 | £680,724 £1,023,942 | £637,916 £981,135 | £595,109 £938,328 | £552,302 £895,520 | £509,495 £852,713 | £466,688 £809,906 | £436,498 £767,099 |
| | | | | | 5 | £3,000 £3,250 | | £1,452,775 | £1,409,968 | £1,367,161 | £1,324,353 | £1,281,546 | £1,238,739 | £1,195,932 | £1,153,125 | £1,110,317 |
| | | | | | 7 | £3,500 | | £1,795,994 £2,139,212 | £1,753,186 £2,096,405 | £1,710,379 £2,053,598 | £1,667,572 £2,010,791 | £1,624,765 £1,967,983 | £1,581,958 £1,925,176 | £1,539,150 £1,882,369 | £1,496,343 £1,839,562 | £1,453,536 £1,796,754 |
| I | | | | | 8 | £3,750 | l | £2,482,431 | £2,439,623 | £2,396,816 | £2,354,009 | £2,311,202 Residual Land Value | £2,268,395 | £2,225,587 | £2,182,780 | £2,139,973 |
| ı | | | | | | | | | | | | T | Ī | l | l | |
| | Scenario Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level Indication ¹ | 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 CII | Residual Land Value - £125/m² CII | Residual Land L Value - £150/m² CII | Residual Land Value - £175/m² CIL | Residual Land Value - £200/m² CIL |
| ı | | | | | 1 | £2,000 | | | | | | Negative RLV | | | | |
| | | | | | 3 | £2,250 £2,500 | | £12,610 £307,140 | £270,405 | £233,671 | £196,936 | £160,201 | ive RLV £123,467 | £86,732 | £49,998 | £13,263 |
| | | | | | 5 | £2,750 £3,000 £3,250 | All | £584,277 £870,292 | £548,604 £834,620 | £512,931 £798,947 | £477,259 £763,274 | £441,586 £727,602 | £405,913 £691,929 | £381,262 £656,256 | £344,527 £620,583 | £307,793 £584,911 |
| | | | | | 7 | £3,500 £3,750 | | £1,156,308 £1,442,323 | £1,120,635 £1,406,650 | £1,084,962 £1,370,978 | £1,049,290 £1,335,305 | £1,013,617 £1,299,632 | £977,944 £1,263,960 | £942,272 £1,228,287 | £906,599 £1,192,614 | £870,926 £1,156,942 |
| | 25 Mixed 1 CfSH L6 | PDL / Existing | | | - 8 | £3,750 | ! | £1.728.339 | £1.692.666 | £1.656.993 | £1.621.321 | £1.585.648 esidual Land Value (£ | £1,549,975 (Ha) | £1.514.302 | £1.478.630 | £1,442.957 |
| | ²⁵ L6 | Residential | 1770 | 40 | 1 | £2,000 | | | | | | Negative RLV | | | | |
| | | | | | 3 | £2,250 £2,500 | | £15,133 £368,568 | £324,486 | £280,405 | £236,323 | Nega £192,242 | £148,160 | £104,079 | £59,997 | £15,916 |
| | | | | | 4 5 | £2,750 £3,000 | All | £701,132 £1,044,351 | £658,325 £1,001,543 | £615,518 £958,736 | £572,710 £915,929 | £529,903 £873,122 | £487,096 £830,315 | £457,514 £787,507 | £413,432 £744,700 | £369,351 £701,893 |
| | | | | | 6 7 | £3,250 £3,500 | 1 | £1,387,569 | £1,344,762 | £1,301,955 | £1,259,148 | £1,216,340 | £1,173,533 | £1,130,726 | £1,087,919 | £1,045,111 |
| | | | | | 8 | £3,750 | | £1,730,788 £2,074,006 | £1,687,981 £2,031,199 | £1,645,173 £1,988,392 | £1,602,366 £1,945,585 | £1,559,559 £1,902,777 | £1,516,752 £1,859,970 | £1,473,944 £1,817,163 | £1,431,137 £1,774,356 | £1,388,330 £1,731,549 |
| | | | | | | | | | | | | Residual Land Value | (£) | | | |
| | Development Scenario | Typical Site Type | Market Floor | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level | Residual Land | Residual Land | Residual Land Value - £50/m² CIL | Residual Land | Residual Land Value - £100/m² CII | Residual Land Value - £125/m² CII | Residual Land L Value - £150/m² CIL | Residual Land | Residual Land Value - £200/m² CIL |
| ļ | Scenario | | Area | | , | | Indication* | Value - £0/m² CIL | Value - £25/m² CIL | value - £50/m² CIL | Value - £75/m² CIL | value - £100/m² Cli | | value - £150/m² CII | Value - £175/m² CIL | value - £200/m² CIL |
| | | 1 | 1 | | 2 2 | £2,000 £2,250 | 1 | £72,261 £363,760 | £35,942 £327,441 | £291,121 | £254,802 | £218,482 | Negative RLV £182,163 | £145,843 | £109,524 | £73,204 |
| | | 1 | 1 | | 3 4 5 | £2,500 £2,750 £3,000 | All | £636,318 £919,390 £1.202.463 | £601,048 £884,121 £1.167.193 | £565,779 £848,851 £1.131.924 | £530,509 £813,582 £1.096.654 | £495,239 £778,312 £1.061.385 | £459,970 £743,042 £1.026.115 | £424,700 £707,773 £990.845 | £389,431 £672,503 £955,576 | £364,703 £637,234 £920,306 |
| | | | | | 6 7 | £3,250 £3,500 | 1 | £1,485,535 £1,768.608 | £1,450,266 £1,733,338 | £1,414,996 £1.698.069 | £1,379,727 £1,662,799 | £1,061,385 £1,344,457 £1.627.530 | £1,026,115 £1,309,187 £1.592,260 | £1,273,918 £1,556,990 | £1,238,648 £1,521,721 | £1,203,379 £1,486,451 |
| | | | | | 8 | £3,750 | | £2,051,681 | £2,016,411 | £1,698,069 £1,981,141 | £1,945,872 | £1,910,602 | £1,875,333 | £1,840,063 | £1,804,793 | £1,769,524 |
| | 25 Mixed 2 CfSH L5 | PDL / Existing Residential | 1940 | 40 | 1 | £2.000 | 1 | | | | R | esidual Land Value (£, | (Ha) | | | |
| | | | | | 2 | £2,250 | | £86,714 £436,512 | £43,130 £392,929 | £349,346 | £305,762 | £262,179 | Negative RLV £218,595 | £175,012 | £131,429 | £87,845 |
| | | | | | 3 4 | £2,500 £2,750 | All | £763,581 £1,103,268 | £721,258 £1,060,945 | £678,934 £1,018,621 | £636,611 £976,298 | £594,287 £933,974 | £551,964 £891,651 | £509,640 £849,327 | £467,317 £807,004 | £437,644 £764,680 |
| | | | | | 5 | £3,000 £3,250 | All | £1,442,956 £1,782,643 | £1,400,632 £1,740,319 | £1,358,308 £1,697,996 | £1,315,985 £1,655,672 | £1,273,661 £1,613,348 | £1,231,338 £1,571,025 | £1,189,014 £1,528,701 | £1,146,691 £1,486,378 | £1,104,367 £1,444,054 |
| | | | | | 7 | £3,500 | | £2,122,330 | £2,080,006 | £2,037,683 | £1,995,359 | £1,953,036 | £1,910,712 | £1,868,389 | £1,826,065 | £1,783,741 |
| | | l | 1 | | 8 | £3,750 | <u> </u> | £2,462,017 | £2,419,693 | £2,377,370 | £2,335,046 | £2,292,723 Residual Land Value | £2,250,399 | £2,208,076 | £2,165,752 | £2,123,429 |
| ١ | Davelonment | | Market Class | | | | Typical Location & Value Level | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land |
| | Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Indication ¹ | Value - £0/m² CIL | Value - £25/m² CIL | Value - £50/m² CIL | Value - £75/m² CIL | Value - £100/m² CII | . Value - £125/m² CII | L Value - £150/m² CIL | Value - £175/m² CIL | . Value - £200/m² CIL |
| | | | | | 1 | £2,000 | | | | | | Negative RLV | | | | |
| | | | | | 2 3 4 | £2,250 £2,500 | | £13.090 £304,589 | £268,269 | £231,950 | £195,630 | £159,311 | ive RLV £122,991 | £86,672 | £50,352 | £14,033 |
| | | | | | 5 | £2,750 £3,000 £3,250 | | £578,857 £861,929 £1.145.002 | £543,587 £826,660 £1.109.732 | £508,318 £791,390 £1.074.463 | £473,048 £756,120 £1.039,193 | £437,778 £720,851 £1.003.923 | £402,509 £685,581 £968.654 | £378,171 £650,312 £933,384 | £341,851 £615,042 £898.115 | £305,532 £579,772 £862.845 |
| | | | | | 7 8 | £3,500 £3,750 | 1 | £1,428,074 £1,711,147 | £1,392,805 £1,675,877 | £1,357,535 £1,640,608 | £1,039,193 £1,322,266 £1.605.338 | £1,003,923 £1,286,996 £1,570,069 | £1,251,726 £1,534.799 | £1,216,457 £1,499,529 | £1,181,187 £1,464,260 | £1,145,918 £1,428,990 |
| | 25 Mixed 2 CfSH L6 | PDL / Greenfield | 1940 | 40 | | 13,730 | I | £1,/11,14/ | 11,6/5,8// | 11,640,603 | £1,605,538 | esidual Land Value (£ | | 11,499,529 | £1,464,260 | 11,428,990 |
| | 23 L6 | PDL/ Greenneid | 1940 | 40 | 1 | £2,000 | | | | | | Negative RLV | | | | |
| | | | | | 3 | £2,250 £2,500 | | £15,708 £365,507 | £321,923 | £278,340 | £234,756 | £191,173 | £147,590 | £104,006 | £60,423 | £16,840 |
| | | | | | 4 5 | £2,750 £3,000 | - | £694,628 £1,034,315 | £652,305 £991,992 | £609,981 £949,668 | £567,658 £907,345 | £525,334 £865,021 | £483,010 £822,698 | £453,805 £780,374 | £410,221 £738,050 | £366,638 £695,727 |
| | | | | | 6 7 | £3,250 £3,500 | | £1,374,002 £1,713,689 | £1,331,679 £1,671,366 | £1,289,355 £1,629,042 | £1,247,032 £1,586,719 | £1,204,708 £1,544,395 | £1,162,385 £1,502,072 | £1,120,061 £1,459,748 | £1,077,738 £1,417,425 | £1,035,414 £1,375,101 |
| | | | | | 8 | £3,750 | | £2,053,376 | £2,011,053 | £1,968,729 | £1,926,406 | £1,884,082 | £1,841,759 | £1,799,435 | £1,757,112 | £1,714,788 |
| ı | | | | | | | | | | | | Residual Land Value | (£) | 1 | | |
| | Development Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level Indication ¹ | 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 CII | Residual Land Value - £125/m² CII | Residual Land L Value - £150/m² CII | Residual Land Value - £175/m² CIL | Residual Land Value - £200/m² CIL |
| | | | 7660 | | 1 | £2.000 | mucation | £96,474 | £25,599 | Value - 230/III Cie | Value - 175/III Cit | value - 2100ym Ch | Negative RLV | value - 2130/III Cit | value - E173/III Cic | value - EEOOyim Cic |
| | | | | | 2 | £2,250 £2,500 | 1 | £656,194 £1.218.704 | £587,368 £1.149.878 | £518,542 £1.081.052 | £449,716 £1.012.225 | £392,228 £943.399 | £321,353 £874,573 | £250,478 £805.747 | £179,603 £736.921 | £108,728 £668.095 |
| | | | | | 4 5 | £2,750 £3,000 | 1 | £1,781,213 £2,343,723 | £1,712,387 £2,274,897 | £1,643,561 £2,206,070 | £1,574,735 £2,137,244 | £1,505,909 £2,068,418 | £1,437,083 £1,999,592 | £1,368,257 £1,930,766 | £1,299,430 £1,861,940 | £1,230,604 £1,793,114 |
| | | 1 | 1 | | 6 7 | £3,250 £3,500 | 1 | £2,343,723 £2,906,232 £3,468,742 | £2,274,897 £2,837,406 £3,399,916 | £2,768,580 £3,331,089 | £2,137,244 £2,699,754 £3,262,263 | £2,068,418 £2,630,928 £3,193,437 | £1,999,592 £2,562,102 £3,124,611 | £1,930,766 £2,493,275 £3,055,785 | £1.861.940 £2,424,449 £2,986.959 | £1,793,114 £2,355,623 £2,918,133 |
| | | 1 | 1 | | 8 | £3,750 | 1 | £4,031,251 | £3,962,425 | £3,893,599 | £3,824,773 | £3,755,947 | £3,687,121 | £3,618,294 | £3,549,468 | £3,480,642 |
| | 50 Mixed CfSH L5 | PDL / Greenfield | 3840 | 30 | 1 | £2,000 | 1 | £115,768 | £30,718 | | R | esidual Land Value (£ | Nessilve BIII | | | |
| | | 1 | 1 | | 2 | £2,250 £2,500 | 1 | £787,433 | £704,842 | £622,250 | £539,659 | £470,673 | £385,623 | £300,574 | £215,524 | £130,474 |
| | | 1 | 1 | | 3 4 | £2,750 | 1 | £1,462,445 £2,137,456 | £1,379,853 £2,054,865 | £1,297,262 £1,972,273 | £1,214,671 £1,889,682 | £1,132,079 £1,807,091 | £1,049,488 £1,724,499 | £966,896 £1,641,908 | £884,305 £1,559,317 | £801,714 £1,476,725 |
| | | 1 | 1 | | 5 6 | £3,000 £3,250 | | £2,812,467 £3,487,479 | £2,729,876 £3,404,887 | £2,647,285 £3,322,296 | £2,564,693 £3,239,705 | £2,482,102 £3,157,113 | £2,399,511 £3,074,522 | £2,316,919 £2,991,931 | £2,234,328 £2,909,339 | £2,151,737 £2,826,748 |
| | | 1 | 1 | | 7 8 | £3,500 £3,750 | 1 | £4,162,490 £4,837,501 | £4,079,899 £4,754,910 | £3,997,307 £4,672,319 | £3,914,716 £4,589,727 | £3,832,125 £4,507,136 | £3,749,533 £4,424,545 | £3,666,942 £4,341,953 | £3,584,351 £4,259,362 | £3,501,759 £4,176,771 |
| | | | | | | | | | | | | Residual Land Value | | | | |
| | Development | Typical Site Type | Market Floor | Site Density (4-1-) | Value Level | Value of 2 | Typical Location & Value Level | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land |
| | Scenario | rypicai site Type | Area | Site Density (dph) | vanue Levél | Value £/m² | Indication ¹ | Value - £0/m² CIL | Value - £25/m² CIL | Value - £50/m² CIL | Value - £75/m² CIL | Value - £100/m² CII | Value - £125/m² CII | L Value - £150/m² CII | Value - £175/m² CIL | . Value - £200/m² CIL |
| | | | 1 | | 1 2 | £2,000 £2,250 | <u></u> | | | | | Negative RLV Negative RLV | | | | |
| | | 1 | 1 | | 3 4 | £2,500 £2,750 | 1 | £534,933 £1,097,442 | £466,107 £1,028,616 | £397,280 £959,790 | £338,231 £890,964 | £267,357 £822,138 | £196,482 £753,312 | £125,607 £684,485 | £54,732 £615,659 | Negative RLV £546,833 |
| | | 1 | 1 | | 5 6 | £3,000 £3,250 | } | £1,659,952 £2,222,461 | £1,591,125 £2,153,635 | £1,522,299 £2,084,809 | £1,453,473 £2,015,983 | £1,384,647 £1,947,157 | £1,315,821 £1,878,330 | £1,246,995 £1,809,504 | £1,178,169 £1,740,678 | £1,109,343 £1,671,852 |
| | | | | | 7 8 | £3,500 £3,750 | | £2.784.971 £3.347.480 | £2.716.144 £3.278.654 | £2.647.318 £3.209.828 | £2.578.492 £3.141.002 | £2.509.666 £3.072.176 | £2,440.840 £3.003.349 | £2.372.014 £2.934.523 | £2.303.188 £2.865.697 | £2.796.871 |
| | 50 Mixed CfSH L6 | PDL / Greenfield | 3840 | 30 | | | | | | | R | esidual Land Value (£ | /Ha) | | | |
| | | | | | 2 | £2,000 £2,250 | - | | | | | Negative RLV Negative RLV | | | | |
| | | | | | 3 4 | £2,500 £2,750 | 1 | £641,919 | £559,328 | £476,736 | £405,878 | £320,828 | £235,778 | £150,728 | £65,678 | Negative RLV |
| | | 1 | 1 | | 5 | £3,000 | 1 | £1,316,931 £1,991,942 | £1,234,339 £1,909,351 | £1,151,748 £1,826,759 | £1,069,157 £1,744,168 | £986,565 £1,661,577 | £903,974 £1,578,985 | £821,383 £1,496,394 | £738,791 £1,413,803 | £656,200 £1,331,211 |
| | | 1 | 1 | | 7 | £3,250 £3,500 | | £2,666,953 £3,341,965 | £2,584,362 £3,259,373 | £2,501,771 £3,176,782 | £2,419,179 £3,094,191 | £2,336,588 £3,011,599 | £2,253,997 £2,929,008 | £2,171,405 £2,846,417 | £2,088,814 £2,763,825 | £2,006,223 £2,681,234 |
| I | | <u> </u> | <u> </u> | L | 8 | £3,750 | <u> </u> | £4,016,976 | £3,934,385 | £3,851,793 | £3,769,202 | £3,686,611 | £3,604,019 | £3,521,428 | £3,438,837 | £3,356,245 |
| | 2 · Typical value lev Key: | el by location noting | that in practice v | alues can vary significa Negative RLV | antly down eve | en to street le | evel. NB parishes mentioned in m | nore than one Value I | Level due to values r | range typically cover | ring more than one \ | /alue Level | | | | |
| | | | | RLV Lower than Vial | | £18,500 per l | ha) - Benchmark Land Value (as | ssuming minimum unli | ift from EUV factor of | of 20) - £370.000 - f | 2500,000 | | | | | |
| | | | | Viability Test 2: Gard Viability Test 3: Indu | den / Amenity strial Benchm | Land Benchn ark Land Valu | nark Land Value Range (£50 - £ ue / Commercial Range (£850,0 | 285 per sq. m / £500, 00 - £1,500,000) | ,000 to £850,000/ha | | | | | | | |
| nsultants | | | | | veen Upper In | ndustrial / Con | nmercial Land and Residential P | | 00 - £2,900,000/ha) | | | | | | | |
| | Source: Dixon S | earle LLP (June 2 | 2013) | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

D|S|P Housing Development Consultants

Table 1o: Residual Land Value Results by Value Level & CIL Rate - CfSH Sensitivity Testing- 20% Affordable Housing 50% Rented /50% LCHO

| | | | | | | | | | | | Residual Land Value | (£) | | | |
|---|--|--|--|---|---|--|--|--|--|--|---|--|--|---|--|
| | | | | | | | | | | | | Ï | | | |
| Development Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level Indication ¹ | 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 CII | Residual Land L Value - £125/m² CIL | Residual Land Value - £150/m² CII | Residual Land L Value - £175/m² CIL | Residual Land Value - £200/m² CIL |
| | | | | 1 | £2,000 | | £119,950 | £79,687 | £39,424 | | | Negat | tive RIV | | |
| | | | | 2 3 | £2,250 £2,500 | | £419,684 | £391,914 | £351,652 | £311,389 | £271,126 | £230,863 | £190,601 | £150,338 | £110,075 |
| | | | | 4 | £2,750 | | £722,886 £1,026,088 | £683,788 £986,990 | £644,689 £947,891 | £605,590 £908,792 | £566,491 £869,693 | £527,392 £830,594 | £488,293 £791,495 | £449,194 £752,396 | £410,095 £713,297 |
| | | | | | £3,000 £3,250 | | £1,329,291 £1.632.493 | £1,290,192 £1,593,394 | £1,251,093 £1.554.295 | £1,211,994 £1,515,196 | £1,172,895 £1.476.097 | £1,133,796 £1,436,998 | £1,094,697 £1.397,899 | £1,055,598 £1.358.800 | £1,016,500 £1.319.702 |
| | | | | 7 8 | £3,500 £3,750 | | £1.935.695 £2.238.897 | £1.896.596 £2,199,798 | £1.857.497 £2.160.699 | £1.818.398 £2.121.600 | £1.779.299 £2.082.501 | £1.740.200 £2.043.402 | £1.701.101 £2.004.303 | £1.662.002 £1.965.205 | £1.622.904 £1.926.106 |
| 25 Mixed 1 CfSH | PDL / Greenfield | 1940 | 30 | | | | | | | R | esidual Land Value (£ | /Ha) | • | • | |
| 25 15 | PDL/ dieeillieid | 1340 | 30 | 1 | £2,000 | | £143,940 | £95,624 | £47,309 | | | Negat | tive RLV | | |
| | | | | 3 | £2,250 £2,500 | = | £503,621 £867,464 | £470,297 £820,545 | £421,982 £773,626 | £373,667 £726,708 | £325,351 £679,789 | £277,036 £632,870 | £228,721 £585,952 | £180,406 £539,033 | £132,090 £492,115 |
| | | | | 4 | £2,750 | | £1,231,306 | £1,184,388 | £1,137,469 | £1,090,550 | £1,043,632 | £996,713 | £949,794 | £902,876 | £855,957 |
| | | | | 5 6 | £3,000 £3,250 | | £1,595,149 £1,958,991 | £1,548,230 £1,912,072 | £1,501,311 £1.865.154 | £1,454,393 £1,818,235 | £1,407,474 £1,771,316 | £1,360,555 £1,724,398 | £1,313,637 £1,677,479 | £1,266,718 £1,630,561 | £1,219,799 £1,583,642 |
| | | | | 7 | £3,500 | | £2,322,834 | £2,275,915 | £2,228,996 | £2,182,078 | £2,135,159 | £2,088,240 | £2,041,322 | £1,994,403 | £1,947,484 |
| | | | l | 8 | £3,750 | | £2,686,676 | £2,639,757 | £2,592,839 | £2,545,920 | E2,499,001 Residual Land Value | £2,452,083 | £2,405,164 | £2,358,245 | £2,311,327 |
| | | | | | | | | | | | | | | | |
| Development Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level Indication ¹ | 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 CII | Residual Land L Value - £125/m² CIL | Residual Land Value - £150/m² CII | Residual Land L Value - £175/m² CIL | Residual Land Value - £200/m² CIL |
| | | | | , | £2,000 | | | | | | Negative RLV | | | | |
| | | | | 2 | £2,250 | | £78,654 | £38,391 | | | | Negative RLV | | | |
| | | | | 3 4 | £2,500 £2,750 | All | £390,881 £682,784 | £350,618 £643,685 | £310,356 £604,586 | £270,093 £565,488 | £229,830 £526,389 | £189,568 £487,290 | £149,305 £448,191 | £109,042 £409,092 | £68,779 £381,007 |
| | | | | 5 6 | £3,000 £3,250 | All | £985,986 £1,289,188 | £946,887 £1,250,089 | £907,789 £1,210,991 | £868,690 £1,171,892 | £829,591 £1,132,793 | £790,492 £1,093,694 | £751,393 £1,054,595 | £712,294 £1,015,496 | £673,195 £976,397 |
| | | | | 7 | £3,500 £3,750 | | £1,592,390 | £1,553,291 | £1,514,193 | £1,475,094 | £1,435,995 | £1,396,896 | £1,357,797 | £1,318,698 | £1,279,599 |
| Mixed 1 CfSH | PDL / Existing | | | 8 | 13,750 | | £1.895.592 | £1.856,494 | £1.817.395 | £1.778.296 | esidual Land Value (£ | £1.700.038 /Ha) | £1.860.999 | £1.621.900 | £1.582.801 |
| 25 Mixed 1 CfSH L6 | Residential | 1940 | 30 | 1 | £2,000 | | | | | | Negative RLV | | | | |
| | | | | 2 3 | £2,250 £2,500 | | £94,384 | £46,069 | | | | Negative RLV | | | |
| | | | | 4 | £2,750 | All | £469,057 £819,341 | £420,742 £772,422 | £372,427 £725,504 | £324,112 £678,585 | £275,796 £631,666 | £227,481 £584,748 | £179,166 £537,829 | £130,851 £490,911 | £82,535 £457,208 |
| | | | | 5 | £3,000 £3,250 | All | £1,183,184 | £1,136,265 | £1,089,346 | £1,042,428 | £995,509 | £948,590 | £901,672 | £854,753 | £807,834 |
| | | | | 7 | £3,250 £3,500 | | £1,547,026 £1,910,868 | £1,500,107 £1,863,950 | £1,453,189 £1,817,031 | £1,406,270 £1,770,112 | £1,359,351 £1,723,194 | £1,312,433 £1,676,275 | £1,265,514 £1,629,357 | £1,218,595 £1,582,438 | £1,171,677 £1,535,519 |
| | | | | 8 | £3,750 | | £2,274,711 | £2,227,792 | £2,180,874 | £2,133,955 | £2,087,036 | £2,040,118 | £1,993,199 | £1,946,280 | £1,899,362 |
| | | | | | | | | | | | Residual Land Value | (£) | | | |
| Development | Typical Site Type | Market Floor | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land |
| Scenario | Type Site Type | Area | march (apil) | | | Indication ¹ | Value - £0/m² CIL | Value - £25/m² CIL | Value - £50/m² CIL | Value - £75/m² CIL | . Value - £100/m² CII | Value - £125/m² CIL | Value - £150/m² CII | L Value - £175/m² CIL | . Value - £200/m² CIL |
| | | | | 2 | £2,000 £2,250 | | £120,823 £416,119 | £81,183 £388,865 | £41,543 £349,225 | £1,903 £309,585 | £269,945 | £230,305 | Negative RLV £190,665 | £151,024 | £111,384 |
| | | | 1 | 3 4 | £2,500 | | £714,906 | £676,412 | £637,918 | £599,424 | £560,929 | £522,435 | £483,941 | £445,447 | £406,952 |
| | | | | 5 | £2,750 £3,000 | All | £1,013,694 £1,312,482 | £975,200 £1,273,988 | £936,706 £1,235,493 | £898,211 £1,196,999 | £859,717 £1,158,505 | £821,223 £1,120,011 | £782,729 £1,081,516 | £744,234 £1,043,022 | £705,740 £1,004,528 |
| | | | | 6 7 | £3,250 £3,500 | | £1,611,270 £1,910,057 | £1,572,775 £1,871,563 | £1,534,281 £1,833,069 | £1,495,787 £1,794,574 | £1,457,292 £1,756,080 | £1,418,798 £1,717,586 | £1,380,304 £1,679,092 | £1,341,810 £1,640,597 | £1,303,315 £1,602,103 |
| | | | | 8 | £3,750 | | £2,208,845 | £2,170,351 | £2,131,856 | £2,093,362 | £2,054,868 | £2,016,374 | £1,977,879 | £1,939,385 | £1,900,891 |
| 25 Mixed 2 CfSH L5 | PDL / Existing Residential | 1940 | 40 | | | | | | | | esidual Land Value (£, | /Ha) | | | |
| | | | | 2 | £2,000 £2,250 | | £144,988 £499,342 | £97,420 £466,638 | £49,852 £419,070 | £2,284 £371,502 | £323,934 | £276,366 | Negative RLV £228,797 | £181,229 | £133,661 |
| | | | | 3 | £2,500 | | £857,888 | £811,694 | £765,501 | £719,308 | £673,115 | £626,922 | £580,729 | £534,536 | £488,343 |
| | | | | 5 | £2,750 £3,000 | All | £1,216,433 £1,574,978 | £1,170,240 £1,528,785 | £1,124,047 £1,482,592 | £1,077,854 £1.436,399 | £1,031,660 £1,390,206 | £985,467 £1.344.013 | £939,274 £1,297,820 | £893,081 £1.251.626 | £846,888 £1,205,433 |
| | | | | 6 | £3,250 | | £1,933,523 | £1,887,330 | £1,841,137 | £1,794,944 | £1,748,751 | £1,702,558 | £1,656,365 | £1,610,172 | £1,563,979 |
| | | | | 7 8 | £3,500 £3,750 | | £2,292,069 £2,650,614 | £2,245,876 £2,604,421 | £2,199,682 £2,558,228 | £2,153,489 £2,512,035 | £2,107,296 £2,465,842 | £2,061,103 £2,419,648 | £2,014,910 £2,373,455 | £1,968,717 £2,327,262 | £1,922,524 £2,281,069 |
| | | | | | | | | | | | Residual Land Value | | | | |
| | | | | | | | | | | | | | | | |
| Davelonment | | Madagetta | | | | | Buridan Hand | Builden Hand | Secretary of | Buritani I and | Desident Lord | Build all land | | Build all land | Buridan Harred |
| Development Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level \ | Value £/m² | Typical Location & Value Level Indication ¹ | 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 CII | Residual Land L Value - £125/m² CIL | Residual Land L Value - £150/m² CIL | Residual Land L Value - £175/m² CIL | Residual Land Value - £200/m² CIL |
| Development Scenario | Typical Site Type | | Site Density (dph) | 1 | £2,000 | Typical Location & Value Level Indication ¹ | 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 CII Negative RLV | Residual Land L Value - £125/m² CIL | Residual Land L Value - £150/m² CII | Residual Land L Value - £175/m² CIL | Residual Land . Value - £200/m² CIL |
| Development Scenario | Typical Site Type | | Site Density (dph) | 1 2 | £2,000 £2,250 | Typical Location & Value Level Indication ¹ | Value - £0/m² CIL £75.143 | Value - £25/m² CIL £35,503 | Value - £50/m² CIL | Value - £75/m² CIL | Negative RLV | Value - £125/m² CIL Negative RLV | . Value - £150/m² CII | L Value - £175/m² CIL | . Value - £200/m² CIL |
| Development Scenario | Typical Site Type | | Site Density (dph) | 1 2 3 4 | £2,000 £2,250 £2,500 £2,750 | Typical Location & Value Level Indication ¹ | Value - £0/m² CIL £75.143 £382,825 £670,547 | F35.503 £343,185 £632,052 | Value - £50/m² CIL £303,545 £593,558 | Value - £75/m² CIL £263,905 £555,064 | Negative RLV E224,264 E516,570 | Negative RLV £184,624 £478,075 | £144,984 £439,581 | £105,344 £401,087 | E65,704 £373,386 |
| Development Scenario | Typical Site Type | | Site Density (dph) | 1 2 3 4 5 6 | £2,000 £2,250 £2,500 £2,750 £3,000 £3,250 | Typical Location & Value Level Indication [†] | Value - £0/m² CIL £75.143 £382,825 £670,547 £969,334 £1,268,122 | F35.503 £343,185 £632,052 £930,840 £1,229,628 | E303,545 E593,558 E892,346 E1,191,133 | £263,905 £555,064 £853,851 £1,152,639 | Negative RLV E224,264 E516,570 E815,357 E1,114,145 | Negative RLV £184,624 £478,075 £776,863 £1,075,651 | £144,984 £439,581 £738,369 £1,037,156 | £105,344 £401,087 £699,874 £998,662 | £65,704 £373,386 £661,380 £960,168 |
| Development Scenario | Typical Site Type | | Site Density (dph) | 1 2 3 4 5 6 7 | £2,000 £2,250 £2,500 £2,750 £3,000 | Typical Location & Value Level Indication [†] | F75.143 £382,825 £670,547 £969,334 | £35.503 £343,185 £632,052 £930,840 | £303,545 £593,558 £892,346 | £263,905 £555,064 £853,851 | Negative RLV E224,264 E516,570 E815,357 | Negative RLV £184,624 £478,075 £776,863 | £144,984 £439,581 £738,369 | £105,344 £401,087 £699,874 | £65,704 £373,386 £661,380 |
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| Development Scenario Scenario Mixed 2 CfSH L6 | Typical Site Type PDL / Greenfield | Area | | 1 2 3 4 4 5 6 7 8 8 | £2,000 £2,250 £2,500 £2,750 £3,000 £3,250 £3,500 £3,750 | Typical Location & Value Level Indication | Value - £0/m² CIL £75.143 £382,825 £570,547 £969,334 £1,268,122 £1,566,910 £1,865,697 | Value - £25/m² CIL £35.503 £343,185 £343,185 £343,2652 £930,840 £1,229,628 £1,528,415 £1,827,203 | E303,545 E593,558 E892,346 E1,191,133 E1,489,921 | £263,905 £555,064 £853,851 £1,152,639 £1,451,427 £1,750,215 | Negative RLV E224,264 E516,570 E815,357 E1,114,145 E1,412,933 E1,711,720 | Negative RLV £184,624 £478,075 £776,863 £1,075,651 £1,374,438 £1,673,226 | £144,984 £439,581 £738,369 £1,037,156 £1,335,944 | £105,344 £401,087 £699,874 £998,662 £1,297,450 | E65,704 £373,386 £661,380 £960,168 £1,258,956 |
| Development Scenario Scenario June 2 CfSH | | Area | | 1 2 3 4 5 6 7 8 | £2,000 £2,250 £2,500 £2,750 £3,000 £3,250 £3,500 £3,750 | Typical Location & Value Level Indication [†] | F75.143 £75.143 £382,825 £670,547 £969,334 £1,268,122 £1,566,910 £1,865,697 | Value - £25/m² CIL £35,503 £343,185 £632,052 £930,840 £1,229,£28 £1,528,415 £1,827,203 | Value - £50/m² CIL £303,545 £593,558 £892,346 £1,191,133 £1,489,921 £1,788,709 | E263,905 E555,064 E553,851 E1,52,639 E1,451,427 E1,750,215 | Value - £100/m² Cli Negative RLV £224,264 £516,570 £815,357 £1114,145 £1,412,933 £1,711,720 esidual Land Value (£ Negative RLV | Negative RLV £184,624 £478,075 £776,363 £1,075,651 £1,374,438 £1,673,226 [Ma] | E144,984 £439,581 £738,745 £1,335,944 £1,634,732 | E105,344 £401,087 £699,674 £1,596,238 | Value _£200/m² CIL £65,704 £373,386 £661,380 £960,168 £1,258,956 £1,557,743 |
| Development Scenario Scenario 25 Mixed 2 CfSH 26 | | Area | | 1 2 3 4 4 5 6 6 7 8 8 1 1 2 2 3 3 4 4 | £2,000 £2,250 £2,500 £2,750 £3,000 £3,250 £3,500 £3,750 £2,000 £2,250 £2,500 £2,750 | Typical Location & Value Level Indication [†] | Value - £0/m² CIL £75.143 £382,825 £570,547 £963,334 £1,268,122 £1,566,910 £1,865,697 £90,172 £459,390 £804,656 | Value - £25/m² CL £15, 503 £143,185 £532,052 £330,840 £1,229,£28 £1,528,415 £1,827,203 £42,604 £411,822 £758,463 | Value - 650/m² ClL 6303,545 6593,558 6893,346 61,191,133 61,489,921 61,788,709 | Value - £75/m² CIL £263.905 £555.064 £553.851 £1.152.639 £1,451.427 £1,750.215 R. | Value - £100/m² CII Negative RLV £224,254 £516,570 £815,357 £1,114,145 £1,412,933 £1,711,720 esidual Land Value [£ Negative RLV £259,117 £619,883 | Value - £125/m² Cli Negative RLV £184.624 £478.075 £776.863 £1.075.651 £1.374.438 £1.673.226 (Ha) Negative RLV £221,549 £573,690 | E144.984 £149.581 £173.819 £1,634.732 £1,634.732 £1,634.732 | £105,344 £101,087 £699,374 £998,662 £1,297,629 £1,297,629 £1,596,238 | Value of 2000/m ² CIL 655,704 6373,386 6661,380 6960,168 61,258,556 61,557,743 678,845 648,063 |
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| Development Scenario Scenario 25 Missed 2 CSM 45 | | Area | | 1 2 3 4 5 6 7 8 8 | £2,000 £2,250 £2,500 £2,750 £3,000 £3,250 £3,500 £3,750 £2,000 £2,250 £2,500 £2,500 £2,500 £3,250 | Typical Location & Value Level Indication [†] | Value - £0/m² CIL £75.143 £32.825 £570,547 £963,334 £1,268,122 £1,566,910 £1,855,697 £459,359 £804,556 £804,556 £1,542,211 £1,521,746 | Value : 225/m² CL (135.501 (141.185 (6512.052 (5310.840 (1,229.628 (1,528.415 (1,827.203 (41,822 (758.463 (41,1822 (758.463 (41,175.553 (4,475.553 (| Value - £50/m² CL £303.545 £593.558 £892.346 £1,189.321 £1,288.709 £1,788.709 | ### 251.65 ### 2012 ### 251.65 ### 2012 ### 251.65 ## | Value - £100/m² Cil Negathe RLV £224.264 £516.570 £815.377 £815.372 £1.111.455 £1.412.933 £1.711.720 sisdual tand Value [£ Negative RLV £269.117 £519.883 £978.429 £1.336.974 £1.655.519 | Negative RLV FISH 624 6478.075 6776.863 61.075.651 61.374.438 61.673.225 (Ha) Negative RLV 6221,549 6532,926 61290,781 | (144,984 (449,981 (449,981 (197,196 (1)37,196 (1)37,196 (1)37,196 (1)335,944 (1,634,732 (1)37,981 (1)37,981 (1)37,981 (1)37,981 (1)37,981 (1)37,981 (1)37,981 (1)37,981 (1)37,981 (1)37,981 (1)37,981 (1)37,981 (1)37,981 | \$105,344 £105,344 £401,667 £699,342 £999,462 £1,297,459 £1,596,238 £1,596,238 £481,304 £839,549 £1,198,395 £1,198,395 £1,198,395 | Value = £200/m² CL 655,704 £373,385 £663,380 £960,188 £1,258,956 £1,557,743 £78,845 £448,063 £1355,656 £1,557,743 |
| Development Scenario Scenario 25 Mixed 2 C554 L6 | | Area 1940 | | 1 2 3 4 5 6 7 8 8 | £2,000 £2,250 £2,500 £2,750 £3,000 £3,250 £3,500 £3,750 £2,000 £2,250 £2,500 £2,500 £2,500 £3,250 | Indication [†] | Value - £0/m² Ct. £75.143 £832.255 £670,547 £969,334 £1,268,1122 £1,566,919 £1,865,697 £459,390 £04,656 £05,455 £104,656 £1,801,521,746 £1,802,92 £2,238,837 | Value - 225/m² CL £15.503 £43,185 £632,052 £330,840 £1,229,£28 £1,528,415 £1,827,203 £411,822 £758,463 £411,822 £758,463 £1,475,553 £1,475,553 £1,875,564 | Value - £50/m² Ct. £303,545 £593,558 £593,558 £593,246 £1,193,133 £1,489,921 £1,788,709 £1364,254 £112,270 £1372,270 £1,473,860 £1,473,465 | (263,005 (253,005 (555,064 (553,351 (1,152,639 (1,451,427 (1,750,215 (1,750,2 | Negative RLV Regative RLV 6224,264 62316,570 6315,377 6315,387 61,111,435 61,711,720 esidual Land Value (6 Negative RLV 6269,117 6619,883 6797,429 61,365,519 62,056,065 Residual Land Value | Negative RLV F184.524 6194.525 6478.075 6775.860 61,075.651 61,174.438 61,073.256 773.269 6221,549 6573.269 6592.266 61,200.7871 61,007.871 | (144,584 (449,581 (449,581 (778,389 (1,077,156 (1,375,594 (1,634,732 (1,634,7 | \$105,344 £105,344 £401,667 £699,342 £999,462 £1,297,459 £1,596,238 £1,596,238 £481,304 £839,549 £1,198,395 £1,198,395 £1,198,395 | Value = £200/m² Ct. 655,704 655,704 655,705 657,380 656,180 61,258,956 61,557,743 F78,845 £440,663 £440,663 £441,663 £51,152,202 £1,1512,202 £1,1512,202 |
| Development Scenario 25 Mixed 2 CfSH 16 Development Scenario | | Area 1940 | | 1 2 3 4 5 6 7 7 8 1 2 3 4 4 5 6 7 7 8 8 7 8 8 8 8 8 9 8 9 8 9 8 9 8 8 9 8 8 8 8 | £2,000 £2,250 £2,500 £2,750 £3,000 £3,250 £3,500 £3,750 £2,000 £2,250 £2,500 £2,500 £2,500 £3,250 | Typical Location & Value Level Indication ⁴ Typical Location & Value tevel Typical Location & Value tevel | Value - £0/m² CL 475.143 £382.825 £570.547 £595.334 £1,268,122 £1,566.910 £1,865,697 £90,172 £459,390 £804,656 £1,163,201 £1,521,746 | Value : 225/m² CL (135.501 (141.185 (6512.052 (5310.840 (1,229.628 (1,528.415 (1,827.203 (41,822 (758.463 (41,1822 (758.463 (41,175.553 (4,475.553 (| Value - £50/m² CI. £303.545 £593.536 £593.536 £393.246 £1,191,133 £1,489,921 £1,788,709 £1,070,815 £1,493,60 £1,783,705 | ### 251.65 ### 2012 ### 251.65 ### 2012 ### 251.65 ## | Value - £100/m² Cil Negative RLV £224_2564 £516,570 £815,357 £815,357 £1114.165 £1,111.720 £1111.145 £1,111.720 £259,117 £259,117 £259,117 £259,117 £259,117 £259,117 £259,117 £259,117 £259,117 £259,117 £259,117 £259,117 | Negative RLV FISH 624 6478.075 6776.863 61.075.651 61.374.438 61.673.225 (Ha) Negative RLV 6221,549 6532,926 61290,781 | Value - 6150/m² Cti f144.984 | Value - £175/m² Ct. £105.344 £401.687 £409.872 £099.472 £199.462 £1,297.459 £1,596.238 £126,413 £481,304 £81,304 £191,395 £1,556,540 £1,915,445 | Value of 2000/m² C12 655.704 677.386 677.386 677.386 675.380 6750.188 11,288.956 61,557,743 1288.956 614,557,743 |
| Development Scenario 25 Mixed 2 CfSH 16 Development Scenario | PDL / Greenfield | Area | 40 | 1 2 3 4 5 6 7 7 8 1 2 3 4 4 5 6 7 7 8 8 7 8 8 8 8 8 9 8 9 8 9 8 9 8 8 9 8 8 8 8 | £2,000 £2,250 £2,250 £2,750 £3,000 £3,250 £3,500 £3,750 £2,250 £2,500 £2,250 £2,500 £2,500 £3,500 £3,500 £3,500 £3,500 £3,500 £3,500 £3,500 £3,500 £3,500 £3,500 £3,500 £3,500 £3,500 £3,500 | Indication [†] | Value - 10/m² Cit. 175 - 143 - 1332 - 255 - 1570 - 257 - 1590 - 334 - (1.261 - 12) - (1.365 - 1 | (135.50) (143.185 (143.185 (143.185 (132.840) (132.840 (132.840) (1 | Value - £50/m² CIL (103.345 6593.558 6593.568 6393.366 61,191,133 61,489,921 61,788,709 6364,254 6712,279 61,079,815 61,473,860 61,787,7955 62,146,451 | Value - £75/m² CIL £263.005 £555.064 £553.851 £1,152.659 £1,453.427 £1,750.215 £1,858.666,077 £1,024.622 £1,383.667 £1,241,712 £1,024.522 £1,024.523 | Value - £100/m² Cil Negative RLV £224_2564 £516,570 £815,357 £815,357 £1114.165 £1,111.720 £1111.145 £1,111.720 £259,117 £259,117 £259,117 £259,117 £259,117 £259,117 £259,117 £259,117 £259,117 £259,117 £259,117 £259,117 | Negative RLV Negative RLV 1449, 675 477, 683 41,075,683 51,075,683 51,075,683 51,075,683 61,075,683 61,075,683 61,075,683 61,075,683 61,075,683 61,075,683 61,075,683 61,075,683 61,075,683 61,075,683 61,075,683 61,075,683 61,075,683 61,075,683 61,075,683 61,075,683 61,075,683 61,075,683 61,075,883 61,07 | (144, 994 (495, 521 (773, 349 (1, 977, 544 (1, 135, 544 (| Called St. 175/m² Ct. 105.344 100.067 1009.374 1009.374 1098.662 11.297.459 11.596.238 11.297.459 11.596.238 11.596.238 11.596.238 11.596.238 11.596.238 11.596.238 11.596.238 | Value - £200/m² Ct. 655,704 6373,365 6563,380 6563,380 61,258,956 61,258,956 61,557,743 6248,063 6793,656 61152,002 61,5152,002 61,5152,002 61,5152,002 61,5152,002 61,5152,002 61,510,00 |
| Development Scenario 25 Mixed 2 CfSH 16 Development Scenario | PDL / Greenfield | Area 1940 | 40 | 1 2 3 4 6 6 7 8 1 2 3 4 5 6 7 5 6 7 5 8 1 1 1 1 1 2 1 1 2 1 1 2 1 1 1 1 1 1 1 | £2,000 £2,250 £2,500 £3,500 £3,500 £3,500 £3,500 £3,750 £3,000 £3,750 £2,500 £2,500 £2,750 £3,500 £3,500 £3,500 £3,500 £3,500 £3,500 £3,500 £3,500 £3,500 £3,250 £3,000 £3,250 £3,000 £3,250 £3,500 £3,250 £3,500 £3,250 £3 | Indication [†] | Value - 10/m* CIL 175-143 129-25-2 129-25-2 129-25-2 129-25-2 129-25-2 129-25-2 129-25-2 129-27-2 | Value: £25/mf CE. 21:503 21:5 | Value - 530/m² Ct. 1730 345 1793 346 1793 346 15.137 347 15.138 347 15.139 3 | C13.95 C13.95 C13.95 C13.95 C13.95 C13.95 C13.05 C1 | Value = 100/ml CI Negative RIV 229.196 (1998) 429.197 (1998) 439.507 (1998) 439.507 (1998) 439.117.20 439.507 (1998) 439.507 (| Value - E325/m² CU Negative RiV 1294-05-12 1295-05- | 114-156 147-158-158-158-158-158-158-158-158-158-158 | 1205 344 401.027 409.027 409.027 409.027 409.027 409.027 409.027 41.596.238 41.596.238 41.596.238 41.596.238 41.596.238 42.39.449 42.39.440 42.39. | Value: 2000/m ² Ct. 105.704 177.386 166.386 166.386 169.386 1.1286.966 1.1287.743 178.465 1.1287.743 178.465 1.1287.743 178.465 1.1287.743 178.465 1.1287.743 178.465 1.1287.743 178.465 1.1287.743 178.465 1.1287.743 178.465 178.4 |
| Development Scenario 25 Missed 2 C5st 46 Development Scenario | PDL / Greenfield | Area 1940 | 40 | 1 2 3 4 6 6 7 8 1 2 3 4 5 6 7 8 8 1 1 1 2 2 3 3 4 4 5 5 6 7 7 8 8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | £2,000 £2,250 £2,500 £2,750 £3,000 £3,250 £3,500 £3,750 £3,000 £2,250 £2,750 £3,000 £3,750 £3,750 £3,750 £3,750 £3,750 £3,750 £3,750 £3,750 | Indication [†] | Value - 10/m* CE. 177-143 179-143 179-143 179-143 179-143 179-143 179-143 179-143 179-179 17 | Value: Q25/mf Q2 175. C01 175. C01 175. C02 175. C03 | Value - GS0/m² Cs. (200.245) (200.245) (200.255) (200.2 | C2G 395 C2G 39 | Value - £000/m² CI Negative RiV 1272-256 1273-256 1273-257 11.14.485 12.14.293 12.14. | Value - 6.225/m ² Cti Registre RiV 1214-524 1215-525 121 | 124.595 (45.75) (47.75 | (135, 346 (400, 374 (400, | 73,845 (1357,74) (173,745 (173 |
| Development Scenario 25 Mixed 2 C554 L6 Development Scenario | PDL / Greenfield | Area 1940 | 40 | 3 4 5 5 6 7 8 4 5 5 6 6 7 7 8 8 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 | £2,000 £2,250 £2,500 £3,500 £3,500 £3,500 £3,500 £3,500 £3,500 £2,750 £2,500 £2,750 £3,500 £3,750 £3,000 £3,750 £3,000 £3,750 £3,000 £3,750 £3,000 £3,750 £3,000 £3,750 £3,000 £3,750 £3,500 £3,750 £3,500 £3 | Indication [†] | Value - 60/m* CE. 273-159 | Value : £25/mf CL 21.503 78.503 78.503 78.503 6832,602 6832,602 61220,602 (1.229,6 | Value - GS/m² Cs. - CSS - SSS - CSS | CRS 895 CRS 89 | Value - £000/m² CI Negative KIV 1294-259 1294-259 139 | Value - E325/m ² CII Negative RV - 1214-504 - (214-504 - (214-504 - (215-504 - (215-504 - (215-504 - (1,571-206 - (1,571- | C144-098 C144-098 C419-382 C1793-392 C1077-356 C1335-546 C1335-546 C1345-383 C13 | C105.324 401.324 401.327 40 | Value - 200/m² Ct. 4573-764 4773-765 4773-7 |
| Development Scenario 15 Mixed 2 CfSH 16 General Scenario | PDL / Greenfield | Area 1940 | 40 | 1 2 3 4 5 5 6 6 7 7 8 8 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 | £2,000 £2,250 £2,500 £3,500 £3,500 £3,500 £3,500 £3,750 £2,250 £2,250 £2,500 £2,750 £3,500 £3,750 £3 | Indication [†] | Value - 10/m* CE. 173-143 | Value: £25/mf Ct. 21:502 21:502 403.255 403.262 403.262 403.263 403. | Value - GS/m² Cs. (293.545 F593.546 F593.546 (5.393.138 (5.393.138) (1.499.921 (1.798.709 F192.546 F1 | CHS 095 CHS 09 | Value : £000m² CI Negotive RIV 229.256 £555.509 £555.509 £13.11.256 £13.42.258 £1.11.256 £1.42.258 £1.11.256 £1.42.258 £1.11.256 £1.42.258 £1.42.2 | Value - E325/m² Ct. Negotive R(V. 1975) 1274, 128 (1975) | C144-096 4499-581 4499-581 4773-382 41.035-581 41.035-581 41.035-581 41.035-581 41.035-581 41.035-581 41.035-6 | C105-134 401-037 40 | Value : 200/m² Ct. 1557.701 1557.702 1557.305 1557.305 1557.703 1559.305 |
| Development Scenario | PDL / Greenfield Typical Site Type | 1940 Market Floor Area | 40 Site Density (dph) | 1 2 3 4 5 5 6 7 7 8 1 1 2 2 3 3 4 4 5 5 6 6 7 7 8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | £2,000 £2,250 £2,500 £2,500 £3,000 £3,750 £3,000 £3,750 £3,000 £2,250 £3,500 £3,750 | Indication [†] | Value - 10/m* CE. 173-143. 173-157 | Value: £25/mf CE 21:501 21:502 21:503 553:203 553:203 553:203 553:203 61:239:628 61:239:628 61:239:628 61:239:628 61:239:628 61:239:628 61:239:628 61:239:628 61:259:628 61:259:628 61:259:628 61:259:648 Residual land Value: £25/mf CE 11:25:503 | Value - GS0/m² Cs. (193.545 (193.546 (193.546 (193.546 (1,149.541 | 220.395 (253.584 (253 | Value = 100/m² Ci Negotive RiV 1292.354 1515.579 1615.579 1615.579 1611.14.65 161.462.33 1611.17.29 1615.583 1611.17.29 1615.583 1617.17.29 1615.683 1617.17.29 1615.683 1617 | Negotive RIV Negotive RIV 1214-032 1214-032 1214-032 1215-032 11374-031 11374-031 11374-031 Negotive RIV 11374-031 11374-031 Negotive RIV 1211-049 1211- | 114:506 1405-53:1 1405-53: | (125-146 (401-027) (401-02 | Value: 2200/m ² Ct. 155.704 157.318 156.138 156.138 156.138 156.138 157.445 15.207.45 15. |
| Development Scenario 25 Missed 2 CSM LG Development Scenario Missed CSM LS | PDL / Greenfield | Area 1940 | 40 | 1 2 3 4 5 5 6 7 7 8 1 1 2 2 3 3 4 4 5 5 6 6 7 7 8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | £2,000 £2,250 £2,500 £2,500 £3,000 £3,750 £3,000 £3,750 £3,000 £2,250 £3,500 £3,750 | Indication [†] | Value - 10/m* CE. 173-143. 173-157 | Value: £25/mf CE 21:501 21:502 21:503 553:203 553:203 553:203 553:203 61:239:628 61:239:628 61:239:628 61:239:628 61:239:628 61:239:628 61:239:628 61:239:628 61:259:628 61:259:628 61:259:628 61:259:648 Residual land Value: £25/mf CE 11:25:503 | Value - GS0/m² Cs. (193.545 (193.546 (193.546 (193.546 (1,149.541 | 220.395 (253.584 (253 | Value - £000/m² CI Negative KiV 1292-558 1293-559 11342-859 11342-859 12 | Negotive RIV Negotive RIV 1214-032 1214-032 1214-032 1215-032 11374-031 11374-031 11374-031 Negotive RIV 11374-031 11374-031 Negotive RIV 1211-049 1211- | 114:506 1405-53:1 1405-53: | (125-146 (401-027) (401-02 | Value: 2200/m ² Ct. 155.704 157.318 156.138 156.138 156.138 156.138 157.445 15.207.45 15. |
| Development Scenario | PDL / Greenfield Typical Site Type | 1940 Market Floor Area | 40 Site Density (dph) | 1 2 3 4 5 6 7 7 8 1 2 3 4 5 6 7 7 8 5 6 6 7 7 8 1 1 2 2 3 4 5 6 6 7 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 | ### (2,000 | Indication [†] | Value - 10/m* CE. 273-159 | Value: £25/mf Ct. 21:507 78:518 78:518 78:518 78:518 6812.602 6812.602 6812.602 6812.602 6812.602 6812.602 6812.602 6812.602 6812.602 6812.602 6812.603 6812.60 | Value - CSC/m² Cs. 1933-558 1933-558 1933-558 1933-558 1933-558 1933-558 1933-558 1932-558 1 | CRS 895 CRS 89 | Value - 2000/ml Ct Negation RIV (224.356 (255.570 (255.570 (1114.455 (1114.4 | Value - G325/m ² Cti Negative RV - 1214-054 - (214-054) - (214-054) - (215-05 | C146-098 (136-098 (1479-598 (1 | C105.324 (105.324 (105.327 (105.0 | Value - 2200/m² Cs. 465-792 - 675-286 - 676-2 |
| Development Scenario | PDL / Greenfield Typical Site Type | 1940 Market Floor Area | 40 Site Density (dph) | 1 2 3 4 5 5 6 7 7 8 1 1 2 2 3 4 4 5 5 6 7 7 8 8 1 2 2 3 4 4 5 5 6 6 7 7 8 8 1 2 2 3 4 5 5 6 6 7 7 8 8 1 2 2 3 3 4 5 5 6 6 7 7 8 8 1 2 2 3 3 4 5 5 6 6 7 7 8 8 1 2 2 3 3 4 5 5 6 6 7 7 8 8 1 2 2 3 3 4 5 5 6 6 7 7 8 8 1 2 2 3 3 4 4 5 5 6 6 7 7 8 8 1 2 2 3 3 4 4 5 5 6 6 7 7 8 8 1 2 2 3 3 4 4 5 5 6 6 7 7 8 8 1 2 2 3 3 4 4 5 5 6 6 7 7 8 8 1 2 2 3 3 4 4 5 5 6 6 7 7 8 8 1 2 2 3 3 4 4 5 5 6 6 7 7 8 8 1 2 2 3 3 4 4 5 6 6 7 7 8 8 1 2 2 3 3 4 4 5 6 6 7 7 8 8 1 2 2 3 3 4 4 5 6 6 7 7 8 8 1 2 2 3 3 4 4 5 6 6 7 7 8 8 1 2 2 3 3 4 4 5 6 6 7 7 8 8 1 2 2 3 3 4 4 5 6 6 7 7 8 8 1 2 2 3 3 4 4 5 6 6 7 7 8 8 1 2 2 3 3 4 4 5 6 6 7 7 8 8 1 2 2 2 3 3 4 4 5 6 6 7 7 8 1 2 2 2 3 3 4 4 5 6 6 7 7 8 1 2 2 2 3 3 4 4 5 6 6 7 7 8 1 2 2 2 3 3 4 4 5 6 6 7 7 8 1 2 2 2 3 3 4 4 5 6 6 7 7 8 1 2 2 2 3 3 4 4 5 6 6 7 7 8 1 2 2 2 3 3 4 4 5 6 6 7 7 8 1 2 2 2 3 3 4 4 5 6 6 7 7 8 1 2 2 2 3 3 4 4 5 6 6 7 7 8 1 2 2 2 3 3 4 4 5 6 6 7 7 8 1 2 2 2 2 3 3 4 4 5 6 6 7 7 8 1 2 2 2 2 3 3 4 4 5 6 6 7 7 8 1 2 2 2 2 2 3 3 4 4 5 6 6 7 7 8 1 2 2 2 2 2 3 3 4 4 5 6 7 7 8 1 2 2 2 2 2 3 3 4 4 5 6 7 7 8 1 2 2 2 2 2 2 3 3 4 4 5 6 7 7 8 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 | 12,000 12,350 12,350 12,350 12,350 12,350 12,350 12,350 12,350 12,350 12,350 13 | Indication [†] | Value - 10/m* CIL 173. 143 179. 157 189. 314 11,265,122 120. 325 169. 314 11,265,122 11,265,122 11,265,122 11,265,122 11,265,122 11,265,122 11,265,122 11,265,122 11,265,122 11,265,122 11,265,122 11,265,123 11,265,12 | Page | Value - CSO/m² Cs. 1003-565 1093-368 1093-368 1093-368 1093-368 1033-313-31 11,768,709 1033-368 1033- | C313.095 C313.095 C313.095 C355.084 C355.085 C355.084 C315.269 C31 | Value = 200/ml Cl Negative Sid Negative Sid Negative Sid 1515-579 1515-579 1515-579 1511-579 | Value - E325/m ² CU Negative EtV 1294.62 (1973.53) 1.0775.633 1 | 114.106 147.307 147.308 147.30 | 1205 344 1215 344 1215 344 1215 344 1215 344 1215 345 121 | Value: 2000/ml Ct. 165.704 177.386 1765.386 1765.386 1765.386 1765.386 1765.386 1765.386 1755.740 178.465 178.465 178.465 178.475 178 |
| Development Scenario | PDL / Greenfield Typical Site Type | 1940 Market Floor Area | 40 Site Density (dph) | 1 2 3 4 5 5 6 7 7 8 1 1 2 2 3 3 4 5 5 6 7 7 8 1 1 2 2 3 3 4 4 5 5 6 7 7 8 1 1 2 2 3 3 4 4 5 5 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 1 2 2 3 3 6 6 7 7 8 1 1 1 2 2 3 3 6 6 7 7 8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | \$2,000 \$2,250 \$2,275 \$2,750 \$13,500 \$13,500 \$2,750 \$2,250 | Indication [†] | Value - 10/m* Cit. 173. 143. 179. 143. 199. 255. 199. 257. 199. 274. 199. 274. 11. 265. 122. 12. 265. 122. 12. 265. 122. 12. 265. 122. 12. 265. 122. 12. 265. 122. 12. 265. 122. 12. 265. 122. 12. 265. 122. 12. 265. 1 | Value: £25/mf Ct. £15.00 £15. | (190.105 190.1 | C313.095 C313.095 C313.095 C353.084 C353.081 C313.035 C31 | Value = 200/m ² CI Negative RIV 1279.136 (1955.57) 1515.579 1515. | Value - E325/m ² Ct. Negative E(V. 1296-051) 1296-051 1297-0513 11075-05 | 114.1981 1219.1981 1219.1981 1219.1981 11.037.1981 11.037.1981 11.037.1981 11.037.1981 11.037.1981 11.037.1981 11.037.1981 11.037.1981 Residual Land Value - ESSO/m ² Ct. 11.037.1981 11 | 1205.344 1401.022 1409.344 1401.022 1409.342 1409.342 1409.342 1409.342 141.364.238 141.36 | 753-704 1653-704 1753-386 1765-386 1765-386 1765-386 1765-386 17557-243 1755-386 17557-243 17557 |
| Development Scenario | PDL / Greenfield Typical Site Type | 1940 Market Floor Area | 40 Site Density (dph) | 1 | \$2,000 \$2,250 \$2,275 \$2,775 \$1,300 \$13,250 \$2,775 \$2,250 \$ | Indication [†] | Value - 10/m* Cit. 173. 143. 179. 143. 199. 255. 199. 257. 199. 274. 199. 274. 11. 265. 122. 12. 265. 122. 12. 265. 122. 12. 265. 122. 12. 265. 122. 12. 265. 122. 12. 265. 122. 12. 265. 122. 12. 265. 122. 12. 265. 1 | Value: £25/mf Ct. £15.00 £15. | (1913.55) (1919.54) (1919. | C313.095 C313.095 C353.084 C353.084 C353.084 C353.084 C315.269 C115.269 C11 | Value = 100/m ² CI Negation IIIV Page 120 - 120 | Value - E325/m ² CU Negative EQV 129-62-7 | 114-106 1473-301 1473 | (125.144 (401.027 (401.0 | 753-704 1653-704 1753-704 1753-704 17653-705 1 |
| Development Scenario | PDL / Greenfield Typical Site Type | 1940 Market Floor Area | 40 Site Density (dph) | 1 2 3 4 5 5 6 7 7 8 1 1 2 2 3 3 4 5 5 6 7 7 8 1 1 2 2 3 3 4 4 5 5 6 7 7 8 1 1 2 2 3 3 4 4 5 5 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 2 2 3 3 6 6 7 7 8 1 1 1 2 2 3 3 6 6 7 7 8 1 1 1 2 2 3 3 6 6 7 7 8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | 12,000 12,310 12,310 12,310 12,310 12,310 12,310 12,310 13,300 13 | Indication [†] | Value - 10/m* CE. 273-103 27 | Part | Value - CSC/m² Cs. 1993-558 1 | Cot 105 Cot 10 | Value - 1000/ml Ct Negative RiV Value - 1000/ml Ct (223.354 558.539 (558.539 (558.539 (1.11.129 (1.11.229 (1.11.23) | Value - E325/m ² CI. Vegether RV 1214-504 (214-504 (214-504 (215-504 | C144-094 C145-094 C459-302 C193-304 C193-3 | C105.324 (405.027 (405.0 | Value: 2200/m² Cs. 665.792 675.793 67 |
| Development Scenario | PDL / Greenfield Typical Site Type | 1940 Market Floor Area | 40 Site Density (dph) | 1 | \$2,000 \$2,250 \$2,275 \$2,775 \$1,300 \$13,250 \$2,775 \$2,250 \$ | Indication [†] | Value - 10/m* Cit. 173. 143. 179. 143. 199. 255. 199. 257. 199. 274. 199. 274. 11. 265. 122. 12. 265. 122. 12. 265. 122. 12. 265. 122. 12. 265. 122. 12. 265. 122. 12. 265. 122. 12. 265. 122. 12. 265. 122. 12. 265. 1 | Value: £25/mf Ct. £15.00 £15. | (1913.55) (1919.54) (1919. | Cot 105 Cot 10 | Value = 100/m ² CI Negation IIIV Page 120 - 120 | Value - E325/m ² CI. Vegether RV 1214-504 (214-504 (214-504 (215-504 | 114-106 1473-301 1473 | (125.144 (401.027 (401.0 | 753-704 1653-704 1753-704 1753-704 17653-705 1 |
| Development Scenario | PDL / Greenfield Typical Site Type | 1940 Market Floor Area Market Floor | 40 Site Density (dph) | 1 | \$2,000 \$2,250 \$2,275 \$2,775 \$1,300 \$13,250 \$2,775 \$2,250 \$ | Indication [†] Typical Location & Value Level Indication [†] | Value - 10/m* Cit. 173. 143. 179. 159. 199. 314. 11.265. 129. 169. 314. 11.265. 129. 169. 314. 11.265. 129. 169. 314. 11.265. 129. 169. 314. 11.265. 129. 169. 314. 169. 317. | Value : £25/mf CE 27:507 27: | Value - GS0/m² Cs. (193.145 (193.146 (193.146 (193.147 (| C313 095 C313 095 C313 095 C315 096 C31 | Value = 100/m² Ci Negotive RiV 1292.936 1555.579 1555.579 1555.579 1511.455 11.117.29 1555.579 11.117.29 1555.579 11.117.29 1555.579 11.117.29 1555.579 11.117.29 1555.579 11.117.29 1555.579 11.117.29 1555.579 11.117.29 11.117 | Value - 6225/m² Ct. Negotine Rt/. 1020-8-1 | 114-106 140-153-164 140-153-16 | (125.144 (401.027 (401.0 | Value: 200/m² Ct. 165.704 173.386 166.138 166.138 165.138 155.740 173.445 173.455 17 |
| Development Scenario | PDL / Greenfield Typical Site Type PDL / Greenfield | Murket Floor Area | 40 Site Density (dph) | 1 | 22,000 (2,20) (2,20) (2,20) (2,20) (2,20) (2,20) (2,20) (2,20) (3 | Indication [†] Typical Location & Value Level Indication [†] | Value - 10/m* CE. 273-103 27 | Value: £25/mf Ct. 21:50:1 (14 | Value - GS//m² Cs. 1993-558 1993-558 1993-558 1993-558 1993-558 1 | CRS 905 CRS 905 CRS 905 GSS 905 GSS 905 GSS 905 GSS 905 GSS 906 GSS 90 | Value = 100/m² CI Negotive RIV 1272.326 1555.529 1555.52 | Value - G325/m ² Cti Negation RV - 1214-054 - (214-054 - (215-054 | C144-094 C145-094 C479-504 C479-504 C137-564 C137-764 C137-765 C137-764 C137-765 C137-775 C137-7 | (125.144 (401.027 (401.0 | Value: 2200/m² Cs. 665-792 675-793 67 |
| Development Scenario | PDL / Greenfield Typical Site Type PDL / Greenfield | 1940 Market Floor Area Market Floor | 40 Site Density (dph) | 1 | \$2,000 \$\text{\text{\$Q\$}}\$ \$\text{\$Q\$}\$ \$\te | Indication [†] Typical Location & Value Level Indication [†] | Value - 10/m* Cit. 173. 143. 179. 159. 199. 314. 11.265. 129. 169. 314. 11.265. 129. 169. 314. 11.265. 129. 169. 314. 11.265. 129. 169. 314. 11.265. 129. 169. 314. 169. 317. | Value : £25/mf CE 27:507 27: | Value - GS0/m² Cs. (193.145 (193.146 (193.146 (193.147 (| C313 095 C313 095 C313 095 C315 096 C31 | Value = 100/m² CI Negotive RIV | Value - 6225/m² Ct. Negotine Rt/. 1020-8-1 | 114-106 140-153-164 140-153-16 | (125.144 (401.027 (401.0 | Value: 200/m² Ct. 165.704 173.386 166.138 166.138 165.138 155.740 173.445 173.455 17 |
| Development Scenario | PDL / Greenfield Typical Site Type PDL / Greenfield | 1940 Market Floor Area Market Floor | 40 Site Density (dph) | 1 2 3 4 5 5 6 7 7 8 1 2 2 3 3 4 4 5 5 6 7 7 8 1 7 7 8 1 7 7 8 1 7 7 8 1 7 7 8 1 7 7 8 1 7 7 8 1 7 7 8 1 7 7 8 1 7 7 8 1 7 7 8 1 7 7 8 1 7 7 8 1 7 7 8 1 7 7 8 1 7 7 8 1 | 12,000 12,200 12 | Indication [†] Typical Location & Value Level Indication [†] | Value - 10/m* CE. 273-151 273-152 273-153 567-5-527 567-5-527 567-5-527 569-172 569-1 | Value: £25/mf Ct. 21:502 21:5 | C93.545 C93. | CHS 1095 CHS | Value - E000/m ² CI Negative Riv Value - E000/m ² CI 223-354 5515-379 5515-579 51114-455 511-11-20 511-11-20 511-11-20 511-11-20 511-11-20 511-11-20 511-11-20 511-11-20 511-11-20 511-11-20 511-11-20 511- | Value - E325/m ² CI. Vegetin RV. 1014.08 1015.08 1015.09 101 | C144-096 409-581 409-581 409-581 410-581 41 | C105.134 (401.037 (401.0 | Value : 200/m² Ct. 653.700. 653.700. 653.306 655.108 655.108 615.008 |
| Development Scenario | PDL / Greenfield Typical Site Type PDL / Greenfield | 1940 Market Floor Area Market Floor | 40 Site Density (dph) | 1 | \$2,000 \$2,250 \$2 | Indication [†] Typical Location & Value Level Indication [†] | Value - 10/m* CE. 173-163 | Value: £25/mf Ct. 21:502 21:502 20:105 20:1 | CHA | CHS 095 CHS 09 | Value : £000/m² CI Negative RiV | Vestor - E325/m ² Ct. Vesporter R(V. 1970) 1 (274.58) 1 (274.58) 1 (275.58) 1 (275.58) 1 (277.58) 1 (277.58) 1 (277.28) Periodical Land Vestor - L | C244-096 449-096 449-096 449-096 459-096 410-096 41 | C105.348 | Value : 2200/m² Cs. 1653.704 1753.385 1650.168 1753.385 1650.168 1753.743 1753.455 1753.743 1753.455 1753.743 |
| Development Scenario | PDL / Greenfield Typical Site Type PDL / Greenfield | 1940 Market Floor Area Market Floor | 40 Site Density (dph) | 1 2 3 4 5 5 6 7 7 8 1 2 2 3 3 4 4 5 5 6 7 7 8 1 7 7 8 1 7 7 8 1 7 7 8 1 7 7 8 1 7 7 8 1 7 7 8 1 7 7 8 1 7 7 8 1 7 7 8 1 7 7 8 1 7 7 8 1 7 7 8 1 7 7 8 1 7 7 8 1 7 7 8 1 | \$2,000 \$2,250 \$2,250 \$2,250 \$1 | Indication [†] Typical Location & Value Level Indication [†] | Value - 10/m* CE. 173.141 179.152 189.314 11.265.122 189.314 11.265.122 189.314 11.265.122 189.314 11.265.122 189.314 11.265.122 189.314 18.265.122 | Value: G25/mf C4 121-031 121-031 121-031 121-031 121-031 121-032 121 | (1913-195) | C313 095 C313 095 C313 095 C315 096 C31 | Value = 100/m ² CI Negative RIV 1272.326 (1985.529 1355.529 1355.529 1355.529 1311.329 1311. | Value - E325/m ² CU Negotive RtV 1226-05 1236-05 1276-06 1276 | C124-096 (409-081 (409-0 | (125, 344 (401, 627 (401, 627 | ### (2007m* Ct.) ### (2 |
| Development Scenario 50 Mixed CISM 50 LS Development Scenario | PDL / Greenfield Typical Site Type PDL / Greenfield | 1940 Market Floor Area Market Floor | 40 Site Density (dph) | 1 | 12,000 12,210 12,210 12,210 12,210 12,210 12,210 13 | Indication [†] Typical Location & Value Level Indication [†] | Value - 10/m* CE. 273-103 | Value: £25/mf Ct. 21:502 21:503 583:020 583:020 583:020 612:20:020 (1:29:020 (1: | Value - GS/mi Cs. 1933-555 1933-558 1933-558 1933-558 1933-558 1933-558 1933-558 1932-558 19 | Cost 905 Cos | Value - 100/ml Cl Negative RiV 1223-354 5515-379 (233-354 5515-379 (331-12) (331 | Value - E325/m ² CU Negative RV 1214-504 (478-505) (478 | C144-094 C145-094 C419-502 C193-502 C193-504 C1,037-564 C1,037-564 C1,037-564 C1,037-564 C1,037-564 C1,037-564 C1,034-722 C3,037-564 C1,034-722 C3,037-564 C3,037-77-77 C3,037-77 | C105. 324 400. 627 400. 627 400. 627 400. 627 400. 627 41.90. 228 42.90. 622 41.90. 228 42.90. 622 41.90. 228 42.90. 622 42.90. 622 42.90. 623 43.90. 623 44.90. 623 45.90. 623 46.90 | Value - 2200/m² Cs. 665-793 665-793 665-793 665-793 675-793 6 |
| Development Scenario | PDL / Greenfield Typical Site Type PDL / Greenfield | 1940 Market Floor Area Market Floor | 40 Site Density (dph) | \$\frac{1}{2}\$ \$\frac{1}{3}\$ \$\frac{4}{6}\$ \$\frac{1}{5}\$ \$\frac{6}{6}\$ \$\frac{7}{7}\$ \$\frac{1}{6}\$ \$\frac{1}{6}\$ \$\frac{1}{6}\$ \$\frac{1}{7}\$ \$\frac{1}{6}\$ \$\frac{1}{6}\$ \$\frac{1}{7}\$ \$\frac{1}{6}\$ \$\frac{1}{6}\$ \$\frac{1}{7}\$ \$\frac{1}{6}\$ \$\frac{1}{6}\$ \$\frac{1}{6}\$ \$\frac{1}{7}\$ \$\frac{1}{6}\$ \$\ | 12,000 12,250 12,250 12,250 12,250 12,250 12,250 13 | Indication [†] Typical Location & Value Level Indication [†] | Value - 10/m* CE. 173.141 179.152 189.314 11.265.122 189.314 11.265.122 189.314 11.265.122 189.314 11.265.122 189.314 11.265.122 189.314 18.265.122 | Value: G25/mf C4 121-031 121-031 121-031 121-031 121-031 121-032 121 | (1913-195) | Cost 905 Cos | Value - 2000/ml Ct Negation RIV 1223-354 6515-379 6235-357 611143-455 11.1122-357 611143-455 11.1122-357 611143-455 11.1122-357 611143-455 6115-387 6115-38 | Value - E325/m ² CU Negative RV 1214-504 (478-505) (478 | C124-096 (409-081 (409-0 | (125, 344 (401, 627 (401, 627 | ### (2007m* Ct.) ### (2 |
| Development Scenario 50 Mixed CISM 50 LS Development Scenario | PDL / Greenfield Typical Site Type PDL / Greenfield Typical Site Type | Market Floor Area Market Floor Area | Site Density (dph) 30 Site Density (dph) | 1 2 3 4 5 6 7 7 8 8 1 2 2 3 3 4 5 6 7 7 8 8 1 2 2 3 3 4 5 6 7 7 8 8 1 2 2 3 3 4 5 6 7 7 8 8 1 2 2 3 3 4 5 6 7 7 8 8 1 2 2 3 3 4 5 6 7 7 8 8 1 2 2 3 3 4 5 6 7 7 8 8 1 2 2 3 3 4 5 6 7 7 8 8 1 2 2 3 3 4 5 5 6 6 7 7 8 8 1 2 2 3 3 4 5 5 6 6 7 7 8 8 1 2 2 3 3 4 5 5 6 6 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 3 3 4 5 6 7 7 8 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 | 12,000 12,350 12,350 12,350 12,350 12,350 12,350 12,350 12,350 12,350 12,350 12,350 12,350 12,350 12,350 13 | Indication [†] Typical Location & Value Level Indication [†] | Value - 10/m* CE. 173.141 179.152 189.314 11.265.122 189.314 11.265.122 189.314 11.265.122 189.314 11.265.122 189.314 11.265.122 189.314 18.265.122 | Value: G25/mf C4 121-031 121-031 121-031 121-031 121-031 121-032 121 | (1913-195) | Cost 905 Cos | Value - 100/ml Cl Negative RiV 1223-354 5515-379 (233-354 5515-379 (331-12) (331 | Value - E325/m ² CU Negative RV 1214-504 (478-505) (478 | C124-096 (409-081 (409-0 | (125, 344 (401, 627 (401, 627 | ### (2007m* Ct.) ### (2 |
| Development Scenario 50 Mixed CISM 50 LS Development Scenario | PDL / Greenfield Typical Site Type PDL / Greenfield Typical Site Type | Market Floor Area Market Floor Area | Site Density (dph) 30 Site Density (dph) | 1 | \$2,500 \$2,250 \$2,250 \$2,270 | Indication [†] Typical Location & Value Level Indication [†] | Value - 10/m* Cit. 173.143 179.155 199.314 11.265.122 169.314 11.265.122 169.314 11.265.122 169.314 11.265.122 169.314 11.265.122 169.314 11.265.122 169.314 169.314 169.314 169.314 169.315 169.315 169.317 1 | Value: G25/mf C4 121-031 121-031 121-031 121-031 121-032 121 | (1913.55 1919.545 | C313 095 C313 095 C313 095 C315 096 C315 097 C31 | Value = 100/m² Ci Negotive RiV 1202.356 1555.579 1655.57 | Value - E325/m ² CU Negative RisV 129-6-6-7 129-6-7 1 | C124-036 (124-036 (127-036) (137-036) (137-036) (137-036) (137-036) (137-036) (137-036) (137-036) (137-036) (137-036) (137-036) (137-036) (137-036) (137-036) (137-036) Residual Limit Value - E350/m* C1 (137-036) | (125, 146 (401, 627 (402, | Value: 2200/m² Ct. 105.704 173.386 165.1386 165.1386 165.1386 155.740 173.445 173.445 173.445 173.445 173.445 173.445 173.445 173.445 Residued Land Value: 2200/m² Ct. 173.472 173.472 173.473 |
| Development Scenario 50 Mixed CISM 50 LS Development Scenario | PDL / Greenfield Typical Site Type PDL / Greenfield Typical Site Type | Market Floor Area Market Floor Area | Site Density (dph) 30 Site Density (dph) | 1 2 3 4 5 6 7 7 8 8 1 2 2 3 3 4 5 6 7 7 8 8 1 2 2 3 3 4 5 6 7 7 8 8 1 2 2 3 3 4 5 6 7 7 8 8 1 2 2 3 3 4 5 6 7 7 8 8 1 2 2 3 3 4 5 6 7 7 8 8 1 2 2 3 3 4 5 6 7 7 8 8 1 2 2 3 3 4 5 6 7 7 8 8 1 2 2 3 3 4 5 5 6 6 7 7 8 8 1 2 2 3 3 4 5 5 6 6 7 7 8 8 1 2 2 3 3 4 5 5 6 6 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 3 4 5 6 6 6 7 7 7 8 8 1 2 2 3 3 3 3 4 5 6 7 7 8 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 | 12,000 12,350 12,350 12,350 12,350 12,350 12,350 12,350 12,350 12,350 12,350 12,350 12,350 12,350 12,350 13 | Indication [†] Typical Location & Value Level Indication [†] | Value - 10/m* CE. 173.103. 17 | ### Value : £25/mf Ct. ### 215 ## | 100.545 100. | Cot 1 005 Cot 1 | Value - E000/m ² CI Negative RIV Value - E000/m ² CI CI2A 354 CSSS.539 CSSSS.539 CSSSS.539 CSSSS.539 CSSSS.539 CSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSS | Value - E325/m ² CU Vegetive RV Vegetive RV C194.56 G195.56 | C144-096 409-591 40 | C105.134 (401.077 (401.0 | ### (#1200/m*) CIL ### (#120 |
| Development Scenario 50 Mixed CISM 50 LS Development Scenario | PDL / Greenfield Typical Site Type PDL / Greenfield Typical Site Type | Market Floor Area Market Floor Area | Site Density (dph) 30 Site Density (dph) | 1 2 3 4 5 5 6 7 7 8 8 Value Level Value Va | 12,000 12,250 12,250 12,250 12,250 12,250 12,250 12,250 12,250 12,250 12,250 12,250 13 | Indication [†] Typical Location & Value Level Indication [†] | Value - 10/m* CE. 273.103. 473.103 | Value: £25/mf Ct. 21:502 21:502 20:303 20:3 | CHAPT CHAP | CHS 1055 CHS | Value - 100/m² Ci Negotive RiV Value - 100/m² Ci 202.356 5515.30 123.315.30 13.11.120 13.1225 13.11.120 13.1225 13.11.120 13.1225 13.11.120 13.1225 13.11.120 13.1225 13.11.120 13.1225 13.122 | Value - E325/m ² CI. Vegether RV. 1014.08 | C144-096 (419-581 (419-5 | C105.134 (401.017 (401.0 | ### (1937)16 ### (1937)17 ### (1 |
| Development Scenario 50 Mixed CISM 50 LS Development Scenario | PDL / Greenfield Typical Site Type PDL / Greenfield Typical Site Type | Market Floor Area Market Floor Area | Site Density (dph) 30 Site Density (dph) | 1 | \$2,500 \$2,250 \$2,250 \$2,270 | Indication [†] Typical Location & Value Level Indication [†] | Value - 10/m* CE. 173.103. 17 | ### Value : £25/mf Ct. ### 215 ## | (1913.55 1919.545 | C313.095 C313.095 C313.095 C353.084 C353.084 C353.084 C353.085 C313.52.09 C315.686 C453.272 C312.092 C315.686 C466.072 C315.086 C466.072 C315.087 Residual Land Value - G75/m² C1. C315.087 C315 | Value = 100/m² CI Negotive Siy Negotive Siy 1201-250 Siy | Value - 6235/m² CU Negotive RV 1296-628 (1296-838 (1297-838 (| 124.5 984 449.5 381 449.5 | (125.144 (401.027 (40 | ### (200/m*) CL ### (200/m*) |
| Development Scenario 50 Mixed CISH Development Scenario 50 Mixed CISH LG | PDL / Greenfield Typical Site Type PDL / Greenfield Typical Site Type PDL / Greenfield | Market Floor Area Market Floor Area 3840 | Site Density (dph) 30 Site Density (dph) | 1 2 3 4 5 6 7 8 | 12,000 12,100 12,100 12,100 12,100 12,100 12,100 12,100 13 | Indication [†] Typical Location & Value Level Indication [†] | Value - 10/m ² CE. 123-153. 123-1 | Value: £25/mf Ct. 21:50:2 21:50:2 513:50:2 | Value - CSO/m* Cs. 1933.555 1933.556 1933.558 1 | CRSS 905 CRS | Value - 2000/ml Ct Negation RIV Value - 2000/ml Ct (224.346 653.5.70 (234.346 653.5.70 (131.445 633.5.70 (131.445 633.5.70 (131.445 633.5.70 (131.445 633.5.70 (131.445 633.5.70 (131.445 633.5.70 (131.445 633.5.70 (131.445 633.5.70 (131.445 633.5.70 (131.445 633.6 | Value - 6235/m² CU Negotive RV 1296-628 (1296-838 (1207-838 (1207-838) (| 124.5 984 449.5 339 449.5 | (125.144 (401.027 (40 | ### (200/m*) CL ### (200/m*) |

tics values can very significantly down even to street level. NB parishes mertioned in more than one Value Level due to values range typically covering more than one Value Level
Negative RLV
RLV Lower than Vability Test 1.
Vability Test 1: Agricultural ELIV (£18,500 per hg) - Benchmark Land Value (assuming minimum split from ELIV factor of 20) - £370,000 - £500,000
Vability Test 2: Gardenin Annual Sendenta Land Value Range (£550,000 per spi, mir £500,000 to £550,000 hg)
Vability Test 3: Indistried Rucher Commercial Range (£550,000 - £1,500,000)
Vability Test 3: Indistried Rucher Land Value (Commercial Range (£550,000 - £1,500,000 - £2,900,000 hg)
Vability Test 5: Land with Residential Permission (£2,900,000 hg)

| | | | | Net RLV: | £86,864 |
|---|-------------------|------------|---------------|---------------|---------------|
| Residual | Land Value D | ata Summ | ary & Results | | |
| DEVELOPMENT TYPE | Residential | | | | |
| DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m²) - GIA | 1 Unit 125 | | | | |
| TOTAL NUMBER OF UNITS | Total | Private | Affordable | % AH | |
| | 1 | 1 | 0 | 0% | 0/10 |
| PERCENTAGE BY TENURE | % Private 100% | % SR 0% | %AR 0% | % Int 1 0% | % Int 2 0% |
| SITE SIZE (HA) | | | 0.03 | | |
| VALUE / AREA | | | 4 | | |
| REVENUE | | | | | |
| Affordable Housing Revenue | | | £0 | | |
| Open Market Housing Revenue | | | £343,750 | | |
| Total Value of Scheme | | | £343,750 | | |
| RESIDENTIAL BUILDING, MARKETING & \$106 | COSTS | | | | |
| Build Costs | | | £114,375 | | |
| Fees, Contingencies, Planning Costs etc | | | £21,658 | | |
| Sustainable Design & Construction Costs / Life | etime Homes | | £10,766 | | |
| Total Build Costs | | | £146,799 | | |
| Section 106 / CIL Costs | | | £13,500 | | |
| Marketing Costs & Legal Fees | | | £11,063 | | |
| Total s106 & Marketing Costs | | | £24,563 | | |
| Finance on Build Costs | | | £2,999 | | |
| TOTAL DEVELOPMENT COSTS | | | £174,361 | | |
| DEVELOPER'S RETURN FOR RISK AND PROFIT | | | | | |
| Open Market Housing Profit | | | £68,750 | | |
| Affordable Housing Profit | | | £0 | | |
| Total Operating Profit | | | £68,750 | | |
| GROSS RESIDUAL LAND VALUE | | | £100,639 | | |

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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£86,864 (ignores finance & acquisitionRLV (£ per Ha)£2,605,934 costs if GRLV Negative)

NRLV as % of GDV 25.3%

| | | | | Net RLV: | £136,862 |
|--|----------------|----------|---------------------|----------|----------|
| Residua | l Land Value D | ata Summ | ary & Results | | |
| DEVELOPMENT TYPE | Residential | | | | |
| DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m ²) - GIA | 3 Units 287 | | | | |
| | Total | Private | Affordable | % AH | |
| TOTAL NUMBER OF UNITS | 3 | 2 | 1 | 33% | |
| PERCENTAGE BY TENURE | % Private | % SR | %AR | % Int 1 | % Int 2 |
| SITE SIZE (HA) | 67% | 0% | 33% 0.10 | 0% | 0% |
| VALUE / AREA | | | 4 | | |
| REVENUE | | | | | |
| Affordable Housing Revenue | | | £88,491 | | |
| Open Market Housing Revenue | | | £605,000 | | |
| Total Value of Scheme | | | £693,491 | | |
| RESIDENTIAL BUILDING, MARKETING & S106 | S COSTS | | | | |
| Duild Coate | | | 6274.240 | | |
| Build Costs Fees, Contingencies, Planning Costs etc | | | £271,248 £54,192 | | |
| Sustainable Design & Construction Costs / Life | etime Homes | | £28,093 | | |
| Total Build Costs | | | £353,533 | | |
| 5 11 405 / 611 5 1 | | | | | |
| Section 106 / CIL Costs Marketing Costs & Legal Fees | | | £25,000 £23,055 | | |
| | | | | | |
| Total s106 & Marketing Costs | | | £48,055 | | |
| <u>Finance on Build Costs</u> | | | £7,028 | | |
| TOTAL DEVELOPMENT COSTS | | | £408,616 | | |
| DEVELOPER'S RETURN FOR RISK AND PROFIT | | | | | |
| Open Market Housing Profit | | | £121,000 | | |
| Affordable Housing Profit | | | £5,309 | | |
| Total Operating Profit | | | £126,309 | | |
| GROSS RESIDUAL LAND VALUE | | | £158,566 | | |

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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 |
| | |

<u>Total Finance & Acquisition Costs</u> £21,704

NET RESIDUAL LAND VALUE£136,862 (ignores finance & acquisitionRLV (£ per Ha)£1,368,621 costs if GRLV Negative)

NRLV as % of GDV 19.7%

| | | | | Net RLV: | £351,561 |
|--|------------------|--------------|---------------------|----------------|---------------|
| Residual | Land Value D | ata Summ | ary & Results | | |
| DEVELOPMENT TYPE | Residential | | | | |
| DEVELOPMENT DESCRIPTION | 10 Mixed | | | | |
| DEVELOPMENT SIZE (TOTAL m²) - GIA | 854 | 5. | A.CC | 0/ 411 | |
| TOTAL NUMBER OF UNITS | Total 10 | Private 6 | Affordable 4 | % AH 40% | |
| PERCENTAGE BY TENURE | % Private 60% | % SR 0% | %AR 20% | % Int 1 20% | % Int 2 0% |
| SITE SIZE (HA) | | | 0.25 | | |
| VALUE / AREA | | | 4 | | |
| REVENUE | | | | | |
| Affordable Housing Revenue | | | £424,482 | | |
| Open Market Housing Revenue | | | £1,567,500 | | |
| Total Value of Scheme | | | £1,991,982 | | |
| RESIDENTIAL BUILDING, MARKETING & S106 | COSTS | | | | |
| Build Costs | | | £815,466 | | |
| Fees, Contingencies, Planning Costs etc | | | £166,920 | | |
| Sustainable Design & Construction Costs / Life | etime Homes | | £88,455 | | |
| Total Build Costs | | | £1,070,841 | | |
| | | | , , | | |
| Section 106 / CIL Costs | | | £67,000 | | |
| Marketing Costs & Legal Fees | | | £67,259 | | |
| Total s106 & Marketing Costs | | | £134,259 | | |
| Finance on Build Costs | | | £31,634 | | |
| TOTAL DEVELOPMENT COSTS | | | £1,236,734 | | |
| DEVELOPER'S RETURN FOR RISK AND PROFIT | | | | | |
| Onen Market Housing Durfit | | | C242 F00 | | |
| Open Market Housing Profit Affordable Housing Profit | | | £313,500 £25,469 | | |
| Anordable floading Front | | | 123,403 | | |
| Total Operating Profit | | | £338,969 | | |
| GROSS RESIDUAL LAND VALUE | | | £416,279 | | |

$\mathsf{D}\,\mathsf{I}\,\mathsf{S}\,\mathsf{I}\,\mathsf{P}\,\mathsf{Housing}\,\mathsf{and}\,\mathsf{Development}\,\mathsf{Consultants}$

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£351,561 (ignores finance & acquisitionRLV (£ per Ha)£1,406,243 costs if GRLV Negative)

NRLV as % of GDV 17.6%

| | | | | Net RLV: | £401,468 |
|---|----------------|----------|------------------------|----------|----------|
| Residua | l Land Value D | ata Summ | nary & Results | | |
| DEVELOPMENT TYPE | Residential | | | | |
| DEVELOPMENT DESCRIPTION | 10 Units | | | | |
| DEVELOPMENT SIZE (TOTAL m²) - GIA | 890 Total | Private | Affordable | % AH | |
| TOTAL NUMBER OF UNITS | 10 | 6 | 4 | 40% | |
| PERCENTAGE BY TENURE | % Private | % SR | %AR | % Int 1 | % Int 2 |
| CITE CITE (LIA) | 60% | 0% | 20% | 20% | 0% |
| SITE SIZE (HA) VALUE / AREA | | | 0.33 | | |
| REVENUE | | | | | |
| | | | | | |
| Affordable Housing Revenue Open Market Housing Revenue | | | £444,152 £1,622,500 | | |
| Open Market Housing Nevertue | | | 11,022,300 | | |
| Total Value of Scheme | | | £2,066,652 | | |
| DECIDENTAL DUM DING MADVETING & CAR | | | | | |
| RESIDENTIAL BUILDING, MARKETING & S106 | <u> </u> | | | | |
| Build Costs | | | £814,350 | | |
| Fees, Contingencies, Planning Costs etc | | | £167,170 | | |
| Sustainable Design & Construction Costs / Lif | etime Homes | | £88,389 | | |
| | | | 200,000 | | |
| Total Build Costs | | | £1,069,909 | | |
| Section 106 / CIL Costs | | | £69,000 | | |
| Marketing Costs & Legal Fees | | | £69,500 | | |
| | | | | | |
| Total s106 & Marketing Costs | | | £138,500 | | |
| Finance on Build Costs | | | £31,721 | | |
| | | | , | | |
| TOTAL DEVELOPMENT COSTS | | | £1,240,129 | | |
| DEVELOPER'S RETURN FOR RISK AND PROFIT | | | | | |
| Open Market Housing Profit | | | £324,500 | | |
| Affordable Housing Profit | | | £26,649 | | |
| Total Operating Profit | | | £351,149 | | |
| GROSS RESIDUAL LAND VALUE | | | £475,374 | | |
| | | | | | |

D | S | P Housing and Development Consultants

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£401,468 (ignores finance & acquisitionRLV (£ per Ha)£1,204,404 costs if GRLV Negative)

NRLV as % of GDV 19.4%

| | | | | Net RLV: | £779,438 |
|---|-------------------|----------|---------------|----------|----------|
| Residual | Land Value Da | ata Summ | ary & Results | | |
| DEVELOPMENT TYPE | Residential | | | | |
| DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m²) - GIA | 25 Units 2,189 | | | | |
| | Total | Private | Affordable | % AH | |
| TOTAL NUMBER OF UNITS | 25 | 15 | 10 | 40% | |
| PERCENTAGE BY TENURE | % Private | % SR | %AR | % Int 1 | % Int 2 |
| SITE SIZE (HA) | 60% | 0% | 20% 0.63 | 20% | 0% |
| VALUE / AREA | | | 4 | | |
| REVENUE | | | | | |
| Affordable Housing Revenue | | | £1,133,805 | | |
| Open Market Housing Revenue | | | £4,001,250 | | |
| Tabel Malus of Calcana | | | CE 42E 0EE | | |
| <u>Total Value of Scheme</u> | | | £5,135,055 | | |
| RESIDENTIAL BUILDING, MARKETING & S106 | COSTS | | | | |
| Build Costs | | | £2,049,891 | | |
| Fees, Contingencies, Planning Costs etc | | | £472,109 | | |
| Sustainable Design & Construction Costs / Life | etime Homes | | £221,794 | | |
| <u>Total Build Costs</u> | | | £2,743,793 | | |
| Section 106 / CIL Costs | | | £170,500 | | |
| Marketing Costs & Legal Fees | | | £172,802 | | |
| Total s106 & Marketing Costs | | | £343,302 | | |
| Total \$100 & Warketing Costs | | | 1343,302 | | |
| <u>Finance on Build Costs</u> | | | £162,072 | | |
| TOTAL DEVELOPMENT COSTS | | | £3,249,167 | | |
| DEVELOPER'S RETURN FOR RISK AND PROFIT | | | | | |
| Open Market Housing Profit | | | £800,250 | | |
| Affordable Housing Profit | | | £68,028 | | |
| Total Operating Profit | | | £868,278 | | |
| GROSS RESIDUAL LAND VALUE | | | £1,017,609 | | |

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

NRLV as % of GDV 15.2%

| | | | | Net RLV: | £438,184 |
|--|----------------|----------|------------------------|------------------------|----------|
| Residual | Land Value D | ata Summ | nary & Results | | |
| DEVELOPMENT TYPE | Residential | | | | |
| DEVELOPMENT DESCRIPTION | 40 Flats | | | | |
| DEVELOPMENT SIZE (TOTAL m ²) - GIA | 1,980 Total | Private | Affordable | % AH | |
| TOTAL NUMBER OF UNITS | 40 | 24 | 16 | % An 40% | |
| DEDCEMEN OF DV TENUES | % Private | % SR | %AR | % Int 1 | % Int 2 |
| PERCENTAGE BY TENURE | 60% | 0% | 20% | 20% | 0% |
| SITE SIZE (HA) | | | 0.20 | | |
| VALUE / AREA | | | | | |
| REVENUE | | | | | |
| Affordable Housing Revenue | | | £719,389 | | |
| Open Market Housing Revenue | | | £5,215,050 | | |
| open manner mousting merenae | | | 20,220,000 | | |
| Total Value of Scheme | | | £5,934,439 | | |
| | | | | | |
| RESIDENTIAL BUILDING, MARKETING & S106 | COSTS | | | | |
| Build Costs | | | £2 010 902 | | |
| Fees, Contingencies, Planning Costs etc | | | £2,919,892 £424,683 | | |
| Sustainable Design & Construction Costs / Life | time Homes | | 1424,003 | | |
| Voids / Renwables etc | | | £300,284 | | |
| , | | | , | | |
| Total Build Costs | | | £3,644,859 | | |
| | | | | | |
| Section 106 / CIL Costs | | | £196,135 | | |
| Marketing Costs & Legal Fees | | | £320,175 | | |
| Total s106 & Marketing Costs | | | £516,310 | | |
| | | | | | |
| | | | | | |
| TOTAL DEVELOPMENT COSTS | | | £4,161,169 | | |
| DEVELOPEDIS DETLIBNI FOR DISK AND DROSET | | | 64 072 256 | | |
| DEVELOPER'S RETURN FOR RISK AND PROFIT | | | £1,073,256 | | |
| | | | | | |
| Total Operating Profit | | | £1,073,256 | | |
| | | | | | |
| FINANCE & ACQUISITION COSTS | | | | | |
| A possible Force | | | 66 572 | | |
| Agents Fees Legal Fees | | | £6,573 £3,286 | | |
| Stamp Duty | | | £17,527 | | |
| Interest | | | £234,443 | | |
| | | | ,, | | |
| Total Finance & Acquisition Costs | | | £261,829 | | |
| | | | | | |
| NET RESIDUAL LAND VALUE | | | | nores finance & acquis | ition |
| RLV (£ per Ha) | | | ±2,190,920 cc | ests if GRLV Negative) | |

| | | | | Net RLV: | £1,512,180 |
|--|----------------------------------|---------------|------------------------------------|-----------------------|---------------|
| Residual | Land Value D | ata Summ | ary & Results | | |
| DEVELOPMENT TYPE DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m²) - GIA | Residential 50 Units 4,365 | | | | |
| TOTAL NUMBER OF UNITS | Total 50 | Private 30 | Affordable 20 | % AH 40% | |
| PERCENTAGE BY TENURE | % Private 60% | % SR 0% | %AR 20% | 40% % Int 1 20% | % Int 2 0% |
| SITE SIZE (HA) VALUE / AREA REVENUE | | | 1.25 4 | | |
| Affordable Housing Revenue Open Market Housing Revenue | | | £2,244,240 £7,975,000 | | |
| <u>Total Value of Scheme</u> | | | £10,219,240 | | |
| RESIDENTIAL BUILDING, MARKETING & \$106 | COSTS | | | | |
| Build Costs Fees, Contingencies, Planning Costs etc Sustainable Design & Construction Costs / Life | etime Homes | | £4,115,235 £946,535 £444,491 | | |
| <u>Total Build Costs</u> | | | £5,506,261 | | |
| Section 106 / CIL Costs Marketing Costs & Legal Fees | | | £340,000 £344,077 | | |
| Total s106 & Marketing Costs | | | £684,077 | | |
| Finance on Build Costs | | | £324,993 | | |
| TOTAL DEVELOPMENT COSTS | | | £6,515,331 | | |
| DEVELOPER'S RETURN FOR RISK AND PROFIT | | | | | |
| Open Market Housing Profit Affordable Housing Profit | | | £1,595,000 £134,654 | | |
| Total Operating Profit | | | £1,729,654 | | |
| GROSS RESIDUAL LAND VALUE | | | £1,974,254 | | |

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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£1,512,180 (ignores finance & acquisitionRLV (£ per Ha)£1,209,744 costs if GRLV Negative)

| Residual Land Value Data Summary & Results | |
|--|-----|
| Residual Latiu Value Data Suffilliary & 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% | t 2 |
| PERCENTAGE BY TENURE 60% 0% 20% 20% 0% | |
| SITE SIZE (HA) 2.50 VALUE / AREA | |
| REVENUE | |
| Afficulable Hausian Reviews | |
| Affordable Housing Revenue £4,382,620 Open Market Housing Revenue £15,950,000 | |
| | |
| Total Value of Scheme £20,332,620 | |
| RESIDENTIAL BUILDING, MARKETING & S106 COSTS | |
| Build Costs £8,992,665 | |
| Fees, Contingencies, Planning Costs etc £1,296,988 | |
| Sustainable Design & Construction Costs / Lifetime Homes Voids / Renwables etc £897,008 | |
| Volus / Netiwables etc | |
| Total Build Costs £11,186,661 | |
| Section 106 / CIL Costs £687,278 | |
| Marketing Costs & Legal Fees £523,500 | |
| Total s106 & Marketing Costs £1,210,778 | |
| | |
| TOTAL DEVELOPMENT COSTS £12,397,439 | |
| | |
| DEVELOPER'S RETURN FOR RISK AND PROFIT £3,364,011 | |
| | |
| Total Operating Profit £3,364,011 | |
| FINANCE & ACQUISITION COSTS | |
| Agents Fees £52,625 | |
| Legal Fees £26,312 | |
| Stamp Duty £140,333 Interest £830,734 | |
| 1050,754 | |
| Total Finance & Acquisition Costs £1,050,004 | |
| NET RESIDUAL LAND VALUE £3,508,316 (ignores finance & acquisition | |
| RLV (£ per Ha) £1,403,326 costs if GRLV Negative) | |

| | | | | Net RLV: | £7,023,808 |
|--|------------------------------------|----------------|---------------------|------------------------|------------|
| Residual | Land Value D | ata Summ | ary & Results | | |
| DEVELOPMENT TYPE DEVELOPMENT DESCRIPTION DEVELOPMENT SIZE (TOTAL m²) - GIA | Residential 250 Mixed 21,910 | | | | |
| TOTAL NUMBER OF UNITS | Total 250 | Private 150 | Affordable 100 | % AH 40% | |
| PERCENTAGE BY TENURE | % Private | % SR | %AR | % Int 1 | % Int 2 |
| SITE SIZE (HA) | 60% | 0% | 20% 6.25 | 20% | 0% |
| VALUE / AREA REVENUE | | | | | |
| Affordable Housing Revenue | | | £10,970,675 | | |
| Open Market Housing Revenue | | | £40,466,250 | | |
| Total Value of Scheme | | | £51,436,925 | | |
| RESIDENTIAL BUILDING, MARKETING & \$106 | COSTS | | | | |
| Build Costs | | | £24,159,479 | | |
| Fees, Contingencies, Planning Costs etc | | | £3,260,344 | | |
| Sustainable Design & Construction Costs / Life Voids / Renwables etc | time Homes | | £2,249,267 | | |
| Total Build Costs | | | £29,669,090 | | |
| Section 106 / CIL Costs | | | £1,731,500 | | |
| Marketing Costs & Legal Fees | | | £1,326,488 | | |
| Total s106 & Marketing Costs | | | £3,057,988 | | |
| | | | | | |
| TOTAL DEVELOPMENT COSTS | | | £32,727,077 | | |
| DEVELOPER'S RETURN FOR RISK AND PROFIT | | | £8,533,892 | | |
| Total Operating Profit | | | £8,533,892 | | |
| | | | 10,333,632 | | |
| FINANCE & ACQUISITION COSTS | | | | | |
| Agents Fees | | | £105,357 | | |
| Legal Fees Stamp Duty | | | £52,679 £280,952 | | |
| Interest | | | £2,666,910 | | |
| Total Finance & Acquisition Costs | | | £3,105,898 | | |
| NET RESIDUAL LAND VALUE | | | | nores finance & acqui | sition |
| RLV (£ per Ha) | | | £1,123,809 co | ests if GRLV Negative) | |

| | | | | Net RLV: | £5,155,998 |
|--|--------------|----------|----------------|------------------------|------------|
| Residual | Land Value D | ata Summ | nary & Results | | |
| DEVELOPMENT TYPE | Residential | | | | |
| DEVELOPMENT DESCRIPTION | 500 Mixed | | | | |
| DEVELOPMENT SIZE (TOTAL m ²) - GIA | 43,820 | | | | |
| TOTAL NUMBER OF UNITS | Total | Private | Affordable | % AH | |
| | 500 | 300 | 200 | 40% | 0/1.10 |
| PERCENTAGE BY TENURE | % Private | % SR | %AR | % Int 1 | % Int 2 |
| CITE CITE (IIA) | 60% | 0% | 20% | 20% | 0% |
| SITE SIZE (HA) VALUE / AREA | | | 12.50 | | |
| - | | | | | |
| REVENUE | | | | | |
| Affordable Housing Revenue | | | £21,941,350 | | |
| Open Market Housing Revenue | | | £80,932,500 | | |
| Open Market Housing Nevertue | | | 100,552,500 | | |
| Total Value of Scheme | | | £102,873,850 | | |
| . Octai Value of Collection | | | 2102,070,000 | | |
| RESIDENTIAL BUILDING, MARKETING & S106 | COSTS | | | | |
| · | | | | | |
| Build Costs | | | £48,568,958 | | |
| Fees, Contingencies, Planning Costs etc | | | £6,520,688 | | |
| Sustainable Design & Construction Costs / Life | time Homes | | | | |
| Voids / Renwables etc | | | £4,498,534 | | |
| | | | | | |
| Total Build Costs | | | £59,588,180 | | |
| | | | | | |
| Section 106 / CIL Costs | | | £12,963,000 | | |
| Marketing Costs & Legal Fees | | | £2,652,975 | | |
| | | | | | |
| Total s106 & Marketing Costs | | | £15,615,975 | | |
| | | | | | |
| | | | | | |
| TOTAL DEVELOPMENT COSTS | | | £75,204,155 | | |
| | | | 647.067.700 | | |
| DEVELOPER'S RETURN FOR RISK AND PROFIT | | | £17,067,783 | | |
| | | | | | |
| Total Operating Profit | | | C17.0C7.702 | | |
| Total Operating Profit | | | £17,067,783 | | |
| EINANCE & ACOUNSTION COSTS | | | | | |
| FINANCE & ACQUISITION COSTS | | | | | |
| Agents Fees | | | £111,340 | | |
| Legal Fees | | | £38,670 | | |
| Stamp Duty | | | £206,240 | | |
| Interest | | | £5,089,664 | | |
| | | | 20,000,000 | | |
| Total Finance & Acquisition Costs | | | £5,445,914 | | |
| | | | , -,- | | |
| NET RESIDUAL LAND VALUE | | | £5,155,998 (ig | nores finance & acquis | sition |
| RLV (£ per Ha) | | | | sts if GRLV Negative) | |
| | | | | | |

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Appendix IIb Residential Appraisal Results Summary Adopted Plan

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

| | | | | | | | Residual Land Value (£) | | | | | | | | | |
|-------------------------|-------------------------------|----------------------|--------------------|-------------|------------------|--|------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--|
| Development Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level Indication ¹ | 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 | |
| | | | | 1 | £2,000 | | £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 | All | £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 £148,336 | £124,837 | £122,092 | £119,348 £140,103 | £116,603 | £113,859 | £111,115 | £108,370 | |
| | | 125 | 30 | 8 | £3,500 £3,750 | | £151,081 £171,835 | £148,336 £169,091 | £145,592 £166,346 | £142,847 £163,602 | £140,103 £160,858 | £137,358 £158,113 | £134,614 £155,369 | £131,869 £152,624 | £129,125 £149,880 | |
| 1 House | PDL / Existing Residential | | | 23,730 | | | , | | | , | sidual Land Value (£/ | , | | | | |
| | Residential | | | 1 | £2,000 | | £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 | All | £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 | All | £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 | 1 | £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 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

| | | | | | | | Residual Land Value (£) | | | | | | | | |
|-------------------------|-------------------|----------------------|--------------------|-------------|------------|--|------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| Development Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level Indication ¹ | 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 |
| | | | | 1 | £2,000 | | £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 | All | £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 |
| 2 Houses | PDL / Existing | 125 | 30 | | | | | | | Re | sidual Land Value (£/ | Ha) | | | |
| | Residential | | | 1 | £2,000 | | £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 | All | £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 | All | £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 | 1 | £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 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

| | | | | | | | Residual Land Value (£) | | | | | | | | | | |
|-------------------------|-------------------|----------------------|--------------------|-------------|--------------------------|---|-------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--|--|
| Development Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level Indication ¹ | | 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 | | |
| | | | | 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 | 1 | £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 | | |
| 10 Houses | PDL / Greenfield | 608 | 30 | | Residual Land Value (£/H | | | | | | | | | a) | | | |
| | , | | | 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 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

| | | | | | | | Residual Land Value (£) | | | | | | | | | |
|-------------------------|-------------------|----------------------|--------------------|-------------|------------------|---|-------------------------|-------------------------------------|-------------------------------------|---|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--|
| Development Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level Indication ¹ | | 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 | |
| | | | | 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 | |
| | | | | / | £3,500 £3,750 | 1 | £637,914 £730,850 | £626,937 £719,873 | £615,960 £708,896 | £604,983 £697.920 | £594,006 £686,943 | £583,029 £675,966 | £572,052 £664,989 | £561,075 £654,012 | £550,099 £643,035 | |
| 10 Mixed | PDL / Greenfield | 540 | 40 | | | | 2.00,000 | | | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | sidual Land Value (£/ | | 200 ,,000 | | 20.3,330 | |
| | | | | 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 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

| | | | | | | | | | | F | Residual Land Value (| £) | | | |
|-------------------------|-------------------|----------------------|--------------------|-------------|------------|--|------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| Development Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level Indication ¹ | | 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 |
| | | | | 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 |
| 25 Houses | PDL / Greenfield | 1465 | 30 | | | | | | | Re | sidual 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 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 2f: Residual Land Value Results by Value Level & CIL Rate - 25 Unit Scheme - Mixed 40% Affordable Housing 70% Rented /30% LCHO (Unless Stated)

| | | | | | | | | | | F | Residual Land Value (| £) | | | |
|-------------------------|-------------------|----------------------|--------------------|-------------|------------|--|------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| Development Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level Indication ¹ | 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 |
| | | | | 1 | £2,000 | | £105,336 | £77,630 | £49,923 | £22,216 | | | Negative RLV | | |
| | | | | 2 | £2,250 | | £336,102 | £308,396 | £280,689 | £252,982 | £225,276 | £197,569 | £169,863 | £142,156 | £114,450 |
| | | | | 3 | £2,500 | | £550,482 | £523,576 | £496,671 | £469,765 | £442,859 | £415,954 | £389,048 | £372,922 | £345,215 |
| | | | | 4 | £2,750 | | £774,577 | £747,672 | £720,766 | £693,860 | £666,955 | £640,049 | £613,143 | £586,238 | £559,332 |
| | | | | 5 | £3,000 | | £998,673 | £971,767 | £944,861 | £917,956 | £891,050 | £864,144 | £837,238 | £810,333 | £783,427 |
| | | | | 6 | £3,250 | | £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 |
| | | | | 7 | £3,500 | | £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 |
| | | | | 8 | £3,750 | | £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 |
| 25 Mixed | PDL / Greenfield | 1323 | 40 | | | | | | | Re | sidual Land Value (£/ | Ha) | | | |
| | , | | | 1 | £2,000 | | £168,538 | £124,207 | £79,877 | £35,546 | | | Negative RLV | | |
| | | | | 2 | £2,250 | | £537,763 | £493,433 | £449,102 | £404,772 | £360,441 | £316,111 | £271,780 | £227,450 | £183,119 |
| | | | | 3 | £2,500 | | £880,771 | £837,722 | £794,673 | £751,624 | £708,575 | £665,526 | £622,477 | £596,675 | £552,345 |
| | | | | 4 | £2,750 | | £1,239,324 | £1,196,274 | £1,153,225 | £1,110,176 | £1,067,127 | £1,024,078 | £981,029 | £937,980 | £894,931 |
| | | | | 5 | £3,000 | | £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 |
| | | | | 6 | £3,250 | | £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 |
| | | | | 7 | £3,500 | | £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 |
| | | | | 8 | £3,750 | | £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 - £370,00

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)

| | | | | | | | | | | F | tesidual Land Value (£ | Ε) | | | |
|-------------------------|-------------------|----------------------|----------------------|-------------|------------|--|------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| Development Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level Indication ¹ | 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 |
| | | | | 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 |
| 40 Flats | PDL / Greenfield | 2180 | 200 | | | | | | | Re | sidual 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 |
| | | | | | | | | | | F | tesidual Land Value (| E) | | | |
| Development | Typical Site Type | Market Floor | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land |
| Scenario | | Area | | | | Indication ¹ | Value - £0/m² CIL | Value - £25/m² CIL | Value - £50/m² CIL | Value - £75/m² CIL | Value - £100/m² CIL | Value - £125/m² CIL | Value - £150/m² CIL | Value - £175/m² CIL | Value - £200/m² CIL |
| | | | | 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 |
| 40 Flats | PDL / Greenfield | 1520 | 200 | | | | | | | Re | sidual 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 |
| • | | | | | - | | | | | F | Residual Land Value (| Ε) | | | |
| Development | Typical Site Type | Market Floor | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land | Residual Land |
| Scenario | Typical Site Type | Area | Site Delisity (upil) | value Level | value ±/m | Indication ¹ | Value - £0/m² CIL | Value - £25/m² CIL | Value - £50/m² CIL | Value - £75/m² CIL | Value - £100/m² CIL | Value - £125/m² CIL | Value - £150/m² CIL | Value - £175/m² CIL | Value - £200/m² CIL |
| | | | | 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 |
| 40 Flats | PDL / Greenfield | 1750 | 200 | | | | | | | Re | sidual 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)

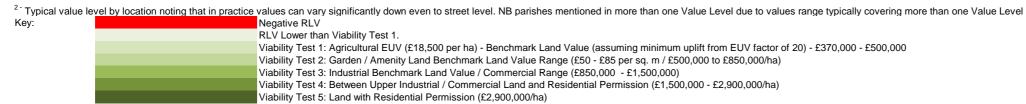


Table 2h: Residual Land Value Results by Value Level & CIL Rate - 50 Unit Scheme - Mixed 40% Affordable Housing 50% Rented /50% LCHO (Unless Stated)

| | | | | | | | | | | F | Residual Land Value (| £) | | | |
|-------------------------|-------------------|----------------------|--------------------|-------------|------------|--|------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| Development Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level Indication ¹ | 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 |
| | | | | 1 | £2,000 | | £209,075 | £153,662 | £98,249 | £42,836 | | | Negative RLV | | |
| | | | | 2 | £2,250 | | £649,135 | £595,323 | £541,512 | £487,701 | £433,889 | £391,392 | £335,979 | £280,566 | £225,152 |
| | | | | 3 | £2,500 | | £1,095,238 | £1,041,427 | £987,615 | £933,804 | £879,993 | £826,181 | £772,370 | £718,559 | £664,747 |
| | | | | 4 | £2,750 | | £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 |
| | | | | 5 | £3,000 | | £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 |
| | | | | 6 | £3,250 | | £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 |
| | | | | / | £3,500 | 1 | £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 |
| 50 Mixed | PDL / Greenfield | 2746 | 40 | 0 | £3,750 | l | £3,325,754 | £3,271,943 | £3,218,131 | £3,164,320 | £3,110,509 sidual Land Value (£/ | £3,056,697 (Ha) | £3,002,886 | £2,949,075 | £2,895,263 |
| | , | | | 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 - £370,00

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

| | | | | | | | | | | F | Residual Land Value (| £) | | | |
|-------------------------|-------------------|----------------------|--------------------|-------------|------------------|--|------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| Development Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level Indication ¹ | 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 |
| | | | | 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 | 1 | £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 |
| | | | | , | £3,500 £3,750 | 1 | £6,552,840 £7,531,647 | £6,427,643 £7,406,451 | £6,302,446 £7,281,254 | £6,177,250 £7,156,057 | £6,052,053 £6,052,053 | £5,926,856 £6,905,664 | £5,801,660 £6,780,467 | £5,676,463 £6,655,271 | £5,551,266 £6,530,074 |
| 100 Mixed | PDL / Greenfield | 5492 | 40 | | | | | | | | sidual Land Value (£/ | | | , , | , , |
| | | | | 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 | £2,420,821 | £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:

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 -

Viability Test 5: Land with Residential Permission (£2,900,000/ha)

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

| | | | | | | | | | | i | Residual Land Value (| E) | | | |
|-------------------------|-------------------|----------------------|--------------------|-------------|------------|---|-------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| Development Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level Indication ¹ | | 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 |
| | | | | 1 | £2,000 | | £173,639 | | | | Negati | ve 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 |
| 250 Mixed | PDL / Greenfield | 13730 | 35 | | | | | | | Re | sidual Land Value (£/ | Ha) | | | |
| | , | | | 1 | £2,000 | | £24,310 | | | | Negat | ive 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: 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 2: Garden Amenty Land Benchmark Land Value / Range (£850,000 - £1,500,000 to £650,000/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 2k: Residual Land Value Results by Value Level & CIL Rate -500 Unit Scheme - Mixed 40% Affordable Housing 70% Rented /30% LCHO

| | | | | | | | | | | F | Residual Land Value (| £) | | | |
|-------------------------|-------------------|----------------------|--------------------|-------------|------------|---|-------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| Development Scenario | Typical Site Type | Market Floor Area | Site Density (dph) | Value Level | Value £/m² | Typical Location & Value Level Indication ¹ | | 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 |
| | | | | 1 | £2,000 | | | | | | Negative RLV | | | | |
| | | | | 2 | £2,250 | | | | | | Negative RLV | | | | |
| | | | | 3 | £2,500 | | £486,226 | | | | | ive RLV | | | |
| | | | | 4 | £2,750 | | £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 |
| | | | | 5 | £3,000 | | £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 |
| | | | | 6 | £3,250 | | £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 |
| | | | | 7 | £3,500 | | £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 |
| | | | | 8 | £3,750 | l | £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 |
| 500 Mixed | PDL / Greenfield | 27460 | 35 | | | | | | | Re | sidual Land Value (£/ | Ha) | | | |
| | , | | | 1 | £2,000 | | | | | | Negative RLV | | | | |
| | | | | 2 | £2,250 | | | | | | Negative RLV | | | | |
| | | | | 3 | £2,500 | | £34,036 | | | | Negati | ive RLV | | | |
| | | | | 4 | £2,750 | | £349,778 | £305,959 | £262,140 | £218,321 | £174,502 | £130,683 | £86,865 | £43,046 | Negative RLV |
| | | | | 5 | £3,000 | | £665,432 | £621,614 | £577,795 | £533,976 | £490,157 | £446,338 | £402,519 | £358,701 | £314,882 |
| | | | | 6 | £3,250 | | £980,972 | £937,153 | £893,334 | £849,515 | £805,697 | £761,878 | £718,059 | £674,240 | £630,421 |
| | | | | 7 | £3,500 | | £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 |
| | | | | 8 | £3,750 | | £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 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 2: Carden' Africand Earlie 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)

D S PHousing & Development Consultants

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

| | | | | | | | F | desidual Land Value (| (£) | | | | | | | Re | sidual Land Value (£ | /Ha) | | | |
|--|---|--------------|----------------|------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--|------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------|--|--------------------------------------|--------------------------------------|--|
| Use Class / Type | Scheme Type | Value Level | Site Size (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 CII | Residual Land L Value - £125/m² CIL | Residual Land Value - £150/m² CIL | Residual Land Value - £175/m² CIL | Residual Land L Value - £200/m² CIL |
| | | 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 |
| A1 Large Format Retail | Supermarket | 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 |
| | | н | 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 |
| | | 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 |
| A1 Large Format Retail | Retail Warehouse | М | 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 |
| | | Н | 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 |
| | | 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 | |
| A1-A5 Small Retail | Smal shops | 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 |
| | | н | 0.04 | £167,667 | £160,785 | £153,904 | £147,022 | £140,141 Negative RLV | £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 | | | | |
| BI(a) Offices | Out of Town Office Building | H | 0.50 | £162.756 | £116.439 | £70.122 | £23.806 | Negative NEV | | Negative RLV | | | £325.512 | £232.878 | f140.244 | f47.612 | Negative RLV | | Negative RLV | | |
| | | " | 0.13 | 1102,750 | 1110,433 | 170,122 | 123,000 | Negative RLV | | riegotive nev | | | 1323,312 | 1232,878 | 1140,244 | 147,012 | Negative RLV | | Negative KLV | | |
| B1, B2, Industrial / | Move-on type industrial unit | м | 0.13 | | | | | Negative RLV | | | | | | | | | Negative RLV | | | | |
| B8 Warehousing | including offices | Н | 0.13 | | | | | Negative RLV | | | | | | | | | Negative RLV | | | | |
| | | L | 0.38 | | | | | Negative RLV | | | | | | | | | Negative RLV | | | | |
| B1, B2, Industrial / B8 Warehousing | Large industrial warehousing including offices | M | 0.38 | | | | | Negative RLV | | | | | | | | | Negative RLV | | | | |
| bo warenousing | including offices | Н | 0.38 | | | | | Negative RLV | | | | | | | | | Negative RLV | | | | |
| | | L | 0.13 | | | | | Negative RLV | | | | | | | | | Negative RLV | | | | |
| C2 Residential Institution | Care Home | М | 0.13 | | | | | Negative RLV | | | | | | | | | Negative RLV | | | | |
| | | н | 0.13 | | | | | Negative RLV | | | | | | | | | Negative RLV | | | | |
| | | L | 0.42 | | | | | Negative RLV | | | | | | Negative RLV | | | | | | | |
| C1 Hotel | Hotel - edge of City | М | 0.42 | £76,933 | £28,301 | | | | Negative RLV | | | | £183,174 | £67,383 | | | | Negative RLV | | | |
| | | Н | 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 | | <u> </u> | 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 |
| or similar | Student Housing | 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 |
| | | Н | 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 |

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)

DISIP Housing and Development Consultants Appendix IIc

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

| | | | | | | | | Residual Land Value | (£) | | | | | | | Re | sidual Land Value (£ | /Ha) | | | |
|----------------------------------|------------------------------|-------------|----------------|------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------|--|--------------------------------------|--------------------------------------|--------------------------------------|------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--|--------------------------------------|--------------------------------------|--------------------------------------|
| Use Class / Type | Scheme Type | Value Level | Site Size (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 CII | 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 CI | Residual Land L Value - £125/m² CIL | Residual Land Value - £150/m² CIL | Residual Land Value - £175/m² CIL | Residual Land L Value - £200/m² C |
| | | L | 0.63 | £344,681 | £288,405 | £236,539 | £179,193 | £123,016 | £65,120 | £7,225 | Negat | ive RLV | £547,113 | £457,786 | £375,459 | £284,433 | £195,263 | £103,365 | £11,468 | Negat | tive RLV |
| A1 Large Format Retail | Supermarket | М | 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 |
| | | н | 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 |
| | | 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 |
| A1 Large Format Retail | Retail Warehouse | М | 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 |
| | | Н | 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 |
| | | L | 0.04 | | | | | Negative RLV | | | | | | | | | Negative RLV | | | | |
| A1-A5 Small Retail | Small shops | М | 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 |
| | | н | 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 |
| | | L | 0.50 | | | | | Negative RLV | | | | | | | | | Negative RLV | | | | |
| B1(a) Offices | Out of Town Office Building | M | 0.50 | | | | | Negative RLV | | | | | | | | | Negative RLV | | | | |
| | | Н | 0.50 | | | | | £162,756 | | | | | £325,512 | | | | - 0 | tive RLV | | | |
| B1, B2, Industrial / | Move-on type industrial unit | L | 0.13 | | | | | Negative RLV | | | | | | | | | Negative RLV | | | | |
| B8 Warehousing | including offices | M | 0.13 | | | | | Negative RLV Negative RLV | | | | | | | | | Negative RLV | | | | |
| | | н | 0.13 | | | | | Negative RLV | | | | | | | | | Negative RLV Negative RLV | | | | |
| B1, B2, Industrial / | Large industrial warehousing | M | 0.38 | | | | | Negative RLV | | | | | | | | | Negative RLV | | | | |
| B8 Warehousing | including offices | IV. | 0.38 | | | | | Negative RLV | | | | | | | | | Negative RLV | | | | |
| | | i i | 0.13 | | | | | Negative RLV | | | | | | | | | Negative RLV | | | | |
| Purpose built halls of residence | Student Housing | 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 | f2.139.869 | £1.837.031 | £1.534.192 |
| or similar | | U U | 0.13 | £1.074.941 | £1.035.572 | £996.202 | f956.833 | £917.464 | £878.095 | £838.725 | £799,356 | £759.987 | £8 268 777 | £3,034,009 £7,965,938 | £7,663,092 | £3,048,332 £7.360.254 | £2,743,334 £7.057.415 | f6.754.577 | f6.451.731 | f6.148.892 | f5.846.054 |

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)

DISIP Housing and Development Consultants Appendix IIc

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 | m² | 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 (1yr Rent Free) | 540,000 | YP @ PV 1yr @ | 6.5000% 6.5000% | 15.3846 0.9390 | 7,800,650 | |
| GROSS DEVELOPMENT VALUE | | | | 7,800,650 | | |
| Purchaser's Costs | | 5.75% | (448,537) | (448,537) | | |
| NET DEVELOPMENT VALUE | | | | 7,352,113 | | |
| NET REALISATION | | | | 7,352,113 | | |
| OUTLAY | | | | | | |
| ACQUISITION COSTS Residualised Price (0.63 Ha 1,970,256.16 pHect) Stamp Duty Agent Fee Legal Fee Site Survey & Prep Costs | 0.63 m² | 1.50% 0.75% 100,000.00 pm² | 1,241,261 49,650 18,619 9,309 63,000 | 1,381,840 | | |
| CONSTRUCTION COSTS Construction Supermarket (2.500 sqm) | m² 2,500.00 m² | Rate m² 1,019.00 pm² | Cost 2,547,500 | 2,547,500 | | |
| Contingency CIL | 2,500.00 m ² | 5.00% 125.00 pm² | 127,375 312,500 | 439,875 | | |
| Other Construction Site Works | | 20.00% | 509,500 | 509,500 | | |
| PROFESSIONAL FEES All Professional MARKETING & LETTING | | 10.00% | 305,700 | 305,700 | | |
| Letting Agent Fee Letting Legal Fee | | 10.00% 1.00% | 54,000 5,400 | 59,400 | | |
| Additional Costs Arrangement Fee | | 2.00% | 24,825 | 24,825 | | |
| MISCELLANEOUS FEES Planning / Insurances BREEAM | | 2.00% 5.00% | 50,950 127,375 | 178,325 | | |
| FINANCE Debit Rate 7.000% Credit Rate 0.500% (Nominal) Land Construction Total Finance Cost | | | 162,697 182,320 | 345,017 | | |
| TOTAL COSTS | | | | 5,791,983 | | |
| PROFIT | | | | 1 560 130 | | |

1,560,130

APPRAISAL SUMMARY

DIXON SEARLE PARTNERSHIP

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) Equivalent Yield% (True) 6.50% 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

- 3 - Date: 21/07/2013

Dixon Searle Partnership

Development Appraisal

Convenience Store (300 sqm) - Medium Value 6.5% Yield

Report Date: 21 July 2013

Convenience Store (300 sqm) - Medium Value 6.5% Yield

Summary Appraisal for Phase 1

Currency in £

REVENUE

| Rental Area Summary | Units | m² | Rate m ² | 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 @ PV 1yr @ | 6.5000% 6.5000% | 15.3846 0.9390 | 585,049 | |
| GROSS DEVELOPMENT VALUE | | | | 585,049 | | |
| Purchaser's Costs | | 5.75% | (33,640) | (33,640) | | |
| NET DEVELOPMENT VALUE | | | | 551,408 | | |
| NET REALISATION | | | | 551,408 | | |
| OUTLAY | | | | | | |
| ACQUISITION COSTS Residualised Price (0.04 Ha 2,272,604.25 pHect) Agent Fee Legal Fee Site Survey & Prep Costs | 0.04 m² | 1.50% 0.75% 100,000.00 pm² | 90,904 1,364 682 4,000 | 96,950 | | |
| CONSTRUCTION COSTS Construction | m² | Rate m² | Cost | 90,930 | | |
| Convenience Store (300 sqm) | 300.00 m ² | 706.00 pm ² | 211,800 | 211,800 | | |
| Contingency CIL | 300.00 m² | 5.00% 50.00 pm² | 10,590 15,000 | 25 500 | | |
| Other Construction Site Works | | 20.00% | 42,360 | 25,590 | | |
| One Works | | 20.0070 | 42,000 | 42,360 | | |
| PROFESSIONAL FEES All Professional | | 10.00% | 25,416 | 25,416 | | |
| MARKETING & LETTING Letting Agent Fee | | 10.00% | 4,050 | 25,410 | | |
| Letting Legal Fee | | 1.00% | 405 | 4,455 | | |
| Additional Costs Arrangement Fee | | 2.00% | 1,818 | 1,818 | | |
| MISCELLANEOUS FEES Planning / Insurances BREEAM | | 2.00% 5.00% | 4,236 10,590 | 14,826 | | |
| FINANCE Debit Rate 7.000% Credit Rate 0.500% (Nominal) Land | | | 6,141 | 14,020 | | |
| Construction Total Finance Cost | | | 5,043 | 11,184 | | |
| TOTAL COSTS | | | | 434,399 | | |
| PROFIT | | | | 117,010 | | |

APPRAISAL SUMMARY

DIXON SEARLE PARTNERSHIP

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 |
| | |

- 3 -

Dixon Searle Partnership

Development Appraisal

Student Accomodation

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 | |
| GROSS DEVELOPMENT VALUE | | | | 5,837,940 | | |
| Purchaser's Costs | | 5.75% | (335,682) | (335,682) | | |
| 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 Legal Fee Site Survey & Prep Costs | 0.13 m² | 1.50% 0.75% 100,000.00 pm² | 841,898 12,628 6,314 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 CIL | 1,700.00 m² | 5.00% 100.00 pm² | 102,255 170,000 | 272,255 | | |
| Other Construction Site Works | | 20.00% | 409,020 | 409,020 | | |
| PROFESSIONAL FEES All Professional | | 10.00% | 245,412 | 245 412 | | |
| MARKETING & LETTING | | | | 245,412 | | |
| Letting Agent Fee Letting Legal Fee | | 10.00% 1.00% | 37,947 3,795 | 41,741 | | |
| Additional Costs | | | | | | |
| Arrangement Fee | | 2.00% | 16,838 | 16,838 | | |
| MISCELLANEOUS FEES | | | | | | |
| Planning / Insurances BREEAM | | 2.00% 5.00% | 40,902 102,255 | | | |
| FINANCE Debit Rate 7.000% Credit Rate 0.500% (Nominal) Land | | | 123,219 | 143,157 | | |
| Construction Total Finance Cost | | | 164,088 | 287,307 | | |
| TOTAL COSTS | | | | 4,334,670 | | |
| PROFIT | | | | | | |
| | | | | 1,167,588 | | |
| n / " | | | | | | |

Performance Measures Profit on Cost%

26.94%

APPRAISAL SUMMARY

DIXON SEARLE PARTNERSHIP

Date: 21/07/2013

Student Accomodation

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

- 3 -

APPRAISAL SUMMARY

DIXON SEARLE PARTNERSHIP

Student Accomodation

Net MRV at Sale 379,466

File: Medium Value\Student Accom MV £0CIL.wcfx ARGUS Developer Version: 6.00.002

ARGUS Developer Version: 6.00.002 - 4 - Date: 21/07/2013

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DIXON SEARLE PARTNERSHIP

Student Accomodation

File: Medium Value\Student Accom MV £0CIL.wcfx ARGUS Developer Version: 6.00.002

RGUS Developer Version: 6.00.002 - 5 - Date: 21/07/2013