

Chichester District Council

Local Plan & CIL Viability Assessment

Stage 1 (Initial review phase 2019-2020)

Appendix IIa:
Residential Results

DSP18563

Table 1a: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rates)
- 1 Unit Scheme - House

Development Scenario	1	House
Typical Site Type	GF/PDL	
Net Site Area (ha)	0.029	
Gross Site Area (ha)	0.033	
Total Site Area (ha)	0.033	includes OS allowance
Site Density (dph)	35	
Indexed CIL Rate	£141.25	South of Plan Area
	£235.42	North of Plan Area

CIL Rates £/m ²	South of Plan Area Residual Land Value (£)									North of Plan Area Residual Land Value (£)								
	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²
Existing Indexed Rate	-£92,367	-£62,572	-£32,778	-£2,984	£24,425	£51,569	£78,712	£105,856	£159,062	-£105,961	-£76,166	-£46,372	-£16,578	£12,041	£39,184	£66,328	£93,472	£146,967
£0	-£70,835	-£41,041	-£11,246	£16,898	£44,041	£71,185	£98,329	£125,201	£178,219	-£70,074	-£40,280	-£10,485	£17,591	£44,735	£71,878	£99,022	£125,879	£178,897
£25	-£74,646	-£44,852	-£15,057	£13,426	£40,569	£67,713	£94,857	£121,811	£174,829	-£73,885	-£44,090	-£14,296	£14,119	£41,263	£68,407	£95,550	£122,488	£175,506
£50	-£78,457	-£48,663	-£18,868	£9,954	£37,098	£64,241	£91,385	£118,420	£171,438	-£77,696	-£47,901	-£18,107	£10,647	£37,791	£64,935	£92,078	£119,097	£172,115
£75	-£82,268	-£52,473	-£22,679	£6,482	£33,626	£60,769	£87,913	£115,029	£168,047	-£81,507	-£51,712	-£21,918	£7,175	£34,319	£61,463	£88,606	£115,706	£168,724
£100	-£86,079	-£56,284	-£26,490	£3,010	£30,154	£57,297	£84,441	£111,585	£164,656	-£85,317	-£55,523	-£25,729	£3,704	£30,847	£57,991	£85,134	£112,278	£165,334
£125	-£89,890	-£60,095	-£30,301	-£507	£26,682	£53,825	£80,969	£108,113	£161,266	-£89,128	-£59,334	-£29,540	£232	£27,375	£54,519	£81,663	£108,806	£161,943
£150	-£93,701	-£63,906	-£34,112	-£4,318	£23,210	£50,354	£77,497	£104,641	£157,875	-£92,939	-£63,145	-£33,351	-£3,557	£23,903	£51,047	£78,191	£105,334	£158,552
£175	-£97,511	-£67,717	-£37,923	-£8,129	£19,738	£46,882	£74,025	£101,169	£154,484	-£96,750	-£66,956	-£37,162	-£7,368	£20,431	£47,575	£74,719	£101,862	£155,161
£200	-£101,322	-£71,528	-£41,734	-£11,940	£16,266	£43,410	£70,553	£97,697	£151,093	-£100,561	-£70,767	-£40,973	-£11,179	£16,960	£44,103	£71,247	£98,391	£151,771
£225	-£105,133	-£75,339	-£45,545	-£15,751	£12,794	£39,938	£67,081	£94,225	£147,703	-£104,372	-£74,578	-£44,784	-£14,990	£13,488	£40,631	£67,775	£94,919	£148,380
£250	-£108,944	-£79,150	-£49,356	-£19,562	£9,322	£36,466	£63,610	£90,753	£144,312	-£108,183	-£78,389	-£48,595	-£18,800	£10,016	£37,159	£64,303	£91,447	£144,989
£275	-£112,755	-£82,961	-£53,167	-£23,373	£5,850	£32,994	£60,138	£87,281	£140,921	-£111,994	-£82,200	-£52,406	-£22,611	£6,544	£33,687	£60,831	£87,975	£141,599
£300	-£116,566	-£86,772	-£56,978	-£27,183	£2,378	£29,522	£56,666	£83,809	£137,531	-£115,805	-£86,011	-£56,217	-£26,422	£3,072	£30,216	£57,359	£84,503	£138,208
	Residual Land Value (£/Ha)									Residual Land Value (£/Ha)								
Existing Indexed Rate	-£2,811,160	-£1,904,380	-£997,599	-£90,819	£743,372	£1,569,483	£2,395,594	£3,221,705	£4,841,008	-£3,224,887	-£2,318,106	-£1,411,326	-£504,545	£366,452	£1,192,563	£2,018,674	£2,844,785	£4,472,900
£0	-£2,155,845	-£1,249,064	-£342,284	£514,278	£1,340,389	£2,166,500	£2,992,611	£3,810,473	£5,424,067	-£2,132,679	-£1,225,898	-£319,118	£535,383	£1,361,494	£2,187,605	£3,013,716	£3,831,085	£5,444,679
£25	-£2,271,830	-£1,365,049	-£458,269	£408,611	£1,234,722	£2,060,833	£2,886,944	£3,707,277	£5,320,871	-£2,248,664	-£1,341,883	-£435,103	£429,716	£1,255,827	£2,081,939	£2,908,050	£3,727,889	£5,341,482
£50	-£2,387,815	-£1,481,034	-£574,254	£302,944	£1,129,056	£1,955,167	£2,781,278	£3,604,081	£5,217,674	-£2,364,649	-£1,457,868	-£551,088	£324,050	£1,150,161	£1,976,272	£2,802,383	£3,624,693	£5,238,286
£75	-£2,503,800	-£1,597,019	-£690,239	£197,278	£1,023,389	£1,849,500	£2,675,611	£3,500,885	£5,114,478	-£2,480,634	-£1,573,853	-£667,073	£218,383	£1,044,494	£1,870,605	£2,696,716	£3,521,496	£5,135,090
£100	-£2,619,785	-£1,713,004	-£806,224	£91,611	£917,722	£1,743,833	£2,569,944	£3,396,055	£5,011,282	-£2,596,619	-£1,689,838	-£783,058	£112,716	£938,827	£1,764,938	£2,591,049	£3,417,161	£5,031,894
£125	-£2,735,770	-£1,828,989	-£922,209	-£15,428	£812,055	£1,638,166	£2,464,278	£3,290,389	£4,908,086	-£2,712,604	-£1,805,823	-£899,043	£7,049	£833,161	£1,659,272	£2,485,383	£3,311,494	£4,928,697
£150	-£2,851,755	-£1,944,975	-£1,038,194	-£131,413	£706,389	£1,532,500	£2,358,611	£3,184,722	£4,804,889	-£2,828,589	-£1,921,808	-£1,015,028	-£108,247	£727,494	£1,553,605	£2,379,716	£3,205,827	£4,825,501
£175	-£2,967,740	-£2,060,960	-£1,154,179	-£247,398	£600,722	£1,426,833	£2,252,944	£3,079,055	£4,701,693	-£2,944,574	-£2,037,793	-£1,131,013	-£224,232	£621,827	£1,447,938	£2,274,049	£3,100,160	£4,722,305
£200	-£3,083,725	-£2,176,945	-£1,270,164	-£363,383	£495,055	£1,321,166	£2,147,277	£2,973,388	£4,598,497	-£3,060,559	-£2,153,779	-£1,246,998	-£340,217	£516,160	£1,342,271	£2,168,383	£2,994,494	£4,619,109
£225	-£3,199,710	-£2,292,930	-£1,386,149	-£479,369	£389,388	£1,215,500	£2,041,611	£2,867,722	£4,495,301	-£3,176,544	-£2,269,764	-£1,362,983	-£456,202	£410,494	£1,236,605	£2,062,716	£2,888,827	£4,515,912
£250	-£3,315,695	-£2,408,915	-£1,502,134	-£595,354	£283,722	£1,109,833	£1,935,944	£2,762,055	£4,392,104	-£3,292,529	-£2,385,749	-£1,478,968	-£572,187	£304,827	£1,130,938	£1,957,049	£2,783,160	£4,412,716
£275	-£3,431,680	-£2,524,900	-£1,618,119	-£711,339	£178,055	£1,004,166	£1,830,277	£2,656,388	£4,288,908	-£3,408,514	-£2,501,734	-£1,594,953	-£688,173	£199,160	£1,025,271	£1,851,382	£2,677,493	£4,309,520
£300	-£3,547,665	-£2,640,885	-£1,734,104	-£827,324	£72,388	£898,499	£1,724,610	£2,550,722	£4,185,712	-£3,524,499	-£2,617,719	-£1,710,938	-£804,158	£93,493	£919,604	£1,745,716	£2,571,827	£4,206,323

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £250,000 to £500,000/ha)
	Viability Test 3 (RLV £500,000 to £850,000/ha)
	Viability Test 4 (RLV £850,000 to £1,250,000/ha)
	Viability Test 5 (RLV £1,250,000 to £1,500,000/ha)
	Viability Test 6 (RLV £1,500,000 to £3,000,000/ha)
	Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
	Viability Test 8 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,250,000	Industrial - Upper
£1,500,000	Commercial CBD/OOT land values. Includes a 20% uplift.
£3,000,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - North of Plan Area only. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

Table 1b: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rates)
- 5 Unit Scheme - Houses

Development Scenario	5	Houses
Typical Site Type	PDL / GF	
Net Site Area (ha)	0.14	
Gross Site Area (ha)	0.16	
Total Site Area (ha)	0.16	includes OS allowance
Site Density (dph)	35	
Indexed CIL Rate	£141.25	South of Plan Area
	£235.42	North of Plan Area

0% AH 5 Houses CIL Rates £/m ²	South of Plan Area Residual Land Value (£)									North of Plan Area Residual Land Value (£)								
	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²
Existing Indexed Rate	£142,296	£228,415	£311,561	£394,706	£477,852	£560,998	£555,228	£638,374	£888,027	£103,204	£189,696	£274,113	£357,259	£440,405	£523,550	£606,696	£689,842	£852,904
£0	£112,358	£198,637	£282,733	£365,878	£449,024	£532,170	£615,316	£698,462	£860,988	£207,332	£291,116	£374,261	£457,407	£540,553	£623,699	£706,845	£789,990	£946,835
£25	£101,063	£187,606	£272,098	£355,243	£438,389	£521,535	£604,681	£687,827	£851,013	£196,301	£280,480	£363,626	£446,772	£529,918	£613,064	£696,209	£779,355	£936,860
£50	£89,768	£176,574	£261,463	£344,608	£427,754	£510,900	£594,046	£677,191	£841,038	£185,269	£269,845	£352,991	£436,137	£519,283	£602,429	£685,574	£768,720	£926,885
£75	£78,473	£165,543	£250,827	£333,973	£417,119	£500,265	£583,411	£666,556	£831,064	£174,238	£259,210	£342,356	£425,502	£508,648	£591,794	£674,939	£758,085	£916,910
£100	£67,177	£154,512	£240,192	£323,338	£406,484	£489,630	£572,776	£655,921	£821,089	£163,207	£248,575	£331,721	£414,867	£498,013	£581,158	£664,304	£747,450	£906,935
£125	£55,882	£143,481	£229,557	£312,703	£395,849	£478,995	£562,141	£645,286	£811,114	£152,176	£237,940	£321,086	£404,232	£487,378	£570,523	£653,669	£736,815	£896,961
£150	£44,587	£132,450	£218,692	£302,068	£385,214	£468,360	£551,505	£634,651	£800,943	£141,145	£227,305	£310,451	£393,597	£476,743	£559,888	£643,034	£726,180	£886,986
£175	£33,292	£121,418	£207,661	£291,433	£374,579	£457,725	£540,870	£624,016	£790,308	£130,113	£216,356	£299,816	£382,962	£466,107	£549,253	£632,399	£715,545	£877,011
£200	£21,996	£110,304	£196,630	£280,798	£363,944	£447,090	£530,235	£613,381	£779,673	£119,082	£205,325	£289,181	£372,327	£455,472	£538,618	£621,764	£704,910	£867,036
£225	£10,701	£99,008	£185,599	£270,163	£353,309	£436,454	£519,600	£602,746	£769,038	£107,912	£194,294	£278,546	£361,692	£444,837	£527,983	£611,129	£694,275	£857,061
£250	-£652	£87,713	£174,568	£259,528	£342,674	£425,819	£508,965	£592,111	£758,403	£96,616	£183,263	£267,911	£351,056	£434,202	£517,348	£600,494	£683,640	£847,086
£275	-£13,051	£76,418	£163,536	£248,893	£332,039	£415,184	£498,330	£581,476	£747,768	£85,321	£172,231	£257,276	£340,421	£423,567	£506,713	£589,859	£673,005	£837,111
£300	-£25,449	£65,122	£152,505	£238,258	£321,403	£404,549	£487,695	£570,841	£737,132	£74,026	£161,200	£246,641	£329,786	£412,932	£496,078	£579,224	£662,370	£827,137
	Residual Land Value (£/Ha)									Residual Land Value (£/Ha)								
Existing Indexed Rate	£866,148	£1,390,351	£1,896,456	£2,402,561	£2,908,666	£3,414,771	£3,379,647	£3,885,752	£5,405,379	£628,197	£1,154,672	£1,668,514	£2,174,619	£2,680,724	£3,186,829	£3,692,934	£4,199,038	£5,191,588
£0	£683,921	£1,209,093	£1,720,981	£2,227,086	£2,733,191	£3,239,296	£3,745,401	£4,251,506	£5,240,798	£1,262,020	£1,772,008	£2,278,112	£2,784,217	£3,290,322	£3,796,427	£4,302,532	£4,808,637	£5,763,343
£25	£615,167	£1,141,947	£1,656,246	£2,162,351	£2,668,456	£3,174,561	£3,680,666	£4,186,770	£5,180,081	£1,194,873	£1,707,272	£2,213,377	£2,719,482	£3,225,587	£3,731,692	£4,237,797	£4,743,901	£5,702,626
£50	£546,413	£1,074,800	£1,591,511	£2,097,616	£2,603,721	£3,109,826	£3,615,930	£4,122,035	£5,119,365	£1,127,727	£1,642,537	£2,148,642	£2,654,747	£3,160,852	£3,666,957	£4,173,061	£4,679,166	£5,641,910
£75	£477,659	£1,007,654	£1,526,776	£2,032,881	£2,538,986	£3,045,090	£3,551,195	£4,057,300	£5,058,648	£1,060,581	£1,577,802	£2,083,907	£2,590,012	£3,096,117	£3,602,221	£4,108,326	£4,614,431	£5,581,193
£100	£408,905	£940,507	£1,462,041	£1,968,146	£2,474,250	£2,980,355	£3,486,460	£3,992,565	£4,997,931	£993,434	£1,513,067	£2,019,172	£2,525,277	£3,031,381	£3,537,486	£4,043,591	£4,549,696	£5,520,477
£125	£340,152	£873,361	£1,397,306	£1,903,410	£2,409,515	£2,915,620	£3,421,725	£3,927,830	£4,937,215	£926,288	£1,448,332	£1,954,437	£2,460,541	£2,966,646	£3,472,751	£3,978,856	£4,484,961	£5,459,760
£150	£271,398	£806,215	£1,331,170	£1,838,675	£2,344,780	£2,850,885	£3,356,990	£3,863,094	£4,875,304	£859,142	£1,383,597	£1,889,701	£2,395,806	£2,901,911	£3,408,016	£3,914,121	£4,420,226	£5,399,044
£175	£202,644	£739,068	£1,264,024	£1,773,940	£2,280,045	£2,786,150	£3,292,254	£3,798,359	£4,810,569	£791,995	£1,316,951	£1,824,966	£2,331,071	£2,837,176	£3,343,281	£3,849,386	£4,355,490	£5,338,327
£200	£133,890	£671,413	£1,196,878	£1,709,205	£2,215,310	£2,721,414	£3,227,519	£3,733,624	£4,745,834	£724,849	£1,249,805	£1,760,231	£2,266,336	£2,772,441	£3,278,546	£3,784,650	£4,290,755	£5,277,611
£225	£65,136	£602,659	£1,129,731	£1,644,470	£2,150,574	£2,656,679	£3,162,784	£3,668,889	£4,681,099	£656,853	£1,182,658	£1,695,496	£2,201,601	£2,707,706	£3,213,810	£3,719,915	£4,226,020	£5,216,894
£250	-£3,971	£533,905	£1,062,585	£1,579,735	£2,085,839	£2,591,944	£3,098,049	£3,604,154	£4,616,363	£588,099	£1,115,512	£1,630,761	£2,136,866	£2,642,970	£3,149,075	£3,655,180	£4,161,285	£5,156,178
£275	-£79,438	£465,152	£995,439	£1,514,999	£2,021,104	£2,527,209	£3,033,314	£3,539,419	£4,551,628	£519,345	£1,048,365	£1,566,026	£2,072,130	£2,578,235	£3,084,340	£3,590,445	£4,096,550	£5,095,461
£300	-£154,906	£396,398	£928,292	£1,450,264	£1,956,369	£2,462,474	£2,968,579	£3,474,683	£4,486,893	£450,592	£981,219	£1,501,290	£2,007,395	£2,513,500	£3,019,605	£3,525,710	£4,031,815	£5,034,745

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £250,000 to £500,000/ha)
	Viability Test 3 (RLV £500,000 to £850,000/ha)
	Viability Test 4 (RLV £850,000 to £1,250,000/ha)
	Viability Test 5 (RLV £1,250,000 to £1,500,000/ha)
	Viability Test 6 (RLV £1,500,000 to £3,000,000/ha)
	Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
	Viability Test 8 (RLV >£3,500,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,250,000	Industrial - Upper
£1,500,000	Commercial CBD/OOT land values. Includes a 20% uplift.
£3,000,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - North of Plan Area only. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

Table 1c: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rates)
- 6 Unit Scheme - Houses

Development Scenario	6	Houses
Typical Site Type	PDL / GF	
Net Site Area (ha)	0.17	
Gross Site Area (ha)	0.20	
Total Site Area (ha)	0.20	includes OS allowance
Site Density (dph)	35	
Indexed CIL Rate	£141.25	South of Plan Area
	£235.42	North of Plan Area

0% AH 6 Houses CIL Rates £/m ²	South of Plan Area Residual Land Value (£)									North of Plan Area Residual Land Value (£)								
	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²
Existing Indexed Rate	£159,881	£258,828	£355,434	£452,040	£548,646	£645,252	£741,858	£836,330	£1,017,548	£114,752	£214,956	£311,926	£408,532	£505,138	£601,744	£698,349	£794,955	£976,741
£0	£232,038	£328,644	£425,250	£521,855	£618,461	£715,067	£811,203	£901,812	£1,083,029	£235,075	£331,681	£428,287	£524,893	£621,498	£718,104	£814,052	£904,660	£1,085,878
£25	£219,479	£316,287	£412,893	£509,499	£606,105	£702,711	£799,316	£890,222	£1,071,440	£222,630	£319,324	£415,930	£512,536	£609,142	£705,748	£802,353	£893,071	£1,074,288
£50	£206,662	£303,930	£400,536	£497,142	£593,748	£690,354	£786,960	£878,633	£1,059,850	£209,813	£306,967	£403,573	£500,179	£596,785	£693,391	£789,997	£881,481	£1,062,699
£75	£193,845	£291,574	£388,179	£484,785	£581,391	£677,997	£774,603	£867,043	£1,048,260	£196,996	£294,611	£391,217	£487,822	£584,428	£681,034	£777,640	£869,892	£1,051,109
£100	£181,029	£279,217	£375,823	£472,429	£569,034	£665,640	£762,246	£855,453	£1,036,671	£184,179	£282,254	£378,860	£475,466	£572,072	£668,677	£765,283	£858,302	£1,039,519
£125	£168,212	£266,860	£363,466	£460,072	£556,678	£653,284	£749,889	£843,864	£1,025,081	£171,362	£269,897	£366,503	£463,109	£559,715	£656,321	£752,927	£846,712	£1,027,930
£150	£155,395	£254,503	£351,109	£447,715	£544,321	£640,927	£737,533	£832,274	£1,013,492	£158,545	£257,541	£354,146	£450,752	£547,358	£643,964	£740,570	£835,123	£1,016,340
£175	£142,578	£242,147	£338,753	£435,358	£531,964	£628,570	£725,176	£820,684	£1,001,902	£145,728	£245,184	£341,790	£438,396	£535,001	£631,607	£728,213	£823,533	£1,004,750
£200	£129,761	£229,790	£326,396	£423,002	£519,608	£616,213	£712,819	£809,095	£990,312	£132,911	£232,827	£329,433	£426,039	£522,645	£619,251	£715,856	£811,943	£993,161
£225	£116,944	£217,148	£314,039	£410,645	£507,251	£603,857	£700,463	£797,068	£978,723	£120,094	£220,298	£317,076	£413,682	£510,288	£606,894	£703,500	£800,106	£981,571
£250	£103,893	£204,331	£301,682	£398,288	£494,894	£591,500	£688,106	£784,712	£967,133	£107,119	£207,481	£304,719	£401,325	£497,931	£594,537	£691,143	£787,749	£969,982
£275	£90,769	£191,514	£289,326	£385,932	£482,537	£579,143	£675,749	£772,355	£955,543	£93,995	£194,664	£292,363	£388,969	£485,574	£582,180	£678,786	£775,392	£958,392
£300	£77,646	£178,697	£276,969	£373,575	£470,181	£566,787	£663,392	£759,998	£943,954	£80,871	£181,847	£280,006	£376,612	£473,218	£569,824	£666,430	£763,035	£946,802
	Residual Land Value (£/Ha)									Residual Land Value (£/Ha)								
Existing Indexed Rate	£810,988	£1,312,897	£1,802,927	£2,292,957	£2,782,986	£3,273,016	£3,763,046	£4,242,256	£5,161,475	£582,074	£1,090,356	£1,582,233	£2,072,263	£2,562,292	£3,052,322	£3,542,352	£4,032,382	£4,954,482
£0	£1,177,004	£1,667,034	£2,157,063	£2,647,093	£3,137,123	£3,627,153	£4,117,199	£4,574,408	£5,493,627	£1,192,409	£1,682,439	£2,172,469	£2,662,499	£3,152,528	£3,642,558	£4,129,248	£4,588,858	£5,508,077
£25	£1,113,301	£1,604,354	£2,094,384	£2,584,414	£3,074,444	£3,564,474	£4,054,503	£4,515,620	£5,434,839	£1,129,281	£1,619,760	£2,109,790	£2,599,820	£3,089,849	£3,579,879	£4,069,909	£4,530,070	£5,449,289
£50	£1,048,288	£1,541,675	£2,031,705	£2,521,735	£3,011,765	£3,501,795	£3,991,824	£4,456,832	£5,376,051	£1,064,267	£1,557,081	£2,047,111	£2,537,141	£3,027,170	£3,517,200	£4,007,230	£4,471,281	£5,390,501
£75	£983,274	£1,478,996	£1,969,026	£2,459,056	£2,949,086	£3,439,116	£3,929,145	£4,398,044	£5,317,263	£999,254	£1,494,402	£1,984,432	£2,474,462	£2,964,491	£3,454,521	£3,944,551	£4,412,493	£5,331,713
£100	£918,261	£1,416,317	£1,906,347	£2,396,377	£2,886,407	£3,376,436	£3,866,466	£4,339,256	£5,258,475	£934,240	£1,431,723	£1,921,753	£2,411,782	£2,901,812	£3,391,842	£3,881,872	£4,353,705	£5,272,925
£125	£853,247	£1,353,638	£1,843,668	£2,333,698	£2,823,728	£3,313,757	£3,803,787	£4,280,468	£5,199,687	£869,226	£1,369,044	£1,859,074	£2,349,103	£2,839,133	£3,329,163	£3,819,193	£4,294,917	£5,214,137
£150	£788,233	£1,290,959	£1,780,989	£2,271,019	£2,761,049	£3,251,078	£3,741,108	£4,221,680	£5,140,899	£804,213	£1,306,365	£1,796,395	£2,286,424	£2,776,454	£3,266,484	£3,756,514	£4,236,129	£5,155,348
£175	£723,220	£1,228,280	£1,718,310	£2,208,340	£2,698,370	£3,188,399	£3,678,429	£4,162,892	£5,082,111	£739,199	£1,243,686	£1,733,716	£2,223,745	£2,713,775	£3,203,805	£3,693,835	£4,177,341	£5,096,560
£200	£658,206	£1,165,601	£1,655,631	£2,145,661	£2,635,691	£3,125,720	£3,615,750	£4,104,104	£5,023,323	£674,185	£1,181,007	£1,671,037	£2,161,066	£2,651,096	£3,141,126	£3,631,156	£4,118,553	£5,037,772
£225	£593,192	£1,101,474	£1,592,952	£2,082,982	£2,573,012	£3,063,041	£3,553,071	£4,043,101	£4,964,535	£609,172	£1,117,454	£1,608,358	£2,098,387	£2,588,417	£3,078,447	£3,568,477	£4,058,506	£4,978,984
£250	£526,994	£1,036,461	£1,530,273	£2,020,303	£2,510,333	£3,000,362	£3,490,392	£3,980,422	£4,905,747	£543,356	£1,052,440	£1,545,679	£2,035,708	£2,525,738	£3,015,768	£3,505,798	£3,995,827	£4,920,196
£275	£460,424	£971,447	£1,467,594	£1,957,624	£2,447,653	£2,937,683	£3,427,713	£3,917,743	£4,846,959	£476,786	£987,426	£1,482,999	£1,973,029	£2,463,059	£2,953,089	£3,443,119	£3,933,148	£4,861,408
£300	£393,854	£906,433	£1,404,915	£1,894,945	£2,384,974	£2,875,004	£3,365,034	£3,855,064	£4,788,171	£410,216	£922,413	£1,420,320	£1,910,350	£2,400,380	£2,890,410	£3,380,440	£3,870,469	£4,802,620

30% AH(FC) 6 Houses	South of Plan Area Residual Land Value (£)									North of Plan Area Residual Land Value (£)								
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
	£3,250/m ²	£3,500/m ²	£3,750/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,500/m ²	£3,250/m ²	£3,500/m ²	£3,750/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,500/m ²
Existing Indexed Rate	-£53,784	£53,604	£155,217	£254,332	£350,938	£447,544	£544,150	£640,756	£832,114	-£162,127	-£49,505	£57,502	£159,025	£258,003	£354,609	£451,215	£547,821	£741,033
£0	£25,150	£127,429	£227,542	£324,148	£420,754	£517,360	£613,966	£710,571	£897,595	-£26,475	£78,484	£179,515	£277,758	£374,364	£470,970	£567,576	£664,182	£854,085
£25	£12,027	£114,612	£214,816	£311,791	£408,397	£505,003	£601,609	£698,215	£886,006	-£40,880	£65,360	£166,698	£265,401	£362,007	£458,613	£555,219	£651,825	£842,496
£50	-£1,204	£101,506	£201,999	£299,434	£396,040	£492,646	£589,252	£685,858	£874,416	-£55,285	£52,236	£153,881	£253,045	£349,651	£446,256	£542,862	£639,468	£830,906
£75	-£15,610	£88,382	£189,182	£287,078	£383,684	£480,289	£576,895	£673,501	£862,826	-£69,691	£39,112	£141,065	£240,688	£337,294	£433,900	£530,506	£627,111	£819,316
£100	-£30,015	£75,258	£176,365	£274,721	£371,327	£467,933	£564,539	£661,144	£851,237	-£84,096	£25,988	£128,248	£228,331	£324,937	£421,543	£518,149	£614,755	£807,727
£125	-£44,420	£62,134	£163,548	£262,364	£358,970	£455,576	£552,182	£648,788	£839,647	-£98,501	£12,865	£115,431	£215,635	£312,580	£409,186	£505,792	£602,398	£795,610
£150	-£58,826	£49,010	£150,731	£250,008	£346,613	£443,219	£539,825	£636,431	£828,057	-£112,907	-£284	£102,344	£202,818	£300,224	£396,830	£493,435	£590,041	£783,253
£175	-£73,231	£35,887	£137,914	£237,651	£334,257	£430,863	£527,468	£624,074	£816,468	-£127,312	-£14,690	£89,220	£190,001	£287,867	£384,473	£481,079	£577,685	£770,896
£200	-£87,636	£22,763	£125,097	£225,294	£321,900	£418,506	£515,112	£611,718	£804,878	-£141,717	-£29,095	£76,096	£177,184	£275,510	£372,116	£468,722	£565,328	£758,540
£225	-£102,042	£9,639	£112,242	£212,484	£309,543	£406,149	£502,755	£599,361	£792,573	-£156,123	-£43,500	£62,972	£164,367	£263,153	£359,759	£456,365	£552,971	£746,183
£250	-£116,447	-£3,825	£99,118	£199,668	£297,187	£393,792	£490,398	£587,004	£780,216	-£170,528	-£57,906	£49,849	£151,550	£250,797	£347,403	£444,008	£540,614	£733,826
£275	-£130,853	-£18,230	£85,994	£186,851	£284,830	£381,436	£478,042	£574,647	£767,859	-£184,933	-£72,311	£36,725	£138,733	£238,440	£335,046	£431,652	£528,258	£721,469
£300	-£145,258	-£32,636	£72,871	£174,034	£272,473	£369,079	£465,685	£562,291	£755,502	-£199,339	-£86,716	£23,601	£125,916	£226,083	£322,689	£419,295	£515,901	£709,113
	Residual Land Value (£/Ha)									Residual Land Value (£/Ha)								
Existing Indexed Rate	-£272,817	£271,903	£787,334	£1,290,092	£1,780,122	£2,270,152	£2,760,181	£3,250,211	£4,220,867	-£822,382	-£251,110	£291,679	£806,647	£1,308,712	£1,798,742	£2,288,771	£2,778,801	£3,758,861
£0	£127,574	£646,379	£1,154,199	£1,644,229	£2,134,258	£2,624,288	£3,114,318	£3,604,348	£4,553,019	-£134,291	£398,106	£910,586	£1,408,918	£1,898,948	£2,388,977	£2,879,007	£3,369,037	£4,332,316
£25	£61,004	£581,365	£1,089,647	£1,581,549	£2,071,579	£2,561,609	£3,051,639	£3,541,669	£4,494,231	-£207,362	£331,536	£845,572	£1,346,239	£1,836,269	£2,326,298	£2,816,328	£3,306,358	£4,273,528
£50	-£6,109	£514,884	£1,024,633	£1,518,870	£2,008,900	£2,498,930	£2,988,960	£3,478,990	£4,435,443	-£280,432	£264,966	£780,558	£1,283,560	£1,773,590	£2,263,619	£2,753,649	£3,243,679	£4,214,740
£75	-£79,180	£448,314	£959,620	£1,456,191	£1,946,221	£2,436,251	£2,926,281	£3,416,311	£4,376,655	-£353,503	£198,396	£715,545	£1,220,881	£1,710,911	£2,200,940	£2,690,970	£3,181,000	£4,155,952
£100	-£152,251	£381,744	£894,606	£1,393,512	£1,883,542	£2,373,572	£2,863,602	£3,353,631	£4,317,867	-£426,573	£131,826	£650,531	£1,158,202	£1,648,232	£2,138,261	£2,628,291	£3,118,321	£4,097,164
£125	-£225,321	£315,174	£829,593	£1,330,833	£1,820,863	£2,310,893	£2,800,923	£3,290,952	£4,259,079	-£499,644	£65,256	£585,517	£1,093,799	£1,585,553	£2,075,582	£2,565,612	£3,055,642	£4,035,701
£150	-£298,392	£248,604	£764,579	£1,268,154	£1,758,184	£2,248,214	£2,738,244	£3,228,273	£4,200,291	-£572,714	-£1,443	£519,136	£1,028,786	£1,522,874	£2,012,903	£2,502,933	£2,992,963	£3,973,022
£175	-£371,462	£182,034	£699,565	£1,205,475	£1,695,505	£2,185,535	£2,675,565	£3,165,594	£4,141,503	-£645,785	-£74,513	£452,566	£963,772	£1,460,194	£1,950,224	£2,440,254	£2,930,284	£3,910,343
£200	-£444,533	£115,464	£634,552	£1,142,796	£1,632,826	£2,122,856	£2,612,886	£3,102,915	£4,082,715	-£718,856	-£147,584	£385,996	£898,758	£1,397,515	£1,887,545	£2,377,575	£2,867,605	£3,847,664
£225	-£517,604	£48,894	£569,344	£1,077,820	£1,570,147	£2,060,177	£2,550,207	£3,040,236	£4,020,296	-£791,926	-£220,654	£319,426	£833,745	£1,334,836	£1,824,866	£2,314,896	£2,804,926	£3,784,985
£250	-£590,674	-£19,402	£502,774	£1,012,806	£1,507,468	£1,997,498	£2,487,528	£2,977,557	£3,957,617	-£864,997	-£293,725	£252,855	£768,731	£1,272,157	£1,762,187	£2,252,217	£2,742,247	£3,722,306
£275	-£663,745	-£92,473	£436,204	£947,793	£1,444,789	£1,934,819	£2,424,848	£2,914,878	£3,894,938	-£938,067	-£366,796	£186,285	£703,717	£1,209,478	£1,699,508	£2,189,538	£2,679,568	£3,659,627
£300	-£736,815	-£165,544	£369,634	£882,779	£1,382,110	£1,872,140	£2,362,169	£2,852,199	£3,832,259	-£1,011,138	-£439,866	£119,715	£638,704	£1,146,799	£1,636,829	£2,126,859	£2,616,889	£3,596,948

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £250,000 to £500,000/ha)
	Viability Test 3 (RLV £500,000 to £850,000/ha)
	Viability Test 4 (RLV £850,000 to £1,250,000/ha)
	Viability Test 5 (RLV £1,250,000 to £1,500,000/ha)
	Viability Test 6 (RLV £1,500,000 to £3,000,000/ha)
	Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
	Viability Test 8 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,250,000	Industrial - Upper
£1,500,000	Commercial CBD/OOT land values. Includes a 20% uplift.
£3,000,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - North of Plan Area only. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

Table 1d: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rates)
- 10 Unit Scheme - Houses

Development Scenario	10	Houses
Typical Site Type	PDL / GF	
Net Site Area (ha)	0.29	
Gross Site Area (ha)	0.33	
Total Site Area (ha)	0.33	includes OS allowance
Site Density (dph)	35	
Indexed CIL Rate	£141.25	South of Plan Area
	£235.42	North of Plan Area

0% AH 10 Houses CIL Rates £/m ²	South of Plan Area Residual Land Value (£)									North of Plan Area Residual Land Value (£)								
	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²
Existing Indexed Rate	£401,046	£552,151	£703,257	£848,882	£989,911	£1,130,941	£1,270,308	£848,882	£1,130,941	£331,904	£483,009	£634,114	£784,350	£925,379	£1,066,409	£1,207,438	£1,344,619	£1,618,616
£0	£512,062	£663,167	£811,466	£952,495	£1,093,524	£1,233,961	£1,370,960	£1,507,958	£1,781,956	£516,932	£668,037	£816,011	£957,041	£1,098,070	£1,238,376	£1,375,375	£1,512,374	£1,786,371
£25	£492,413	£643,518	£793,127	£934,157	£1,075,186	£1,216,146	£1,353,145	£1,490,144	£1,764,141	£497,283	£648,389	£797,673	£938,702	£1,079,731	£1,220,562	£1,357,561	£1,494,560	£1,768,557
£50	£472,764	£623,870	£774,789	£915,818	£1,056,847	£1,197,876	£1,335,331	£1,472,329	£1,746,327	£477,635	£628,740	£779,334	£920,364	£1,061,393	£1,202,422	£1,339,746	£1,476,745	£1,750,743
£75	£453,116	£604,221	£755,326	£897,479	£1,038,509	£1,179,538	£1,317,516	£1,454,515	£1,728,512	£457,986	£609,091	£760,196	£902,025	£1,043,054	£1,184,083	£1,321,932	£1,458,931	£1,732,928
£100	£433,467	£584,572	£735,677	£879,141	£1,020,170	£1,161,199	£1,299,702	£1,436,700	£1,710,698	£438,337	£589,442	£740,548	£883,686	£1,024,716	£1,165,745	£1,304,117	£1,441,116	£1,715,114
£125	£413,818	£564,923	£716,028	£860,802	£1,001,831	£1,142,861	£1,281,887	£1,418,886	£1,692,884	£418,688	£569,794	£720,899	£865,348	£1,006,377	£1,147,406	£1,286,303	£1,423,302	£1,697,299
£150	£394,169	£545,274	£696,380	£842,464	£983,493	£1,124,522	£1,264,073	£1,401,072	£1,675,069	£399,040	£550,145	£701,250	£847,009	£988,039	£1,129,068	£1,268,489	£1,405,487	£1,679,485
£175	£374,520	£525,626	£676,731	£824,125	£965,154	£1,106,184	£1,246,258	£1,383,257	£1,657,255	£379,391	£530,496	£681,601	£828,671	£969,700	£1,110,729	£1,250,674	£1,387,673	£1,661,670
£200	£354,872	£505,977	£657,082	£805,787	£946,816	£1,087,845	£1,228,444	£1,365,443	£1,639,440	£359,742	£510,847	£661,952	£810,332	£951,361	£1,092,391	£1,232,860	£1,369,858	£1,643,856
£225	£335,223	£486,328	£637,433	£787,448	£928,477	£1,069,506	£1,210,536	£1,347,628	£1,621,626	£340,093	£491,198	£642,304	£791,994	£933,023	£1,074,052	£1,215,045	£1,352,044	£1,626,041
£250	£315,574	£466,679	£617,785	£768,890	£910,139	£1,051,168	£1,192,197	£1,329,814	£1,603,811	£320,444	£471,550	£622,655	£773,655	£914,684	£1,055,714	£1,196,743	£1,334,229	£1,608,227
£275	£295,925	£447,031	£598,136	£749,241	£891,800	£1,032,829	£1,173,859	£1,311,999	£1,585,997	£300,796	£451,901	£603,006	£754,111	£896,346	£1,037,375	£1,178,404	£1,316,415	£1,590,412
£300	£276,277	£427,382	£578,487	£729,592	£873,462	£1,014,491	£1,155,520	£1,294,185	£1,568,182	£281,147	£432,252	£583,357	£734,463	£878,007	£1,019,036	£1,160,066	£1,298,601	£1,572,598
	Residual Land Value (£/Ha)									Residual Land Value (£/Ha)								
Existing Indexed Rate	£1,220,576	£1,680,461	£2,140,347	£2,583,555	£3,012,774	£3,441,993	£3,866,154	£4,283,107	£5,117,013	£1,010,141	£1,470,027	£1,929,912	£2,387,153	£2,816,372	£3,245,591	£3,674,811	£4,092,318	£4,926,224
£0	£1,558,449	£2,018,334	£2,469,679	£2,898,898	£3,328,117	£3,755,533	£4,172,486	£4,589,438	£5,423,344	£1,573,272	£2,033,157	£2,483,513	£2,912,732	£3,341,952	£3,768,972	£4,185,925	£4,602,877	£5,436,783
£25	£1,498,648	£1,958,534	£2,413,866	£2,843,085	£3,272,304	£3,701,315	£4,118,268	£4,535,220	£5,369,126	£1,513,471	£1,973,357	£2,427,700	£2,856,919	£3,286,139	£3,714,754	£4,131,707	£4,548,659	£5,382,565
£50	£1,438,848	£1,898,733	£2,358,053	£2,787,272	£3,216,491	£3,645,710	£4,064,050	£4,481,003	£5,314,908	£1,453,671	£1,913,556	£2,371,887	£2,801,106	£3,230,326	£3,659,545	£4,077,489	£4,494,442	£5,328,347
£75	£1,379,047	£1,838,933	£2,298,818	£2,731,459	£3,160,678	£3,589,898	£4,009,832	£4,426,785	£5,260,690	£1,393,870	£1,853,755	£2,313,641	£2,745,293	£3,174,513	£3,603,732	£4,023,271	£4,440,224	£5,274,129
£100	£1,319,247	£1,779,132	£2,239,018	£2,675,646	£3,104,865	£3,534,085	£3,955,614	£4,372,567	£5,206,472	£1,334,069	£1,793,955	£2,253,840	£2,689,481	£3,118,700	£3,547,919	£3,969,053	£4,386,006	£5,219,911
£125	£1,259,446	£1,719,331	£2,179,217	£2,619,833	£3,049,052	£3,478,272	£3,901,396	£4,318,349	£5,152,254	£1,274,269	£1,734,154	£2,194,040	£2,633,668	£3,062,887	£3,492,106	£3,914,835	£4,331,788	£5,165,693
£150	£1,199,645	£1,659,531	£2,119,416	£2,564,020	£2,993,239	£3,422,459	£3,847,178	£4,264,131	£5,098,036	£1,214,468	£1,674,354	£2,134,239	£2,577,855	£3,007,074	£3,436,293	£3,860,617	£4,277,570	£5,111,475
£175	£1,139,845	£1,599,730	£2,059,616	£2,508,207	£2,937,426	£3,366,646	£3,792,960	£4,209,913	£5,043,818	£1,154,668	£1,614,553	£2,074,438	£2,522,042	£2,951,261	£3,380,480	£3,806,399	£4,223,352	£5,057,257
£200	£1,080,044	£1,539,930	£1,999,815	£2,452,394	£2,881,614	£3,310,833	£3,738,742	£4,155,695	£4,989,601	£1,094,867	£1,554,752	£2,014,638	£2,466,229	£2,895,448	£3,324,667	£3,752,181	£4,169,134	£5,003,040
£225	£1,020,244	£1,480,129	£1,940,015	£2,396,581	£2,825,801	£3,255,020	£3,684,239	£4,101,477	£4,935,383	£1,035,066	£1,494,952	£1,954,837	£2,410,416	£2,839,635	£3,268,854	£3,697,964	£4,114,916	£4,948,822
£250	£960,443	£1,420,328	£1,880,214	£2,340,099	£2,769,988	£3,199,207	£3,628,426	£4,047,259	£4,881,165	£975,266	£1,435,151	£1,895,037	£2,354,603	£2,783,822	£3,213,041	£3,642,260	£4,060,698	£4,894,604
£275	£900,642	£1,360,528	£1,820,413	£2,280,299	£2,714,175	£3,143,394	£3,572,613	£3,993,041	£4,826,947	£915,465	£1,375,351	£1,835,236	£2,295,122	£2,728,009	£3,157,228	£3,586,447	£4,006,480	£4,840,386
£300	£840,842	£1,300,727	£1,760,613	£2,220,498	£2,658,362	£3,087,581	£3,516,800	£3,938,824	£4,772,729	£855,665	£1,315,550	£1,775,435	£2,235,321	£2,672,196	£3,101,415	£3,530,634	£3,952,263	£4,786,168

40% AH 10 Houses	South of Plan Area Residual Land Value (£)									North of Plan Area Residual Land Value (£)								
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
	£3,250/m ²	£3,500/m ²	£3,750/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,500/m ²	£3,250/m ²	£3,500/m ²	£3,750/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,500/m ²
CIL Rates £/m ²																		
Existing Indexed Rate	£113,070	£221,976	£326,894	£431,813	£536,731	£641,650	£746,568	£846,199	£1,042,043	£40,000	£150,860	£258,312	£363,230	£468,148	£573,067	£677,985	£782,189	£978,034
£0	£227,233	£332,151	£437,069	£541,988	£646,906	£751,825	£851,105	£949,027	£1,144,872	£232,103	£337,021	£441,940	£546,858	£651,777	£756,695	£855,651	£953,573	£1,149,417
£25	£207,373	£312,651	£417,569	£522,488	£627,406	£732,325	£832,905	£930,827	£1,126,672	£212,439	£317,521	£422,440	£527,358	£632,277	£737,195	£837,451	£935,373	£1,131,218
£50	£187,093	£293,151	£398,069	£502,988	£607,906	£712,825	£814,705	£912,628	£1,108,472	£192,158	£298,021	£402,940	£507,858	£612,777	£717,695	£819,251	£917,173	£1,113,018
£75	£166,813	£273,651	£378,569	£483,488	£588,406	£693,325	£796,506	£894,428	£1,090,272	£171,878	£278,521	£383,440	£488,358	£593,277	£698,195	£801,051	£898,974	£1,094,818
£100	£146,533	£254,151	£359,069	£463,988	£568,906	£673,825	£778,306	£876,228	£1,072,073	£151,598	£259,021	£363,940	£468,858	£573,776	£678,695	£782,851	£880,774	£1,076,618
£125	£126,252	£234,651	£339,569	£444,488	£549,406	£654,325	£759,243	£858,028	£1,053,873	£131,317	£239,521	£344,439	£449,358	£554,276	£659,195	£764,113	£862,574	£1,058,419
£150	£105,876	£215,088	£320,069	£424,988	£529,906	£634,824	£739,743	£839,829	£1,035,673	£111,037	£220,021	£324,939	£429,858	£534,776	£639,695	£744,613	£844,374	£1,040,219
£175	£85,075	£194,808	£300,569	£405,487	£510,406	£615,324	£720,243	£821,629	£1,017,473	£90,270	£199,873	£305,439	£410,358	£515,276	£620,195	£725,113	£826,174	£1,022,019
£200	£64,275	£174,528	£281,069	£385,987	£490,906	£595,824	£700,743	£803,429	£999,274	£69,470	£179,593	£285,939	£390,858	£495,776	£600,695	£705,613	£807,975	£1,003,819
£225	£43,475	£154,247	£261,569	£366,487	£471,406	£576,324	£681,243	£785,229	£981,074	£48,670	£159,313	£266,439	£371,358	£476,276	£581,195	£686,113	£789,775	£985,619
£250	£22,674	£133,967	£242,069	£346,987	£451,906	£556,824	£661,743	£766,661	£962,874	£27,869	£139,032	£246,939	£351,858	£456,776	£561,695	£666,613	£771,531	£967,420
£275	£1,874	£113,687	£222,569	£327,487	£432,406	£537,324	£642,243	£747,161	£944,674	£7,069	£118,752	£227,439	£332,357	£437,276	£542,194	£647,113	£752,031	£949,220
£300	£-21,561	£92,988	£202,523	£307,987	£412,906	£517,824	£622,743	£727,661	£926,475	£-15,643	£98,183	£207,588	£312,857	£417,776	£522,694	£627,613	£732,531	£931,020
	Residual Land Value (£/Ha)									Residual Land Value (£/Ha)								
Existing Indexed Rate	£344,126	£675,578	£994,895	£1,314,212	£1,633,529	£1,952,846	£2,272,163	£2,575,387	£3,171,436	£121,739	£459,139	£786,165	£1,105,483	£1,424,800	£1,744,117	£2,063,434	£2,380,576	£2,976,625
£0	£691,577	£1,010,894	£1,330,211	£1,649,529	£1,968,846	£2,288,163	£2,590,319	£2,888,344	£3,484,392	£706,400	£1,025,717	£1,345,034	£1,664,351	£1,983,669	£2,302,986	£2,604,154	£2,902,178	£3,498,227
£25	£631,136	£951,546	£1,270,863	£1,590,181	£1,909,498	£2,228,815	£2,534,929	£2,832,953	£3,429,002	£646,552	£966,369	£1,285,686	£1,605,003	£1,924,320	£2,243,638	£2,548,763	£2,846,788	£3,442,836
£50	£569,414	£892,198	£1,211,515	£1,530,832	£1,850,150	£2,169,467	£2,479,538	£2,777,563	£3,373,611	£584,830	£907,021	£1,226,338	£1,545,655	£1,864,972	£2,184,290	£2,493,373	£2,791,397	£3,387,446
£75	£507,691	£832,850	£1,152,167	£1,471,484	£1,790,802	£2,110,119	£2,424,148	£2,722,172	£3,318,221	£523,107	£847,673	£1,166,990	£1,486,307	£1,805,624	£2,124,941	£2,437,982	£2,736,006	£3,332,055
£100	£445,969	£773,502	£1,092,819	£1,412,136	£1,731,454	£2,050,771	£2,368,757	£2,666,781	£3,262,830	£461,384	£788,325	£1,107,642	£1,426,959	£1,746,276	£2,065,593	£2,382,591	£2,680,616	£3,276,664
£125	£384,246	£714,154	£1,033,471	£1,352,788	£1,672,105	£1,991,423	£2,310,740	£2,611,391	£3,207,439	£399,662	£728,977	£1,048,294	£1,367,611	£1,686,928	£2,006,245	£2,325,563	£2,625,225	£3,221,274
£150	£322,231	£654,616	£974,123	£1,293,440	£1,612,757	£1,932,075	£2,251,392	£2,556,000	£3,152,049	£337,939	£669,629	£988,946	£1,308,263	£1,627,580	£1,946,897	£2,266,214	£2,569,835	£3,165,883
£175	£258,925	£592,894	£914,775	£1,234,092	£1,553,409	£1,872,726	£2,192,044	£2,500,610	£3,096,658	£274,736	£608,310	£929,598	£1,248,915	£1,568,232	£1,887,549	£2,206,866	£2,514,444	£3,110,493
£200	£195,620	£531,171	£855,427	£1,174,744	£1,494,061	£1,813,378	£2,132,696	£2,445,219	£3,041,268	£211,431	£546,587	£870,250	£1,189,567	£1,508,884	£1,828,201	£2,147,518	£2,459,053	£3,055,102
£225	£132,314	£469,449	£796,079	£1,115,396	£1,434,713	£1,754,030	£2,073,347	£2,389,828	£2,985,877	£148,125	£484,865	£810,902	£1,130,219	£1,449,536	£1,768,853	£2,088,170	£2,403,663	£2,999,711
£250	£69,008	£407,726	£736,731	£1,056,048	£1,375,365	£1,694,682	£2,013,999	£2,333,317	£2,930,486	£84,820	£423,142	£751,554	£1,070,871	£1,390,188	£1,709,505	£2,028,822	£2,348,139	£2,944,321
£275	£5,703	£346,004	£677,383	£996,700	£1,316,017	£1,635,334	£1,954,651	£2,273,968	£2,875,096	£21,514	£361,420	£692,206	£1,011,523	£1,330,840	£1,650,157	£1,969,474	£2,288,791	£2,888,930
£300	£-65,621	£283,007	£616,374	£937,352	£1,256,669	£1,575,986	£1,895,303	£2,214,620	£2,819,705	£-47,609	£298,819	£631,790	£952,175	£1,271,492	£1,590,809	£1,910,126	£2,229,443	£2,833,540

50% AH 10 Houses	South of Plan Area Residual Land Value (£)									North of Plan Area Residual Land Value (£)								
	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²
Existing Indexed Rate	-£16,686	£79,843	£172,717	£262,992	£351,575	£440,157	£528,740	£617,323	£793,001	-£99,345	£7,284	£101,774	£194,100	£283,552	£372,135	£460,718	£549,301	£726,466
£0	£101,979	£194,300	£283,744	£372,327	£460,910	£549,493	£638,076	£726,658	£895,046	£107,174	£199,365	£288,615	£377,198	£465,780	£554,363	£642,946	£731,529	£899,592
£25	£81,337	£174,174	£264,393	£352,976	£441,559	£530,141	£618,724	£707,307	£876,985	£86,532	£179,239	£269,263	£357,846	£446,429	£535,012	£623,595	£712,177	£881,531
£50	£60,695	£154,048	£245,042	£333,624	£422,207	£510,790	£599,373	£687,956	£858,924	£65,890	£159,114	£249,912	£338,495	£427,078	£515,660	£604,243	£692,826	£863,470
£75	£40,054	£133,923	£225,690	£314,273	£402,856	£491,439	£580,021	£668,604	£840,863	£45,249	£138,988	£230,561	£319,143	£407,726	£496,309	£584,892	£673,475	£845,409
£100	£19,412	£113,797	£205,924	£294,922	£383,504	£472,087	£560,670	£649,253	£822,802	£24,607	£118,862	£210,989	£299,792	£388,375	£476,958	£565,540	£654,123	£827,348
£125	-£1,401	£93,260	£185,798	£275,570	£364,153	£452,736	£541,319	£629,901	£804,741	£3,965	£98,455	£190,864	£280,441	£369,023	£457,606	£546,189	£634,772	£809,287
£150	-£24,916	£72,618	£165,673	£256,219	£344,802	£433,384	£521,967	£610,550	£786,680	-£18,998	£77,813	£170,738	£261,089	£349,672	£438,255	£526,838	£615,420	£791,226
£175	-£48,432	£51,976	£145,547	£236,868	£325,450	£414,033	£502,616	£591,199	£768,364	-£42,513	£57,171	£150,612	£241,738	£330,321	£418,903	£507,486	£596,069	£773,165
£200	-£71,947	£31,334	£125,422	£217,516	£306,099	£394,682	£483,265	£571,847	£749,013	-£66,028	£36,530	£130,487	£222,386	£310,969	£399,552	£488,135	£576,718	£753,883
£225	-£95,462	£10,693	£105,182	£197,423	£286,748	£375,330	£463,913	£552,496	£729,661	-£89,544	£15,888	£110,361	£202,488	£291,618	£380,201	£468,783	£557,366	£734,532
£250	-£118,977	-£11,334	£84,541	£177,297	£267,396	£355,979	£444,562	£533,145	£710,310	-£113,059	-£5,416	£89,736	£182,362	£272,267	£360,849	£449,432	£538,015	£715,180
£275	-£142,492	-£34,849	£63,899	£157,172	£248,045	£336,628	£425,210	£513,793	£690,959	-£136,574	-£28,931	£69,094	£162,237	£252,915	£341,498	£430,081	£518,663	£695,829
£300	-£166,007	-£58,364	£43,257	£137,046	£228,693	£317,276	£405,859	£494,442	£671,607	-£160,089	-£52,446	£48,452	£142,111	£233,564	£322,147	£410,729	£499,312	£676,478
	Residual Land Value (£/Ha)									Residual Land Value (£/Ha)								
Existing Indexed Rate	-£50,784	£242,999	£525,660	£800,410	£1,070,010	£1,339,610	£1,609,209	£1,878,809	£2,413,483	-£302,354	£22,169	£309,747	£590,738	£862,985	£1,132,585	£1,402,185	£1,671,784	£2,210,984
£0	£310,371	£591,347	£863,570	£1,133,170	£1,402,770	£1,672,369	£1,941,969	£2,211,569	£2,724,053	£326,182	£606,762	£878,393	£1,147,993	£1,417,592	£1,687,192	£1,956,792	£2,226,392	£2,737,887
£25	£247,548	£530,095	£804,674	£1,074,274	£1,343,874	£1,613,474	£1,883,074	£2,152,673	£2,669,085	£263,359	£545,511	£819,497	£1,089,097	£1,358,697	£1,628,297	£1,897,896	£2,167,496	£2,682,919
£50	£184,725	£468,843	£745,779	£1,015,379	£1,284,979	£1,554,578	£1,824,178	£2,093,778	£2,614,117	£200,536	£484,259	£760,602	£1,030,202	£1,299,801	£1,569,401	£1,839,001	£2,108,601	£2,627,951
£75	£121,902	£407,591	£686,883	£956,483	£1,226,083	£1,495,683	£1,765,283	£2,034,882	£2,559,148	£137,713	£423,007	£701,706	£971,306	£1,240,906	£1,510,506	£1,780,105	£2,049,705	£2,572,983
£100	£59,079	£346,339	£626,725	£897,588	£1,167,187	£1,436,787	£1,706,387	£1,975,987	£2,504,180	£74,891	£361,755	£642,141	£912,411	£1,182,010	£1,451,610	£1,721,210	£1,990,810	£2,518,015
£125	-£4,264	£283,834	£565,473	£838,692	£1,108,292	£1,377,892	£1,647,492	£1,917,091	£2,449,212	£12,068	£299,645	£580,889	£853,515	£1,123,115	£1,392,715	£1,662,314	£1,931,914	£2,463,046
£150	-£75,832	£221,011	£504,222	£779,797	£1,049,396	£1,318,996	£1,588,596	£1,858,196	£2,394,244	-£57,820	£236,822	£519,637	£794,619	£1,064,219	£1,333,819	£1,603,419	£1,873,019	£2,408,078
£175	-£147,400	£158,188	£442,970	£720,901	£990,501	£1,260,101	£1,529,701	£1,799,300	£2,338,500	-£129,388	£174,000	£458,386	£735,724	£1,005,324	£1,274,924	£1,544,523	£1,814,123	£2,353,110
£200	-£218,968	£95,366	£381,718	£662,006	£931,605	£1,201,205	£1,470,805	£1,740,405	£2,279,604	-£200,956	£111,177	£397,134	£676,828	£946,428	£1,216,028	£1,485,628	£1,755,228	£2,294,427
£225	-£290,536	£32,543	£320,120	£600,852	£872,710	£1,142,310	£1,411,909	£1,681,509	£2,220,709	-£272,524	£48,354	£335,882	£616,268	£887,533	£1,157,133	£1,426,732	£1,696,332	£2,235,532
£250	-£362,104	-£34,495	£257,297	£539,600	£813,814	£1,083,414	£1,353,014	£1,622,614	£2,161,813	-£344,092	-£16,483	£273,109	£555,016	£828,637	£1,098,237	£1,367,837	£1,637,437	£2,176,636
£275	-£433,672	-£106,063	£194,475	£478,348	£754,919	£1,024,519	£1,294,118	£1,563,718	£2,102,918	-£415,660	-£88,051	£210,286	£493,764	£769,742	£1,039,341	£1,308,941	£1,578,541	£2,117,741
£300	-£505,240	-£177,631	£131,652	£417,097	£696,023	£965,623	£1,235,223	£1,504,823	£2,044,022	-£487,228	-£159,619	£147,463	£432,512	£710,846	£980,446	£1,250,046	£1,519,646	£2,058,845

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £250,000 to £500,000/ha)
	Viability Test 3 (RLV £500,000 to £850,000/ha)
	Viability Test 4 (RLV £850,000 to £1,250,000/ha)
	Viability Test 5 (RLV £1,250,000 to £1,500,000/ha)
	Viability Test 6 (RLV £1,500,000 to £3,000,000/ha)
	Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
	Viability Test 8 (RLV >£3,500,000/ha)

BLV Notes:

BLV	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,250,000	Industrial - Upper
£1,500,000	Commercial CBD/OOT land values. Includes a 20% uplift.
£3,000,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - North of Plan Area only. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

**Table 1e: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rates)
- 15 Unit Scheme - Flats**

Development Scenario	15	Flats
Typical Site Type	PDL	
Net Site Area (ha)	0.20	
Gross Site Area (ha)	0.23	
Total Site Area (ha)	0.23	<i>includes OS allowance</i>
Site Density (dph)	75	
Indexed CIL Rate	£141.25	<i>South of Plan Area</i>
	£235.42	<i>North of Plan Area</i>

0% AH 15 Flats CIL Rates £/m ²	South of Plan Area Residual Land Value (£)									North of Plan Area Residual Land Value (£)								
	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²
	Existing Indexed Rate	£24,876	£188,396	£344,674	£499,863	£655,052	£807,704	£952,545	£1,097,386	£1,382,116	-£73,563	£100,964	£260,816	£416,006	£571,195	£726,384	£874,279	£1,019,120
£0	£166,501	£323,621	£478,811	£634,000	£788,055	£932,896	£1,077,737	£1,222,327	£1,503,730	£172,293	£329,191	£484,380	£639,569	£793,253	£938,094	£1,082,935	£1,227,377	£1,508,780
£25	£141,810	£299,881	£455,070	£610,259	£765,448	£910,738	£1,055,579	£1,200,420	£1,482,205	£147,602	£305,450	£460,639	£615,828	£771,018	£915,936	£1,060,777	£1,205,618	£1,487,255
£50	£117,119	£276,140	£431,329	£586,518	£741,707	£888,580	£1,033,421	£1,178,262	£1,460,681	£122,912	£281,709	£436,898	£592,087	£747,277	£893,778	£1,038,619	£1,183,460	£1,465,730
£75	£91,985	£252,399	£407,588	£562,777	£717,966	£866,422	£1,011,263	£1,156,104	£1,439,156	£97,926	£257,968	£413,157	£568,347	£723,536	£871,621	£1,016,461	£1,161,302	£1,444,206
£100	£66,661	£228,658	£383,847	£539,036	£694,225	£844,264	£989,105	£1,133,946	£1,417,631	£72,602	£234,227	£389,416	£544,606	£699,795	£849,463	£994,303	£1,139,144	£1,422,681
£125	£41,337	£204,445	£360,106	£515,295	£670,484	£822,107	£966,947	£1,111,788	£1,396,107	£47,278	£210,237	£365,675	£520,865	£676,054	£827,305	£972,146	£1,116,986	£1,401,157
£150	£16,013	£179,754	£336,365	£491,554	£646,743	£799,949	£944,790	£1,089,630	£1,374,582	£21,954	£185,547	£341,934	£497,124	£652,313	£805,147	£949,988	£1,094,829	£1,379,632
£175	-£10,608	£155,063	£312,624	£467,813	£623,002	£777,791	£922,632	£1,067,472	£1,353,058	-£3,840	£160,856	£318,194	£473,383	£628,572	£782,989	£927,830	£1,072,671	£1,358,107
£200	-£39,457	£130,372	£288,883	£444,072	£599,261	£754,450	£900,474	£1,045,315	£1,331,533	-£32,689	£136,165	£294,453	£449,642	£604,831	£760,020	£905,672	£1,050,513	£1,336,583
£225	-£68,306	£105,578	£265,142	£420,331	£575,520	£730,709	£878,316	£1,023,157	£1,310,008	-£61,538	£111,474	£270,712	£425,901	£581,090	£736,279	£883,514	£1,028,355	£1,315,058
£250	-£97,155	£80,254	£241,401	£396,590	£551,779	£706,968	£856,158	£1,000,999	£1,288,484	-£90,387	£86,195	£246,971	£402,160	£557,349	£712,538	£861,356	£1,006,197	£1,293,533
£275	-£126,005	£54,930	£217,660	£372,849	£528,038	£683,227	£834,000	£978,841	£1,266,959	-£119,237	£60,871	£223,230	£378,419	£533,608	£688,797	£839,198	£984,039	£1,272,009
£300	-£154,854	£29,606	£193,007	£349,108	£504,297	£659,487	£811,842	£956,683	£1,245,435	-£148,086	£35,547	£198,800	£354,678	£509,867	£665,056	£817,041	£961,881	£1,250,484
	Residual Land Value (£/Ha)									Residual Land Value (£/Ha)								
Existing Indexed Rate	£108,156	£819,112	£1,498,583	£2,173,319	£2,848,054	£3,511,757	£4,141,499	£4,771,242	£6,009,199	-£319,837	£438,973	£1,133,984	£1,808,720	£2,483,455	£3,158,190	£3,801,212	£4,430,955	£5,678,638
£0	£723,917	£1,407,050	£2,081,785	£2,756,521	£3,426,327	£4,056,069	£4,685,812	£5,314,466	£6,537,956	£749,101	£1,431,266	£2,106,001	£2,780,736	£3,448,928	£4,078,670	£4,708,413	£5,336,421	£6,559,911
£25	£616,565	£1,303,828	£1,978,564	£2,653,299	£3,328,035	£3,959,731	£4,589,473	£5,219,216	£6,444,371	£641,750	£1,328,044	£2,002,779	£2,677,515	£3,352,250	£3,982,332	£4,612,074	£5,241,817	£6,466,326
£50	£509,214	£1,200,607	£1,875,342	£2,550,078	£3,224,813	£3,863,392	£4,493,135	£5,122,877	£6,350,786	£534,399	£1,224,823	£1,899,558	£2,574,293	£3,249,029	£3,885,993	£4,515,736	£5,145,478	£6,372,741
£75	£399,934	£1,097,385	£1,772,121	£2,446,856	£3,121,591	£3,767,054	£4,396,796	£5,026,539	£6,257,201	£425,764	£1,121,601	£1,796,336	£2,471,072	£3,145,807	£3,789,655	£4,419,397	£5,049,140	£6,279,156
£100	£289,829	£994,164	£1,668,899	£2,343,634	£3,018,370	£3,670,715	£4,300,458	£4,930,200	£6,163,615	£315,660	£1,018,379	£1,693,115	£2,367,850	£3,042,586	£3,693,316	£4,323,059	£4,952,801	£6,185,570
£125	£179,724	£888,891	£1,565,677	£2,240,413	£2,915,148	£3,574,377	£4,204,119	£4,833,862	£6,070,030	£205,555	£914,076	£1,589,893	£2,264,629	£2,939,364	£3,596,978	£4,226,720	£4,856,463	£6,091,985
£150	£69,620	£781,539	£1,462,456	£2,137,191	£2,811,927	£3,478,038	£4,107,781	£4,737,523	£5,976,445	£95,450	£806,724	£1,486,672	£2,161,407	£2,836,142	£3,500,639	£4,130,382	£4,760,124	£5,998,400
£175	-£46,120	£674,188	£1,359,234	£2,033,970	£2,708,705	£3,381,700	£4,011,442	£4,641,185	£5,882,859	-£16,694	£699,373	£1,383,450	£2,058,185	£2,732,921	£3,404,301	£4,034,043	£4,663,786	£5,904,814
£200	-£171,552	£566,837	£1,256,013	£1,930,748	£2,605,484	£3,280,219	£3,915,104	£4,544,846	£5,789,274	-£142,126	£592,021	£1,280,228	£1,954,964	£2,629,699	£3,304,435	£3,937,705	£4,567,447	£5,811,229
£225	-£296,984	£459,034	£1,152,791	£1,827,527	£2,502,262	£3,176,997	£3,818,765	£4,448,507	£5,695,689	-£267,557	£484,670	£1,177,007	£1,851,742	£2,526,478	£3,201,213	£3,841,366	£4,471,109	£5,717,644
£250	-£422,415	£348,930	£1,049,570	£1,724,305	£2,399,040	£3,073,776	£3,722,427	£4,352,169	£5,602,103	-£392,989	£374,760	£1,073,785	£1,748,521	£2,423,256	£3,097,992	£3,745,028	£4,374,770	£5,624,059
£275	-£547,847	£238,825	£946,348	£1,621,083	£2,295,819	£2,970,554	£3,626,088	£4,255,830	£5,508,518	-£518,421	£264,656	£970,564	£1,645,299	£2,320,035	£2,994,770	£3,648,689	£4,278,431	£5,530,473
£300	-£673,278	£128,720	£839,162	£1,517,862	£2,192,597	£2,867,333	£3,529,749	£4,159,492	£5,414,933	-£643,852	£154,551	£864,347	£1,542,078	£2,216,813	£2,891,548	£3,552,351	£4,182,093	£5,436,888

20% AH 15 Flats	South of Plan Area Residual Land Value (£)									North of Plan Area Residual Land Value (£)								
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
	£3,250/m ²	£3,500/m ²	£3,750/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,500/m ²	£3,250/m ²	£3,500/m ²	£3,750/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,500/m ²
Existing Indexed Rate	-£91,444	£70,008	£217,490	£358,374	£499,258	£640,141	£780,436	£911,925	£1,174,903	-£193,345	-£22,148	£130,309	£274,516	£415,400	£556,284	£697,167	£833,659	£1,096,637
£0	£62,811	£210,505	£351,627	£492,511	£633,394	£774,138	£905,628	£1,037,117	£1,297,629	£68,752	£216,297	£357,197	£498,080	£638,964	£779,337	£910,826	£1,042,315	£1,302,679
£25	£37,487	£185,814	£327,886	£468,770	£609,653	£750,537	£883,470	£1,014,959	£1,276,105	£43,428	£191,606	£333,456	£474,339	£615,223	£756,106	£888,668	£1,020,157	£1,281,154
£50	£12,163	£161,123	£304,145	£445,029	£585,912	£726,796	£861,312	£992,801	£1,254,580	£18,104	£166,915	£309,715	£450,598	£591,482	£732,365	£866,510	£997,999	£1,259,630
£75	-£14,993	£136,432	£280,404	£421,288	£562,171	£703,055	£839,154	£970,643	£1,233,056	-£8,225	£142,225	£285,974	£426,857	£567,741	£708,625	£844,352	£975,841	£1,238,105
£100	-£43,842	£111,741	£256,663	£397,547	£538,430	£679,314	£816,996	£948,485	£1,211,464	-£37,074	£117,534	£262,233	£403,116	£544,000	£684,884	£822,194	£953,683	£1,216,581
£125	-£72,692	£86,469	£232,922	£373,806	£514,689	£655,573	£794,838	£926,327	£1,189,306	-£65,924	£794,838	£926,327	£1,189,306	£1,189,306	£1,189,306	£1,189,306	£1,189,306	£1,189,306
£150	-£101,541	£61,145	£208,880	£350,065	£490,948	£631,832	£772,680	£904,170	£1,167,148	-£94,773	£67,086	£214,672	£355,634	£496,518	£637,402	£777,879	£909,368	£1,172,346
£175	-£130,390	£35,821	£184,189	£326,324	£467,207	£608,091	£748,975	£882,012	£1,144,990	-£123,622	£41,762	£189,982	£331,893	£472,777	£613,661	£754,544	£887,210	£1,150,188
£200	-£159,239	£10,497	£159,498	£302,583	£443,466	£584,350	£725,234	£859,854	£1,122,832	-£152,471	£16,438	£165,291	£308,152	£449,036	£589,920	£730,803	£865,052	£1,128,030
£225	-£188,089	-£16,891	£134,808	£278,842	£419,726	£560,609	£701,493	£837,696	£1,100,674	-£181,321	-£10,123	£140,600	£284,412	£425,295	£566,179	£707,062	£842,894	£1,105,873
£250	-£216,938	-£45,741	£110,117	£255,101	£395,985	£536,868	£677,752	£815,538	£1,078,516	-£210,170	-£38,973	£115,909	£260,671	£401,554	£542,438	£683,321	£820,736	£1,083,715
£275	-£245,787	-£74,590	£84,803	£231,360	£372,244	£513,127	£654,011	£793,380	£1,056,359	-£239,019	-£67,822	£90,744	£236,930	£377,813	£518,697	£659,580	£798,578	£1,061,557
£300	-£274,636	-£103,439	£59,479	£207,255	£348,503	£489,386	£630,270	£771,154	£1,034,201	-£267,868	-£96,671	£65,420	£213,048	£354,072	£494,956	£635,840	£776,421	£1,039,399
	Residual Land Value (£/Ha)									Residual Land Value (£/Ha)								
Existing Indexed Rate	-£397,581	£304,384	£945,611	£1,558,148	£2,170,686	£2,783,223	£3,393,198	£3,964,890	£5,108,274	-£840,630	-£96,294	£566,560	£1,193,549	£1,806,087	£2,418,624	£3,031,162	£3,624,603	£4,767,988
£0	£273,092	£915,238	£1,528,813	£2,141,350	£2,753,888	£3,365,819	£3,977,511	£4,509,203	£5,641,867	£298,923	£940,422	£1,553,028	£2,165,566	£2,778,103	£3,388,420	£3,960,112	£4,531,804	£5,663,822
£25	£162,988	£807,886	£1,425,591	£2,038,129	£2,650,666	£3,263,204	£3,841,172	£4,412,864	£5,548,282	£188,818	£833,071	£1,449,807	£2,062,344	£2,674,882	£3,287,419	£3,863,373	£4,435,465	£5,570,237
£50	£52,883	£700,535	£1,322,369	£1,934,907	£2,547,445	£3,159,982	£3,744,834	£4,316,526	£5,454,696	£78,714	£725,719	£1,346,585	£1,959,123	£2,571,660	£3,184,198	£3,767,435	£4,339,127	£5,476,651
£75	-£65,187	£593,183	£1,219,148	£1,831,685	£2,444,223	£3,056,760	£3,648,495	£4,220,187	£5,361,111	-£35,761	£618,368	£1,243,364	£1,855,901	£2,468,439	£3,080,976	£3,671,096	£4,242,788	£5,383,066
£100	-£190,619	£485,832	£1,115,926	£1,728,464	£2,341,001	£2,953,539	£3,552,157	£4,123,849	£5,267,233	-£161,192	£511,017	£1,140,142	£1,752,680	£2,365,217	£2,977,755	£3,574,758	£4,146,450	£5,289,481
£125	-£316,050	£375,952	£1,012,705	£1,625,242	£2,237,780	£2,850,317	£3,455,818	£4,027,510	£5,170,895	-£286,624	£401,783	£1,036,921	£1,649,458	£2,261,996	£2,874,533	£3,478,419	£4,050,111	£5,193,496
£150	-£441,482	£265,847	£908,174	£1,522,021	£2,134,558	£2,747,096	£3,359,480	£3,931,172	£5,074,558	-£412,056	£291,678	£933,359	£1,546,236	£2,158,774	£2,771,312	£3,382,081	£3,953,773	£5,097,157
£175	-£566,913	£155,743	£800,822	£1,418,799	£2,031,337	£2,643,874	£3,256,412	£3,834,833	£4,978,217	-£537,487	£181,573	£826,007	£1,443,015	£2,055,552	£2,668,090	£3,280,627	£3,857,434	£5,000,819
£200	-£692,345	£45,638	£693,471	£1,315,578	£1,928,115	£2,540,653	£3,153,190	£3,738,495	£4,881,879	-£662,919	£71,469	£718,656	£1,339,793	£1,952,331	£2,564,868	£3,177,406	£3,761,096	£4,904,480
£225	-£817,777	-£73,440	£586,120	£1,212,356	£1,824,893	£2,437,431	£3,049,969	£3,642,156	£4,785,540	-£788,350	-£44,014	£611,304	£1,236,572	£1,849,109	£2,461,647	£3,074,184	£3,664,757	£4,808,141
£250	-£943,208	-£198,872	£478,768	£1,109,134	£1,721,672	£2,334,209	£2,946,747	£3,545,818	£4,689,202	-£913,782	-£169,446	£503,963	£1,133,350	£1,745,888	£2,358,425	£2,970,963	£3,568,419	£4,711,803
£275	-£1,068,640	-£324,304	£368,707	£1,005,913	£1,618,450	£2,230,988	£2,843,525	£3,449,479	£4,592,863	-£1,039,214	-£294,877	£394,538	£1,030,129	£1,642,666	£2,255,204	£2,867,741	£3,472,080	£4,615,464
£300	-£1,194,071	-£449,735	£258,603	£901,110	£1,515,229	£2,127,766	£2,740,304	£3,352,841	£4,496,525	-£1,164,645	-£420,309	£284,433	£926,295	£1,539,445	£2,151,982	£2,764,520	£3,375,742	£4,519,126

30% AH 15 Flats	South of Plan Area Residual Land Value (£)									North of Plan Area Residual Land Value (£)								
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
	£3,250/m ²	£3,500/m ²	£3,750/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,500/m ²	£3,250/m ²	£3,500/m ²	£3,750/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,500/m ²
Existing Indexed Rate	-£245,153	-£101,747	£36,569	£161,134	£281,285	£399,299	£517,313	£635,326	£864,741	-£347,055	-£203,648	£42,510	£73,002	£196,656	£315,441	£433,455	£551,468	£786,475
£0	-£82,155	£53,767	£177,901	£297,408	£415,422	£533,435	£651,449	£769,463	£989,933	-£75,387	£59,708	£183,694	£302,978	£420,991	£539,005	£657,019	£774,842	£995,131
£25	-£111,004	£28,443	£153,211	£273,667	£391,681	£509,694	£627,708	£745,722	£967,775	-£104,236	£34,384	£159,003	£279,237	£397,250	£515,264	£633,278	£751,291	£972,973
£50	-£139,854	£3,119	£128,520	£249,926	£367,940	£485,953	£603,967	£721,981	£945,617	-£133,086	£9,060	£134,312	£255,496	£373,509	£491,523	£609,537	£727,550	£950,815
£75	-£168,703	-£25,296	£103,678	£226,185	£344,199	£462,212	£580,226	£698,240	£923,459	-£161,935	-£18,528	£109,619	£231,755	£349,768	£467,782	£585,796	£703,809	£928,657
£100	-£197,552	-£54,146	£78,354	£201,873	£320,458	£438,471	£556,485	£674,499	£901,301	-£190,784	-£47,378	£84,295	£207,666	£326,027	£444,041	£562,055	£680,068	£906,499
£125	-£226,401	-£82,995	£53,030	£177,183	£296,717	£414,731	£532,744	£650,758	£879,143	-£219,633	-£76,227	£58,971	£182,975	£302,286	£420,300	£538,314	£656,327	£884,342
£150	-£255,251	-£111,844	£27,706	£152,492	£272,976	£390,990	£509,003	£627,017	£856,986	-£248,483	-£105,076	£33,647	£158,284	£278,546	£396,559	£514,573	£632,586	£862,184
£175	-£284,100	-£140,693	£2,382	£127,801	£249,235	£367,249	£485,262	£603,276	£834,828	-£277,332	£485,262	£603,276	£834,828	£133,593	£372,818	£490,832	£608,846	£840,026
£200	-£312,949	-£169,543	-£26,136	£102,941	£225,494	£343,508	£461,521	£579,535	£812,670	-£306,181	-£162,775	-£19,368	£108,882	£231,064	£349,077	£467,091	£585,105	£817,868
£225	-£341,798	-£198,392	-£54,985	£77,616	£201,155	£319,767	£437,780	£555,794	£790,512	-£335,030	-£191,624	£83,557	£206,947	£325,336	£443,350	£561,364	£681,710	£917,910
£250	-£370,648	-£227,241	-£83,835	£52,292	£176,464	£296,026	£414,039	£532,053	£768,080	-£363,880	-£220,473	-£77,067	£58,233	£182,256	£301,595	£419,609	£537,623	£773,552
£275	-£399,497	-£256,090	-£112,684	£26,968	£151,773	£272,285	£390,298	£508,312	£744,339	-£392,729	-£249,322	£390,298	£508,312	£627,854	£745,868	£864,882	£983,896	£1,214,909
£300	-£428,346	-£284,940	-£141,533	£1,644	£127,082	£248,544	£366,557	£484,571	£720,598	-£421,578	-£278,172	-£134,765	£7,585	£132,875	£254,113	£372,127	£490,141	£726,168
	Residual Land Value (£/Ha)									Residual Land Value (£/Ha)								
Existing Indexed Rate	-£1,065,884	-£442,378	£158,996	£700,581	£1,222,979	£1,736,082	£2,249,185											

40% AH 15 Flats CIL Rates £/m ²	South of Plan Area Residual Land Value (£)									North of Plan Area Residual Land Value (£)								
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
	£3,250/m ²	£3,500/m ²	£3,750/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,500/m ²	£3,250/m ²	£3,500/m ²	£3,750/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,500/m ²
Existing Indexed Rate	-£302,791	-£169,310	-£35,829	£85,720	£200,561	£311,028	£420,874	£461,896	£750,411	-£404,692	-£271,211	-£137,730	-£4,249	£113,348	£227,170	£337,016	£446,862	£666,553
£0	-£139,793	-£6,312	£111,583	£225,473	£335,318	£445,164	£555,010	£664,856	£877,055	-£133,025	£401	£117,375	£231,042	£340,888	£450,734	£560,580	£670,425	£882,253
£25	-£168,642	-£35,161	£86,306	£201,132	£311,577	£421,423	£531,269	£641,115	£854,897	-£161,874	-£28,393	£92,247	£206,925	£317,147	£426,993	£536,839	£646,684	£860,095
£50	-£197,491	-£64,010	£60,982	£176,442	£287,836	£397,682	£507,528	£617,374	£832,739	-£190,723	-£57,242	£66,923	£182,234	£293,406	£403,252	£513,098	£622,943	£837,937
£75	-£226,341	-£92,859	£35,658	£151,751	£264,096	£373,941	£483,787	£593,633	£810,581	-£219,572	-£86,091	£41,599	£157,543	£269,665	£379,511	£489,357	£599,203	£815,780
£100	-£255,190	-£121,709	£10,334	£127,060	£240,355	£350,200	£460,046	£569,892	£788,423	-£248,422	-£114,941	£16,275	£132,852	£245,924	£355,770	£465,616	£575,462	£793,622
£125	-£284,039	-£150,558	-£17,077	£102,180	£216,610	£326,459	£436,305	£546,151	£765,843	-£277,271	-£143,790	-£10,309	£108,121	£222,183	£332,029	£441,875	£551,721	£771,412
£150	-£312,888	-£179,407	-£45,926	£76,856	£191,919	£302,718	£412,564	£522,410	£742,102	-£306,120	-£172,639	-£39,158	£82,797	£197,711	£308,288	£418,134	£527,980	£747,671
£175	-£341,738	-£208,256	-£74,775	£51,532	£167,228	£278,977	£388,823	£498,669	£718,361	-£334,970	-£201,488	-£68,007	£57,473	£173,021	£284,547	£394,393	£504,239	£723,930
£200	-£370,587	-£237,106	-£103,625	£26,208	£142,537	£255,236	£365,082	£474,928	£694,620	-£363,819	-£230,338	-£96,857	£32,149	£148,330	£260,806	£370,652	£480,498	£700,189
£225	-£399,436	-£265,955	-£132,474	£884	£117,847	£231,496	£341,341	£451,187	£670,879	-£392,668	-£259,187	-£125,706	£6,825	£123,639	£237,065	£346,911	£456,757	£676,448
£250	-£428,285	-£294,804	-£161,323	-£27,842	£92,731	£207,396	£317,600	£427,446	£647,138	-£421,517	-£288,036	-£154,555	-£21,074	£98,672	£213,189	£323,170	£433,016	£652,707
£275	-£457,135	-£323,654	-£190,172	-£56,691	£67,407	£182,706	£293,859	£403,705	£623,397	-£450,367	-£316,885	-£183,404	-£49,923	£73,348	£188,498	£299,429	£409,275	£628,966
£300	-£485,984	-£352,503	-£219,022	-£85,541	£42,083	£158,015	£270,118	£379,964	£599,656	-£479,216	-£345,735	-£212,254	-£78,772	£48,024	£163,807	£275,688	£385,534	£605,225
	Residual Land Value (£/Ha)									Residual Land Value (£/Ha)								
Existing Indexed Rate	-£1,316,483	-£736,130	-£155,777	£372,695	£872,003	£1,352,295	£1,829,885	£2,008,242	£3,262,656	-£1,759,532	-£1,179,180	-£598,827	-£18,474	£492,817	£987,695	£1,465,286	£1,942,876	£2,898,057
£0	-£607,795	-£27,442	£485,142	£980,316	£1,457,906	£1,935,496	£2,413,087	£2,890,677	£3,813,282	-£578,368	£1,742	£510,326	£1,004,531	£1,482,122	£1,959,712	£2,437,303	£2,914,893	£3,835,883
£25	-£733,226	-£152,873	£375,244	£874,489	£1,354,684	£1,832,275	£2,309,865	£2,787,456	£3,716,944	-£703,800	-£123,447	£401,075	£899,673	£1,378,900	£1,856,491	£2,334,081	£2,811,672	£3,739,545
£50	-£858,658	-£278,305	£265,139	£767,137	£1,251,463	£1,729,053	£2,206,644	£2,684,234	£3,620,605	-£829,231	-£248,879	£290,970	£792,322	£1,275,679	£1,753,269	£2,230,860	£2,708,450	£3,643,206
£75	-£984,089	-£403,736	£155,035	£659,786	£1,148,241	£1,625,832	£2,103,422	£2,581,013	£3,524,267	-£954,663	-£374,310	£180,865	£684,971	£1,172,457	£1,650,048	£2,127,638	£2,605,228	£3,546,868
£100	-£1,109,521	-£529,168	£44,930	£552,435	£1,045,020	£1,522,610	£2,000,201	£2,477,791	£3,427,928	-£1,080,095	-£499,742	£70,761	£577,619	£1,069,236	£1,546,826	£2,024,416	£2,502,007	£3,450,529
£125	-£1,234,952	-£654,600	-£74,247	£444,263	£941,782	£1,419,389	£1,896,979	£2,374,569	£3,329,750	-£1,205,526	-£625,173	-£44,821	£470,093	£966,014	£1,443,604	£1,921,195	£2,398,785	£3,353,966
£150	-£1,360,384	-£780,031	-£199,678	£334,158	£834,430	£1,316,167	£1,793,757	£2,271,348	£3,226,529	-£1,330,958	-£750,605	-£170,252	£359,989	£859,615	£1,340,383	£1,817,973	£2,295,564	£3,250,745
£175	-£1,485,816	-£905,463	-£325,110	£224,054	£727,079	£1,212,945	£1,690,536	£2,168,126	£3,123,307	-£1,456,389	-£876,037	-£295,684	£249,884	£752,264	£1,237,161	£1,714,752	£2,192,342	£3,147,523
£200	-£1,611,247	-£1,030,894	-£450,542	£113,949	£619,728	£1,109,724	£1,587,314	£2,064,905	£3,020,086	-£1,581,821	-£1,001,468	-£421,115	£139,780	£644,912	£1,133,940	£1,611,530	£2,089,121	£3,044,301
£225	-£1,736,679	-£1,156,326	-£575,973	£3,844	£512,376	£1,006,502	£1,484,093	£1,961,683	£2,916,864	-£1,707,253	-£1,126,900	-£546,547	£29,675	£537,561	£1,030,718	£1,508,309	£1,985,899	£2,941,080
£250	-£1,862,110	-£1,281,758	-£701,405	-£121,052	£403,177	£901,723	£1,380,871	£1,858,462	£2,813,642	-£1,832,684	-£1,252,331	-£671,979	-£91,626	£429,008	£926,908	£1,405,087	£1,882,677	£2,837,858
£275	-£1,987,542	-£1,407,189	-£826,836	-£246,484	£293,072	£794,372	£1,277,650	£1,755,240	£2,710,421	-£1,958,116	-£1,377,763	-£797,410	-£217,057	£318,903	£819,557	£1,301,865	£1,779,456	£2,734,637
£300	-£2,112,974	-£1,532,621	-£952,268	-£371,915	£182,968	£687,020	£1,174,428	£1,652,018	£2,607,199	-£2,083,547	-£1,503,195	-£922,842	-£342,489	£208,798	£712,205	£1,198,644	£1,676,234	£2,631,415

50% AH 15 Flats CIL Rates £/m ²	South of Plan Area Residual Land Value (£)									North of Plan Area Residual Land Value (£)								
	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²
Existing Indexed Rate	-£456,501	-£350,811	-£245,120	-£139,430	-£33,740	£63,159	£154,779	£244,137	£418,089	-£558,402	-£452,712	-£347,022	-£241,331	-£135,641	-£29,951	£66,484	£158,021	£334,231
£0	-£293,503	-£187,812	-£82,122	£20,688	£113,370	£203,826	£291,298	£378,273	£552,225	-£286,734	-£181,044	-£75,354	£26,629	£119,163	£209,619	£296,867	£383,843	£557,795
£25	-£322,352	-£216,662	-£110,971	-£5,281	£88,140	£179,135	£267,557	£354,532	£528,484	-£315,584	-£209,893	-£104,203	£1,305	£94,081	£184,928	£273,126	£360,102	£534,054
£50	-£351,201	-£245,511	-£139,821	-£34,130	£62,816	£154,445	£243,816	£330,791	£504,743	-£344,433	-£238,743	-£133,052	-£27,362	£68,757	£160,237	£249,385	£336,361	£510,313
£75	-£380,050	-£274,360	-£168,670	-£62,980	£37,492	£129,754	£220,075	£307,050	£481,002	-£373,282	-£267,592	-£161,902	-£56,211	£43,433	£135,546	£225,644	£312,620	£486,572
£100	-£408,900	-£303,209	-£197,519	-£91,829	£12,168	£104,943	£195,519	£283,310	£457,261	-£402,132	-£296,441	-£190,751	-£85,061	£18,109	£110,855	£201,311	£288,879	£462,831
£125	-£437,749	-£332,059	-£226,368	-£120,678	-£14,988	£79,619	£170,828	£259,569	£433,520	-£430,981	-£325,291	-£219,600	-£113,910	-£8,220	£85,560	£176,620	£265,138	£439,090
£150	-£466,598	-£360,908	-£255,218	-£149,527	-£43,837	£54,295	£146,137	£235,828	£409,779	-£459,830	-£354,140	-£248,450	-£142,759	-£37,069	£60,236	£151,929	£241,397	£415,349
£175	-£495,447	-£389,757	-£284,067	-£178,377	-£72,686	£28,971	£121,446	£211,902	£386,038	-£488,679	-£382,989	-£277,299	-£171,609	-£65,918	£34,912	£127,239	£217,656	£391,608
£200	-£524,297	-£418,606	-£312,916	-£207,226	-£101,536	£3,647	£96,423	£187,211	£362,297	-£517,529	-£411,838	-£306,148	-£200,458	-£94,768	£9,588	£102,364	£193,003	£367,867
£225	-£553,146	-£447,456	-£341,765	-£236,075	-£130,385	-£24,695	£71,099	£162,520	£338,556	-£546,378	-£440,688	-£334,997	-£229,307	-£17,927	£77,040	£168,313	£344,126	
£250	-£581,995	-£476,305	-£370,615	-£264,924	-£159,234	-£53,544	£45,774	£137,829	£314,815	-£575,227	-£469,537	-£363,847	-£258,156	-£152,466	-£46,776	£51,715	£143,622	£320,385
£275	-£610,844	-£505,154	-£399,464	-£293,774	-£188,083	-£82,393	£20,450	£113,138	£291,074	-£604,076	-£498,386	-£392,696	-£287,006	-£181,315	-£75,625	£26,391	£118,931	£296,644
£300	-£639,694	-£534,003	-£428,313	-£322,623	-£216,933	-£111,242	-£5,552	£87,902	£267,333	-£632,926	-£527,235	-£421,545	-£315,855	-£210,165	-£104,474	£1,067	£93,843	£272,903
	Residual Land Value (£/Ha)									Residual Land Value (£/Ha)								
Existing Indexed Rate	-£1,984,786	-£1,525,263	-£1,065,741	-£606,218	-£146,695	£274,602	£672,951	£1,061,465	£1,817,776	-£2,427,836	-£1,968,313	-£1,508,790	-£1,049,267	-£589,744	-£130,221	£289,063	£687,050	£1,453,177
£0	-£1,276,098	-£816,575	-£357,052	£89,950	£492,915	£886,201	£1,266,511	£1,644,667	£2,400,978	-£1,246,672	-£787,149	-£327,626	£115,780	£518,100	£911,385	£1,290,727	£1,668,883	£2,425,194
£25	-£1,401,529	-£942,007	-£482,484	-£22,961	£383,217	£778,849	£1,163,289	£1,541,445	£2,297,757	-£1,372,103	-£912,580	-£453,057	£5,675	£409,047	£804,034	£1,187,505	£1,565,661	£2,321,972
£50	-£1,526,961	-£1,067,438	-£607,915	-£148,392	£273,112	£671,498	£1,060,068	£1,438,224	£2,194,535	-£1,497,535	-£1,038,012	-£578,489	-£118,966	£298,943	£696,683	£1,084,284	£1,462,439	£2,218,751
£75	-£1,652,393	-£1,192,870	-£733,347	-£273,824	£163,008	£564,146	£956,846	£1,335,002	£2,091,314	-£1,622,966	-£1,163,443	-£703,921	-£244,398	£188,838	£589,331	£981,062	£1,359,218	£2,115,529
£100	-£1,777,824	-£1,318,301	-£858,778	-£399,256	£52,903	£456,275	£850,081	£1,231,780	£1,988,092	-£1,748,398	-£1,288,875	-£829,352	-£369,829	£78,734	£481,980	£875,265	£1,255,996	£2,012,308
£125	-£1,903,256	-£1,443,733	-£984,210	-£524,687	-£65,164	£346,170	£742,729	£1,128,559	£1,884,870	-£1,873,830	-£1,414,307	-£954,784	-£495,261	-£35,738	£372,001	£767,914	£1,152,775	£1,909,086
£150	-£2,028,687	-£1,569,164	-£1,109,642	-£650,119	-£190,596	£236,066	£635,378	£1,025,337	£1,781,649	-£1,999,261	-£1,539,738	-£1,080,215	-£620,692	-£161,170	£261,896	£660,562	£1,049,553	£1,805,865
£175	-£2,154,119	-£1,694,596	-£1,235,073	-£775,550	-£316,027	£125,961	£528,026	£921,312	£1,678,427	-£2,124,693	-£1,665,170	-£1,205,647	-£746,124	-£286,601	£151,792	£553,211	£946,332	£1,702,643
£200	-£2,279,551	-£1,820,028	-£1,360,505	-£900,982	-£441,459	£15,857	£419,229	£813,960	£1,575,206	-£2,250,124	-£1,790,601	-£1,331,079	-£871,556	-£412,033	£41,687	£445,059	£839,145	£1,599,421
£225	-£2,404,982	-£1,945,459	-£1,485,936	-£1,026,413	-£566,891	-£107,368	£309,124	£706,609	£1,471,984	-£2,375,556	-£1,916,033	-£1,456,510	-£996,987	-£77,941	£334,955	£731,794	£1,496,200	
£250	-£2,530,414	-£2,070,891	-£1,611,368	-£1,151,845	-£692,322	-£232,799	£199,019	£599,258	£1,368,763	-£2,500,987	-£2,041,465	-£1,581,942	-£1,122,419	-£662,896	-£203,373	£224,850	£624,442	£1,392,978
£275	-£2,655,845	-£2,196,322	-£1,736,800	-£1,277,277	-£817,754	-£358,231	£88,915	£491,906	£1,265,541	-£2,626,419	-£2,166,896	-£1,707,373	-£1,247,850	-£788,328	-£328,805	£114,745	£517,091	£1,289,757
£300	-£2,781,277	-£2,321,754	-£1,862,231	-£1,402,708	-£943,185	-£483,662	-£24,140	£382,182	£1,162,319	-£2,751,851	-£2,292,328	-£1,832,805	-£1,373,282	-£913,759	-£454,236	£4,641	£408,013	£1,186,535

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £250,000 to £500,000/ha)
	Viability Test 3 (RLV £500,000 to £850,000/ha)
	Viability Test 4 (RLV £850,000 to £1,250,000/ha)
	Viability Test 5 (RLV £1,250,000 to £1,500,000/ha)
	Viability Test 6 (RLV £1,500,000 to £3,000,000/ha)
	Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
	Viability Test 8 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,250,000	Industrial - Upper
£1,500,000	Commercial CBD/OOT land values. Includes a 20% uplift.
£3,000,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - North of Plan Area only. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

**Table 1f: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rates)
- 15 Unit Scheme - Houses**

Development Scenario	15	Houses
Typical Site Type	PDL / GF	
Net Site Area (ha)	0.43	
Gross Site Area (ha)	0.49	
Total Site Area (ha)	0.49	includes OS allowance
Site Density (dph)	35	
Indexed CIL Rate	£141.25	South of Plan Area
	£235.42	North of Plan Area

0% AH 15 Houses CIL Rates £/m ²	South of Plan Area Residual Land Value (£)									North of Plan Area Residual Land Value (£)								
	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²
Existing Indexed Rate	£612,074	£838,183	£1,053,614	£1,267,468	£1,476,742	£1,686,017	£1,895,292	£2,104,567	£2,523,117	£507,074	£737,255	£955,016	£1,170,447	£1,380,962	£1,590,237	£1,799,511	£2,008,786	£2,427,336
£0	£781,027	£996,458	£1,211,890	£1,421,220	£1,630,495	£1,839,769	£2,049,044	£2,258,319	£2,676,869	£787,949	£1,003,380	£1,218,669	£1,427,944	£1,637,219	£1,846,494	£2,055,769	£2,265,044	£2,683,593
£25	£751,643	£968,445	£1,183,876	£1,394,007	£1,603,282	£1,812,557	£2,021,831	£2,231,106	£2,649,656	£759,060	£975,367	£1,190,799	£1,400,731	£1,610,006	£1,819,281	£2,028,556	£2,237,831	£2,656,380
£50	£721,629	£940,431	£1,155,863	£1,366,794	£1,576,069	£1,785,344	£1,994,619	£2,203,894	£2,622,443	£729,045	£947,354	£1,162,785	£1,373,519	£1,582,793	£1,792,068	£2,001,343	£2,210,618	£2,629,168
£75	£691,614	£912,418	£1,127,850	£1,339,581	£1,548,856	£1,758,131	£1,967,406	£2,176,681	£2,595,230	£699,031	£919,340	£1,134,772	£1,346,306	£1,555,581	£1,764,855	£1,974,130	£2,183,405	£2,601,955
£100	£661,599	£884,405	£1,099,836	£1,312,369	£1,521,643	£1,730,918	£1,940,193	£2,149,468	£2,568,018	£669,016	£891,327	£1,106,759	£1,319,093	£1,528,368	£1,737,643	£1,946,918	£2,156,192	£2,574,742
£125	£631,584	£856,391	£1,071,823	£1,285,156	£1,494,431	£1,703,705	£1,912,980	£2,122,255	£2,540,805	£639,001	£863,314	£1,078,745	£1,291,880	£1,501,155	£1,710,430	£1,919,705	£2,128,980	£2,547,529
£150	£601,569	£828,378	£1,043,810	£1,257,943	£1,467,218	£1,676,493	£1,885,768	£2,095,042	£2,513,592	£608,986	£835,300	£1,050,732	£1,264,667	£1,473,942	£1,683,217	£1,892,492	£2,101,767	£2,520,317
£175	£571,554	£800,365	£1,015,796	£1,230,730	£1,440,005	£1,649,280	£1,858,555	£2,067,830	£2,486,379	£578,971	£807,287	£1,022,718	£1,237,455	£1,446,730	£1,656,004	£1,865,279	£2,074,554	£2,493,104
£200	£541,540	£772,351	£987,783	£1,203,214	£1,412,792	£1,622,067	£1,831,342	£2,040,617	£2,459,167	£548,956	£779,273	£994,705	£1,210,137	£1,419,517	£1,628,792	£1,838,066	£2,047,341	£2,465,891
£225	£511,525	£742,348	£959,769	£1,175,201	£1,385,580	£1,594,854	£1,804,129	£2,013,404	£2,431,954	£518,942	£749,765	£966,692	£1,182,123	£1,392,304	£1,601,579	£1,810,854	£2,020,128	£2,438,678
£250	£481,510	£712,333	£931,756	£1,147,188	£1,358,367	£1,567,642	£1,776,916	£1,986,191	£2,404,741	£488,927	£719,750	£938,678	£1,154,110	£1,365,091	£1,574,366	£1,783,641	£1,992,916	£2,411,465
£275	£451,495	£682,319	£903,743	£1,119,174	£1,331,154	£1,540,429	£1,749,704	£1,958,979	£2,377,528	£458,912	£719,750	£938,678	£1,154,110	£1,365,091	£1,574,366	£1,783,641	£1,992,916	£2,411,465
£300	£421,480	£652,304	£875,729	£1,091,161	£1,303,941	£1,513,216	£1,722,491	£1,931,766	£2,350,315	£428,897	£659,721	£882,652	£1,098,083	£1,310,666	£1,519,940	£1,729,215	£1,938,490	£2,357,040
	Residual Land Value (£/Ha)									Residual Land Value (£/Ha)								
Existing Indexed Rate	£1,241,890	£1,700,660	£2,137,768	£2,571,673	£2,996,289	£3,420,904	£3,845,520	£4,270,136	£5,119,367	£1,028,846	£1,495,879	£1,937,713	£2,374,821	£2,801,951	£3,226,567	£3,651,182	£4,075,798	£4,925,029
£0	£1,584,692	£2,021,799	£2,458,907	£2,883,634	£3,308,250	£3,732,865	£4,157,481	£4,582,097	£5,431,328	£1,598,737	£2,035,844	£2,472,662	£2,897,278	£3,321,894	£3,746,509	£4,171,125	£4,595,740	£5,444,972
£25	£1,525,073	£1,964,960	£2,402,068	£2,828,420	£3,253,035	£3,677,651	£4,102,267	£4,526,882	£5,376,114	£1,540,122	£1,979,006	£2,416,113	£2,842,064	£3,266,679	£3,691,295	£4,115,910	£4,540,526	£5,389,757
£50	£1,464,174	£1,908,122	£2,345,229	£2,773,206	£3,197,821	£3,622,437	£4,047,052	£4,471,668	£5,320,899	£1,479,222	£1,922,167	£2,359,274	£2,786,849	£3,211,465	£3,636,081	£4,060,696	£4,485,312	£5,334,543
£75	£1,403,274	£1,851,283	£2,288,391	£2,717,991	£3,142,607	£3,567,222	£3,991,838	£4,416,454	£5,265,685	£1,418,323	£1,865,328	£2,302,436	£2,731,635	£3,156,251	£3,580,866	£4,005,482	£4,430,097	£5,279,329
£100	£1,342,375	£1,794,444	£2,231,552	£2,662,777	£3,087,392	£3,512,008	£3,936,624	£4,361,239	£5,210,471	£1,357,423	£1,808,489	£2,245,597	£2,676,421	£3,101,036	£3,525,652	£3,950,267	£4,374,883	£5,224,114
£125	£1,281,475	£1,737,606	£2,174,713	£2,607,563	£3,032,178	£3,456,794	£3,881,409	£4,306,025	£5,155,256	£1,296,524	£1,751,651	£2,188,758	£2,621,206	£3,045,822	£3,470,438	£3,895,053	£4,319,669	£5,168,900
£150	£1,220,575	£1,680,767	£2,117,874	£2,552,348	£2,976,964	£3,401,579	£3,826,195	£4,250,811	£5,100,042	£1,235,624	£1,694,812	£2,131,920	£2,565,992	£2,990,608	£3,415,223	£3,839,839	£4,264,454	£5,113,686
£175	£1,159,676	£1,623,928	£2,061,036	£2,497,134	£2,921,749	£3,346,365	£3,770,981	£4,195,596	£5,044,828	£1,174,724	£1,637,973	£2,075,081	£2,510,778	£2,935,393	£3,360,009	£3,784,624	£4,209,240	£5,058,471
£200	£1,098,776	£1,567,089	£2,004,197	£2,441,305	£2,866,535	£3,291,151	£3,715,766	£4,140,382	£4,989,613	£1,113,825	£1,581,135	£2,018,242	£2,455,350	£2,880,179	£3,304,795	£3,729,410	£4,154,026	£5,003,257
£225	£1,037,876	£1,506,214	£1,947,358	£2,384,466	£2,811,321	£3,235,936	£3,660,552	£4,085,168	£4,934,399	£1,052,925	£1,521,262	£1,961,403	£2,398,511	£2,824,965	£3,249,580	£3,674,196	£4,098,811	£4,948,043
£250	£976,977	£1,445,314	£1,890,520	£2,327,627	£2,756,106	£3,180,722	£3,605,338	£4,029,953	£4,879,185	£992,025	£1,460,363	£1,904,565	£2,341,672	£2,769,750	£3,194,366	£3,618,981	£4,043,597	£4,892,828
£275	£916,077	£1,384,414	£1,833,681	£2,270,788	£2,700,892	£3,125,508	£3,550,123	£3,974,739	£4,823,970	£931,126	£1,399,463	£1,847,726	£2,284,834	£2,714,536	£3,139,152	£3,563,767	£3,988,383	£4,837,614
£300	£855,177	£1,323,515	£1,776,842	£2,213,950	£2,645,678	£3,070,293	£3,494,909	£3,919,525	£4,768,756	£870,226	£1,338,563	£1,790,887	£2,227,995	£2,659,322	£3,083,937	£3,508,553	£3,933,168	£4,782,400

40% AH 15 Houses	South of Plan Area Residual Land Value (£)									North of Plan Area Residual Land Value (£)								
	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²
Existing Indexed Rate	£156,113	£322,704	£486,965	£651,225	£812,598	£965,905	£1,119,212	£1,270,842	£1,568,693	£45,810	£218,181	£382,442	£546,702	£710,962	£868,352	£1,021,659	£1,174,966	£1,473,928
£0	£326,347	£490,608	£654,868	£815,998	£969,305	£1,122,612	£1,274,145	£1,423,071	£1,720,922	£333,764	£498,025	£662,285	£822,920	£976,228	£1,129,535	£1,280,869	£1,429,795	£1,727,647
£25	£296,630	£460,890	£625,151	£788,262	£941,570	£1,094,877	£1,247,202	£1,396,127	£1,693,979	£304,047	£468,307	£632,567	£795,185	£948,492	£1,101,799	£1,253,926	£1,402,852	£1,700,703
£50	£266,912	£431,173	£595,433	£759,694	£913,834	£1,067,141	£1,220,258	£1,369,184	£1,667,036	£274,329	£438,590	£602,850	£767,110	£920,756	£1,074,063	£1,226,983	£1,375,909	£1,673,760
£75	£237,195	£401,455	£565,716	£729,976	£886,098	£1,039,405	£1,192,712	£1,342,241	£1,640,093	£244,612	£408,872	£573,133	£737,393	£893,020	£1,046,327	£1,199,634	£1,348,966	£1,646,817
£100	£207,108	£371,738	£535,998	£700,259	£858,362	£1,011,669	£1,164,976	£1,315,298	£1,613,150	£214,822	£379,155	£543,415	£707,676	£865,284	£1,018,591	£1,171,899	£1,322,022	£1,619,874
£125	£176,202	£342,021	£506,281	£670,541	£830,626	£983,933	£1,137,240	£1,288,355	£1,586,206	£183,915	£349,437	£513,698	£677,958	£837,549	£990,856	£1,144,163	£1,295,079	£1,592,931
£150	£145,295	£312,303	£476,563	£640,824	£802,890	£956,198	£1,109,505	£1,261,412	£1,559,263	£153,009	£319,720	£483,980	£648,241	£809,813	£963,120	£1,116,427	£1,268,136	£1,565,988
£175	£114,389	£282,586	£446,846	£611,106	£775,155	£928,462	£1,081,769	£1,234,468	£1,532,320	£122,103	£290,002	£454,263	£618,523	£782,077	£935,384	£1,088,691	£1,241,193	£1,539,044
£200	£82,810	£252,868	£417,129	£581,389	£745,649	£900,726	£1,054,033	£1,207,340	£1,505,377	£90,721	£260,285	£424,545	£588,806	£753,066	£907,648	£1,060,955	£1,214,250	£1,512,101
£225	£51,111	£223,151	£387,411	£551,672	£715,932	£872,990	£1,026,297	£1,179,604	£1,478,434	£59,022	£230,568	£394,828	£559,088	£723,349	£879,912	£1,033,220	£1,186,527	£1,485,158
£250	£19,411	£192,502	£357,694	£521,954	£686,214	£845,254	£998,561	£1,151,869	£1,451,491	£27,323	£998,561	£1,451,491	£529,371	£693,631	£852,177	£1,005,484	£1,158,791	£1,458,215
£275	£-13,998	£161,596	£327,976	£492,237	£656,497	£817,519	£970,826	£1,124,133	£1,424,547	£-4,985	£169,309	£335,393	£499,653	£663,914	£824,441	£977,748	£1,131,055	£1,431,272
£300	£-50,110	£130,689	£298,259	£462,519	£626,780	£789,783	£943,090	£1,096,397	£1,397,604	£-41,097	£138,403	£305,676	£469,936	£634,196	£796,705	£950,012	£1,103,319	£1,404,329
	Residual Land Value (£/Ha)									Residual Land Value (£/Ha)								
Existing Indexed Rate	£316,750	£654,762	£988,044	£1,321,326	£1,648,750	£1,959,807	£2,270,865	£2,578,519	£3,182,856	£92,947	£442,687	£775,969	£1,109,251	£1,442,533	£1,761,874	£2,072,932	£2,383,990	£2,990,579
£0	£662,154	£995,436	£1,328,718	£1,655,649	£1,966,706	£2,277,764	£2,585,221	£2,887,390	£3,491,726	£677,203	£1,010,485	£1,343,766	£1,669,694	£1,980,752	£2,291,809	£2,598,865	£2,901,033	£3,505,370
£25	£601,858	£935,140	£1,268,422	£1,599,373	£1,910,431	£2,221,489	£2,530,554	£2,832,722	£3,437,059	£616,906	£950,188	£1,283,470	£1,613,418	£1,924,476	£2,235,534	£2,544,198	£2,846,366	£3,450,703
£50	£541,561	£874,843	£1,208,125	£1,541,407	£1,854,155	£2,165,213	£2,475,887	£2,778,055	£3,382,392	£556,610	£889,892	£1,223,174	£1,556,456	£1,868,201	£2,179,258	£2,489,530	£2,791,699	£3,396,035
£75	£481,265	£814,547	£1,147,829	£1,481,111	£1,797,880	£2,108,938	£2,419,996	£2,723,388	£3,327,724	£496,314	£829,596	£1,162,878	£1,496,160	£1,811,925	£2,122,983	£2,434,041	£2,737,031	£3,341,368
£100	£420,220	£754,251	£1,087,533	£1,420,815	£1,741,604	£2,052,662	£2,363,720	£2,668,720	£3,273,057	£435,870	£769,300	£1,102,581	£1,435,863	£1,755,649	£2,066,707	£2,377,765	£2,682,364	£3,286,701
£125	£357,511	£693,955	£1,027,237	£1,360,518	£1,685,329	£1,996,387	£2,307,444	£2,614,053	£3,218,390	£373,162	£709,003	£1,042,285	£1,375,567	£1,699,374	£2,010,432	£2,321,490	£2,627,697	£3,232,033
£150	£294,802	£633,658	£966,940	£1,300,222	£1,629,053	£1,940,111	£2,251,169	£2,559,386	£3,163,722	£310,453	£648,707	£981,989	£1,315,271	£1,643,098	£1,954,156	£2,265,214	£2,573,030	£3,177,366
£175	£232,094	£573,362	£906,644	£1,239,926	£1,572,778	£1,883,835	£2,194,893	£2,504,719	£3,109,055	£247,744	£588,411	£921,693	£1,254,975	£1,586,823	£1,897,881	£2,208,939	£2,518,362	£3,122,699
£200	£168,019	£513,066	£846,348	£1,179,630	£1,512,912	£1,827,560	£2,138,618	£2,449,676	£3,054,388	£184,072	£528,115	£861,396	£1,194,678	£1,527,960	£1,841,605	£2,152,663	£2,463,695	£3,068,032
£225	£103,702	£452,770	£786,052	£1,119,333	£1,452,615	£1,771,284	£2,082,342	£2,393,400	£2,999,721	£119,755	£467,818	£801,100	£1,134,382	£1,467,664	£1,785,330	£2,096,387	£2,407,445	£3,013,364
£250	£39,386	£390,584	£725,755	£1,059,037	£1,392,319	£1,715,009	£2,026,067	£2,337,125	£2,945,053	£55,438	£406,235	£740,804	£1,074,086	£1,407,368	£1,729,054	£2,040,112	£2,351,170	£2,958,697
£275	£-28,402	£327,875	£665,459	£998,741	£1,332,023	£1,658,733	£1,969,791	£2,280,849	£2,890,386	£-10,115	£343,526	£680,508	£1,013,790	£1,347,072	£1,672,778	£1,983,836	£2,294,894	£2,904,030
£300	£-101,672	£265,167	£605,163	£938,445	£1,271,727	£1,602,458	£1,913,516	£2,224,573	£2,835,719	£-83,385	£280,817	£620,211	£953,493	£1,286,775	£1,616,503	£1,927,561	£2,238,619	£2,849,363

40% AH 25 Houses	South of Plan Area Residual Land Value (£)									North of Plan Area Residual Land Value (£)								
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
	£3,250/m ²	£3,500/m ²	£3,750/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,500/m ²	£3,250/m ²	£3,500/m ²	£3,750/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,500/m ²
CIL Rates £/m²																		
Existing Indexed Rate	£219,410	£480,314	£741,151	£983,350	£1,223,553	£1,458,270	£1,692,987	£1,927,704	£2,397,138	£39,472	£309,035	£569,940	£824,351	£1,066,550	£1,304,182	£1,538,899	£1,773,616	£2,243,050
£0	£494,572	£754,386	£996,585	£1,236,379	£1,471,096	£1,705,813	£1,940,530	£2,175,247	£2,644,681	£506,740	£765,682	£1,007,881	£1,247,326	£1,482,043	£1,716,760	£1,951,477	£2,186,194	£2,655,628
£25	£445,870	£706,775	£951,375	£1,192,566	£1,427,283	£1,662,000	£1,896,717	£2,131,434	£2,600,868	£458,039	£718,943	£962,671	£1,203,513	£1,438,230	£1,672,947	£1,907,664	£2,142,381	£2,611,815
£50	£397,169	£658,074	£906,166	£1,148,365	£1,383,470	£1,618,187	£1,852,904	£2,087,621	£2,557,055	£409,338	£670,242	£917,462	£1,159,661	£1,394,417	£1,629,134	£1,863,851	£2,098,568	£2,568,002
£75	£348,468	£609,372	£860,956	£1,103,155	£1,339,657	£1,574,374	£1,809,091	£2,043,808	£2,513,242	£360,637	£621,541	£872,252	£1,114,451	£1,350,604	£1,585,321	£1,820,038	£2,054,755	£2,524,189
£100	£299,767	£560,671	£815,747	£1,057,946	£1,295,844	£1,530,561	£1,765,278	£1,999,995	£2,469,429	£311,935	£572,840	£827,043	£1,069,242	£1,306,791	£1,541,508	£1,776,225	£2,010,942	£2,480,376
£125	£251,066	£511,970	£770,537	£1,012,736	£1,252,031	£1,486,748	£1,721,465	£1,956,182	£2,425,616	£263,234	£524,139	£781,833	£1,024,032	£1,262,978	£1,497,695	£1,732,412	£1,967,129	£2,436,564
£150	£202,109	£463,269	£724,173	£967,527	£1,208,218	£1,442,935	£1,677,652	£1,912,369	£2,381,803	£214,533	£475,437	£736,342	£978,823	£1,219,165	£1,453,882	£1,688,599	£1,923,316	£2,392,751
£175	£151,312	£414,568	£675,472	£922,317	£1,164,405	£1,399,122	£1,633,839	£1,868,556	£2,337,991	£164,004	£426,736	£687,641	£933,613	£1,175,352	£1,410,069	£1,644,786	£1,879,503	£2,348,938
£200	£100,377	£365,867	£626,771	£877,107	£1,119,307	£1,355,309	£1,590,026	£1,824,743	£2,294,178	£113,208	£378,035	£638,940	£888,403	£1,130,603	£1,366,256	£1,600,973	£1,835,691	£2,305,125
£225	£48,185	£317,166	£578,070	£831,898	£1,074,097	£1,311,496	£1,546,213	£1,780,930	£2,250,365	£61,226	£329,334	£590,238	£843,194	£1,085,393	£1,322,443	£1,557,161	£1,791,878	£2,261,312
£250	£-4,746	£268,464	£529,369	£786,688	£1,028,887	£1,267,683	£1,502,400	£1,737,118	£2,206,552	£9,033	£280,633	£541,537	£797,984	£1,040,183	£1,278,630	£1,513,348	£1,748,065	£2,217,499
£275	£-66,543	£219,763	£480,668	£741,479	£983,678	£1,223,870	£1,458,588	£1,693,305	£2,162,739	£-51,102	£231,932	£492,836	£752,775	£994,974	£1,234,818	£1,469,535	£1,704,252	£2,173,686
£300	£-128,341	£169,460	£431,967	£692,871	£938,468	£1,180,057	£1,414,775	£1,649,492	£2,118,926	£-112,900	£182,151	£444,135	£705,039	£949,764	£1,191,005	£1,425,722	£1,660,439	£2,129,873
	Residual Land Value (£/Ha)									Residual Land Value (£/Ha)								
Existing Indexed Rate	£281,746	£616,776	£951,718	£1,262,729	£1,571,175	£1,872,577	£2,173,980	£2,475,382	£3,078,187	£50,686	£396,835	£731,865	£1,058,556	£1,369,566	£1,674,712	£1,976,115	£2,277,517	£2,880,322
£0	£635,084	£968,714	£1,279,724	£1,587,645	£1,889,048	£2,190,450	£2,491,852	£2,793,255	£3,396,059	£650,709	£983,219	£1,294,229	£1,601,703	£1,903,105	£2,204,507	£2,505,910	£2,807,312	£3,410,117
£25	£572,546	£907,576	£1,221,670	£1,531,385	£1,832,787	£2,134,189	£2,435,592	£2,736,994	£3,339,799	£588,172	£923,202	£1,236,175	£1,545,442	£1,846,844	£2,148,247	£2,449,649	£2,751,051	£3,353,856
£50	£510,009	£845,038	£1,163,616	£1,474,626	£1,776,526	£2,077,929	£2,379,331	£2,680,733	£3,283,538	£525,634	£860,664	£1,178,121	£1,489,131	£1,790,584	£2,091,986	£2,393,388	£2,694,791	£3,297,595
£75	£447,471	£782,501	£1,105,562	£1,416,572	£1,720,266	£2,021,668	£2,323,070	£2,624,473	£3,227,277	£463,097	£798,126	£1,120,067	£1,431,077	£1,734,323	£2,035,725	£2,337,128	£2,638,530	£3,241,335
£100	£384,933	£719,963	£1,047,508	£1,358,518	£1,664,005	£1,965,407	£2,266,810	£2,568,212	£3,171,017	£400,559	£735,589	£1,062,013	£1,373,023	£1,678,062	£1,979,465	£2,280,867	£2,582,269	£3,185,074
£125	£322,396	£657,426	£989,454	£1,300,464	£1,607,745	£1,909,147	£2,210,549	£2,511,952	£3,114,756	£338,022	£673,051	£1,003,959	£1,314,969	£1,621,802	£1,923,204	£2,224,606	£2,526,009	£3,128,814
£150	£259,529	£594,888	£929,918	£1,242,410	£1,551,484	£1,852,886	£2,154,289	£2,455,691	£3,058,496	£275,484	£610,514	£945,543	£1,256,915	£1,565,541	£1,866,944	£2,168,346	£2,469,748	£3,072,553
£175	£194,302	£532,350	£867,380	£1,184,356	£1,495,223	£1,796,626	£2,098,028	£2,399,430	£3,002,235	£210,600	£547,976	£883,006	£1,198,861	£1,509,281	£1,810,683	£2,112,085	£2,413,488	£3,016,292
£200	£128,896	£469,813	£804,843	£1,126,302	£1,437,312	£1,740,365	£2,041,767	£2,343,170	£2,945,974	£145,372	£485,438	£820,468	£1,140,807	£1,451,817	£1,754,422	£2,055,825	£2,357,227	£2,960,032
£225	£61,874	£407,275	£742,305	£1,068,248	£1,379,258	£1,684,104	£1,985,507	£2,286,909	£2,889,714	£78,620	£422,901	£757,931	£1,082,753	£1,393,763	£1,698,162	£1,999,564	£2,300,966	£2,903,771
£250	£-6,094	£344,738	£679,767	£1,010,194	£1,321,204	£1,627,844	£1,929,246	£2,230,649	£2,833,453	£11,599	£360,363	£695,393	£1,024,699	£1,335,709	£1,641,901	£1,943,303	£2,244,706	£2,847,510
£275	£-85,449	£282,200	£617,230	£952,140	£1,263,150	£1,571,583	£1,872,986	£2,174,388	£2,777,193	£-65,621	£297,826	£632,855	£966,645	£1,277,655	£1,585,640	£1,887,043	£2,188,445	£2,791,250
£300	£-164,804	£217,605	£554,692	£889,722	£1,205,096	£1,515,323	£1,816,725	£2,118,127	£2,720,932	£-144,976	£233,902	£570,318	£905,347	£1,219,601	£1,529,380	£1,830,782	£2,132,185	£2,734,989

**Table 1h: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rates)
- 25 Unit Scheme - Houses - Pagham Harbour SPA Mitigation Sensitivity Test**

Development Scenario	25	Houses
Typical Site Type	PDL / GF	
Net Site Area (ha)	0.63	
Gross Site Area (ha)	0.72	
Total Site Area (ha)	0.78	<i>includes OS allowance</i>
Site Density (dph)	40	
Indexed CIL Rate	£141.25	<i>South of Plan Area</i>
	£235.42	<i>North of Plan Area</i>

30% AH 25 Houses CIL Rates £/m ²	South of Plan Area (only) Residual Land Value (£)								
	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²
Existing Indexed Rate	£375,609	£669,189	£946,817	£1,217,544	£1,481,657	£1,745,770	£2,009,883	£2,273,996	£2,802,221
£0	£652,872	£931,670	£1,202,865	£1,466,978	£1,731,091	£1,995,204	£2,259,316	£2,523,429	£3,051,655
£25	£603,799	£886,115	£1,158,647	£1,422,830	£1,686,943	£1,951,056	£2,215,169	£2,479,282	£3,007,507
£50	£554,726	£840,560	£1,113,092	£1,378,683	£1,642,796	£1,906,908	£2,171,021	£2,435,134	£2,963,360
£75	£505,653	£795,005	£1,067,537	£1,334,535	£1,598,648	£1,862,761	£2,126,874	£2,390,987	£2,919,212
£100	£456,580	£749,451	£1,021,983	£1,290,388	£1,554,501	£1,818,613	£2,082,726	£2,346,839	£2,875,065
£125	£407,507	£701,087	£976,428	£1,246,240	£1,510,353	£1,774,466	£2,038,579	£2,302,691	£2,830,917
£150	£358,434	£652,014	£930,873	£1,202,093	£1,466,205	£1,730,318	£1,994,431	£2,258,544	£2,786,770
£175	£309,361	£602,941	£885,318	£1,157,850	£1,422,058	£1,686,171	£1,950,284	£2,214,396	£2,742,622
£200	£260,288	£553,867	£839,763	£1,112,295	£1,377,910	£1,642,023	£1,906,136	£2,170,249	£2,698,475
£225	£211,215	£504,794	£794,208	£1,066,740	£1,333,763	£1,597,876	£1,861,988	£2,126,101	£2,654,327
£250	£160,155	£455,721	£748,654	£1,021,186	£1,289,615	£1,553,728	£1,817,841	£2,081,954	£2,610,179
£275	£108,971	£406,648	£700,228	£975,631	£1,245,468	£1,509,581	£1,773,693	£2,037,806	£2,566,032
£300	£56,473	£357,575	£651,155	£930,076	£1,201,320	£1,465,433	£1,729,546	£1,993,659	£2,521,884
	Residual Land Value (£/Ha)								
Existing Indexed Rate	£482,323	£859,312	£1,215,817	£1,563,460	£1,902,609	£2,241,759	£2,580,909	£2,920,059	£3,598,358
£0	£838,359	£1,196,366	£1,544,610	£1,883,760	£2,222,909	£2,562,059	£2,901,209	£3,240,359	£3,918,658
£25	£775,344	£1,137,869	£1,487,829	£1,827,069	£2,166,219	£2,505,369	£2,844,519	£3,183,668	£3,861,968
£50	£712,329	£1,079,371	£1,429,332	£1,770,379	£2,109,529	£2,448,679	£2,787,828	£3,126,978	£3,805,277
£75	£649,314	£1,020,874	£1,370,835	£1,713,689	£2,052,839	£2,391,988	£2,731,138	£3,070,288	£3,748,587
£100	£586,299	£962,376	£1,312,337	£1,656,999	£1,996,148	£2,335,298	£2,674,448	£3,013,597	£3,691,897
£125	£523,283	£900,272	£1,253,840	£1,600,308	£1,939,458	£2,278,608	£2,617,758	£2,956,907	£3,635,207
£150	£460,268	£837,257	£1,195,342	£1,543,618	£1,882,768	£2,221,918	£2,561,067	£2,900,217	£3,578,516
£175	£397,253	£774,241	£1,136,845	£1,486,806	£1,826,078	£2,165,227	£2,504,377	£2,843,527	£3,521,826
£200	£334,238	£711,226	£1,078,348	£1,428,309	£1,769,387	£2,108,537	£2,447,687	£2,786,836	£3,465,136
£225	£271,223	£648,211	£1,019,850	£1,369,811	£1,712,697	£2,051,847	£2,390,996	£2,730,146	£3,408,446
£250	£205,657	£585,196	£961,353	£1,311,314	£1,656,007	£1,995,156	£2,334,306	£2,673,456	£3,351,755
£275	£139,931	£522,181	£899,169	£1,252,816	£1,599,317	£1,938,466	£2,277,616	£2,616,766	£3,295,065
£300	£72,518	£459,166	£836,154	£1,194,319	£1,542,626	£1,881,776	£2,220,926	£2,560,075	£3,238,375

40% AH 25 Houses	South of Plan Area (only) Residual Land Value (£)								
	CIL Rates £/m ²	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²
Existing Indexed Rate	£207,731	£468,659	£729,564	£972,530	£1,213,067	£1,447,784	£1,682,501	£1,917,218	£2,386,653
£0	£482,916	£743,566	£985,765	£1,225,893	£1,460,610	£1,695,328	£1,930,045	£2,164,762	£2,634,196
£25	£434,215	£695,120	£940,556	£1,182,080	£1,416,797	£1,651,515	£1,886,232	£2,120,949	£2,590,383
£50	£385,514	£646,418	£895,346	£1,137,545	£1,372,985	£1,607,702	£1,842,419	£2,077,136	£2,546,570
£75	£336,813	£597,717	£850,136	£1,092,336	£1,329,172	£1,563,889	£1,798,606	£2,033,323	£2,502,757
£100	£288,112	£549,016	£804,927	£1,047,126	£1,285,359	£1,520,076	£1,754,793	£1,989,510	£2,458,944
£125	£239,411	£500,315	£759,717	£1,001,916	£1,241,546	£1,476,263	£1,710,980	£1,945,697	£2,415,131
£150	£189,952	£451,614	£712,518	£956,707	£1,197,733	£1,432,450	£1,667,167	£1,901,884	£2,371,318
£175	£139,156	£402,913	£663,817	£911,497	£1,153,696	£1,388,637	£1,623,354	£1,858,071	£2,327,505
£200	£87,887	£354,212	£615,116	£866,288	£1,108,487	£1,344,824	£1,579,541	£1,814,258	£2,283,692
£225	£35,694	£305,510	£566,415	£821,078	£1,063,277	£1,301,011	£1,535,728	£1,770,445	£2,239,879
£250	£-19,535	£256,809	£517,714	£775,869	£1,018,068	£1,257,198	£1,491,915	£1,726,632	£2,196,066
£275	£-81,333	£208,099	£469,012	£729,917	£972,858	£1,213,385	£1,448,102	£1,682,819	£2,152,253
£300	£-143,130	£157,303	£420,311	£681,216	£927,649	£1,169,572	£1,404,289	£1,639,006	£2,108,440
	Residual Land Value (£/Ha)								
Existing Indexed Rate	£266,749	£601,810	£936,839	£1,248,835	£1,557,711	£1,859,113	£2,160,515	£2,461,918	£3,064,722
£0	£620,117	£954,820	£1,265,830	£1,574,181	£1,875,583	£2,176,986	£2,478,388	£2,779,790	£3,382,595
£25	£557,580	£892,609	£1,207,776	£1,517,920	£1,819,323	£2,120,725	£2,422,127	£2,723,530	£3,326,334
£50	£495,042	£830,072	£1,149,722	£1,460,732	£1,763,062	£2,064,464	£2,365,867	£2,667,269	£3,270,074
£75	£432,505	£767,534	£1,091,668	£1,402,678	£1,706,801	£2,008,204	£2,309,606	£2,611,008	£3,213,813
£100	£369,967	£704,997	£1,033,614	£1,344,624	£1,650,541	£1,951,943	£2,253,345	£2,554,748	£3,157,553
£125	£307,429	£642,459	£975,560	£1,286,570	£1,594,280	£1,895,683	£2,197,085	£2,498,487	£3,101,292
£150	£243,919	£579,921	£914,951	£1,228,516	£1,538,020	£1,839,422	£2,140,824	£2,442,227	£3,045,031
£175	£178,691	£517,384	£852,414	£1,170,462	£1,481,472	£1,783,161	£2,084,564	£2,385,966	£2,988,771
£200	£112,856	£454,846	£789,876	£1,112,408	£1,423,418	£1,726,901	£2,028,303	£2,329,705	£2,932,510
£225	£45,835	£392,309	£727,338	£1,054,354	£1,365,364	£1,670,640	£1,972,042	£2,273,445	£2,876,249
£250	£-25,085	£329,771	£664,801	£996,300	£1,307,310	£1,614,379	£1,915,782	£2,217,184	£2,819,989
£275	£-104,440	£267,222	£602,263	£937,293	£1,249,256	£1,558,119	£1,859,521	£2,160,924	£2,763,728
£300	£-183,795	£201,994	£539,726	£874,755	£1,191,202	£1,501,858	£1,803,261	£2,104,663	£2,707,468

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £250,000 to £500,000/ha)
	Viability Test 3 (RLV £500,000 to £850,000/ha)
	Viability Test 4 (RLV £850,000 to £1,250,000/ha)
	Viability Test 5 (RLV £1,250,000 to £1,500,000/ha)
	Viability Test 6 (RLV £1,500,000 to £3,000,000/ha)
	Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
	Viability Test 8 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,250,000	Industrial - Upper
£1,500,000	Commercial CBD/OOT land values. Includes a 20% uplift.
£3,000,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - North of Plan Area only. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

**Table 1i: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rates)
- 30 Unit Scheme - Flats Sheltered**

Development Scenario	30	Flats
Typical Site Type	GF	
Net Site Area (ha)	0.24	
Gross Site Area (ha)	0.28	
Total Site Area (ha)	0.33	<i>includes OS allowance</i>
Site Density (dph)	125	
Indexed CIL Rate	£141.25	<i>South of Plan Area</i>
	£235.42	<i>North of Plan Area</i>

0% AH 30 Flats	Stage 1 Preliminary Appraisal Model - Provisional Only		
	South of Plan Area (only) Residual Land Value (£)		
CIL Rates £/m ²	VL7 £5,000/m ²	VL8 £5,500/m ²	VL9 £6,000/m ²
Existing Indexed Rate	£2,424,199	£3,088,367	£3,752,536
£0	£2,702,790	£3,366,958	£4,031,127
£25	£2,653,482	£3,317,650	£3,981,818
£50	£2,604,174	£3,268,342	£3,932,510
£75	£2,554,865	£3,219,034	£3,883,202
£100	£2,505,557	£3,169,726	£3,833,894
£125	£2,456,249	£3,120,418	£3,784,586
£150	£2,406,941	£3,071,109	£3,735,278
£175	£2,357,633	£3,021,801	£3,685,970
£200	£2,308,325	£2,972,493	£3,636,662
£225	£2,259,017	£2,923,185	£3,587,353
£250	£2,209,709	£2,873,877	£3,538,045
£275	£2,160,400	£2,824,569	£3,488,737
£300	£2,111,092	£2,775,261	£3,439,429
	Residual Land Value (£/Ha)		
Existing Indexed Rate	£7,346,057	£9,358,689	£11,371,320
£0	£8,190,272	£10,202,904	£12,215,535
£25	£8,040,854	£10,053,485	£12,066,117
£50	£7,891,435	£9,904,067	£11,916,698
£75	£7,742,016	£9,754,648	£11,767,280
£100	£7,592,598	£9,605,229	£11,617,861
£125	£7,443,179	£9,455,811	£11,468,442
£150	£7,293,761	£9,306,392	£11,319,024
£175	£7,144,342	£9,156,974	£11,169,605
£200	£6,994,924	£9,007,555	£11,020,187
£225	£6,845,505	£8,858,136	£10,870,768
£250	£6,696,086	£8,708,718	£10,721,349
£275	£6,546,668	£8,559,299	£10,571,931
£300	£6,397,249	£8,409,881	£10,422,512

20% AH 30 Flats	Stage 1 Preliminary Appraisal Model - Provisional Only		
	South of Plan Area (only) Residual Land Value (£)		
CIL Rates £/m ²	VL7 £5,000/m ²	VL8 £5,500/m ²	VL9 £6,000/m ²
Existing Indexed Rate	£1,732,507	£2,279,547	£2,826,587
£0	£1,954,771	£2,501,811	£3,048,850
£25	£1,915,432	£2,462,472	£3,009,511
£50	£1,876,094	£2,423,134	£2,970,174
£75	£1,836,755	£2,383,795	£2,930,835
£100	£1,797,416	£2,344,456	£2,891,496
£125	£1,758,077	£2,305,118	£2,852,157
£150	£1,718,739	£2,265,779	£2,812,819
£175	£1,679,400	£2,226,440	£2,773,480
£200	£1,640,061	£2,187,101	£2,734,141
£225	£1,600,722	£2,147,762	£2,694,802
£250	£1,561,383	£2,108,424	£2,655,464
£275	£1,522,044	£2,069,085	£2,616,125
£300	£1,482,706	£2,029,746	£2,576,786
	Residual Land Value (£/Ha)		
Existing Indexed Rate	£5,250,022	£6,907,719	£8,565,414
£0	£5,923,550	£7,581,245	£9,238,940
£25	£5,804,341	£7,462,036	£9,119,731
£50	£5,685,133	£7,342,830	£9,000,526
£75	£5,565,924	£7,223,621	£8,881,317
£100	£5,446,716	£7,104,412	£8,762,108
£125	£5,327,507	£6,985,205	£8,642,900
£150	£5,208,299	£6,865,996	£8,523,693
£175	£5,089,090	£6,746,787	£8,404,485
£200	£4,969,881	£6,627,580	£8,285,276
£225	£4,850,673	£6,508,371	£8,166,067
£250	£4,731,464	£6,389,162	£8,046,860
£275	£4,612,256	£6,269,954	£7,927,651
£300	£4,493,048	£6,150,745	£7,808,443

30% AH 30 Flats	Stage 1 Preliminary Appraisal Model - Provisional Only		
	South of Plan Area (only) Residual Land Value (£)		
CIL Rates £/m ²	VL7 £5,000/m ²	VL8 £5,500/m ²	VL9 £6,000/m ²
Existing Indexed Rate	£1,509,872	£2,019,902	£2,529,931
£0	£1,703,972	£2,214,000	£2,724,029
£25	£1,669,618	£2,179,647	£2,689,675
£50	£1,635,265	£2,145,293	£2,655,322
£75	£1,600,911	£2,110,940	£2,620,968
£100	£1,566,557	£2,076,586	£2,586,614
£125	£1,532,203	£2,042,232	£2,552,261
£150	£1,497,849	£2,007,878	£2,517,907
£175	£1,463,494	£1,973,525	£2,483,553
£200	£1,429,140	£1,939,170	£2,449,200
£225	£1,394,786	£1,904,816	£2,414,846
£250	£1,360,432	£1,870,463	£2,380,492
£275	£1,326,078	£1,836,108	£2,346,138
£300	£1,291,724	£1,801,755	£2,311,784
	Residual Land Value (£/Ha)		
Existing Indexed Rate	£4,575,371	£6,120,915	£7,666,458
£0	£5,163,552	£6,709,092	£8,254,634
£25	£5,059,450	£6,604,991	£8,150,530
£50	£4,955,347	£6,500,888	£8,046,431
£75	£4,851,244	£6,396,787	£7,942,328
£100	£4,747,141	£6,292,684	£7,838,225
£125	£4,643,038	£6,188,583	£7,734,125
£150	£4,538,935	£6,084,479	£7,630,022
£175	£4,434,832	£5,980,377	£7,525,918
£200	£4,330,728	£5,876,274	£7,421,818
£225	£4,226,625	£5,772,171	£7,317,714
£250	£4,122,521	£5,668,068	£7,213,611
£275	£4,018,418	£5,563,965	£7,109,510
£300	£3,914,315	£5,459,862	£7,005,406

40% AH 30 Flats	Stage 1 Preliminary Appraisal Model - Provisional Only		
	South of Plan Area (only) Residual Land Value (£)		
CIL Rates £/m ²	VL7 £5,000/m ²	VL8 £5,500/m ²	VL9 £6,000/m ²
Existing Indexed Rate	£1,308,757	£1,778,788	£2,248,822
£0	£1,480,784	£1,950,815	£2,420,849
£25	£1,450,336	£1,920,369	£2,390,401
£50	£1,419,889	£1,889,922	£2,359,953
£75	£1,389,444	£1,859,475	£2,329,507
£100	£1,358,996	£1,829,029	£2,299,059
£125	£1,328,549	£1,798,582	£2,268,613
£150	£1,298,101	£1,768,131	£2,238,165
£175	£1,267,653	£1,737,683	£2,207,719
£200	£1,237,205	£1,707,236	£2,177,271
£225	£1,206,757	£1,676,788	£2,146,824
£250	£1,176,309	£1,646,340	£2,116,376
£275	£1,145,861	£1,615,893	£2,085,929
£300	£1,115,413	£1,585,448	£2,055,481
	Residual Land Value (£/Ha)		
Existing Indexed Rate	£3,965,932	£5,390,265	£6,814,612
£0	£4,487,224	£5,911,561	£7,335,906
£25	£4,394,959	£5,819,299	£7,243,639
£50	£4,302,693	£5,727,037	£7,151,373
£75	£4,210,437	£5,634,774	£7,059,112
£100	£4,118,171	£5,542,511	£6,966,846
£125	£4,025,905	£5,450,247	£6,874,585
£150	£3,933,638	£5,357,972	£6,782,318
£175	£3,841,372	£5,265,707	£6,690,056
£200	£3,749,106	£5,173,441	£6,597,790
£225	£3,656,840	£5,081,175	£6,505,527
£250	£3,564,573	£4,988,910	£6,413,261
£275	£3,472,307	£4,896,644	£6,320,997
£300	£3,380,041	£4,804,389	£6,228,731

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £250,000 to £500,000/ha)
	Viability Test 3 (RLV £500,000 to £850,000/ha)
	Viability Test 4 (RLV £850,000 to £1,250,000/ha)
	Viability Test 5 (RLV £1,250,000 to £1,500,000/ha)
	Viability Test 6 (RLV £1,500,000 to £3,000,000/ha)
	Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
	Viability Test 8 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,250,000	Industrial - Upper
£1,500,000	Commercial CBD/OOT land values. Includes a 20% uplift.
£3,000,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - North of Plan Area only. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

**Table 1j: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rates)
- 50 Unit Scheme - Mixed**

Development Scenario	50	Mixed
Typical Site Type	GF	
Net Site Area (ha)	0.91	
Gross Site Area (ha)	1.05	
Total Site Area (ha)	1.16	includes OS allowance
Site Density (dph)	55	
Indexed CIL Rate	£141.25	South of Plan Area
	£235.42	North of Plan Area

0% AH 50 Mixed CIL Rates £/m ²	South of Plan Area Residual Land Value (£)									North of Plan Area Residual Land Value (£)								
	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²
Existing Indexed Rate	£1,177,099	£1,769,233	£2,361,368	£2,953,502	£3,545,637	£4,137,772	£4,729,906	£5,322,041	£6,506,310	£880,050	£1,480,861	£2,072,996	£2,665,131	£3,257,265	£3,849,400	£4,441,535	£5,033,669	£6,217,939
£0	£1,639,640	£2,231,774	£2,823,909	£3,416,044	£4,008,178	£4,600,313	£5,192,447	£5,784,582	£6,968,851	£1,659,639	£2,251,774	£2,843,909	£3,436,043	£4,028,178	£4,620,313	£5,212,447	£5,804,582	£6,988,851
£25	£1,557,774	£2,149,909	£2,742,043	£3,334,178	£3,926,313	£4,518,447	£5,110,582	£5,702,716	£6,886,986	£1,577,774	£2,169,908	£2,762,043	£3,354,178	£3,946,312	£4,538,447	£5,130,581	£5,722,716	£6,906,985
£50	£1,475,908	£2,068,043	£2,660,178	£3,252,312	£3,844,447	£4,436,582	£5,028,716	£5,620,851	£6,805,120	£1,495,908	£2,088,043	£2,680,177	£3,272,312	£3,864,447	£4,456,581	£5,048,716	£5,640,851	£6,825,120
£75	£1,394,043	£1,986,177	£2,578,312	£3,170,447	£3,762,581	£4,354,716	£4,946,850	£5,538,985	£6,723,254	£1,414,042	£2,006,177	£2,598,312	£3,190,446	£3,782,581	£4,374,716	£4,966,850	£5,558,985	£6,743,254
£100	£1,312,177	£1,904,312	£2,496,446	£3,088,581	£3,680,716	£4,272,850	£4,864,985	£5,457,119	£6,641,389	£1,332,177	£1,924,311	£2,516,446	£3,108,581	£3,700,715	£4,292,850	£4,884,984	£5,477,119	£6,661,388
£125	£1,230,311	£1,822,446	£2,414,581	£3,006,715	£3,598,850	£4,190,984	£4,783,119	£5,375,254	£6,559,523	£1,250,311	£1,842,446	£2,434,580	£3,026,715	£3,618,850	£4,210,984	£4,803,119	£5,395,253	£6,579,523
£150	£1,148,048	£1,740,580	£2,332,715	£2,924,850	£3,516,984	£4,109,119	£4,701,253	£5,293,388	£6,477,657	£1,168,445	£1,760,580	£2,352,715	£2,944,849	£3,536,984	£4,129,118	£4,721,253	£5,313,388	£6,497,657
£175	£1,063,572	£1,658,715	£2,250,849	£2,842,984	£3,435,118	£4,027,253	£4,619,388	£5,211,522	£6,395,792	£1,084,210	£1,678,714	£2,270,849	£2,862,984	£3,455,118	£4,047,253	£4,639,387	£5,231,522	£6,415,791
£200	£979,097	£1,576,849	£2,168,984	£2,761,118	£3,353,253	£3,945,387	£4,537,522	£5,129,657	£6,313,926	£999,734	£1,596,849	£2,188,983	£2,781,118	£3,373,253	£3,965,387	£4,557,522	£5,149,656	£6,333,926
£225	£894,622	£1,494,983	£2,087,118	£2,679,253	£3,271,387	£3,863,522	£4,455,656	£5,047,791	£6,232,060	£915,259	£1,514,983	£2,107,118	£2,699,252	£3,291,387	£3,883,521	£4,475,656	£5,067,791	£6,252,060
£250	£810,147	£1,413,118	£2,005,252	£2,597,387	£3,189,521	£3,781,656	£4,373,791	£4,965,925	£6,150,195	£830,784	£1,433,117	£2,025,252	£2,617,387	£3,209,521	£3,801,656	£4,393,790	£4,985,925	£6,170,194
£275	£724,544	£1,331,252	£1,923,387	£2,515,521	£3,107,656	£3,699,790	£4,291,925	£4,884,060	£6,068,329	£746,308	£1,351,252	£1,943,386	£2,535,521	£3,127,655	£3,719,790	£4,311,925	£4,904,059	£6,088,329
£300	£633,544	£1,249,386	£1,841,521	£2,433,655	£3,025,790	£3,617,925	£4,210,059	£4,802,194	£5,986,463	£655,775	£1,269,386	£1,861,521	£2,453,655	£3,045,790	£3,637,924	£4,230,059	£4,822,194	£5,906,463
	Residual Land Value (£/Ha)									Residual Land Value (£/Ha)								
Existing Indexed Rate	£1,018,732	£1,531,201	£2,043,670	£2,556,139	£3,068,608	£3,581,077	£4,093,546	£4,606,015	£5,630,953	£761,648	£1,281,627	£1,794,096	£2,306,565	£2,819,034	£3,331,503	£3,843,972	£4,356,441	£5,381,379
£0	£1,419,043	£1,931,512	£2,443,981	£2,956,450	£3,468,919	£3,981,388	£4,493,857	£5,006,326	£6,031,264	£1,436,352	£1,948,821	£2,461,290	£2,973,759	£3,486,228	£3,998,697	£4,511,166	£5,023,635	£6,048,573
£25	£1,348,191	£1,860,660	£2,373,129	£2,885,598	£3,398,067	£3,910,536	£4,423,006	£4,935,475	£5,960,413	£1,365,500	£1,877,969	£2,390,438	£2,902,907	£3,415,376	£3,927,845	£4,440,314	£4,952,783	£5,977,721
£50	£1,277,340	£1,789,809	£2,302,278	£2,814,747	£3,327,216	£3,839,685	£4,352,154	£4,864,623	£5,889,561	£1,294,649	£1,807,118	£2,319,587	£2,832,056	£3,344,525	£3,856,994	£4,369,463	£4,881,932	£5,906,870
£75	£1,206,488	£1,718,957	£2,231,426	£2,743,895	£3,256,365	£3,768,834	£4,281,303	£4,793,772	£5,818,710	£1,223,797	£1,736,266	£2,248,735	£2,761,204	£3,273,673	£3,786,142	£4,298,611	£4,811,080	£5,836,019
£100	£1,135,637	£1,648,106	£2,160,575	£2,673,044	£3,185,513	£3,697,982	£4,210,451	£4,722,920	£5,747,858	£1,152,946	£1,665,415	£2,177,884	£2,690,353	£3,202,822	£3,715,291	£4,227,760	£4,740,229	£5,765,167
£125	£1,064,785	£1,577,254	£2,089,724	£2,602,193	£3,114,662	£3,627,131	£4,139,600	£4,652,069	£5,677,007	£1,082,094	£1,594,563	£2,107,032	£2,619,501	£3,131,970	£3,644,439	£4,156,909	£4,669,378	£5,694,316
£150	£993,590	£1,506,403	£2,018,872	£2,531,341	£3,043,810	£3,556,279	£4,068,748	£4,581,217	£5,606,155	£1,011,243	£1,523,712	£2,036,181	£2,548,650	£3,061,119	£3,573,588	£4,086,057	£4,598,526	£5,623,464
£175	£920,480	£1,435,552	£1,948,021	£2,460,490	£2,972,959	£3,485,428	£3,997,897	£4,510,366	£5,535,304	£938,340	£1,452,860	£1,965,329	£2,477,798	£2,990,267	£3,502,737	£4,015,206	£4,527,675	£5,552,613
£200	£847,370	£1,364,700	£1,877,169	£2,389,638	£2,902,107	£3,414,576	£3,927,045	£4,439,514	£5,464,452	£865,230	£1,382,009	£1,894,478	£2,406,947	£2,919,416	£3,431,885	£3,944,354	£4,456,823	£5,481,761
£225	£774,260	£1,293,849	£1,806,318	£2,318,787	£2,831,256	£3,343,725	£3,856,194	£4,368,663	£5,393,601	£792,120	£1,311,157	£1,823,626	£2,336,096	£2,848,565	£3,361,034	£3,873,503	£4,385,972	£5,410,910
£250	£701,150	£1,222,997	£1,735,466	£2,247,935	£2,760,404	£3,272,873	£3,785,342	£4,297,811	£5,322,749	£719,010	£1,240,306	£1,752,775	£2,265,244	£2,777,713	£3,290,182	£3,802,651	£4,315,120	£5,340,058
£275	£627,064	£1,152,146	£1,664,615	£2,177,084	£2,689,553	£3,202,022	£3,714,491	£4,226,960	£5,251,898	£645,900	£1,169,455	£1,681,924	£2,194,393	£2,706,862	£3,219,331	£3,731,800	£4,244,269	£5,269,207
£300	£548,308	£1,081,294	£1,593,763	£2,106,232	£2,618,701	£3,131,170	£3,643,639	£4,156,108	£5,181,046	£567,548	£1,098,603	£1,611,072	£2,123,541	£2,636,010	£3,148,479	£3,660,948	£4,173,417	£5,198,355

20% AH 50 Mixed	South of Plan Area Residual Land Value (£)									North of Plan Area Residual Land Value (£)								
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
	£3,250/m ²	£3,500/m ²	£3,750/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,500/m ²	£3,250/m ²	£3,500/m ²	£3,750/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,500/m ²
Existing Indexed Rate	£708,181	£1,252,263	£1,780,129	£2,307,995	£2,835,861	£3,363,727	£3,891,594	£4,419,460	£5,475,192	£387,635	£957,610	£1,491,757	£2,019,623	£2,547,489	£3,075,355	£3,603,222	£4,131,088	£5,186,820
£0	£1,186,938	£1,714,804	£2,242,670	£2,770,536	£3,298,402	£3,826,268	£4,354,135	£4,882,001	£5,937,733	£1,206,937	£1,734,803	£2,262,670	£2,790,536	£3,318,402	£3,846,268	£4,374,134	£4,902,000	£5,957,733
£25	£1,103,291	£1,632,938	£2,160,804	£2,688,670	£3,216,537	£3,744,403	£4,272,269	£4,800,135	£5,855,867	£1,123,929	£1,652,938	£2,180,804	£2,708,670	£3,236,536	£3,764,402	£4,292,269	£4,820,135	£5,875,867
£50	£1,018,816	£1,551,072	£2,078,939	£2,606,805	£3,134,671	£3,662,537	£4,190,403	£4,718,269	£5,774,002	£1,039,453	£1,571,072	£2,098,938	£2,626,804	£3,154,671	£3,682,537	£4,210,403	£4,738,269	£5,794,001
£75	£934,341	£1,469,207	£1,997,073	£2,524,939	£3,052,805	£3,580,671	£4,108,538	£4,636,404	£5,692,136	£954,978	£1,489,206	£2,017,073	£2,544,939	£3,072,805	£3,600,671	£4,128,537	£4,656,403	£5,712,136
£100	£849,866	£1,387,341	£1,915,207	£2,443,073	£2,970,940	£3,498,806	£4,026,672	£4,554,538	£5,610,270	£870,503	£1,407,341	£1,935,207	£2,463,073	£2,990,939	£3,518,805	£4,046,672	£4,574,538	£5,630,270
£125	£765,390	£1,305,475	£1,833,342	£2,361,208	£2,889,074	£3,416,940	£3,944,806	£4,472,672	£5,528,405	£786,027	£1,325,475	£1,853,341	£2,381,207	£2,909,074	£3,436,940	£3,964,806	£4,492,672	£5,548,404
£150	£676,331	£1,223,610	£1,751,476	£2,279,342	£2,807,208	£3,335,074	£3,862,941	£4,390,807	£5,446,539	£698,562	£1,243,609	£1,771,476	£2,299,342	£2,827,208	£3,355,074	£3,882,940	£4,410,806	£5,466,539
£175	£585,332	£1,141,133	£1,669,610	£2,197,476	£2,725,343	£3,253,209	£3,781,075	£4,308,941	£5,364,673	£607,563	£1,161,744	£1,689,610	£2,217,476	£2,745,342	£3,273,208	£3,801,075	£4,328,941	£5,384,673
£200	£494,332	£1,056,657	£1,587,745	£2,115,611	£2,643,477	£3,171,343	£3,699,209	£4,227,075	£5,282,808	£516,563	£1,077,294	£1,607,744	£2,135,610	£2,663,477	£3,191,343	£3,719,209	£4,247,075	£5,302,807
£225	£403,333	£972,182	£1,505,879	£2,033,745	£2,561,611	£3,089,477	£3,617,344	£4,145,210	£5,200,942	£425,564	£992,819	£1,525,879	£2,053,745	£2,581,611	£3,109,477	£3,637,343	£4,165,209	£5,220,942
£250	£312,333	£887,707	£1,424,013	£1,951,879	£2,479,746	£3,007,612	£3,535,478	£4,063,344	£5,119,076	£334,564	£908,344	£1,444,013	£1,971,879	£2,499,745	£3,027,611	£3,555,478	£4,083,344	£5,139,076
£275	£221,334	£803,231	£1,342,148	£1,870,014	£2,397,880	£2,925,746	£3,453,612	£3,981,478	£5,037,211	£243,565	£823,869	£1,362,147	£1,890,013	£2,417,880	£2,945,746	£3,473,612	£4,001,478	£5,057,210
£300	£126,980	£717,095	£1,260,282	£1,788,148	£2,316,014	£2,843,880	£3,371,747	£3,899,613	£4,955,345	£150,167	£739,326	£1,280,282	£1,808,148	£2,336,014	£2,863,880	£3,391,746	£3,919,612	£4,975,345
	Residual Land Value (£/Ha)									Residual Land Value (£/Ha)								
Existing Indexed Rate	£612,902	£1,083,784	£1,540,631	£1,997,478	£2,454,325	£2,911,172	£3,368,020	£3,824,867	£4,738,561	£335,483	£828,773	£1,291,056	£1,747,904	£2,204,751	£2,661,598	£3,118,445	£3,575,292	£4,488,987
£0	£1,027,247	£1,484,094	£1,940,942	£2,397,789	£2,854,636	£3,311,483	£3,768,330	£4,225,178	£5,138,872	£1,044,556	£1,501,403	£1,958,251	£2,415,098	£2,871,945	£3,328,792	£3,785,639	£4,242,487	£5,156,181
£25	£954,855	£1,413,243	£1,870,090	£2,326,937	£2,783,785	£3,240,632	£3,697,479	£4,154,326	£5,068,021	£972,716	£1,430,552	£1,887,399	£2,344,246	£2,801,093	£3,257,941	£3,714,788	£4,171,635	£5,085,329
£50	£881,745	£1,342,391	£1,799,239	£2,256,086	£2,712,933	£3,169,780	£3,626,627	£4,083,475	£4,997,169	£899,606	£1,359,700	£1,816,548	£2,273,395	£2,730,242	£3,187,089	£3,643,936	£4,100,784	£5,014,478
£75	£808,635	£1,271,540	£1,728,387	£2,185,234	£2,642,082	£3,098,929	£3,555,776	£4,012,623	£4,926,318	£826,496	£1,288,849	£1,745,696	£2,202,543	£2,659,391	£3,116,238	£3,573,085	£4,029,932	£4,943,626
£100	£735,525	£1,200,689	£1,657,536	£2,114,383	£2,571,230	£3,028,077	£3,484,925	£3,941,772	£4,855,466	£753,386	£1,217,997	£1,674,845	£2,131,692	£2,588,539	£3,045,386	£3,502,233	£3,959,081	£4,872,775
£125	£662,415	£1,129,837	£1,586,684	£2,043,531	£2,500,379	£2,957,226	£3,414,073	£3,870,920	£4,784,615	£680,276	£1,147,196	£1,603,993	£2,060,840	£2,517,688	£2,974,535	£3,431,382	£3,888,229	£4,801,924
£150	£585,338	£1,058,986	£1,515,833	£1,972,680	£2,429,527	£2,886,374	£3,343,222	£3,800,069	£4,713,763	£604,578	£1,076,244	£1,533,142	£1,989,989	£2,446,836	£2,903,683	£3,360,530	£3,817,378	£4,731,072
£175	£506,581	£987,605	£1,444,981	£1,901,828	£2,358,676	£2,815,523	£3,272,370	£3,729,217	£4,642,912	£525,821	£1,005,443	£1,462,290	£1,919,137	£2,375,985	£2,832,832	£3,289,679	£3,746,526	£4,660,221
£200	£427,825	£914,495	£1,374,130	£1,830,977	£2,287,824	£2,744,671	£3,201,519	£3,658,366	£4,572,060	£447,065	£932,356	£1,391,439	£1,848,286	£2,305,133	£2,761,980	£3,218,827	£3,675,675	£4,589,369
£225	£349,069	£841,385	£1,303,278	£1,760,126	£2,216,973	£2,673,820	£3,130,667	£3,587,514	£4,501,209	£368,309	£859,246	£1,320,587	£1,777,434	£2,234,282	£2,691,129	£3,147,976	£3,604,823	£4,518,518
£250	£270,312	£768,275	£1,232,427	£1,689,274	£2,146,121	£2,602,968	£3,059,816	£3,516,663	£4,430,357	£289,552	£786,136	£1,249,736	£1,706,583	£2,163,430	£2,620,277	£3,077,125	£3,533,972	£4,447,666
£275	£191,556	£695,165	£1,161,575	£1,618,423	£2,075,270	£2,532,117	£2,988,964	£3,445,811	£4,359,506	£210,796	£713,026	£1,178,884	£1,635,731	£2,092,579	£2,549,426	£3,006,273	£3,463,120	£4,376,815
£300	£109,896	£620,617	£1,090,724	£1,547,571	£2,004,418	£2,461,265	£2,918,113	£3,374,960	£4,288,654	£129,964	£639,857	£1,108,033	£1,564,880	£2,021,727	£2,478,574	£2,935,422	£3,392,269	£4,305,963

30% AH 50 Mixed	South of Plan Area Residual Land Value (£)									North of Plan Area Residual Land Value (£)								
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
	£3,250/m ²	£3,500/m ²	£3,750/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,500/m ²	£3,250/m ²	£3,500/m ²	£3,750/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,500/m ²
Existing Indexed Rate	£257,335	£763,542	£1,232,834	£1,689,849	£2,146,865	£2,603,880	£3,060,896	£3,517,911	£4,431,942	£-89,609	£448,686	£941,174	£1,404,978	£1,861,994	£2,319,009	£2,776,025	£3,233,040	£4,147,071
£0	£763,825	£1,233,108	£1,690,123	£2,147,139	£2,604,154	£3,061,170	£3,518,185	£3,975,201	£4,889,232	£784,462	£1,253,108	£1,710,123	£2,167,139	£2,624,154	£3,081,170	£3,538,185	£3,995,201	£4,909,232
£25	£675,678	£1,151,893	£1,609,187	£2,066,203	£2,523,218	£2,980,234	£3,437,249	£3,894,265	£4,808,296	£697,909	£1,172,171	£1,629,187	£2,086,202	£2,543,218	£3,000,233	£3,457,249	£3,914,264	£4,828,295
£50	£585,712	£1,068,376	£1,528,251	£1,985,266	£2,442,282	£2,899,297	£3,356,313	£3,813,328	£4,727,359	£607,943	£1,089,014	£1,548,251	£2,005,266	£2,462,282	£2,919,297	£3,376,313	£3,833,328	£4,747,359
£75	£495,746	£984,860	£1,447,315	£1,904,330	£2,361,346	£2,818,361	£3,275,377	£3,732,392	£4,646,423	£517,977	£1,005,497	£1,467,314	£1,924,330	£2,381,345	£2,838,361	£3,295,376	£3,752,392	£4,666,423
£100	£405,779	£901,344	£1,366,378	£1,823,394	£2,280,409	£2,737,425	£3,194,440	£3,651,456	£4,565,487	£428,010	£921,981	£1,386,378	£1,843,394	£2,300,409	£2,757,425	£3,214,440	£3,671,456	£4,585,487
£125	£315,813	£817,828	£1,285,442	£1,742,458	£2,199,473	£2,656,489	£3,113,504	£3,570,520	£4,484,551	£338,044	£838,465	£1,305,442	£1,762,457	£2,219,473	£2,676,488	£3,133,504	£3,590,519	£4,504,550
£150	£225,847	£733,851	£1,204,506	£1,661,521	£2,118,537	£2,575,552	£3,032,568	£3,489,583	£4,403,614	£248,078	£754,949	£1,224,506	£1,681,521	£2,138,537	£2,595,552	£3,052,568	£3,509,583	£4,423,614
£175	£132,765	£643,885	£1,122,379	£1,580,585	£2,037,601	£2,494,616	£2,951,632	£3,408,647	£4,322,678	£155,952	£666,116	£1,143,016	£1,600,585	£2,057,600	£2,514,616	£2,971,631	£3,428,647	£4,342,678
£200	£37,096	£553,919	£1,038,863	£1,499,649	£1,956,664	£2,413,680	£2,870,695	£3,327,711	£4,241,742	£60,921	£576,150	£1,059,500	£1,519,649	£1,976,664	£2,433,680	£2,890,695	£3,347,711	£4,261,742
£225	£-70,237	£463,953	£955,346	£1,418,713	£1,875,728	£2,332,744	£2,789,759	£3,246,775	£4,160,806	£-42,028	£486,184	£975,984	£1,438,712	£1,895,728	£2,352,743	£2,809,759	£3,266,774	£4,180,805
£250	£-184,396	£373,986	£871,830	£1,337,776	£1,794,792	£2,251,807	£2,708,823	£3,165,838	£4,079,869	£-156,187	£396,217	£892,467	£1,357,776	£1,814,792	£2,271,807	£2,728,823		

40% AH 50 Mixed CIL Rates €/m²	South of Plan Area Residual Land Value (£)										North of Plan Area Residual Land Value (£)								
	VL1 £3,250/m²	VL2 £3,500/m²	VL3 £3,750/m²	VL4 £4,000/m²	VL5 £4,250/m²	VL6 £4,500/m²	VL7 £4,750/m²	VL8 £5,000/m²	VL9 £5,500/m²	VL1 £3,250/m²	VL2 £3,500/m²	VL3 £3,750/m²	VL4 £4,000/m²	VL5 £4,250/m²	VL6 £4,500/m²	VL7 £4,750/m²	VL8 £5,000/m²	VL9 £5,500/m²	
	Existing Indexed Rate	£133,397	£620,442	£1,078,292	£1,516,224	£1,951,604	£2,386,984	£2,822,364	£3,257,744	£4,128,503	-£244,732	£302,387	£783,039	£1,230,093	£1,665,473	£2,100,853	£2,536,232	£2,971,612	£3,842,372
£0	£646,898	£1,102,851	£1,540,025	£1,975,404	£2,410,784	£2,846,164	£3,281,544	£3,716,924	£4,587,683	£669,129	£1,123,488	£1,560,024	£1,995,404	£2,430,784	£2,866,164	£3,301,544	£3,736,923	£4,607,683	
£25	£556,560	£1,018,989	£1,458,754	£1,894,134	£2,329,513	£2,764,893	£3,200,273	£3,635,653	£4,506,413	£578,791	£1,039,626	£1,478,753	£1,914,133	£2,349,513	£2,784,893	£3,220,273	£3,655,653	£4,526,412	
£50	£466,222	£935,128	£1,377,483	£1,812,863	£2,248,243	£2,683,622	£3,119,002	£3,554,382	£4,425,142	£488,453	£955,765	£1,397,483	£1,832,862	£2,268,242	£2,703,622	£3,139,002	£3,574,382	£4,445,141	
£75	£375,884	£851,266	£1,296,212	£1,731,592	£2,166,972	£2,602,352	£3,037,731	£3,473,111	£4,343,871	£398,115	£871,903	£1,316,212	£1,751,592	£2,186,971	£2,622,351	£3,057,731	£3,493,111	£4,363,871	
£100	£285,545	£767,405	£1,214,941	£1,650,321	£2,085,701	£2,521,081	£2,956,461	£3,391,840	£4,262,600	£307,776	£788,042	£1,234,941	£1,670,321	£2,105,701	£2,541,080	£2,976,460	£3,411,840	£4,282,600	
£125	£194,643	£679,162	£1,132,802	£1,569,050	£2,004,430	£2,439,810	£2,875,190	£3,310,570	£4,181,329	£217,438	£701,393	£1,153,439	£1,589,050	£2,024,430	£2,459,810	£2,895,190	£3,330,569	£4,201,329	
£150	£100,277	£588,824	£1,048,940	£1,487,779	£1,923,159	£2,358,539	£2,793,919	£3,229,299	£4,100,058	£123,606	£611,055	£1,069,577	£1,507,779	£1,943,159	£2,378,539	£2,813,919	£3,249,298	£4,120,058	
£175	£3,462	£498,486	£965,079	£1,406,509	£1,841,888	£2,277,268	£2,712,648	£3,148,028	£4,018,788	£27,287	£520,717	£985,716	£1,426,508	£1,861,888	£2,297,268	£2,732,648	£3,168,028	£4,038,787	
£200	-£110,532	£408,148	£881,217	£1,325,238	£1,760,618	£2,195,997	£2,631,377	£3,066,757	£3,937,517	-£82,323	£430,379	£901,854	£1,345,237	£1,780,617	£2,215,997	£2,651,377	£3,086,757	£3,957,516	
£225	-£225,163	£317,809	£797,356	£1,243,967	£1,679,347	£2,114,727	£2,550,106	£2,985,486	£3,856,246	-£196,954	£340,040	£817,993	£1,263,967	£1,699,346	£2,134,726	£2,570,106	£3,005,486	£3,876,246	
£250	-£339,795	£227,471	£711,426	£1,162,696	£1,598,076	£2,033,456	£2,468,836	£2,904,215	£3,774,975	-£311,585	£249,702	£733,657	£1,182,696	£1,618,076	£2,053,455	£2,488,835	£2,924,215	£3,794,975	
£275	-£454,426	£134,071	£621,088	£1,078,891	£1,516,805	£1,952,185	£2,387,565	£2,822,945	£3,693,704	-£426,217	£157,258	£643,319	£1,099,528	£1,536,805	£1,972,185	£2,407,564	£2,842,944	£3,713,704	
£300	-£569,058	£38,040	£530,750	£995,029	£1,435,534	£1,870,914	£2,306,294	£2,741,674	£3,612,433	-£540,848	£61,864	£552,981	£1,015,667	£1,455,534	£1,890,914	£2,326,294	£2,761,673	£3,632,433	
	Residual Land Value (£/Ha)										Residual Land Value (£/Ha)								
Existing Indexed Rate	£115,450	£536,968	£933,219	£1,312,232	£1,689,036	£2,065,840	£2,442,644	£2,819,448	£3,573,056	-£211,806	£261,704	£677,689	£1,064,597	£1,441,400	£1,818,204	£2,195,008	£2,571,812	£3,325,420	
£0	£559,865	£954,473	£1,332,830	£1,709,634	£2,086,438	£2,463,242	£2,840,046	£3,216,850	£3,970,458	£579,105	£972,334	£1,350,139	£1,726,943	£2,103,747	£2,480,551	£2,857,355	£3,234,159	£3,987,767	
£25	£481,681	£881,895	£1,262,493	£1,639,297	£2,016,101	£2,392,905	£2,769,709	£3,146,513	£3,900,121	£500,921	£899,755	£1,279,802	£1,656,606	£2,033,410	£2,410,214	£2,787,018	£3,163,822	£3,917,430	
£50	£403,496	£809,316	£1,192,157	£1,568,961	£1,945,765	£2,322,569	£2,699,373	£3,076,176	£3,829,784	£422,736	£827,177	£1,209,466	£1,586,270	£1,963,074	£2,339,878	£2,716,681	£3,093,485	£3,847,093	
£75	£325,312	£736,737	£1,121,820	£1,498,624	£1,875,428	£2,252,232	£2,629,036	£3,005,840	£3,759,448	£344,552	£754,598	£1,139,129	£1,515,933	£1,892,737	£2,269,541	£2,646,345	£3,023,149	£3,776,757	
£100	£247,128	£664,158	£1,051,483	£1,428,287	£1,805,091	£2,181,895	£2,558,699	£2,935,503	£3,689,111	£266,368	£682,019	£1,068,792	£1,445,596	£1,822,400	£2,199,204	£2,576,008	£2,952,812	£3,706,420	
£125	£168,456	£587,788	£980,395	£1,357,951	£1,734,755	£2,111,559	£2,488,362	£2,865,166	£3,618,774	£188,184	£607,028	£998,255	£1,375,260	£1,752,064	£2,128,867	£2,505,671	£2,882,475	£3,636,083	
£150	£86,786	£509,604	£907,816	£1,287,614	£1,664,418	£2,041,222	£2,418,026	£2,794,830	£3,548,438	£106,976	£528,844	£925,677	£1,304,923	£1,681,727	£2,058,531	£2,435,335	£2,812,139	£3,565,747	
£175	£2,997	£431,420	£835,237	£1,217,277	£1,594,081	£1,970,885	£2,347,689	£2,724,493	£3,478,101	£23,616	£450,660	£853,098	£1,234,586	£1,611,390	£1,988,194	£2,364,998	£2,741,802	£3,495,410	
£200	-£95,661	£353,236	£762,658	£1,146,941	£1,523,745	£1,900,549	£2,277,352	£2,654,156	£3,407,764	-£71,247	£372,476	£780,519	£1,164,250	£1,541,053	£1,917,857	£2,294,661	£2,671,465	£3,425,073	
£225	-£194,870	£275,051	£690,080	£1,076,604	£1,453,408	£1,830,212	£2,207,016	£2,583,820	£3,337,428	-£170,456	£294,291	£707,940	£1,093,913	£1,470,717	£1,847,521	£2,224,325	£2,601,129	£3,354,737	
£250	-£294,079	£196,867	£615,711	£1,006,267	£1,383,071	£1,759,875	£2,136,679	£2,513,483	£3,267,091	-£269,665	£216,107	£634,951	£1,023,576	£1,400,380	£1,777,184	£2,153,988	£2,530,792	£3,284,400	
£275	-£393,288	£116,033	£537,527	£933,737	£1,312,735	£1,689,538	£2,066,342	£2,443,146	£3,196,754	-£368,874	£136,101	£556,767	£951,598	£1,330,043	£1,706,847	£2,083,651	£2,460,455	£3,214,063	
£300	-£492,497	£32,922	£459,343	£861,158	£1,242,398	£1,619,202	£1,996,006	£2,372,810	£3,126,418	-£468,083	£53,541	£478,583	£879,019	£1,259,707	£1,636,511	£2,013,315	£2,390,119	£3,143,726	

50% AH 50 Mixed CIL Rates £/m ²	South of Plan Area Residual Land Value (£)									North of Plan Area Residual Land Value (£)								
	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²
	Existing Indexed Rate																	
£0	£220,083	£639,511	£1,036,092	£1,417,278	£1,794,608	£2,171,937	£2,549,267	£2,926,596	£3,681,255	£242,314	£661,742	£1,056,730	£1,437,278	£1,814,607	£2,191,937	£2,569,266	£2,946,596	£3,701,255
£25	£126,904	£549,690	£952,710	£1,336,472	£1,713,802	£2,091,131	£2,468,460	£2,845,790	£3,600,449	£150,091	£571,921	£973,348	£1,356,472	£1,733,801	£2,111,131	£2,488,460	£2,865,790	£3,620,448
£50	£31,229	£459,868	£869,328	£1,255,666	£1,632,995	£2,010,325	£2,387,654	£2,764,984	£3,519,643	£55,054	£482,099	£889,966	£1,275,666	£1,652,995	£2,030,325	£2,407,654	£2,784,983	£3,539,642
£75	£-77,000	£370,046	£785,947	£1,174,860	£1,552,189	£1,929,519	£2,306,848	£2,684,178	£3,438,837	£-48,791	£392,277	£806,584	£1,194,860	£1,572,189	£1,949,518	£2,326,848	£2,704,177	£3,458,836
£100	£-190,976	£280,225	£699,653	£1,091,922	£1,471,383	£1,848,713	£2,226,042	£2,603,371	£3,358,030	£-162,767	£302,456	£721,884	£1,112,559	£1,491,383	£1,868,712	£2,246,042	£2,623,371	£3,378,030
£125	£-304,952	£189,632	£609,831	£1,008,540	£1,390,577	£1,767,906	£2,145,236	£2,522,565	£3,277,224	£-276,743	£212,634	£632,062	£1,029,177	£1,410,577	£1,787,906	£2,165,236	£2,542,565	£3,297,224
£150	£-418,928	£95,682	£520,009	£925,158	£1,309,771	£1,687,100	£2,064,430	£2,441,759	£3,196,418	£-390,718	£119,134	£542,240	£945,795	£1,329,771	£1,707,100	£2,084,429	£2,461,759	£3,216,418
£175	£-532,904	£-686	£430,188	£841,776	£1,228,965	£1,606,294	£1,983,624	£2,360,953	£3,115,612	£-504,694	£23,246	£452,419	£862,413	£1,248,964	£1,626,294	£2,003,623	£2,380,953	£3,135,612
£200	£-646,880	£-114,662	£340,366	£758,394	£1,147,752	£1,525,488	£1,902,818	£2,280,147	£3,034,806	£-618,670	£-86,452	£362,597	£779,031	£1,168,158	£1,545,488	£1,922,817	£2,300,147	£3,054,806
£225	£-760,856	£-228,637	£250,544	£669,972	£1,064,370	£1,444,682	£1,822,011	£2,199,341	£2,954,000	£-732,646	£-200,428	£272,775	£692,203	£1,085,007	£1,464,682	£1,842,011	£2,219,341	£2,973,999
£250	£-874,832	£-342,613	£158,675	£580,151	£980,988	£1,363,876	£1,741,205	£2,118,535	£2,873,194	£-846,622	£-314,404	£181,863	£602,382	£1,001,625	£1,383,876	£1,761,205	£2,138,534	£2,893,193
£275	£-988,808	£-456,589	£63,874	£490,329	£897,606	£1,283,070	£1,660,399	£2,037,729	£2,792,387	£-960,598	£-428,380	£87,699	£512,560	£918,243	£1,303,069	£1,680,399	£2,057,728	£2,812,387
£300	£-1,102,784	£-570,565	£-38,347	£400,507	£814,224	£1,202,264	£1,579,593	£1,956,922	£2,711,581	£-1,074,574	£-542,356	£-10,138	£422,738	£834,861	£1,222,263	£1,599,593	£1,976,922	£2,731,581
	Residual Land Value (£/Ha)									Residual Land Value (£/Ha)								
Existing Indexed Rate	£-328,041	£111,417	£477,255	£825,945	£1,158,032	£1,484,595	£1,811,159	£2,137,723	£2,790,850	£-675,190	£-214,577	£203,675	£566,674	£908,953	£1,238,475	£1,565,039	£1,891,602	£2,544,730
£0	£190,473	£553,472	£896,697	£1,226,598	£1,553,162	£1,879,725	£2,206,289	£2,532,853	£3,185,980	£209,713	£572,712	£914,558	£1,243,907	£1,570,471	£1,897,034	£2,223,598	£2,550,161	£3,203,289
£25	£109,830	£475,734	£824,533	£1,156,664	£1,483,227	£1,809,791	£2,136,354	£2,462,918	£3,116,045	£129,898	£494,975	£842,394	£1,173,972	£1,500,536	£1,827,100	£2,153,663	£2,480,227	£3,133,354
£50	£27,028	£397,997	£752,369	£1,086,729	£1,413,293	£1,739,856	£2,066,420	£2,392,984	£3,046,111	£47,647	£417,237	£770,230	£1,104,038	£1,430,602	£1,757,165	£2,083,729	£2,410,293	£3,063,420
£75	£-66,640	£320,260	£680,205	£1,016,795	£1,343,358	£1,669,922	£1,996,485	£2,323,049	£2,976,176	£-42,226	£339,500	£698,066	£1,034,103	£1,360,667	£1,687,231	£2,013,794	£2,340,358	£2,993,485
£100	£-165,282	£242,523	£605,521	£945,015	£1,273,424	£1,599,987	£1,926,551	£2,253,115	£2,906,242	£-140,868	£261,763	£624,762	£962,876	£1,290,733	£1,617,296	£1,943,860	£2,270,424	£2,923,551
£125	£-263,924	£164,119	£527,784	£872,851	£1,203,489	£1,530,053	£1,856,616	£2,183,180	£2,836,307	£-239,510	£184,026	£547,025	£890,712	£1,220,798	£1,547,362	£1,873,925	£2,200,489	£2,853,616
£150	£-362,565	£82,809	£450,047	£800,688	£1,133,555	£1,460,118	£1,786,682	£2,113,246	£2,766,373	£-338,151	£103,106	£469,287	£818,548	£1,150,864	£1,477,427	£1,803,991	£2,130,555	£2,783,682
£175	£-461,207	£-593	£372,310	£728,524	£1,063,620	£1,390,184	£1,716,747	£2,043,311	£2,696,438	£-436,793	£20,118	£391,550	£746,384	£1,080,929	£1,407,493	£1,734,056	£2,060,620	£2,713,747
£200	£-559,849	£-99,235	£294,573	£656,360	£993,334	£1,320,249	£1,646,813	£1,973,377	£2,626,504	£-535,435	£-74,821	£313,813	£674,221	£1,010,995	£1,337,558	£1,664,122	£1,990,686	£2,643,813
£225	£-658,490	£-197,877	£216,836	£579,834	£921,170	£1,250,315	£1,576,878	£1,903,442	£2,556,569	£-634,076	£-173,463	£236,076	£599,074	£939,030	£1,267,624	£1,594,187	£1,920,751	£2,573,878
£250	£-757,132	£-296,518	£137,327	£502,097	£849,006	£1,180,380	£1,506,944	£1,833,508	£2,486,635	£-732,718	£-272,104	£157,395	£521,337	£866,867	£1,197,689	£1,524,253	£1,850,817	£2,503,944
£275	£-855,774	£-395,160	£55,281	£424,360	£776,842	£1,110,446	£1,437,010	£1,763,573	£2,416,700	£-831,360	£-370,746	£75,900	£443,600	£794,703	£1,127,755	£1,454,318	£1,780,882	£2,434,009
£300	£-954,415	£-493,802	£-33,188	£346,623	£704,678	£1,040,511	£1,367,075	£1,693,639	£2,346,766	£-930,001	£-469,388	£-8,774	£365,863	£722,539	£1,057,820	£1,384,384	£1,710,948	£2,364,075

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £250,000 to £500,000/ha)
	Viability Test 3 (RLV £500,000 to £850,000/ha)
	Viability Test 4 (RLV £850,000 to £1,250,000/ha)
	Viability Test 5 (RLV £1,250,000 to £1,500,000/ha)
	Viability Test 6 (RLV £1,500,000 to £3,000,000/ha)
	Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
	Viability Test 8 (RLV >£3,500,000/ha)

BLV Notes:

EU+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,250,000	Industrial - Upper
£1,500,000	Commercial CBD/OOT land values. Includes a 20% uplift.
£3,000,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - North of Plan Area only. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

**Table 1k: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rates)
- 50 Unit Scheme - Mixed - Pagham Harbour SPA Sensitivity Test**

Development Scenario	50	Mixed
Typical Site Type	GF	
Net Site Area (ha)	0.91	
Gross Site Area (ha)	1.05	
Total Site Area (ha)	1.16	includes OS allowance
Site Density (dph)	55	
Indexed CIL Rate	£141.25	South of Plan Area
	£235.42	North of Plan Area

30% AH 50 Mixed CIL Rates £/m ²	South of Plan Area (only) Residual Land Value (£)								
	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²
Existing Indexed Rate	£231,919	£739,923	£1,209,968	£1,666,984	£2,123,999	£2,581,015	£3,038,030	£3,495,046	£4,409,077
£0	£740,228	£1,210,243	£1,667,258	£2,124,274	£2,581,289	£3,038,305	£3,495,320	£3,952,336	£4,866,367
£25	£650,262	£1,128,299	£1,586,322	£2,043,337	£2,500,353	£2,957,368	£3,414,384	£3,871,399	£4,785,430
£50	£560,296	£1,044,782	£1,505,386	£1,962,401	£2,419,417	£2,876,432	£3,333,448	£3,790,463	£4,704,494
£75	£470,329	£961,266	£1,424,449	£1,881,465	£2,338,480	£2,795,496	£3,252,511	£3,709,527	£4,623,558
£100	£380,363	£877,750	£1,343,513	£1,800,529	£2,257,544	£2,714,560	£3,171,575	£3,628,591	£4,542,622
£125	£290,397	£794,234	£1,262,577	£1,719,592	£2,176,608	£2,633,623	£3,090,639	£3,547,654	£4,461,685
£150	£200,091	£708,435	£1,181,641	£1,638,656	£2,095,672	£2,552,687	£3,009,703	£3,466,718	£4,380,749
£175	£106,255	£618,469	£1,098,785	£1,557,720	£2,014,735	£2,471,751	£2,928,766	£3,385,782	£4,299,813
£200	£9,857	£528,502	£1,015,269	£1,476,784	£1,933,799	£2,390,815	£2,847,830	£3,304,846	£4,218,877
£225	-£102,488	£438,536	£931,752	£1,395,847	£1,852,863	£2,309,878	£2,766,894	£3,223,909	£4,137,940
£250	-£216,648	£348,570	£848,236	£1,314,911	£1,771,927	£2,228,942	£2,685,958	£3,142,973	£4,057,004
£275	-£330,807	£258,604	£764,720	£1,233,975	£1,690,990	£2,148,006	£2,605,021	£3,062,037	£3,976,068
£300	-£444,967	£166,930	£676,642	£1,152,787	£1,610,054	£2,067,070	£2,524,085	£2,981,101	£3,895,132
	Residual Land Value (£/Ha)								
Existing Indexed Rate	£200,716	£640,374	£1,047,180	£1,442,708	£1,838,237	£2,233,766	£2,629,295	£3,024,823	£3,815,881
£0	£640,638	£1,047,417	£1,442,946	£1,838,474	£2,234,003	£2,629,532	£3,025,061	£3,420,589	£4,211,647
£25	£562,776	£976,498	£1,372,899	£1,768,427	£2,163,956	£2,559,485	£2,955,014	£3,350,542	£4,141,600
£50	£484,914	£904,218	£1,302,852	£1,698,380	£2,093,909	£2,489,438	£2,884,967	£3,280,495	£4,071,553
£75	£407,051	£831,938	£1,232,804	£1,628,333	£2,023,862	£2,419,391	£2,814,919	£3,210,448	£4,001,506
£100	£329,189	£759,658	£1,162,757	£1,558,286	£1,953,815	£2,349,344	£2,744,872	£3,140,401	£3,931,459
£125	£251,327	£687,378	£1,092,710	£1,488,239	£1,883,768	£2,279,296	£2,674,825	£3,070,354	£3,861,411
£150	£173,171	£613,122	£1,022,663	£1,418,192	£1,813,721	£2,209,249	£2,604,778	£3,000,307	£3,791,364
£175	£91,959	£535,260	£950,955	£1,348,145	£1,743,673	£2,139,202	£2,534,731	£2,930,260	£3,721,317
£200	£8,531	£457,398	£878,675	£1,278,098	£1,673,626	£2,069,155	£2,464,684	£2,860,213	£3,651,270
£225	-£88,699	£379,536	£806,395	£1,208,051	£1,603,579	£1,999,108	£2,394,637	£2,790,166	£3,581,223
£250	-£187,500	£301,673	£734,115	£1,138,003	£1,533,532	£1,929,061	£2,324,590	£2,720,118	£3,511,176
£275	-£286,300	£223,811	£661,835	£1,067,956	£1,463,485	£1,859,014	£2,254,543	£2,650,071	£3,441,129
£300	-£385,101	£144,472	£585,607	£997,692	£1,393,438	£1,788,967	£2,184,495	£2,580,024	£3,371,082

40% AH 50 Mixed	South of Plan Area (only) Residual Land Value (£)									
	CIL Rates £/m ²	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²
Existing Indexed Rate	-£305,193	£595,026	£1,054,697	£1,493,359	£1,928,739	£2,364,119	£2,799,498	£3,234,878	£4,105,638	
£0	£621,482	£1,079,257	£1,517,159	£1,952,539	£2,387,919	£2,823,299	£3,258,679	£3,694,059	£4,564,818	
£25	£531,144	£995,395	£1,435,888	£1,871,268	£2,306,648	£2,742,028	£3,177,408	£3,612,788	£4,483,547	
£50	£440,805	£911,534	£1,354,618	£1,789,997	£2,225,377	£2,660,757	£3,096,137	£3,531,517	£4,402,277	
£75	£350,467	£827,672	£1,273,347	£1,708,727	£2,144,106	£2,579,486	£3,014,866	£3,450,246	£4,321,006	
£100	£260,129	£743,811	£1,192,076	£1,627,456	£2,062,836	£2,498,215	£2,933,595	£3,368,975	£4,239,735	
£125	£168,134	£653,746	£1,109,207	£1,546,185	£1,981,565	£2,416,945	£2,852,324	£3,287,704	£4,158,464	
£150	£73,039	£563,408	£1,025,346	£1,464,914	£1,900,294	£2,335,674	£2,771,054	£3,206,433	£4,077,193	
£175	£-28,152	£473,069	£941,484	£1,383,643	£1,819,023	£2,254,403	£2,689,783	£3,125,163	£3,995,922	
£200	£-142,783	£382,731	£857,623	£1,302,372	£1,737,752	£2,173,132	£2,608,512	£3,043,892	£3,914,651	
£225	£-257,414	£292,393	£773,761	£1,221,102	£1,656,481	£2,091,861	£2,527,241	£2,962,621	£3,833,381	
£250	£-372,046	£201,785	£686,010	£1,139,158	£1,575,211	£2,010,590	£2,445,970	£2,881,350	£3,752,110	
£275	£-486,677	£107,561	£595,672	£1,055,297	£1,493,940	£1,929,320	£2,364,699	£2,800,079	£3,670,839	
£300	£-601,309	£10,801	£505,333	£971,435	£1,412,669	£1,848,049	£2,283,429	£2,718,808	£3,589,568	
		Residual Land Value (£/Ha)								
Existing Indexed Rate	-£264,132	£514,971	£912,799	£1,292,443	£1,669,247	£2,046,051	£2,422,855	£2,799,659	£3,553,267	
£0	£537,868	£934,054	£1,313,041	£1,689,845	£2,066,649	£2,443,453	£2,820,257	£3,197,061	£3,950,669	
£25	£459,684	£861,475	£1,242,704	£1,619,508	£1,996,312	£2,373,116	£2,749,920	£3,126,724	£3,880,332	
£50	£381,500	£788,896	£1,172,368	£1,549,172	£1,925,976	£2,302,780	£2,679,584	£3,056,388	£3,809,995	
£75	£303,315	£716,317	£1,102,031	£1,478,835	£1,855,639	£2,232,443	£2,609,247	£2,986,051	£3,739,659	
£100	£225,131	£643,738	£1,031,694	£1,408,498	£1,785,302	£2,162,106	£2,538,910	£2,915,714	£3,669,322	
£125	£145,513	£565,791	£959,975	£1,338,162	£1,714,966	£2,091,770	£2,468,574	£2,845,377	£3,598,985	
£150	£63,212	£487,607	£887,396	£1,267,825	£1,644,629	£2,021,433	£2,398,237	£2,775,041	£3,528,649	
£175	£-24,364	£409,423	£814,817	£1,197,488	£1,574,292	£1,951,096	£2,327,900	£2,704,704	£3,458,312	
£200	£-123,573	£331,239	£742,239	£1,127,152	£1,503,956	£1,880,760	£2,257,563	£2,634,367	£3,387,975	
£225	£-222,782	£253,055	£669,660	£1,056,815	£1,433,619	£1,810,423	£2,187,227	£2,564,031	£3,317,639	
£250	£-321,991	£174,637	£593,714	£985,896	£1,363,282	£1,740,086	£2,116,890	£2,493,694	£3,247,302	
£275	£-421,200	£93,090	£515,530	£913,317	£1,292,946	£1,669,749	£2,046,553	£2,423,357	£3,176,965	
£300	£-520,409	£9,348	£437,346	£840,739	£1,222,609	£1,599,413	£1,976,217	£2,353,021	£3,106,629	

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £250,000 to £500,000/ha)
	Viability Test 3 (RLV £500,000 to £850,000/ha)
	Viability Test 4 (RLV £850,000 to £1,250,000/ha)
	Viability Test 5 (RLV £1,250,000 to £1,500,000/ha)
	Viability Test 6 (RLV £1,500,000 to £3,000,000/ha)
	Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
	Viability Test 8 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,250,000	Industrial - Upper
£1,500,000	Commercial CBD/OOT land values. Includes a 20% uplift.
£3,000,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - North of Plan Area only. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

**Table 11: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rates)
- 50 Unit Scheme - Flats**

Development Scenario	50	Flats
Typical Site Type	PDL	
Net Site Area (ha)	0.40	
Gross Site Area (ha)	0.46	
Total Site Area (ha)	0.55	includes OS allowance
Site Density (dph)	125	
Indexed CIL Rate	£141.25	South of Plan Area
	£235.42	North of Plan Area

CIL Rates £/m ²	South of Plan Area (only) Residual Land Value (£)								
	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²
Existing Indexed Rate	£1,115	£503,253	£975,964	£1,423,317	£1,864,957	£2,306,596	£2,748,236	£3,189,876	£4,073,155
£0	£443,600	£920,587	£1,369,651	£1,811,291	£2,252,930	£2,694,570	£3,136,210	£3,577,849	£4,461,128
£25	£367,271	£849,730	£1,300,983	£1,742,623	£2,184,262	£2,625,902	£3,067,542	£3,509,181	£4,392,461
£50	£290,941	£778,873	£1,232,315	£1,673,955	£2,115,595	£2,557,234	£2,998,874	£3,440,513	£4,323,793
£75	£214,612	£705,525	£1,163,647	£1,605,287	£2,046,927	£2,488,566	£2,930,206	£3,371,846	£4,255,125
£100	£135,271	£629,196	£1,092,877	£1,536,619	£1,978,259	£2,419,898	£2,861,538	£3,303,178	£4,186,457
£125	£54,286	£552,867	£1,022,021	£1,467,951	£1,909,591	£2,351,231	£2,792,870	£3,234,510	£4,117,789
£150	£-32,579	£476,538	£951,164	£1,399,283	£1,840,923	£2,282,563	£2,724,202	£3,165,842	£4,049,121
£175	£-129,435	£400,209	£880,307	£1,330,616	£1,772,255	£2,213,895	£2,655,534	£3,097,174	£3,980,453
£200	£-226,290	£323,880	£809,450	£1,261,948	£1,703,587	£2,145,227	£2,586,867	£3,028,506	£3,911,785
£225	£-323,145	£247,551	£738,464	£1,193,280	£1,634,919	£2,076,559	£2,518,199	£2,959,838	£3,843,118
£250	£-420,000	£169,626	£662,135	£1,123,454	£1,566,252	£2,007,891	£2,449,531	£2,891,170	£3,774,450
£275	£-516,855	£89,586	£585,806	£1,052,598	£1,497,584	£1,939,223	£2,380,863	£2,822,503	£3,705,782
£300	£-613,710	£7,784	£509,477	£981,741	£1,428,916	£1,870,555	£2,312,195	£2,753,835	£3,637,114
	Residual Land Value (£/Ha)								
Existing Indexed Rate	£2,027	£915,006	£1,774,479	£2,587,849	£3,390,830	£4,193,812	£4,996,793	£5,799,774	£7,405,736
£0	£806,545	£1,673,794	£2,490,275	£3,293,256	£4,096,237	£4,899,218	£5,702,199	£6,505,180	£8,111,143
£25	£667,765	£1,544,964	£2,365,424	£3,168,405	£3,971,386	£4,774,367	£5,577,348	£6,380,330	£7,986,292
£50	£528,984	£1,416,133	£2,240,573	£3,043,554	£3,846,536	£4,649,517	£5,452,498	£6,255,479	£7,861,441
£75	£390,204	£1,282,774	£2,115,723	£2,918,704	£3,721,685	£4,524,666	£5,327,647	£6,130,628	£7,736,591
£100	£245,946	£1,143,993	£1,987,050	£2,793,853	£3,596,834	£4,399,815	£5,202,796	£6,005,778	£7,611,740
£125	£98,701	£1,005,213	£1,858,219	£2,669,002	£3,471,983	£4,274,965	£5,077,946	£5,880,927	£7,486,889
£150	£-59,235	£866,433	£1,729,389	£2,544,152	£3,347,133	£4,150,114	£4,953,095	£5,756,076	£7,362,038
£175	£-235,336	£727,653	£1,600,558	£2,419,301	£3,222,282	£4,025,263	£4,828,244	£5,631,225	£7,237,188
£200	£-411,436	£588,873	£1,471,728	£2,294,450	£3,097,431	£3,900,413	£4,703,394	£5,506,375	£7,112,337
£225	£-587,536	£450,092	£1,342,662	£2,169,600	£2,972,581	£3,775,562	£4,578,543	£5,381,524	£6,987,486
£250	£-763,636	£308,411	£1,203,881	£2,042,644	£2,847,730	£3,650,711	£4,453,692	£5,256,673	£6,862,636
£275	£-939,737	£162,883	£1,065,101	£1,913,814	£2,722,879	£3,525,860	£4,328,842	£5,131,823	£6,737,785
£300	£-1,115,837	£14,153	£926,321	£1,784,983	£2,598,029	£3,401,010	£4,203,991	£5,006,972	£6,612,934

20% AH 50 Flats	South of Plan Area (only) Residual Land Value (£)								
	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²
Existing Indexed Rate	-£529,563	£10,652	£448,514	£866,074	£1,259,571	£1,643,960	£2,028,349	£2,412,738	£3,181,516
£0	£14,922	£452,499	£869,772	£1,263,156	£1,647,545	£2,031,934	£2,416,323	£2,800,712	£3,569,489
£25	-£79,187	£376,170	£798,916	£1,194,488	£1,578,877	£1,963,266	£2,347,655	£2,732,044	£3,500,822
£50	-£176,042	£299,841	£727,116	£1,124,701	£1,510,209	£1,894,598	£2,278,987	£2,663,376	£3,432,154
£75	-£272,897	£223,512	£650,787	£1,053,844	£1,441,541	£1,825,930	£2,210,319	£2,594,708	£3,363,486
£100	-£369,752	£144,553	£574,458	£982,987	£1,372,873	£1,757,262	£2,141,651	£2,526,040	£3,294,818
£125	-£466,607	£63,823	£498,128	£912,131	£1,304,205	£1,688,594	£2,072,983	£2,457,372	£3,226,150
£150	-£563,463	-£21,287	£421,799	£841,274	£1,235,537	£1,619,926	£2,004,315	£2,388,704	£3,157,482
£175	-£660,318	-£118,142	£345,470	£770,417	£1,166,870	£1,551,259	£1,935,647	£2,320,036	£3,088,814
£200	-£757,173	-£214,997	£269,141	£696,416	£1,096,202	£1,482,591	£1,866,980	£2,251,369	£3,020,146
£225	-£854,028	-£311,852	£192,145	£620,087	£1,025,345	£1,413,923	£1,798,312	£2,182,701	£2,951,479
£250	-£950,883	-£408,708	£112,532	£543,758	£954,489	£1,345,255	£1,729,644	£2,114,033	£2,882,811
£275	-£1,047,738	-£505,563	£30,922	£467,429	£883,632	£1,276,587	£1,660,976	£2,045,365	£2,814,143
£300	-£1,144,594	-£602,418	-£60,242	£391,100	£812,775	£1,207,919	£1,592,308	£1,976,697	£2,745,475
	Residual Land Value (£/Ha)								
Existing Indexed Rate	-£962,842	£19,367	£815,481	£1,574,679	£2,290,129	£2,989,018	£3,687,907	£4,386,796	£5,784,575
£0	£27,131	£822,725	£1,581,404	£2,296,647	£2,995,536	£3,694,425	£4,393,314	£5,092,203	£6,489,981
£25	-£143,976	£683,945	£1,452,574	£2,171,796	£2,870,685	£3,569,574	£4,268,463	£4,967,352	£6,365,130
£50	-£320,076	£545,165	£1,322,029	£2,044,911	£2,745,834	£3,444,723	£4,143,612	£4,842,501	£6,240,280
£75	-£496,177	£406,385	£1,183,248	£1,916,080	£2,620,984	£3,319,873	£4,018,762	£4,717,651	£6,115,429
£100	-£672,277	£262,823	£1,044,468	£1,787,250	£2,496,133	£3,195,022	£3,893,911	£4,592,800	£5,990,578
£125	-£848,377	£116,042	£905,688	£1,658,419	£2,371,282	£3,070,171	£3,769,060	£4,467,949	£5,865,727
£150	-£1,024,477	-£38,704	£766,908	£1,529,589	£2,246,432	£2,945,321	£3,644,210	£4,343,099	£5,740,877
£175	-£1,200,578	-£214,804	£628,128	£1,400,758	£2,121,581	£2,820,470	£3,519,359	£4,218,248	£5,616,026
£200	-£1,376,678	-£390,904	£489,347	£1,266,211	£1,993,095	£2,695,619	£3,394,508	£4,093,397	£5,491,175
£225	-£1,552,778	-£567,004	£349,354	£1,127,431	£1,864,264	£2,570,769	£3,269,658	£3,968,547	£5,366,325
£250	-£1,728,879	-£743,105	£204,604	£988,651	£1,735,434	£2,445,918	£3,144,807	£3,843,696	£5,241,474
£275	-£1,904,979	-£919,205	£56,222	£849,870	£1,606,603	£2,321,067	£3,019,956	£3,718,845	£5,116,623
£300	-£2,081,079	-£1,095,305	-£109,531	£711,090	£1,477,773	£2,196,217	£2,895,106	£3,593,995	£4,991,773

30% AH 50 Flats	South of Plan Area (only) Residual Land Value (£)								
	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²
Existing Indexed Rate	-£872,142	-£387,498	£82,047	£469,794	£843,739	£1,197,139	£1,540,739	£1,884,340	£2,571,541
£0	-£324,910	£134,122	£519,118	£889,527	£1,241,511	£1,585,112	£1,928,713	£2,272,313	£2,959,514
£25	-£421,766	£53,106	£442,789	£818,670	£1,172,844	£1,516,444	£1,860,045	£2,203,645	£2,890,847
£50	-£518,621	-£33,977	£366,460	£747,813	£1,102,367	£1,447,776	£1,791,377	£2,134,977	£2,822,179
£75	-£615,476	-£130,832	£290,131	£672,067	£1,031,510	£1,379,108	£1,722,709	£2,066,310	£2,753,511
£100	-£712,331	-£227,687	£213,802	£595,738	£960,653	£1,310,441	£1,654,041	£1,997,642	£2,684,843
£125	-£809,186	-£324,542	£134,425	£519,408	£889,796	£1,241,773	£1,585,373	£1,928,974	£2,616,175
£150	-£906,041	-£421,397	£53,417	£443,079	£818,939	£1,173,105	£1,516,705	£1,860,306	£2,547,507
£175	-£1,002,896	-£518,252	-£33,608	£366,750	£748,083	£1,102,636	£1,448,037	£1,791,638	£2,478,839
£200	-£1,099,752	-£615,107	-£130,463	£290,421	£672,357	£1,031,779	£1,379,370	£1,722,970	£2,410,171
£225	-£1,196,607	-£711,963	-£227,318	£214,092	£596,028	£960,923	£1,310,702	£1,654,302	£2,341,503
£250	-£1,293,462	-£808,818	-£324,174	£134,728	£519,699	£890,066	£1,242,034	£1,585,634	£2,272,836
£275	-£1,390,317	-£905,673	-£421,029	£53,728	£443,370	£819,209	£1,173,366	£1,516,967	£2,204,168
£300	-£1,487,172	-£1,002,528	-£517,884	-£33,240	£367,041	£748,352	£1,102,906	£1,448,299	£2,135,500
	Residual Land Value (£/Ha)								
Existing Indexed Rate	-£1,585,713	-£704,542	£149,177	£854,172	£1,534,072	£2,176,616	£2,801,344	£3,426,072	£4,675,529
£0	-£590,746	£243,858	£943,851	£1,617,321	£2,257,294	£2,882,022	£3,506,750	£4,131,479	£5,380,935
£25	-£766,847	£96,556	£805,071	£1,488,491	£2,132,443	£2,757,171	£3,381,900	£4,006,628	£5,256,085
£50	-£942,947	-£61,776	£666,291	£1,359,660	£2,004,303	£2,632,321	£3,257,049	£3,881,777	£5,131,234
£75	-£1,119,047	-£237,876	£527,510	£1,221,939	£1,875,473	£2,507,470	£3,132,198	£3,756,927	£5,006,383
£100	-£1,295,147	-£413,976	£388,730	£1,083,159	£1,746,642	£2,382,619	£3,007,347	£3,632,076	£4,881,532
£125	-£1,471,248	-£590,076	£244,409	£944,379	£1,617,811	£2,257,768	£2,882,497	£3,507,225	£4,756,682
£150	-£1,647,348	-£766,177	£97,121	£805,599	£1,488,981	£2,132,918	£2,757,646	£3,382,374	£4,631,831
£175	-£1,823,448	-£942,277	-£61,106	£666,818	£1,360,150	£2,004,793	£2,632,795	£3,257,524	£4,506,980
£200	-£1,999,548	-£1,118,377	-£237,206	£528,038	£1,222,467	£1,875,963	£2,507,945	£3,132,673	£4,382,130
£225	-£2,175,649	-£1,294,478	-£413,306	£389,258	£1,083,687	£1,747,132	£2,383,094	£3,007,822	£4,257,279
£250	-£2,351,749	-£1,470,578	-£589,407	£244,960	£944,907	£1,618,301	£2,258,243	£2,882,972	£4,132,428
£275	-£2,527,849	-£1,646,678	-£765,507	£97,687	£806,127	£1,489,471	£2,133,393	£2,758,121	£4,007,578
£300	-£2,703,949	-£1,822,778	-£941,607	-£60,436	£667,346	£1,360,640	£2,005,283	£2,633,270	£3,882,727

40% AH 50 Flats	South of Plan Area (only) Residual Land Value (£)									
	CIL Rates £/m ²	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²
Existing Indexed Rate	-£1,171,537	-£736,006	-£300,475	£113,838	£460,965	£799,613	£1,118,237	£1,428,336	£2,045,897	
£0	-£624,305	-£188,774	£205,653	£548,994	£881,331	£1,198,748	£1,507,529	£1,816,310	£2,433,871	
£25	-£721,161	-£285,630	£126,040	£472,665	£810,474	£1,129,097	£1,438,861	£1,747,642	£2,365,203	
£50	-£818,016	-£382,485	£44,801	£396,335	£739,567	£1,058,241	£1,370,193	£1,678,974	£2,296,535	
£75	-£914,871	-£479,340	-£43,809	£320,006	£663,237	£987,384	£1,301,525	£1,610,306	£2,227,867	
£100	-£1,011,726	-£576,195	-£140,664	£243,677	£586,908	£916,527	£1,232,857	£1,541,638	£2,159,199	
£125	-£1,108,581	-£673,050	-£237,519	£165,586	£510,579	£845,670	£1,164,190	£1,472,970	£2,090,531	
£150	-£1,205,436	-£769,905	-£334,374	£85,434	£434,250	£774,813	£1,093,437	£1,404,302	£2,021,863	
£175	-£1,302,291	-£866,761	-£431,230	£3,633	£357,921	£701,152	£1,022,580	£1,335,634	£1,953,196	
£200	-£1,399,147	-£963,616	-£528,085	-£92,554	£281,592	£624,823	£951,723	£1,266,967	£1,884,528	
£225	-£1,496,002	-£1,060,471	-£624,940	-£189,409	£205,131	£548,494	£880,866	£1,198,299	£1,815,860	
£250	-£1,592,857	-£1,157,326	-£721,795	-£286,264	£125,519	£472,165	£810,010	£1,128,633	£1,747,192	
£275	-£1,689,712	-£1,254,181	-£818,650	-£383,119	£44,266	£395,836	£739,067	£1,057,776	£1,678,524	
£300	-£1,786,567	-£1,351,036	-£915,505	-£479,974	-£44,443	£319,506	£662,737	£986,920	£1,609,856	
Residual Land Value (£/Ha)										
Existing Indexed Rate	-£2,130,067	-£1,338,193	-£546,318	£206,977	£838,119	£1,453,842	£2,033,158	£2,596,975	£3,719,813	
£0	-£1,135,101	-£343,226	£373,914	£998,170	£1,602,419	£2,179,543	£2,740,962	£3,302,381	£4,425,220	
£25	-£1,311,201	-£519,327	£229,164	£859,390	£1,473,589	£2,052,904	£2,616,111	£3,177,530	£4,300,369	
£50	-£1,487,301	-£695,427	£81,457	£720,610	£1,344,666	£1,924,074	£2,491,260	£3,052,680	£4,175,518	
£75	-£1,663,402	-£871,527	-£79,653	£581,830	£1,205,886	£1,795,243	£2,366,410	£2,927,829	£4,050,667	
£100	-£1,839,502	-£1,047,627	-£255,753	£443,049	£1,067,106	£1,666,413	£2,241,559	£2,802,978	£3,925,817	
£125	-£2,015,602	-£1,223,728	-£431,853	£301,065	£928,326	£1,537,582	£2,116,708	£2,678,128	£3,800,966	
£150	-£2,191,702	-£1,399,828	-£607,953	£155,335	£789,546	£1,408,751	£1,988,067	£2,553,277	£3,676,115	
£175	-£2,367,803	-£1,575,928	-£784,054	£6,605	£650,765	£1,274,822	£1,859,236	£2,428,426	£3,551,265	
£200	-£2,543,903	-£1,752,028	-£960,154	-£168,279	£511,985	£1,136,042	£1,730,406	£2,303,576	£3,426,414	
£225	-£2,720,003	-£1,928,129	-£1,136,254	-£344,380	£372,966	£997,261	£1,601,575	£2,178,725	£3,301,563	
£250	-£2,896,104	-£2,104,229	-£1,312,354	-£520,480	£228,216	£858,481	£1,472,745	£2,052,060	£3,176,713	
£275	-£3,072,204	-£2,280,329	-£1,488,455	-£696,580	£80,483	£719,701	£1,343,757	£1,923,230	£3,051,862	
£300	-£3,248,304	-£2,456,430	-£1,664,555	-£872,681	-£80,806	£580,921	£1,204,977	£1,794,399	£2,927,011	

50% AH 50 Flats	South of Plan Area (only) Residual Land Value (£)									
	CIL Rates £/m ²	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²
Existing Indexed Rate	-£1,439,881	-£1,064,245	-£688,608	-£312,972	£52,924	£356,713	£652,743	£933,824	£1,473,472	
£0	-£899,620	-£523,984	-£148,348	£189,650	£486,449	£779,453	£1,054,259	£1,323,870	£1,856,504	
£25	-£995,242	-£619,605	-£243,969	£111,052	£411,093	£707,122	£984,305	£1,256,077	£1,788,711	
£50	-£1,090,863	-£715,227	-£339,591	£30,443	£335,736	£631,765	£914,350	£1,188,284	£1,720,917	
£75	-£1,186,484	-£810,848	-£435,212	-£59,576	£260,379	£556,409	£844,396	£1,119,202	£1,653,124	
£100	-£1,282,106	-£906,469	-£530,833	-£155,197	£184,020	£481,052	£774,442	£1,049,248	£1,585,331	
£125	-£1,377,727	-£1,002,091	-£626,455	-£250,819	£105,418	£405,695	£701,724	£979,294	£1,517,538	
£150	-£1,473,348	-£1,097,712	-£722,076	-£346,440	£24,658	£330,338	£626,368	£909,340	£1,449,745	
£175	-£1,568,969	-£1,193,333	-£817,697	-£442,061	-£66,425	£254,981	£551,011	£839,385	£1,381,952	
£200	-£1,664,591	-£1,288,955	-£913,319	-£537,683	-£162,046	£178,390	£475,654	£769,431	£1,314,159	
£225	-£1,760,212	-£1,384,576	-£1,008,940	-£633,304	-£257,668	£99,633	£400,297	£696,327	£1,246,366	
£250	-£1,855,833	-£1,480,197	-£1,104,561	-£728,925	-£353,289	£18,874	£324,941	£620,970	£1,178,572	
£275	-£1,951,455	-£1,575,819	-£1,200,183	-£824,546	-£448,910	-£73,274	£249,584	£545,613	£1,109,181	
£300	-£2,047,076	-£1,671,440	-£1,295,804	-£920,168	-£544,532	-£168,896	£172,761	£470,256	£1,039,227	
Residual Land Value (£/Ha)										
Existing Indexed Rate	-£2,617,965	-£1,934,990	-£1,252,015	-£569,041	£96,226	£648,569	£1,186,805	£1,697,861	£2,679,041	
£0	-£1,635,673	-£952,698	-£269,724	£344,818	£884,454	£1,417,187	£1,916,834	£2,407,037	£3,375,461	
£25	-£1,809,530	-£1,126,555	-£443,581	£201,912	£747,441	£1,285,677	£1,789,645	£2,283,777	£3,252,201	
£50	-£1,983,387	-£1,300,412	-£617,438	£55,351	£610,429	£1,148,664	£1,662,455	£2,160,517	£3,128,941	
£75	-£2,157,244	-£1,474,269	-£791,295	-£108,320	£473,417	£1,011,652	£1,535,266	£2,034,913	£3,005,681	
£100	-£2,331,101	-£1,648,126	-£965,151	-£282,177	£334,582	£874,640	£1,408,076	£1,907,724	£2,882,420	
£125	-£2,504,958	-£1,821,983	-£1,139,008	-£456,034	£191,669	£737,627	£1,275,863	£1,780,534	£2,759,160	
£150	-£2,678,815	-£1,995,840	-£1,312,865	-£629,891	£44,833	£600,615	£1,138,850	£1,653,345	£2,635,900	
£175	-£2,852,672	-£2,169,697	-£1,486,722	-£803,748	-£120,773	£463,603	£1,001,838	£1,526,155	£2,512,640	
£200	-£3,026,529	-£2,343,554	-£1,660,579	-£977,605	-£294,630	£324,346	£864,826	£1,398,966	£2,389,379	
£225	-£3,200,386	-£2,517,411	-£1,834,436	-£1,151,462	-£468,487	£181,151	£727,813	£1,266,049	£2,266,119	
£250	-£3,374,243	-£2,691,268	-£2,008,293	-£1,325,318	-£642,344	£34,316	£590,801	£1,129,036	£2,142,859	
£275	-£3,548,100	-£2,865,125	-£2,182,150	-£1,499,175	-£816,201	-£133,226	£453,789	£992,024	£2,016,692	
£300	-£3,721,957	-£3,038,982	-£2,356,007	-£1,673,032	-£990,058	-£307,083	£314,110	£855,012	£1,889,503	

Key:

Viability Test 1 (RLV <£250,000/ha)
Viability Test 2 (RLV £250,000 to £500,000/ha)
Viability Test 3 (RLV £500,000 to £850,000/ha)
Viability Test 4 (RLV £850,000 to £1,250,000/ha)
Viability Test 5 (RLV £1,250,000 to £1,500,000/ha)
Viability Test 6 (RLV £1,500,000 to £3,000,000/ha)
Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
Viability Test 8 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,250,000	Industrial - Upper
£1,500,000	Commercial CBD/OOT land values. Includes a 20% uplift.
£3,000,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - North of Plan Area only. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

**Table 1m: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rates)
- 60 Unit Scheme - Flats Extra Care**

Development Scenario	60	Flats
Typical Site Type	PDL	
Net Site Area (ha)	0.48	
Gross Site Area (ha)	0.55	
Total Site Area (ha)	0.77	<i>includes OS allowance</i>
Site Density (dph)	125	
Indexed CIL Rate	£141.25	<i>South of Plan Area</i>
	£235.42	<i>North of Plan Area</i>

0% AH 60 Flats	Stage 1 Preliminary Appraisal Model - Provisional Only		
	South of Plan Area (only) Residual Land Value (£)		
CIL Rates £/m²	VL7 £5,000/m²	VL8 £5,500/m²	VL9 £6,000/m²
Existing Indexed Rate	£4,406,901	£5,636,319	£6,865,737
£0	£4,921,429	£6,150,847	£7,380,265
£25	£4,830,362	£6,059,780	£7,289,198
£50	£4,739,295	£5,968,713	£7,198,131
£75	£4,648,228	£5,877,646	£7,107,064
£100	£4,557,161	£5,786,579	£7,015,997
£125	£4,466,095	£5,695,513	£6,924,931
£150	£4,375,028	£5,604,446	£6,833,864
£175	£4,283,961	£5,513,379	£6,742,797
£200	£4,192,894	£5,422,312	£6,651,730
£225	£4,101,827	£5,331,245	£6,560,663
£250	£4,010,760	£5,240,178	£6,469,597
£275	£3,919,694	£5,149,112	£6,378,530
£300	£3,828,627	£5,058,045	£6,287,463
	Residual Land Value (£/Ha)		
Existing Indexed Rate	£5,723,248	£7,319,895	£8,916,542
£0	£6,391,466	£7,988,113	£9,584,759
£25	£6,273,197	£7,869,844	£9,466,491
£50	£6,154,929	£7,751,575	£9,348,222
£75	£6,036,660	£7,633,307	£9,229,954
£100	£5,918,391	£7,515,038	£9,111,685
£125	£5,800,123	£7,396,770	£8,993,416
£150	£5,681,854	£7,278,501	£8,875,148
£175	£5,563,586	£7,160,232	£8,756,879
£200	£5,445,317	£7,041,964	£8,638,611
£225	£5,327,048	£6,923,695	£8,520,342
£250	£5,208,780	£6,805,427	£8,402,073
£275	£5,090,511	£6,687,158	£8,283,805
£300	£4,972,243	£6,568,889	£8,165,536

20% AH 60 Flats	Stage 1 Preliminary Appraisal Model - Provisional Only		
	South of Plan Area (only) Residual Land Value (£)		
CIL Rates £/m ²	VL7 £5,000/m ²	VL8 £5,500/m ²	VL9 £6,000/m ²
Existing Indexed Rate	£3,637,386	£4,674,823	£5,712,260
£0	£4,045,351	£5,082,789	£6,120,226
£25	£3,973,145	£5,010,582	£6,048,020
£50	£3,900,939	£4,938,376	£5,975,813
£75	£3,828,732	£4,866,170	£5,903,607
£100	£3,756,526	£4,793,963	£5,831,401
£125	£3,684,320	£4,721,757	£5,759,194
£150	£3,612,113	£4,649,551	£5,686,988
£175	£3,539,907	£4,577,344	£5,614,781
£200	£3,467,701	£4,505,138	£5,542,575
£225	£3,395,494	£4,432,931	£5,470,369
£250	£3,323,288	£4,360,725	£5,398,162
£275	£3,251,082	£4,288,519	£5,325,956
£300	£3,178,875	£4,216,312	£5,253,750
	Residual Land Value (£/Ha)		
Existing Indexed Rate	£4,723,877	£6,071,198	£7,418,520
£0	£5,253,703	£6,601,024	£7,948,345
£25	£5,159,929	£6,507,250	£7,854,571
£50	£5,066,154	£6,413,475	£7,760,796
£75	£4,972,380	£6,319,701	£7,667,022
£100	£4,878,605	£6,225,926	£7,573,247
£125	£4,784,831	£6,132,152	£7,479,473
£150	£4,691,056	£6,038,377	£7,385,698
£175	£4,597,282	£5,944,603	£7,291,924
£200	£4,503,507	£5,850,828	£7,198,149
£225	£4,409,733	£5,757,054	£7,104,375
£250	£4,315,958	£5,663,279	£7,010,601
£275	£4,222,184	£5,569,505	£6,916,826
£300	£4,128,409	£5,475,730	£6,823,051

30% AH 60 Flats	Stage 1 Preliminary Appraisal Model - Provisional Only		
	South of Plan Area (only) Residual Land Value (£)		
CIL Rates £/m ²	VL7 £5,000/m ²	VL8 £5,500/m ²	VL9 £6,000/m ²
Existing Indexed Rate	£3,352,084	£4,313,593	£5,275,102
£0	£3,709,816	£4,671,325	£5,632,839
£25	£3,646,501	£4,608,010	£5,569,518
£50	£3,583,186	£4,544,694	£5,506,203
£75	£3,519,870	£4,481,379	£5,442,887
£100	£3,456,555	£4,418,063	£5,379,572
£125	£3,393,239	£4,354,748	£5,316,257
£150	£3,329,924	£4,291,433	£5,252,941
£175	£3,266,609	£4,228,117	£5,189,626
£200	£3,203,293	£4,164,802	£5,126,311
£225	£3,139,978	£4,101,487	£5,062,995
£250	£3,076,663	£4,038,171	£4,999,680
£275	£3,013,347	£3,974,856	£4,936,364
£300	£2,950,032	£3,911,540	£4,873,049
	Residual Land Value (£/Ha)		
Existing Indexed Rate	£4,353,356	£5,602,069	£6,850,781
£0	£4,817,943	£6,066,656	£7,315,375
£25	£4,735,716	£5,984,428	£7,233,140
£50	£4,653,488	£5,902,200	£7,150,913
£75	£4,571,260	£5,819,972	£7,068,685
£100	£4,489,032	£5,737,745	£6,986,457
£125	£4,406,805	£5,655,517	£6,904,229
£150	£4,324,577	£5,573,289	£6,822,002
£175	£4,242,349	£5,491,061	£6,739,774
£200	£4,160,121	£5,408,834	£6,657,546
£225	£4,077,894	£5,326,606	£6,575,318
£250	£3,995,666	£5,244,378	£6,493,091
£275	£3,913,438	£5,162,150	£6,410,863
£300	£3,831,210	£5,079,923	£6,328,635

40% AH 60 Flats	Stage 1 Preliminary Appraisal Model - Provisional Only		
	South of Plan Area (only) Residual Land Value (£)		
CIL Rates £/m ²	VL7 £5,000/m ²	VL8 £5,500/m ²	VL9 £6,000/m ²
Existing Indexed Rate	£2,992,682	£3,865,266	£4,737,850
£0	£3,300,180	£4,172,764	£5,045,347
£25	£3,245,755	£4,118,339	£4,990,923
£50	£3,191,331	£4,063,915	£4,936,499
£75	£3,136,907	£4,009,490	£4,882,074
£100	£3,082,482	£3,955,066	£4,827,650
£125	£3,028,058	£3,900,642	£4,773,225
£150	£2,973,634	£3,846,217	£4,718,801
£175	£2,919,209	£3,791,793	£4,664,372
£200	£2,864,785	£3,737,369	£4,609,956
£225	£2,810,360	£3,682,944	£4,555,528
£250	£2,755,936	£3,628,520	£4,501,104
£275	£2,701,510	£3,574,095	£4,446,679
£300	£2,647,087	£3,519,671	£4,392,255
	Residual Land Value (£/Ha)		
Existing Indexed Rate	£3,886,600	£5,019,826	£6,153,051
£0	£4,285,948	£5,419,173	£6,552,399
£25	£4,215,267	£5,348,492	£6,481,718
£50	£4,144,586	£5,277,811	£6,411,037
£75	£4,073,905	£5,207,130	£6,340,356
£100	£4,003,224	£5,136,449	£6,269,675
£125	£3,932,543	£5,065,768	£6,198,994
£150	£3,861,862	£4,995,087	£6,128,313
£175	£3,791,181	£4,924,406	£6,057,626
£200	£3,720,500	£4,853,725	£5,986,956
£225	£3,649,819	£4,783,044	£5,916,270
£250	£3,579,138	£4,712,363	£5,845,589
£275	£3,508,454	£4,641,682	£5,774,908
£300	£3,437,776	£4,571,001	£5,704,227

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £250,000 to £500,000/ha)
	Viability Test 3 (RLV £500,000 to £850,000/ha)
	Viability Test 4 (RLV £850,000 to £1,250,000/ha)
	Viability Test 5 (RLV £1,250,000 to £1,500,000/ha)
	Viability Test 6 (RLV £1,500,000 to £3,000,000/ha)
	Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
	Viability Test 8 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,250,000	Industrial - Upper
£1,500,000	Commercial CBD/OOT land values. Includes a 20% uplift.
£3,000,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - North of Plan Area only. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)

**Table 1n: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rates)
- 100 Unit Scheme - Mixed**

Development Scenario	100	Mixed
Typical Site Type	GF	
Net Site Area (ha)	1.82	
Gross Site Area (ha)	2.09	
Total Site Area (ha)	2.20	includes OS allowance
Site Density (dph)	55	
Indexed CIL Rate	£141.25	South of Plan Area
	£235.42	North of Plan Area

0% AH 100 Mixed	South of Plan Area Residual Land Value (£)								
	V1	V2	V3	V4	V5	V6	V7	V8	V9
CIL Rates £/m ²	£3,250/m ²	£3,500/m ²	£3,750/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,500/m ²
Existing Indexed Rate	£4,087,979	£5,574,818	£7,061,657	£8,548,496	£10,035,334	£11,524,107	£13,010,945	£14,497,784	£17,473,395
£0	£5,259,785	£6,746,624	£8,233,463	£9,720,301	£11,207,140	£12,695,912	£14,182,751	£15,669,578	£18,645,201
£25	£5,052,386	£6,539,225	£8,026,063	£9,512,902	£10,999,728	£12,488,513	£13,975,351	£15,462,190	£18,437,801
£50	£4,844,987	£6,331,825	£7,818,664	£9,305,503	£10,792,342	£12,281,114	£13,767,953	£15,254,791	£18,230,402
£75	£4,637,587	£6,124,426	£7,611,265	£9,098,104	£10,584,942	£12,073,714	£13,560,553	£15,047,392	£18,023,003
£100	£4,430,181	£5,917,027	£7,403,866	£8,890,704	£10,377,543	£11,866,315	£13,353,154	£14,839,993	£17,815,621
£125	£4,222,789	£5,709,628	£7,196,466	£8,683,305	£10,170,144	£11,658,916	£13,145,755	£14,632,593	£17,608,205
£150	£4,015,390	£5,502,228	£6,989,067	£8,475,906	£9,962,745	£11,451,517	£12,938,356	£14,425,194	£17,400,805
£175	£3,807,990	£5,294,829	£6,781,668	£8,268,507	£9,755,345	£11,244,118	£12,730,956	£14,217,795	£17,193,406
£200	£3,600,591	£5,087,430	£6,574,268	£8,061,107	£9,547,946	£11,036,718	£12,523,557	£14,010,396	£16,986,007
£225	£3,393,192	£4,880,030	£6,366,869	£7,853,708	£9,340,547	£10,829,319	£12,316,158	£13,802,997	£16,778,607
£250	£3,185,792	£4,672,631	£6,159,470	£7,646,309	£9,133,148	£10,621,920	£12,108,759	£13,595,597	£16,571,209
£275	£2,978,393	£4,465,232	£5,952,071	£7,438,909	£8,925,748	£10,414,521	£11,901,359	£13,388,198	£16,363,809
£300	£2,770,994	£4,257,833	£5,744,671	£7,231,510	£8,718,349	£10,207,121	£11,693,960	£13,180,799	£16,156,410
Residual Land Value (£/Ha)									
Existing Indexed Rate	£1,857,405	£2,532,961	£3,208,518	£3,884,075	£4,559,631	£5,236,067	£5,911,623	£6,587,180	£7,939,172
£0	£2,389,824	£3,065,381	£3,740,937	£4,416,494	£5,092,050	£5,768,485	£6,444,042	£7,119,594	£8,471,591
£25	£2,295,590	£2,971,147	£3,646,704	£4,322,260	£4,997,811	£5,674,252	£6,349,809	£7,025,365	£8,377,357
£50	£2,201,357	£2,876,914	£3,552,470	£4,228,027	£4,903,584	£5,580,019	£6,255,575	£6,931,132	£8,283,124
£75	£2,107,124	£2,782,680	£3,458,237	£4,133,793	£4,809,350	£5,485,785	£6,161,342	£6,836,899	£8,188,890
£100	£2,012,887	£2,688,447	£3,364,003	£4,039,560	£4,715,117	£5,391,552	£6,067,108	£6,742,665	£8,094,665
£125	£1,918,657	£2,594,213	£3,269,770	£3,945,327	£4,620,883	£5,297,318	£5,972,875	£6,648,432	£8,000,423
£150	£1,824,423	£2,499,980	£3,175,536	£3,851,093	£4,526,650	£5,203,085	£5,878,642	£6,554,198	£7,906,190
£175	£1,730,190	£2,405,746	£3,081,303	£3,756,860	£4,432,416	£5,108,851	£5,784,408	£6,459,965	£7,811,957
£200	£1,635,956	£2,311,513	£2,987,069	£3,662,626	£4,338,183	£5,014,618	£5,690,175	£6,365,731	£7,717,723
£225	£1,541,723	£2,217,279	£2,892,836	£3,568,393	£4,243,949	£4,920,385	£5,595,941	£6,271,498	£7,623,490
£250	£1,447,489	£2,123,046	£2,798,603	£3,474,159	£4,149,716	£4,826,151	£5,501,708	£6,177,264	£7,529,256
£275	£1,353,256	£2,028,813	£2,704,369	£3,379,926	£4,055,482	£4,731,918	£5,407,474	£6,083,031	£7,435,023
£300	£1,259,022	£1,934,579	£2,610,136	£3,285,692	£3,961,249	£4,637,684	£5,313,241	£5,988,798	£7,340,789

20% AH 100 Mixed	South of Plan Area Residual Land Value (£)								
	V1	V2	V3	V4	V5	V6	V7	V8	V9
CIL Rates £/m ²	£3,250/m ²	£3,500/m ²	£3,750/m ²	£4,000/m ²	£4,250/m ²	£4,500/m ²	£4,750/m ²	£5,000/m ²	£5,500/m ²
Existing Indexed Rate	£3,030,487	£4,335,048	£5,639,610	£6,944,171	£8,248,733	£9,554,990	£10,859,552	£12,164,113	£14,774,941
£0	£3,988,323	£5,292,884	£6,597,445	£7,902,007	£9,206,568	£10,512,825	£11,817,387	£13,121,948	£15,732,767
£25	£3,818,794	£5,123,356	£6,427,924	£7,732,478	£9,037,040	£10,343,297	£11,647,858	£12,952,420	£15,563,238
£50	£3,649,266	£4,953,827	£6,258,389	£7,562,950	£8,867,511	£10,173,769	£11,478,331	£12,782,891	£15,393,711
£75	£3,479,737	£4,784,299	£6,088,860	£7,393,422	£8,697,983	£10,004,241	£11,308,802	£12,613,364	£15,224,182
£100	£3,310,209	£4,614,770	£5,919,332	£7,223,893	£8,528,454	£9,834,708	£11,139,274	£12,443,835	£15,054,654
£125	£3,140,681	£4,445,242	£5,749,803	£7,054,365	£8,358,926	£9,665,184	£10,969,745	£12,274,307	£14,885,125
£150	£2,971,152	£4,275,714	£5,580,275	£6,884,836	£8,189,398	£9,495,656	£10,800,217	£12,104,778	£14,715,598
£175	£2,801,624	£4,106,185	£5,410,747	£6,715,308	£8,019,869	£9,326,127	£10,630,697	£11,935,250	£14,546,069
£200	£2,632,095	£3,936,657	£5,241,218	£6,545,780	£7,850,341	£9,156,599	£10,461,160	£11,765,722	£14,376,541
£225	£2,462,567	£3,767,128	£5,071,690	£6,376,251	£7,680,813	£8,987,071	£10,291,632	£11,596,186	£14,207,012
£250	£2,293,038	£3,597,600	£4,902,150	£6,206,723	£7,511,284	£8,817,542	£10,122,103	£11,426,665	£14,037,484
£275	£2,123,510	£3,428,071	£4,732,633	£6,037,194	£7,341,756	£8,648,014	£9,952,575	£11,257,137	£13,867,956
£300	£1,953,982	£3,258,543	£4,563,104	£5,867,666	£7,172,227	£8,478,485	£9,783,047	£11,087,608	£13,698,427
Residual Land Value (£/Ha)									
Existing Indexed Rate	£1,376,925	£1,969,663	£2,562,400	£3,155,138	£3,747,875	£4,341,384	£4,934,121	£5,526,858	£6,713,108
£0	£1,812,125	£2,404,863	£2,997,600	£3,590,338	£4,183,075	£4,776,583	£5,369,321	£5,962,058	£7,148,304
£25	£1,735,099	£2,327,836	£2,920,577	£3,513,311	£4,106,049	£4,699,557	£5,292,294	£5,885,032	£7,071,277
£50	£1,658,072	£2,250,810	£2,843,547	£3,436,285	£4,029,022	£4,622,530	£5,215,268	£5,808,005	£6,994,251
£75	£1,581,045	£2,173,783	£2,766,521	£3,359,258	£3,951,996	£4,545,504	£5,138,241	£5,730,979	£6,917,224
£100	£1,504,019	£2,096,756	£2,689,494	£3,282,232	£3,874,969	£4,468,475	£5,061,215	£5,653,952	£6,840,198
£125	£1,426,992	£2,019,730	£2,612,467	£3,205,205	£3,797,943	£4,391,451	£4,984,188	£5,576,926	£6,763,171
£150	£1,349,966	£1,942,703	£2,535,441	£3,128,178	£3,720,916	£4,314,424	£4,907,162	£5,499,899	£6,686,145
£175	£1,272,939	£1,865,677	£2,458,414	£3,051,152	£3,643,889	£4,237,398	£4,830,139	£5,422,873	£6,609,119
£200	£1,195,913	£1,788,650	£2,381,388	£2,974,125	£3,566,863	£4,160,371	£4,753,109	£5,345,846	£6,532,092
£225	£1,118,886	£1,711,624	£2,304,361	£2,897,099	£3,489,836	£4,083,345	£4,676,082	£5,268,816	£6,455,065
£250	£1,041,860	£1,634,597	£2,227,330	£2,820,072	£3,412,810	£4,006,318	£4,599,056	£5,191,793	£6,378,039
£275	£964,833	£1,557,571	£2,150,308	£2,743,046	£3,335,783	£3,929,292	£4,522,029	£5,114,767	£6,301,013
£300	£887,807	£1,480,544	£2,073,282	£2,666,019	£3,258,757	£3,852,265	£4,445,003	£5,037,740	£6,223,986

30% AH 100 Mixed CIL Rates £/m ²	South of Plan Area Residual Land Value (£)								
	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²
Existing Indexed Rate	£2,298,233	£3,468,873	£4,639,514	£5,810,155	£6,980,799	£8,152,959	£9,323,599	£10,494,240	£12,837,044
£0	£3,151,929	£4,322,570	£5,493,211	£6,663,851	£7,834,492	£9,006,654	£10,177,295	£11,347,936	£13,690,740
£25	£3,000,832	£4,171,473	£5,342,114	£6,512,755	£7,683,395	£8,855,558	£10,026,198	£11,196,839	£13,539,643
£50	£2,849,736	£4,020,376	£5,191,017	£6,361,658	£7,532,299	£8,704,461	£9,875,102	£11,045,743	£13,388,546
£75	£2,698,639	£3,869,280	£5,039,921	£6,210,561	£7,381,202	£8,553,365	£9,724,005	£10,894,646	£13,237,449
£100	£2,547,542	£3,718,183	£4,888,824	£6,059,465	£7,230,105	£8,402,268	£9,572,909	£10,743,549	£13,086,353
£125	£2,396,445	£3,567,086	£4,737,727	£5,908,368	£7,078,998	£8,251,172	£9,421,812	£10,592,453	£12,935,257
£150	£2,245,349	£3,415,990	£4,586,620	£5,757,271	£6,927,912	£8,100,075	£9,270,728	£10,441,356	£12,784,160
£175	£2,094,252	£3,264,893	£4,435,534	£5,606,175	£6,776,815	£7,948,978	£9,119,619	£10,290,260	£12,633,064
£200	£1,943,155	£3,113,796	£4,284,437	£5,455,078	£6,625,719	£7,797,882	£8,968,522	£10,139,162	£12,481,967
£225	£1,792,059	£2,962,699	£4,133,340	£5,303,981	£6,474,622	£7,646,785	£8,817,426	£9,988,066	£12,330,870
£250	£1,640,962	£2,811,603	£3,982,243	£5,152,884	£6,323,525	£7,495,688	£8,666,329	£9,836,970	£12,179,773
£275	£1,489,865	£2,660,506	£3,831,147	£5,001,788	£6,172,428	£7,344,592	£8,515,232	£9,685,873	£12,028,677
£300	£1,338,768	£2,509,409	£3,680,050	£4,850,691	£6,021,332	£7,193,495	£8,364,136	£9,534,776	£11,877,580
	Residual Land Value (£/Ha)								
Existing Indexed Rate	£1,044,220	£1,576,109	£2,107,999	£2,639,889	£3,171,780	£3,704,360	£4,236,249	£4,768,139	£5,832,610
£0	£1,432,103	£1,963,993	£2,495,883	£3,027,772	£3,559,662	£4,092,243	£4,624,132	£5,156,022	£6,220,493
£25	£1,363,451	£1,895,341	£2,427,231	£2,959,120	£3,491,010	£4,023,591	£4,555,480	£5,087,370	£6,151,841
£50	£1,294,799	£1,826,689	£2,358,579	£2,890,468	£3,422,358	£3,954,939	£4,486,829	£5,018,718	£6,083,189
£75	£1,226,147	£1,758,037	£2,289,927	£2,821,816	£3,353,706	£3,886,287	£4,418,177	£4,950,066	£6,014,537
£100	£1,157,495	£1,689,385	£2,221,275	£2,753,164	£3,285,054	£3,817,635	£4,349,525	£4,881,414	£5,945,885
£125	£1,088,843	£1,620,733	£2,152,623	£2,684,512	£3,216,397	£3,748,983	£4,280,873	£4,812,763	£5,877,233
£150	£1,020,192	£1,552,081	£2,083,966	£2,615,861	£3,147,750	£3,680,331	£4,212,227	£4,744,111	£5,808,581
£175	£951,540	£1,483,429	£2,015,319	£2,547,209	£3,079,098	£3,611,680	£4,143,569	£4,675,459	£5,739,930
£200	£882,888	£1,414,777	£1,946,667	£2,478,557	£3,010,446	£3,543,028	£4,074,917	£4,606,806	£5,671,278
£225	£814,236	£1,346,125	£1,878,015	£2,409,905	£2,941,794	£3,474,376	£4,006,265	£4,538,155	£5,602,626
£250	£745,584	£1,277,473	£1,809,363	£2,341,253	£2,873,142	£3,405,724	£3,937,613	£4,469,503	£5,533,974
£275	£676,932	£1,208,821	£1,740,711	£2,272,601	£2,804,490	£3,337,072	£3,868,961	£4,400,851	£5,465,322
£300	£608,280	£1,140,169	£1,672,059	£2,203,949	£2,735,838	£3,268,420	£3,800,309	£4,332,199	£5,396,670

40% AH 100 Mixed CIL Rates £/m ²	South of Plan Area Residual Land Value (£)								
	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²
Existing Indexed Rate	£555,513	£1,475,655	£2,395,797	£3,315,938	£4,236,080	£5,157,419	£6,077,561	£6,997,702	£8,839,182
£0	£1,317,272	£2,237,414	£3,157,556	£4,077,698	£4,997,840	£5,919,178	£6,839,319	£7,759,461	£9,600,941
£25	£1,182,448	£2,102,589	£3,022,731	£3,942,873	£4,863,006	£5,784,353	£6,704,495	£7,624,636	£9,466,116
£50	£1,047,623	£1,967,765	£2,887,907	£3,808,048	£4,728,190	£5,649,529	£6,569,670	£7,489,812	£9,331,292
£75	£912,798	£1,832,940	£2,753,082	£3,673,224	£4,593,366	£5,514,704	£6,434,846	£7,354,987	£9,196,467
£100	£777,974	£1,698,116	£2,618,257	£3,538,399	£4,458,541	£5,379,879	£6,300,021	£7,220,163	£9,061,643
£125	£643,149	£1,563,291	£2,483,433	£3,403,575	£4,323,716	£5,245,055	£6,165,197	£7,085,351	£8,926,818
£150	£508,324	£1,428,466	£2,348,608	£3,268,750	£4,188,892	£5,110,230	£6,030,372	£6,950,514	£8,791,994
£175	£373,500	£1,293,642	£2,213,783	£3,133,925	£4,054,067	£4,975,405	£5,895,547	£6,815,689	£8,657,169
£200	£238,675	£1,158,817	£2,078,959	£2,999,101	£3,919,242	£4,840,581	£5,760,723	£6,680,864	£8,522,345
£225	£103,850	£1,023,992	£1,944,134	£2,864,276	£3,784,418	£4,705,756	£5,625,898	£6,546,040	£8,387,509
£250	£-32,709	£889,168	£1,809,309	£2,729,451	£3,649,593	£4,570,931	£5,491,073	£6,411,215	£8,252,695
£275	£-175,084	£754,343	£1,674,485	£2,594,627	£3,514,768	£4,436,107	£5,356,249	£6,276,390	£8,117,871
£300	£-317,459	£619,518	£1,539,660	£2,459,802	£3,379,944	£4,301,282	£5,221,421	£6,141,566	£7,983,046
	Residual Land Value (£/Ha)								
Existing Indexed Rate	£252,402	£670,475	£1,088,549	£1,506,622	£1,924,696	£2,343,313	£2,761,386	£3,179,460	£4,016,151
£0	£598,513	£1,016,586	£1,434,660	£1,852,733	£2,270,807	£2,689,424	£3,107,497	£3,525,571	£4,362,261
£25	£537,254	£955,328	£1,373,401	£1,791,475	£2,209,544	£2,628,165	£3,046,239	£3,464,312	£4,301,003
£50	£475,996	£894,069	£1,312,143	£1,730,216	£2,148,290	£2,566,907	£2,984,980	£3,403,054	£4,239,744
£75	£414,737	£832,810	£1,250,884	£1,668,958	£2,087,031	£2,505,648	£2,923,722	£3,341,795	£4,178,486
£100	£353,478	£771,552	£1,189,625	£1,607,699	£2,025,772	£2,444,390	£2,862,463	£3,280,537	£4,117,227
£125	£292,220	£710,293	£1,128,367	£1,546,440	£1,964,514	£2,383,131	£2,801,205	£3,219,284	£4,055,969
£150	£230,961	£649,035	£1,067,108	£1,485,182	£1,903,255	£2,321,872	£2,739,946	£3,158,019	£3,994,710
£175	£169,703	£587,776	£1,005,850	£1,423,923	£1,841,997	£2,260,614	£2,678,687	£3,096,761	£3,933,451
£200	£108,444	£526,517	£944,591	£1,362,664	£1,780,738	£2,199,355	£2,617,429	£3,035,502	£3,872,193
£225	£47,185	£465,259	£883,332	£1,301,406	£1,719,479	£2,138,097	£2,556,170	£2,974,244	£3,810,929
£250	£-14,861	£404,000	£822,074	£1,240,147	£1,658,221	£2,076,838	£2,494,911	£2,912,985	£3,749,676
£275	£-79,551	£342,742	£760,815	£1,178,889	£1,596,962	£2,015,579	£2,433,653	£2,851,726	£3,688,417
£300	£-144,240	£281,483	£699,556	£1,117,630	£1,535,703	£1,954,321	£2,372,393	£2,790,468	£3,627,158

50% AH 100 Mixed	South of Plan Area Residual Land Value (£)								
	VL1 £3,250/m ²	VL2 £3,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL7 £4,750/m ²	VL8 £5,000/m ²	VL9 £5,500/m ²
CIL Rates £/m ²									
Existing Indexed Rate	£1,292,423	£2,260,511	£3,228,598	£4,196,686	£5,164,773	£6,134,119	£7,102,206	£8,070,294	£10,007,728
£0	£1,935,761	£2,903,848	£3,871,936	£4,840,023	£5,808,110	£6,777,457	£7,745,544	£8,713,632	£10,651,066
£25	£1,821,896	£2,789,983	£3,758,071	£4,726,158	£5,694,245	£6,663,592	£7,631,679	£8,599,767	£10,537,200
£50	£1,708,031	£2,676,118	£3,644,206	£4,612,293	£5,580,380	£6,549,726	£7,517,814	£8,485,901	£10,423,335
£75	£1,594,166	£2,562,253	£3,530,341	£4,498,428	£5,466,515	£6,435,861	£7,403,949	£8,372,036	£10,309,470
£100	£1,480,301	£2,448,388	£3,416,476	£4,384,559	£5,352,650	£6,321,996	£7,290,084	£8,258,171	£10,195,605
£125	£1,366,435	£2,334,523	£3,302,610	£4,270,698	£5,238,785	£6,208,131	£7,176,219	£8,144,306	£10,081,740
£150	£1,252,570	£2,220,658	£3,188,745	£4,156,833	£5,124,920	£6,094,266	£7,062,353	£8,030,441	£9,967,875
£175	£1,138,705	£2,106,793	£3,074,880	£4,042,968	£5,011,055	£5,980,401	£6,948,488	£7,916,576	£9,854,010
£200	£1,024,840	£1,992,928	£2,961,015	£3,929,103	£4,897,190	£5,866,536	£6,834,623	£7,802,711	£9,740,145
£225	£910,975	£1,879,063	£2,847,150	£3,815,238	£4,783,325	£5,752,671	£6,720,758	£7,688,846	£9,626,279
£250	£797,110	£1,765,198	£2,733,285	£3,701,373	£4,669,460	£5,638,806	£6,606,893	£7,574,980	£9,512,414
£275	£683,245	£1,651,332	£2,619,420	£3,587,507	£4,555,595	£5,524,941	£6,493,028	£7,461,115	£9,398,549
£300	£569,380	£1,537,467	£2,505,555	£3,473,642	£4,441,730	£5,411,077	£6,379,163	£7,347,250	£9,284,684
	Residual Land Value (£/Ha)								
Existing Indexed Rate	£587,222	£1,027,080	£1,466,938	£1,906,796	£2,346,654	£2,787,084	£3,226,942	£3,666,800	£4,547,088
£0	£879,528	£1,319,386	£1,759,244	£2,199,102	£2,638,960	£3,079,390	£3,519,248	£3,959,106	£4,839,394
£25	£827,792	£1,267,650	£1,707,508	£2,147,366	£2,587,224	£3,027,654	£3,467,512	£3,907,370	£4,787,658
£50	£776,057	£1,215,915	£1,655,773	£2,095,631	£2,535,489	£2,975,919	£3,415,777	£3,855,635	£4,735,923
£75	£724,321	£1,164,179	£1,604,037	£2,043,895	£2,483,753	£2,924,183	£3,364,041	£3,803,899	£4,684,187
£100	£672,586	£1,112,444	£1,552,302	£1,992,158	£2,432,018	£2,872,448	£3,312,306	£3,752,164	£4,632,452
£125	£620,850	£1,060,708	£1,500,566	£1,940,425	£2,380,282	£2,820,712	£3,260,570	£3,700,428	£4,580,716
£150	£569,115	£1,008,973	£1,448,831	£1,888,689	£2,328,547	£2,768,977	£3,208,835	£3,648,693	£4,528,981
£175	£517,380	£957,238	£1,397,096	£1,836,954	£2,276,811	£2,717,241	£3,157,099	£3,596,957	£4,477,245
£200	£465,644	£905,502	£1,345,360	£1,785,218	£2,225,076	£2,665,506	£3,105,364	£3,545,222	£4,425,510
£225	£413,909	£853,767	£1,293,625	£1,733,483	£2,173,341	£2,613,770	£3,053,628	£3,493,486	£4,373,774
£250	£362,173	£802,031	£1,241,889	£1,681,747	£2,121,605	£2,562,035	£3,001,893	£3,441,751	£4,322,039
£275	£310,438	£750,296	£1,190,154	£1,630,012	£2,069,870	£2,510,299	£2,950,157	£3,390,015	£4,270,303
£300	£258,702	£698,560	£1,138,418	£1,578,276	£2,018,134	£2,458,564	£2,898,422	£3,338,280	£4,218,568

Key:

	Viability Test 1 (RLV <£250,000/ha)
	Viability Test 2 (RLV £250,000 to £500,000/ha)
	Viability Test 3 (RLV £500,000 to £850,000/ha)
	Viability Test 4 (RLV £850,000 to £1,250,000/ha)
	Viability Test 5 (RLV £1,250,000 to £1,500,000/ha)
	Viability Test 6 (RLV £1,500,000 to £3,000,000/ha)
	Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
	Viability Test 8 (RLV >£3,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade industrial land values.
£1,250,000	Industrial - Upper
£1,500,000	Commercial CBD/OOT land values. Includes a 20% uplift.
£3,000,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3,500,000	Residential land values - North of Plan Area only. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)