





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
Illuexed CIL Nate	£235.42	North of Plan Area

0% AH 1 House		South of Plan Area Residual Land Value (£)										North of Plan Area Residual Land Value (£)							
CIL Rates £/m <sup>2</sup>	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	
CIL Rates ±/m	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m <sup>2</sup>	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m <sup>2</sup>	
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	
			,	Res	sidual Land Value (£/	Ha)	,					<u> </u>	Re	sidual 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.
52,000,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk;
£3,000,000	20% uplift to adjusted estimate.
62 500 000	Residential land values - North of Plan Area only. An allowance has been made for a 50% reduction for planning obligations
£3,500,000	(AH) and planning risk; 20% uplift to adjusted estimate.

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
ilidexed GIL Rate	£235.42	North of Plan Area

0% AH 5 Houses		South of Plan Area Residual Land Value (£)										North of Plan Area Residual Land Value (£)							
CIL Rates £/m <sup>2</sup>	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	
,	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m <sup>2</sup>	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m <sup>2</sup>	
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	
				Re	sidual 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:

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.



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
indexed CIL Nate	£235.42	North of Plan Area

										1									
0% AH					South of Plan Area					North of Plan Area									
6 Houses	Residual Land Value (£)									Residual Land Value (£)									
CIL Rates £/m <sup>2</sup>	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	
•	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m <sup>2</sup>	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m <sup>2</sup>	
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	
				Res	idual 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	£4,114,799	£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 (£)							
CIL Rates £/m <sup>2</sup>	VL1 £3.250/m <sup>2</sup>	VL2 £3.500/m <sup>2</sup>	VL3 £3.750/m <sup>2</sup>	VL4 £4.000/m <sup>2</sup>	VL5 £4,250/m <sup>2</sup>	VL6 £4.500/m <sup>2</sup>	VL7 £4.750/m <sup>2</sup>	VL8 £5.000/m <sup>2</sup>	VL9 £5.500/m <sup>2</sup>	VL1 £3,250/m <sup>2</sup>	VL2 £3.500/m <sup>2</sup>	VL3 £3.750/m <sup>2</sup>	VL4 £4.000/m <sup>2</sup>	VL5 £4.250/m <sup>2</sup>	VL6 £4,500/m <sup>2</sup>	VL7 £4.750/m²	VL8 £5.000/m <sup>2</sup>	VL9 £5.500/m <sup>2</sup>	
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	
				Res	sidual Land Value (£,	•							Re	sidual Land Value (£,	•				
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	

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.



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
Illuexed CIL Nate	£235.42	North of Plan Area

0% AH					South of Plan Area									North of Plan Area				
10 Houses				F	tesidual Land Value (	£)							F	esidual Land Value (	(£)			
CIL Rates £/m <sup>2</sup>	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
CIL Rates E/III	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m <sup>2</sup>	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m <sup>2</sup>
Existing Indexed Rate	£401,046	£552,151	£703,257	£848,882	£989,911	£1,130,941	£1,270,308	£1,407,307	£1,681,304	£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
				Re	sidual Land Value (£,	/Ha)							Re	sidual 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



20% AH 10 Houses				F	South of Plan Area Residual Land Value (								F	North of Plan Area esidual Land Value (	E)			
CIL Rates £/m <sup>2</sup>	VL1 £3.250/m <sup>2</sup>	VL2 £3.500/m <sup>2</sup>	VL3 £3.750/m <sup>2</sup>	VL4 £4.000/m <sup>2</sup>	VL5 £4.250/m <sup>2</sup>	VL6 £4.500/m <sup>2</sup>	VL7 £4.750/m <sup>2</sup>	VL8 £5.000/m <sup>2</sup>	VL9 £5.500/m <sup>2</sup>	VL1 £3.250/m <sup>2</sup>	VL2 £3.500/m <sup>2</sup>	VL3 £3.750/m <sup>2</sup>	VL4 £4.000/m <sup>2</sup>	VL5 £4.250/m <sup>2</sup>	VL6 £4.500/m <sup>2</sup>	VL7 £4.750/m <sup>2</sup>	VL8 £5.000/m <sup>2</sup>	VL9 £5.500/m <sup>2</sup>
Existing Indexed Rate	£289,107	£423,267	£557,426	£691,585	£822,173	£947,387	£1,072,600	£1,197,813	£1,441,541	£219,965	£354,124	£488,283	£622,443	£756,602	£882,855	£1,008,068	£1,133,281	£1,378,853
£0	£400,123	£534,282	£668,442	£800,573	£925,786	£1,051,000	£1,176,213	£1,298,922	£1,542,192	£404,993	£539,153	£673,312	£805,118	£930,332	£1,055,545	£1,180,758	£1,303,338	£1,546,608
£25	£380,474	£514,633	£648,793	£782,234	£907,448	£1,032,661	£1,157,874	£1,281,108	£1,524,378	£385,344	£519,504	£653,663	£786,780	£911,993	£1,037,207	£1,162,420	£1,285,524	£1,528,793
£50	£360,825	£494,985	£629,144	£763,303	£889,109	£1,014,322	£1,139,536	£1,263,294	£1,506,563	£365,696	£499,855	£634,014	£768,174	£893,655	£1,018,868	£1,144,081	£1,267,709	£1,510,979
£75	£341,177	£475,336	£609,495	£743,655	£870,771	£995,984	£1,121,197	£1,245,479	£1,488,749	£346,047	£480,206	£614,366	£748,525	£875,316	£1,000,529	£1,125,743	£1,249,895	£1,493,165
£100	£321,528	£455,687	£589,847	£724,006	£852,432	£977,645	£1,102,859	£1,227,665	£1,470,934	£326,398	£460,557	£594,717	£728,876	£856,978	£982,191	£1,107,404	£1,232,080	£1,475,350
£125	£301,879	£436,038	£570,198	£704,357	£834,093	£959,307	£1,084,520	£1,209,733	£1,453,120	£306,749	£440,909	£575,068	£709,227	£838,639	£963,852	£1,089,066	£1,214,266	£1,457,536
£150	£282,230	£416,390	£550,549	£684,708	£815,755	£940,968	£1,066,182	£1,191,395	£1,435,306	£287,101	£421,260	£555,419	£689,579	£820,301	£945,514	£1,070,727	£1,195,940	£1,439,721
£175	£262,581	£396,741	£530,900	£665,060	£797,416	£922,630	£1,047,843	£1,173,056	£1,417,491	£267,452	£401,611	£535,771	£669,930	£801,962	£927,175	£1,052,389	£1,177,602	£1,421,907
£200	£242,933	£377,092	£511,251	£645,411	£779,078	£904,291	£1,029,505	£1,154,718	£1,399,677	£247,803	£381,962	£516,122	£650,281	£783,623	£908,837	£1,034,050	£1,159,263	£1,404,092
£225	£223,284	£357,443	£491,603	£625,762	£759,921	£885,953	£1,011,166	£1,136,379	£1,381,862	£228,154	£362,314	£496,473	£630,632	£764,792	£890,498	£1,015,712	£1,140,925	£1,386,278
£250	£203,112	£337,795	£471,954	£606,113	£740,273	£867,614	£992,827	£1,118,041	£1,364,048	£208,177	£342,665	£476,824	£610,984	£745,143	£872,160	£997,373	£1,122,586	£1,368,463
£275	£182,677	£318,146	£452,305	£586,465	£720,624	£849,276	£974,489	£1,099,702	£1,346,233	£187,742	£323,016	£457,175	£591,335	£725,494	£853,821	£979,034	£1,104,248	£1,350,649
£300	£162,242	£298,497	£432,656	£566,816	£700,975	£830,937	£956,150	£1,081,364	£1,328,419	£167,308	£303,367	£437,527	£571,686	£705,845	£835,483	£960,696	£1,085,909	£1,332,835
				Re	sidual Land Value (£,	/Ha)						•	Re	sidual Land Value (£/	На)			
Existing Indexed Rate	£879,892	£1,288,203	£1,696,514	£2,104,825	£2,502,267	£2,883,351	£3,264,435	£3,645,519	£4,387,297	£669,458	£1,077,769	£1,486,080	£1,894,391	£2,302,702	£2,686,949	£3,068,033	£3,449,117	£4,196,509
£0	£1,217,765	£1,626,076	£2,034,388	£2,436,526	£2,817,610	£3,198,694	£3,579,778	£3,953,242	£4,693,629	£1,232,588	£1,640,899	£2,049,210	£2,450,361	£2,831,445	£3,212,529	£3,593,613	£3,966,681	£4,707,068
£25	£1,157,965	£1,566,276	£1,974,587	£2,380,713	£2,761,797	£3,142,881	£3,523,965	£3,899,024	£4,639,411	£1,172,787	£1,581,099	£1,989,410	£2,394,548	£2,775,632	£3,156,716	£3,537,800	£3,912,463	£4,652,850
£50	£1,098,164	£1,506,475	£1,914,786	£2,323,097	£2,705,984	£3,087,068	£3,468,152	£3,844,806	£4,585,193	£1,112,987	£1,521,298	£1,929,609	£2,337,920	£2,719,819	£3,100,903	£3,481,987	£3,858,246	£4,598,632
£75	£1,038,363	£1,446,675	£1,854,986	£2,263,297	£2,650,171	£3,031,255	£3,412,339	£3,790,589	£4,530,975	£1,053,186	£1,461,497	£1,869,808	£2,278,120	£2,664,006	£3,045,090	£3,426,174	£3,804,028	£4,544,414
£100	£978,563	£1,386,874	£1,795,185	£2,203,496	£2,594,358	£2,975,442	£3,356,526	£3,736,371	£4,476,757	£993,386	£1,401,697	£1,810,008	£2,218,319	£2,608,193	£2,989,277	£3,370,361	£3,749,810	£4,490,196
£125	£918,762	£1,327,073	£1,735,384	£2,143,696	£2,538,545	£2,919,629	£3,300,713	£3,681,797	£4,422,539	£933,585	£1,341,896	£1,750,207	£2,158,518	£2,552,380	£2,933,464	£3,314,548	£3,695,592	£4,435,978
£150	£858,962	£1,267,273	£1,675,584	£2,083,895	£2,482,732	£2,863,816	£3,244,900	£3,625,985	£4,368,321	£873,784	£1,282,095	£1,690,407	£2,098,718	£2,496,567	£2,877,651	£3,258,735	£3,639,819	£4,381,760
£175	£799,161	£1,207,472	£1,615,783	£2,024,094	£2,426,919	£2,808,004	£3,189,088	£3,570,172	£4,314,103	£813,984	£1,222,295	£1,630,606	£2,038,917	£2,440,754	£2,821,838	£3,202,922	£3,584,006	£4,327,542
£200	£739,360	£1,147,672	£1,555,983	£1,964,294	£2,371,107	£2,752,191	£3,133,275	£3,514,359	£4,259,885	£754,183	£1,162,494	£1,570,805	£1,979,117	£2,384,941	£2,766,025	£3,147,109	£3,528,193	£4,273,324
£225	£679,560	£1,087,871	£1,496,182	£1,904,493	£2,312,804	£2,696,378	£3,077,462	£3,458,546	£4,205,668	£694,383	£1,102,694	£1,511,005	£1,919,316	£2,327,627	£2,710,212	£3,091,296	£3,472,380	£4,219,107
£250	£618,167	£1,028,070	£1,436,381	£1,844,693	£2,253,004	£2,640,565	£3,021,649	£3,402,733	£4,151,450	£633,583	£1,042,893	£1,451,204	£1,859,515	£2,267,827	£2,654,399	£3,035,483	£3,416,567	£4,164,889
£275	£555,974	£968,270	£1,376,581	£1,784,892	£2,193,203	£2,584,752	£2,965,836	£3,346,920	£4,097,232	£571,390	£983,092	£1,391,404	£1,799,715	£2,208,026	£2,598,586	£2,979,670	£3,360,754	£4,110,671
£300	£493,781	£908,469	£1,316,780	£1,725,091	£2,133,403	£2,528,939	£2,910,023	£3,291,107	£4,043,014	£509,197	£923,292	£1,331,603	£1,739,914	£2,148,225	£2,542,773	£2,923,857	£3,304,941	£4,056,453

30% AH 10 Houses				R	South of Plan Area esidual Land Value (	£)							R	North of Plan Area	(£)			
CIL Rates £/m <sup>2</sup>	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
	£3,250/m <sup>2</sup>	£3,500/m²	£3,750/m²	£4,000/m²	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m²	£5,500/m <sup>2</sup>	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m²	£4,000/m²	£4,250/m <sup>2</sup>	£4,500/m²	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m²
Existing Indexed Rate	£193,628	£315,770	£437,024	£558,278	£679,533	£798,880	£912,048	£1,025,217	£1,250,476	£121,719	£246,627	£367,882	£489,136	£610,390	£731,644	£847,516	£960,685	£1,187,022
£0	£305,531	£426,786	£548,040	£669,294	£789,324	£902,492	£1,015,661	£1,128,830	£1,351,128	£310,402	£431,656	£552,910	£674,164	£793,869	£907,038	£1,020,207	£1,133,375	£1,355,543
£25	£285,883	£407,137	£528,391	£649,645	£770,899	£884,154	£997,323	£1,110,491	£1,333,313	£290,753	£412,007	£533,261	£654,516	£775,531	£888,700	£1,001,868	£1,115,037	£1,337,729
£50	£266,234	£387,488	£508,742	£629,997	£751,251	£865,815	£978,984	£1,092,153	£1,315,499	£271,104	£392,358	£513,613	£634,867	£756,121	£870,361	£983,530	£1,096,698	£1,319,914
£75	£246,585	£367,839	£489,094	£610,348	£731,602	£847,477	£960,646	£1,073,814	£1,297,684	£251,456	£372,710	£493,964	£615,218	£736,472	£852,022	£965,191	£1,078,360	£1,302,100
£100	£226,936	£348,191	£469,445	£590,699	£711,953	£829,138	£942,307	£1,055,476	£1,279,870	£231,807	£353,061	£474,315	£595,569	£716,823	£833,684	£946,853	£1,060,021	£1,284,285
£125	£206,911	£328,542	£449,796	£571,050	£692,304	£810,800	£923,968	£1,037,137	£1,262,055	£211,976	£333,412	£454,666	£575,921	£697,175	£815,345	£928,514	£1,041,683	£1,266,471
£150	£186,476	£308,893	£430,147	£551,401	£672,656	£792,461	£905,630	£1,018,799	£1,244,241	£191,541	£313,763	£435,018	£556,272	£677,526	£797,007	£910,175	£1,023,344	£1,248,657
£175	£166,041	£289,244	£410,498	£531,753	£653,007	£774,123	£887,291	£1,000,460	£1,226,426	£171,106	£294,115	£415,369	£536,623	£657,877	£778,668	£891,837	£1,005,006	£1,230,842
£200	£145,606	£269,596	£390,850	£512,104	£633,358	£754,612	£868,953	£982,121	£1,208,459	£150,671	£274,466	£395,720	£516,974	£638,228	£759,483	£873,498	£986,667	£1,213,004
£225	£125,171	£249,947	£371,201	£492,455	£613,709	£734,963	£850,614	£963,783	£1,190,120	£130,236	£254,817	£376,071	£497,325	£618,580	£739,834	£855,160	£968,329	£1,194,666
£250	£104,608	£230,298	£351,552	£472,806	£594,061	£715,315	£832,276	£945,444	£1,171,782	£109,801	£235,168	£356,423	£477,677	£598,931	£720,185	£836,821	£949,990	£1,176,327
£275	£83,649	£210,407	£331,903	£453,158	£574,412	£695,666	£813,937	£927,106	£1,153,443	£88,844	£215,472	£336,774	£458,028	£579,282	£700,536	£818,483	£931,651	£1,157,989
£300	£62,690	£189,972	£312,255	£433,509	£554,763	£676,017	£795,599	£908,767	£1,135,105	£67,885	£195,037	£317,125	£438,379	£559,633	£680,888	£800,144	£913,313	£1,139,650
					sidual Land Value (£/	-,							-	sidual Land Value (£	, -,			
Existing Indexed Rate	£589,303	£961,040	£1,330,074	£1,699,108	£2,068,143	£2,431,373	£2,775,799	£3,120,226	£3,805,796	£370,449	£750,605	£1,119,640	£1,488,674	£1,857,709	£2,226,743	£2,579,398	£2,923,824	£3,612,677
£0	£929,878	£1,298,913	£1,667,947	£2,036,982	£2,402,290	£2,746,716	£3,091,143	£3,435,569	£4,112,128	£944,701	£1,313,736	£1,682,770	£2,051,805	£2,416,124	£2,760,551	£3,104,977	£3,449,403	£4,125,567
£25	£870,078	£1,239,112	£1,608,147	£1,977,181	£2,346,216	£2,690,903	£3,035,330	£3,379,756	£4,057,910	£884,901	£1,253,935	£1,622,970	£1,992,004	£2,360,311	£2,704,738	£3,049,164	£3,393,590	£4,071,349
£50	£810,277	£1,179,312	£1,548,346	£1,917,381	£2,286,415	£2,635,090	£2,979,517	£3,323,943	£4,003,692	£825,100	£1,194,135	£1,563,169	£1,932,203	£2,301,238	£2,648,925	£2,993,351	£3,337,777	£4,017,131
£75	£750,477	£1,119,511	£1,488,546	£1,857,580	£2,226,615	£2,579,277	£2,923,704	£3,268,130	£3,949,474	£765,299	£1,134,334	£1,503,368	£1,872,403	£2,241,437	£2,593,112	£2,937,538	£3,281,965	£3,962,913
£100	£690,676	£1,059,711	£1,428,745	£1,797,779	£2,166,814	£2,523,464	£2,867,891	£3,212,317	£3,895,256	£705,499	£1,074,533	£1,443,568	£1,812,602	£2,181,637	£2,537,299	£2,881,725	£3,226,152	£3,908,695
£125	£629,728	£999,910	£1,368,944	£1,737,979	£2,107,013	£2,467,651	£2,812,078	£3,156,504	£3,841,038	£645,144	£1,014,733	£1,383,767	£1,752,802	£2,121,836	£2,481,486	£2,825,912	£3,170,339	£3,854,477
£150	£567,535	£940,109	£1,309,144	£1,678,178	£2,047,213	£2,411,839	£2,756,265	£3,100,691	£3,786,820	£582,951	£954,932	£1,323,967	£1,693,001	£2,062,036	£2,425,673	£2,770,099	£3,114,526	£3,800,259
£175	£505,342	£880,309	£1,249,343	£1,618,378	£1,987,412	£2,356,026	£2,700,452	£3,044,878	£3,732,602	£520,758	£895,131	£1,264,166	£1,633,200	£2,002,235	£2,369,860	£2,714,286	£3,058,713	£3,746,041
£200	£443,149	£820,508	£1,189,543	£1,558,577	£1,927,612	£2,296,646	£2,644,639	£2,989,065	£3,677,918	£458,565	£835,331	£1,204,365	£1,573,400	£1,942,434	£2,311,469	£2,658,473	£3,002,900	£3,691,753
£225	£380,956	£760,707	£1,129,742	£1,498,776	£1,867,811	£2,236,845	£2,588,826	£2,933,252	£3,622,105	£396,371	£775,530	£1,144,565	£1,513,599	£1,882,634	£2,251,668	£2,602,660	£2,947,087	£3,635,940
£250	£318,373	£700,907	£1,069,941	£1,438,976	£1,808,010	£2,177,045	£2,533,013	£2,877,439	£3,566,292	£334,178	£715,730	£1,084,764	£1,453,799	£1,822,833	£2,191,868	£2,546,847	£2,891,274	£3,580,127
£275	£254,585	£640,369	£1,010,141	£1,379,175	£1,748,210	£2,117,244	£2,477,200	£2,821,627	£3,510,479	£270,396	£655,784	£1,024,964	£1,393,998	£1,763,033	£2,132,067	£2,491,034	£2,835,461	£3,524,314
£300	£190,796	£578,175	£950,340	£1,319,375	£1,688,409	£2,057,444	£2,421,387	£2,765,814	£3,454,666	£206,608	£593,591	£965,163	£1,334,197	£1,703,232	£2,072,266	£2,435,222	£2,779,648	£3,468,501



40% AH 10 Houses				R	South of Plan Area tesidual Land Value (	E)							R	North of Plan Area esidual Land Value (				
CIL Rates £/m <sup>2</sup>	VL1 £3,250/m <sup>2</sup>	VL2 £3,500/m <sup>2</sup>	VL3 £3,750/m <sup>2</sup>	VL4 £4,000/m <sup>2</sup>	VL5 £4,250/m <sup>2</sup>	VL6 £4,500/m <sup>2</sup>	VL7 £4,750/m <sup>2</sup>	VL8 £5,000/m <sup>2</sup>	VL9 £5,500/m <sup>2</sup>	VL1 £3,250/m <sup>2</sup>	VL2 £3,500/m <sup>2</sup>	VL3 £3,750/m <sup>2</sup>	VL4 £4,000/m <sup>2</sup>	VL5 £4,250/m <sup>2</sup>	VL6 £4,500/m <sup>2</sup>	VL7 £4,750/m <sup>2</sup>	VL8 £5,000/m <sup>2</sup>	VL9 £5,500/m <sup>2</sup>
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
				Res	sidual Land Value (£,	Ha)							Res	sidual 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				R	South of Plan Area esidual Land Value (	£)							R	North of Plan Area esidual Land Value (	£)			
CIL Rates £/m <sup>2</sup>	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
CIL Rates 1/III	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m <sup>2</sup>	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m <sup>2</sup>
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
					sidual Land Value (£/									sidual Land Value (£/	•			
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

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;
15,000,000	20% uplift to adjusted estimate.
52 500 000	Residential land values - North of Plan Area only. An allowance has been made for a 50% reduction for planning obligations
£3,500,000	(AH) and planning risk; 20% uplift to adjusted estimate.



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	includes OS allowance
Site Density (dph)	75	
Indexed CIL Rate	£141.25	South of Plan Area
IIIdexed OIL Nate	£235.42	North of Plan Area

0% AH 15 Flats					South of Plan Area esidual Land Value (									North of Plan Area esidual Land Value (				
1311863	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
CIL Rates £/m <sup>2</sup>	£3.250/m²	£3.500/m²	£3.750/m <sup>2</sup>	£4.000/m²	£4.250/m <sup>2</sup>	£4.500/m²	£4.750/m <sup>2</sup>	£5.000/m²	£5.500/m²	£3,250/m <sup>2</sup>	£3.500/m²	£3.750/m²	£4.000/m²	£4,250/m <sup>2</sup>	£4.500/m²	£4.750/m <sup>2</sup>	£5.000/m²	£5.500/m <sup>2</sup>
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	£1,306,087
£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
				Res	sidual Land Value (£,	Ha)							Res	sidual 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				R	South of Plan Area esidual Land Value (								R	North of Plan Area esidual Land Value (						
CIL Rates £/m <sup>2</sup>	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9		
<u> </u>	£3,250/m²	£3,500/m²	£3,750/m²	£4,000/m²	£4,250/m²	£4,500/m²	£4,750/m²	£5,000/m²	£5,500/m²	£3,250/m²	£3,500/m²	£3,750/m²	£4,000/m²	£4,250/m²	£4,500/m²	£4,750/m²	£5,000/m²	£5,500/m²		
Existing Indexed Rate  £0	-£91,444 £62,811	£70,008 £210,505	£217,490 £351,627	£358,374 £492,511	£499,258 £633,394	£640,141 £774,138	£780,436 £905,628	£911,925 £1,037,117	£1,174,903 £1,297,629	-£193,345 £68,752	-£22,148 £216,297	£130,309 £357,197	£274,516 £498,080	£415,400 £638,964	£556,284 £779,337	£697,167 £910,826	£833,659 £1,042,315	£1,096,637		
£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	£1,281,15		
£50	£37,487 £12,163	£165,614 £161,123	£327,886	£468,770	£585,912	£730,337 £726,796	£861,312	£1,014,939 £992,801	£1,276,103 £1,254,580	£18.104	£191,808	£309.715	£474,339 £450,598	£513,223 £591,482	£730,100	£866.510	£997.999	£1,259,63		
£75	-£14,993	£136.432	£280.404	£443,029	£562,171	£703.055	£839.154	£970,643	£1,234,380 £1,233,056	-£8.225	£100,915	£285.974	£430,398	£567,741	£708.625	£844.352	£977,841	£1,239,03		
£100	-£14,993 -£43,842	£136,432 £111,741	£256.663	£421,288 £397.547	£538,430	£679.314	£839,154 £816,996	£970,643 £948,485	,,	-£8,225 -£37.074	£142,225 £117,534	£265,974 £262,233	£426,857 £403,116	£544,000	£684.884	£844,352 £822,194	£975,841 £953,683	£1,238,10		
£125	-£43,642 -£72,692	£86,469	£230,003	£377,547 £373,806	£514,689	£655,573	£794,838	£946,463	£1,211,464 £1.189.306	-£57,074 -£65.924	£92,410	£202,233 £238.492	£379,375	£520,259	£661,143	£800,036	£933,683	£1,210,50		
	, i	,	£208.880	,		-	-		£1,169,306 £1.167.148	-£05,924 -£94.773	,	£236,492 £214.672			£637.402	,	,	£1,172,34		
£150 £175	-£101,541 -£130.390	£61,145 £35.821	£184.189	£350,065 £326.324	£490,948 £467.207	£631,832 £608.091	£772,680 £748.975	£904,170 £882.012	£1,167,148 £1.144.990	-£123.622	£67,086 £41.762	£189.982	£355,634 £331.893	£496,518 £472.777	£613.661	£777,879 £754.544	£909,368 £887.210	£1,172,34		
£175 £200	-£130,390 -£159,239	,-	- ,	,-	- , -		-,-	,-	, ,	-7-	, .		,		,	- /-	,	, ,		
	-£159,239 -£188,089	£10,497	£159,498 £134.808	£302,583 £278.842	£443,466 £419.726	£584,350 £560.609	£725,234	£859,854	£1,122,832 £1.100.674	-£152,471 -£181.321	£16,438	£165,291 £140.600	£308,152 £284.412	£449,036	£589,920 £566.179	£730,803 £707.062	£865,052 £842.894	£1,128,0		
£225 £250	-£188,089 -£216,938	-£16,891	- ,	-,-	-, -	,	£701,493	£837,696	,,-		-£10,123	-,	- /	£425,295	,	- ,	- ,	£1,105,8		
	-£216,938 -£245,787	-£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	£1,083,7		
£275		-£74,590	£84,803	£231,360 £207.255	£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	£1,061,5		
£300	-£274,636	-£103,439	£59,479	. ,	£348,503 sidual Land Value (£	£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	£1,039,3		
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	Residual Land Value (£/Ha)  4 -£840.630 -£96.294 £566.560 £1.193.549 £1.806.087 £2.418.624 £3.031.162 £3.624.603 £4.767.91										
£0	£273,092	£915,238	£1.528.813	£2,141,350	£2,753,888	£3.365.819	£3,937,511	£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	£5,663,8		
£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	£3.863.773	£4,435,465	£5,570,2		
£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	£5,476,6		
£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	£5,383,0		
£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	£5,289,48		
£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	£5,193,4		
£150	-£441,482	£265,847	£908,174	£1,522,021	£2,134,558	£2.747.096	£3.359.480	£3.931.172	£5.074.556	-£412.056	£291,678	£933,359	£1,546,236	£2,158,774	£2.771.312	£3.382.081	£3.953.773	£5,097,1		
£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	£5,000.8		
£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	£4,904,4		
£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	£4,808,1		
£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	£503,953	£1,133,350	£1,745,888	£2,358,425	£2,970,963	£3,568,419	£4,711,8		
£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	£4,615,4		
£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	£4,519,1		

30% AH					South of Plan Area									North of Plan Area				
15 Flats				R	esidual Land Value (	£)							Re	esidual Land Value (	£)			
1311813	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
CIL Rates £/m <sup>2</sup>	£3,250/m²	£3,500/m <sup>2</sup>	£3,750/m²	£4,000/m²	£4,250/m²	£4,500/m²	£4,750/m²	£5,000/m²	£5,500/m²	£3,250/m²	£3,500/m²	£3,750/m²	£4,000/m²	£4,250/m <sup>2</sup>	£4,500/m²	£4,750/m²	£5,000/m²	£5,500/m²
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	-£133,925	£8,323	£133,593	£254,805	£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	-£48,217	£83,557	£206,947	£325,336	£443,350	£561,364	£795,710
£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	-£105,916	£32,909	£157,566	£277,854	£395,868	£513,882	£749,909
£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
				Res	idual Land Value (£/	/Ha)							Res	idual Land Value (£,	/Ha)			
Existing Indexed Rate	-£1,065,884	-£442,378	£158,996	£700,581	£1,222,979	£1,736,082	£2,249,185	£2,762,288	£3,759,743	-£1,508,934	-£885,427	£184,826	£317,402	£855,026	£1,371,483	£1,884,586	£2,397,689	£3,419,456
£0	-£357,196	£233,769	£773,485	£1,293,078	£1,806,181	£2,319,284	£2,832,387	£3,345,490	£4,304,055	-£327,769	£259,600	£798,669	£1,317,294	£1,830,397	£2,343,500	£2,856,603	£3,368,880	£4,326,656
£25	-£482,627	£123,664	£666,133	£1,189,857	£1,702,960	£2,216,062	£2,729,165	£3,242,268	£4,207,717	-£453,201	£149,495	£691,318	£1,214,073	£1,727,175	£2,240,278	£2,753,381	£3,266,484	£4,230,318
£50	-£608,059	£13,560	£558,782	£1,086,635	£1,599,738	£2,112,841	£2,625,944	£3,139,047	£4,111,378	-£578,633	£39,390	£583,967	£1,110,851	£1,623,954	£2,137,057	£2,650,159	£3,163,262	£4,133,979
£75	-£733,490	-£109,984	£450,773	£983,414	£1,496,516	£2,009,619	£2,522,722	£3,035,825	£4,015,040	-£704,064	-£80,558	£476,604	£1,007,629	£1,520,732	£2,033,835	£2,546,938	£3,060,041	£4,037,641
£100	-£858,922	-£235,416	£340,668	£877,711	£1,393,295	£1,906,398	£2,419,501	£2,932,603	£3,918,701	-£829,496	-£205,989	£366,499	£902,895	£1,417,511	£1,930,613	£2,443,716	£2,956,819	£3,941,302
£125	-£984,354	-£360,847	£230,564	£770,359	£1,290,073	£1,803,176	£2,316,279	£2,829,382	£3,822,363	-£954,927	-£331,421	£256,394	£795,544	£1,314,289	£1,827,392	£2,340,495	£2,853,598	£3,844,964
£150	-£1,109,785	-£486,279	£120,459	£663,008	£1,186,852	£1,699,955	£2,213,057	£2,726,160	£3,726,024	-£1,080,359	-£456,853	£146,290	£688,193	£1,211,068	£1,724,170	£2,237,273	£2,750,376	£3,748,625
£175	-£1,235,217	-£611,710	£10,354	£555,657	£1,083,630	£1,596,733	£2,109,836	£2,622,939	£3,629,686	-£1,205,791	-£582,284	£36,185	£580,841	£1,107,846	£1,620,949	£2,134,052	£2,647,154	£3,652,287
£200	-£1,360,648	-£737,142	-£113,636	£447,568	£980,409	£1,493,511	£2,006,614	£2,519,717	£3,533,347	-£1,331,222	-£707,716	-£84,210	£473,398	£1,004,624	£1,517,727	£2,030,830	£2,543,933	£3,555,948
£225	-£1,486,080	-£862,574	-£239,067	£337,463	£874,586	£1,390,290	£1,903,393	£2,416,496	£3,437,009	-£1,456,654	-£833,147	-£209,641	£363,293	£899,770	£1,414,506	£1,927,608	£2,440,711	£3,459,610
£250	-£1,611,512	-£988,005	-£364,499	£227,358	£767,234	£1,287,068	£1,800,171	£2,313,274	£3,339,480	-£1,582,085	-£958,579	-£335,073	£253,189	£792,419	£1,311,284	£1,824,387	£2,337,490	£3,363,271
£275	-£1,736,943	-£1,113,437	-£489,931	£117,254	£659,883	£1,183,847	£1,696,950	£2,210,052	£3,236,258	-£1,707,517	-£1,084,011	-£460,504	£143,084	£685,067	£1,208,062	£1,721,165	£2,234,268	£3,260,474
£300	-£1,862,375	-£1,238,868	-£615,362	£7,149	£552,531	£1,080,625	£1,593,728	£2,106,831	£3,133,036	-£1,832,948	-£1,209,442	-£585,936	£32,980	£577,716	£1,104,841	£1,617,944	£2,131,047	£3,157,252



40% AH 15 Flats				R	South of Plan Area esidual Land Value (	£)							R	North of Plan Area esidual Land Value (	(£)			
CIL Rates £/m <sup>2</sup>	VL1 £3,250/m <sup>2</sup>	VL2 £3,500/m <sup>2</sup>	VL3 £3,750/m <sup>2</sup>	VL4 £4,000/m <sup>2</sup>	VL5 £4,250/m <sup>2</sup>	VL6 £4,500/m <sup>2</sup>	VL7 £4,750/m <sup>2</sup>	VL8 £5,000/m <sup>2</sup>	VL9 £5,500/m <sup>2</sup>	VL1 £3,250/m <sup>2</sup>	VL2 £3,500/m <sup>2</sup>	VL3 £3,750/m <sup>2</sup>	VL4 £4,000/m <sup>2</sup>	VL5 £4,250/m <sup>2</sup>	VL6 £4,500/m <sup>2</sup>	VL7 £4,750/m <sup>2</sup>	VL8 £5,000/m <sup>2</sup>	VL9 £5,500/m <sup>2</sup>
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
				Res	idual Land Value (£,	Ha)							Res	idual 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					South of Plan Area	f)							R	North of Plan Area				
15 Flats					esidadi Lana Valde (	-,								esidudi Edila Valac (	-,			
CIL Rates £/m <sup>2</sup>	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m <sup>2</sup>	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m <sup>2</sup>
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	-£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
					idual Land Value (£/	-,								idual Land Value (£,				
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	-£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

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.



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
Indexed CIL Rate	£235.42	North of Plan Area

0% AH 15 Houses					South of Plan Area esidual Land Value (	£)							F	North of Plan Area esidual Land Value (	£)			
CIL Rates £/m²	VL1 £3,250/m <sup>2</sup>	VL2 £3,500/m <sup>2</sup>	VL3 £3,750/m <sup>2</sup>	VL4 £4,000/m <sup>2</sup>	VL5 £4,250/m <sup>2</sup>	VL6 £4,500/m <sup>2</sup>	VL7 £4,750/m <sup>2</sup>	VL8 £5,000/m <sup>2</sup>	VL9 £5,500/m²	VL1 £3,250/m²	VL2 £3,500/m <sup>2</sup>	VL3 £3,750/m <sup>2</sup>	VL4 £4,000/m²	VL5 £4,250/m <sup>2</sup>	VL6 £4,500/m <sup>2</sup>	VL7 £4,750/m <sup>2</sup>	VL8 £5,000/m <sup>2</sup>	VL9 £5,500/m <sup>2</sup>
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	£689,735	£910,665	£1,126,097	£1,337,878	£1,547,153	£1,756,428	£1,965,703	£2,384,253
£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
				Res	idual Land Value (£/	'Ha)							Re	sidual 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



20% AH 15 Houses				R	South of Plan Area esidual Land Value (								F	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
CIL Rates £/m²	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m <sup>2</sup>	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m <sup>2</sup>
Existing Indexed Rate	£450,308	£660,145	£863,460	£1,059,305	£1,253,968	£1,444,216	£1,634,463	£1,824,711	£2,205,206	£344,665	£554,502	£764,338	£960,706	£1,156,551	£1,348,435	£1,538,683	£1,728,930	£2,109,425
£0	£619,891	£825,891	£1,021,736	£1,217,473	£1,407,720	£1,597,968	£1,788,216	£1,978,463	£2,358,958	£627,308	£832,814	£1,028,658	£1,224,197	£1,414,445	£1,604,692	£1,794,940	£1,985,188	£2,365,683
£25	£589,876	£797,878	£993,722	£1,189,567	£1,380,508	£1,570,755	£1,761,003	£1,951,250	£2,331,746	£597,293	£804,800	£1,000,645	£1,196,489	£1,387,232	£1,577,480	£1,767,727	£1,957,975	£2,338,470
£50	£559,862	£769,699	£965,709	£1,161,554	£1,353,295	£1,543,542	£1,733,790	£1,924,038	£2,304,533	£567,278	£776,787	£972,631	£1,168,476	£1,360,019	£1,550,267	£1,740,514	£1,930,762	£2,311,257
£75	£529,847	£739,684	£937,696	£1,133,540	£1,326,082	£1,516,330	£1,706,577	£1,896,825	£2,277,320	£537,264	£747,101	£944,618	£1,140,463	£1,332,806	£1,523,054	£1,713,302	£1,903,549	£2,284,044
£100	£499,832	£709,669	£909,682	£1,105,527	£1,298,869	£1,489,117	£1,679,364	£1,869,612	£2,250,107	£507,249	£717,086	£916,605	£1,112,449	£1,305,594	£1,495,841	£1,686,089	£1,876,336	£2,256,832
£125	£469,817	£679,654	£881,669	£1,077,514	£1,271,657	£1,461,904	£1,652,152	£1,842,399	£2,222,894	£477,234	£687,071	£888,591	£1,084,436	£1,278,381	£1,468,629	£1,658,876	£1,849,124	£2,229,619
£150	£439,802	£649,639	£853,656	£1,049,500	£1,244,444	£1,434,691	£1,624,939	£1,815,186	£2,195,682	£447,219	£657,056	£860,578	£1,056,422	£1,251,168	£1,441,416	£1,631,663	£1,821,911	£2,202,406
£175	£409,788	£619,625	£825,642	£1,021,487	£1,217,231	£1,407,479	£1,597,726	£1,787,974	£2,168,469	£417,204	£627,041	£832,565	£1,028,409	£1,223,955	£1,414,203	£1,604,451	£1,794,698	£2,175,193
£200	£379,773	£589,610	£797,629	£993,473	£1,189,318	£1,380,266	£1,570,513	£1,760,761	£2,141,256	£387,190	£597,027	£804,551	£1,000,396	£1,196,240	£1,386,990	£1,577,238	£1,767,485	£2,147,980
£225	£349,758	£559,595	£769,432	£965,460	£1,161,305	£1,353,053	£1,543,301	£1,733,548	£2,114,043	£357,175	£567,012	£776,538	£972,382	£1,168,227	£1,359,777	£1,550,025	£1,740,273	£2,120,768
£250	£319,743	£529,580	£739,417	£937,447	£1,133,291	£1,325,840	£1,516,088	£1,706,335	£2,086,830	£327,160	£536,997	£746,834	£944,369	£1,140,214	£1,332,565	£1,522,812	£1,713,060	£2,093,555
£275	£289,728	£499,565	£709,402	£909,433	£1,105,278	£1,298,627	£1,488,875	£1,679,123	£2,059,618	£297,145	£506,982	£716,819	£916,356	£1,112,200	£1,305,352	£1,495,599	£1,685,847	£2,066,342
£300	£259,713	£469,550	£679,387	£881,420	£1,077,265	£1,271,415	£1,461,662	£1,651,910	£2,032,405	£267,130	£476,967	£686,804	£888,342	£1,084,187	£1,278,139	£1,468,387	£1,658,634	£2,039,129
				Res	sidual Land Value (£/	Ha)						•	Re	sidual Land Value (£	/Ha)			
Existing Indexed Rate	£913,668	£1,339,424	£1,751,948	£2,149,314	£2,544,283	£2,930,293	£3,316,302	£3,702,312	£4,474,331	£699,319	£1,125,076	£1,550,832	£1,949,259	£2,346,625	£2,735,955	£3,121,965	£3,507,974	£4,279,994
£0	£1,257,750	£1,675,721	£2,073,087	£2,470,235	£2,856,244	£3,242,254	£3,628,263	£4,014,273	£4,786,292	£1,272,799	£1,689,767	£2,087,132	£2,483,879	£2,869,888	£3,255,898	£3,641,907	£4,027,917	£4,799,936
£25	£1,196,851	£1,618,883	£2,016,248	£2,413,614	£2,801,030	£3,187,040	£3,573,049	£3,959,059	£4,731,078	£1,211,899	£1,632,928	£2,030,294	£2,427,659	£2,814,674	£3,200,683	£3,586,693	£3,972,702	£4,744,722
£50	£1,135,951	£1,561,707	£1,959,410	£2,356,775	£2,745,816	£3,131,825	£3,517,835	£3,903,844	£4,675,864	£1,151,000	£1,576,089	£1,973,455	£2,370,821	£2,759,459	£3,145,469	£3,531,479	£3,917,488	£4,689,507
£75	£1,075,052	£1,500,808	£1,902,571	£2,299,937	£2,690,601	£3,076,611	£3,462,620	£3,848,630	£4,620,649	£1,090,100	£1,515,856	£1,916,616	£2,313,982	£2,704,245	£3,090,255	£3,476,264	£3,862,274	£4,634,293
£100	£1,014,152	£1,439,908	£1,845,732	£2,243,098	£2,635,387	£3,021,397	£3,407,406	£3,793,416	£4,565,435	£1,029,201	£1,454,957	£1,859,777	£2,257,143	£2,649,031	£3,035,040	£3,421,050	£3,807,059	£4,579,079
£125	£953,252	£1,379,008	£1,788,894	£2,186,259	£2,580,173	£2,966,182	£3,352,192	£3,738,201	£4,510,220	£968,301	£1,394,057	£1,802,939	£2,200,304	£2,593,816	£2,979,826	£3,365,836	£3,751,845	£4,523,864
£150	£892,353	£1,318,109	£1,732,055	£2,129,421	£2,524,958	£2,910,968	£3,296,977	£3,682,987	£4,455,006	£907,401	£1,333,157	£1,746,100	£2,143,466	£2,538,602	£2,924,612	£3,310,621	£3,696,631	£4,468,650
£175	£831,453	£1,257,209	£1,675,216	£2,072,582	£2,469,744	£2,855,754	£3,241,763	£3,627,773	£4,399,792	£846,502	£1,272,258	£1,689,261	£2,086,627	£2,483,388	£2,869,397	£3,255,407	£3,641,416	£4,413,436
£200	£770,553	£1,196,310	£1,618,377	£2,015,743	£2,413,109	£2,800,539	£3,186,549	£3,572,558	£4,344,577	£785,602	£1,211,358	£1,632,423	£2,029,788	£2,427,154	£2,814,183	£3,200,193	£3,586,202	£4,358,221
£225	£709,654	£1,135,410	£1,561,166	£1,958,904	£2,356,270	£2,745,325	£3,131,334	£3,517,344	£4,289,363	£724,702	£1,150,459	£1,575,584	£1,972,950	£2,370,315	£2,758,969	£3,144,978	£3,530,988	£4,303,007
£250	£648,754	£1,074,510	£1,500,266	£1,902,066	£2,299,432	£2,690,111	£3,076,120	£3,462,130	£4,234,149	£663,803	£1,089,559	£1,515,315	£1,916,111	£2,313,477	£2,703,754	£3,089,764	£3,475,773	£4,247,793
£275	£587,854	£1,013,611	£1,439,367	£1,845,227	£2,242,593	£2,634,896	£3,020,906	£3,406,915	£4,178,934	£602,903	£1,028,659	£1,454,415	£1,859,272	£2,256,638	£2,648,540	£3,034,550	£3,420,559	£4,192,578
£300	£526.955	£952.711	£1.378.467	£1.788.388	£2.185.754	£2.579.682	£2,965,691	£3.351.701	£4.123.720	£542.003	£967.760	£1.393.516	£1.802.434	£2.199.799	£2.593.326	£2.979.335	£3.365.345	£4,137,364

30% AH 15 Houses				F	South of Plan Area Residual Land Value (								F	North of Plan Area				
CIL Rates £/m <sup>2</sup>	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
Existing Indexed Rate	£3,250/m <sup>2</sup> £235,903	£3,500/m <sup>2</sup> £416,499	£3,750/m <sup>2</sup> £597,095	£4,000/m² £777,324	£4,250/m <sup>2</sup> £945,877	£4,500/m <sup>2</sup> £1,114,431	£4,750/m <sup>2</sup> £1,281,008	£5,000/m <sup>2</sup> £1,444,744	£5,500/m <sup>2</sup> £1,772,217	£3,250/m <sup>2</sup> £127.383	£3,500/m <sup>2</sup> £311,416	£3,750/m <sup>2</sup> £492,012	£4,000/m <sup>2</sup> £672,608	£4,250/m <sup>2</sup> £847,802	£4,500/m <sup>2</sup> £1,016,355	£4,750/m <sup>2</sup> £1,184,909	£5,000/m <sup>2</sup> £1,349,471	£5,500/m <sup>2</sup> £1,676,944
£0	£404.646	£585.242	£765,838	£934,815	£1,103,369	£1,270,262	£1,433,998	£1,597,735	£1,925,208	£412.063	£592,659	£773,184	£941,737	£1,110,291	£1,276,986	£1,440,723	£1.604.459	£1,931,932
£25	£374,780	£555,376	£735,972	£906,941	£1,075,494	£1,243,184	£1,406,920	£1,570,657	£1,898,130	£382,197	£562,793	£743,389	£913,863	£1,082,416	£1,249,908	£1,413,645	£1,577,381	£1,904,854
£50	£344,914	£525,510	£706,106	£879,066	£1,047,620	£1,216,106	£1,379,842	£1,543,579	£1,871,052	£352,331	£532,927	£713,523	£885.988	£1,054,542	£1,222,830	£1,386,567	£1,550,303	£1,877,776
£75	£315,048	£495,644	£676,240	£851,191	£1,019,745	£1,188,298	£1,352,764	£1,516,501	£1,843,974	£322,465	£503,061	£683,657	£858,114	£1,026,667	£1,195,221	£1,359,489	£1,523,225	£1,850,698
£100	£285,182	£465,778	£646,374	£823,317	£991,870	£1,160,424	£1,325,686	£1,489,423	£1,816,896	£292,599	£473,195	£653,791	£830,239	£998,793	£1,167,346	£1,332,411	£1,496,147	£1,823,620
£125	£255,316	£435,912	£616,508	£795,442	£963,996	£1,132,549	£1,298,608	£1,462,345	£1,789,818	£262,732	£443,329	£623,925	£802,365	£970,918	£1,139,472	£1,305,333	£1,469,069	£1,796,542
£150	£225,450	£406,046	£586,642	£767,238	£936,121	£1,104,675	£1,271,530	£1,435,267	£1,762,740	£232,866	£413,462	£594,058	£774,490	£943,043	£1,111,597	£1,278,255	£1,441,991	£1,769,464
£175	£194,738	£376,179	£556,776	£737,372	£908,247	£1,076,800	£1,244,452	£1,408,189	£1,735,662	£202,452	£383,596	£564,192	£744,788	£915,169	£1,083,722	£1,251,177	£1,414,913	£1,742,386
£200	£163,677	£346,313	£526,909	£707,505	£880,372	£1,048,926	£1,217,374	£1,381,111	£1,708,584	£171,391	£353,730	£534,326	£714,922	£887,294	£1,055,848	£1,224,099	£1,387,835	£1,715,308
£225	£132,616	£316,447	£497,043	£677,639	£852,497	£1,021,051	£1,189,604	£1,354,033	£1,681,506	£140,330	£323,864	£504,460	£685,056	£859,420	£1,027,973	£1,196,527	£1,360,757	£1,688,230
£250	£101,345	£286,581	£467,177	£647,773	£824,623	£993,176	£1,161,730	£1,326,955	£1,654,428	£109,257	£293,998	£474,594	£655,190	£831,545	£1,000,099	£1,168,652	£1,333,679	£1,661,152
£275	£69,488	£256,715	£437,311	£617,907	£796,748	£965,302	£1,133,855	£1,299,877	£1,627,350	£77,399	£264,132	£444,728	£625,324	£803,671	£972,224	£1,140,778	£1,306,601	£1,634,074
£300	£37,630	£226,849	£407,445	£588,041	£768,637	£937,427	£1,105,981	£1,272,799	£1,600,272	£45,542	£234,266	£414,862	£595,458	£775,796	£944,349	£1,112,903	£1,279,523	£1,606,996
					sidual Land Value (£,									sidual Land Value (£				
Existing Indexed Rate	£478,643	£845,070	£1,211,497	£1,577,179	£1,919,171	£2,261,164	£2,599,146	£2,931,365	£3,595,803	£258,459	£631,858	£998,285	£1,364,712	£1,720,177	£2,062,170	£2,404,162	£2,738,058	£3,402,495
£0	£821,021	£1,187,448	£1,553,875	£1,896,727	£2,238,719	£2,577,343	£2,909,561	£3,241,780	£3,906,218	£836,070	£1,202,497	£1,568,779	£1,910,772	£2,252,764	£2,590,986	£2,923,205	£3,255,424	£3,919,862
£25	£760,424	£1,126,850	£1,493,277	£1,840,169	£2,182,162	£2,522,402	£2,854,621	£3,186,840	£3,851,277	£775,472	£1,141,899	£1,508,326	£1,854,215	£2,196,207	£2,536,046	£2,868,264	£3,200,483	£3,864,921
£50	£699,826	£1,066,252	£1,432,679	£1,783,612	£2,125,605	£2,467,461	£2,799,680	£3,131,899	£3,796,337	£714,874	£1,081,301	£1,447,728	£1,797,657	£2,139,650	£2,481,105	£2,813,324	£3,145,543	£3,809,980
£75	£639,228	£1,005,654	£1,372,081	£1,727,055	£2,069,048	£2,411,040	£2,744,739	£3,076,958	£3,741,396	£654,276	£1,020,703	£1,387,130	£1,741,100	£2,083,093	£2,425,086	£2,758,383	£3,090,602	£3,755,040
£100	£578,630	£945,056	£1,311,483	£1,670,498	£2,012,491	£2,354,483	£2,689,798	£3,022,017	£3,686,455	£593,678	£960,105	£1,326,532	£1,684,543	£2,026,536	£2,368,528	£2,703,442	£3,035,661	£3,700,099
£125	£518,032	£884,459	£1,250,885	£1,613,941	£1,955,933	£2,297,926	£2,634,857	£2,967,076	£3,631,514	£533,080	£899,507	£1,265,934	£1,627,986	£1,969,979	£2,311,971	£2,648,501	£2,980,720	£3,645,158
£150	£457,434	£823,861	£1,190,287	£1,556,714	£1,899,376	£2,241,369	£2,579,917	£2,912,136	£3,576,573	£472,482	£838,909	£1,205,336	£1,571,429	£1,913,422	£2,255,414	£2,593,560	£2,925,779	£3,590,217
£175	£395,121	£763,263	£1,129,689	£1,496,116	£1,842,819	£2,184,812	£2,524,976	£2,857,195	£3,521,633	£410,772	£778,311	£1,144,738	£1,511,165	£1,856,864	£2,198,857	£2,538,620	£2,870,839	£3,535,276
£200	£332,099	£702,665	£1,069,092	£1,435,518	£1,786,262	£2,128,255	£2,470,035	£2,802,254	£3,466,692	£347,749	£717,713	£1,084,140	£1,450,567	£1,800,307	£2,142,300	£2,483,679	£2,815,898	£3,480,336
£225	£269,076	£642,067	£1,008,494	£1,374,920	£1,729,705	£2,071,698	£2,413,690	£2,747,313	£3,411,751	£284,727	£657,115	£1,023,542	£1,389,969	£1,743,750	£2,085,743	£2,427,735	£2,760,957	£3,425,395
£250	£205,629 £140,990	£581,469	£947,896 £887,298	£1,314,322 £1,253,724	£1,673,148 £1,616,591	£2,015,140	£2,357,133 £2,300,576	£2,692,372	£3,356,810 £3,301,869	£221,681 £157,042	£596,517 £535,920	£962,944	£1,329,371 £1,268,773	£1,687,193 £1,630,636	£2,029,186	£2,371,178 £2,314,621	£2,706,016 £2,651,075	£3,370,454 £3,315,513
£275		£520,871			, ,	£1,958,583	· · ·	£2,637,432		·		£902,346			£1,972,628	1 1		
£300	£76,351	£460,273	£826,700	£1,193,127	£1,559,553	£1,902,026	£2,244,019	£2,582,491	£3,246,929	£92,403	£475,322	£841,748	£1,208,175	£1,574,079	£1,916,071	£2,258,064	£2,596,135	£3,260,572



40% AH 15 Houses				R	South of Plan Area esidual Land Value (	E)							Re	North of Plan Area esidual Land Value (	£)			
CIL Rates £/m <sup>2</sup>	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
5 intimated and Bate	£3,250/m²	£3,500/m²	£3,750/m²	£4,000/m²	£4,250/m²	£4,500/m²	£4,750/m²	£5,000/m²	£5,500/m²	£3,250/m²	£3,500/m²	£3,750/m²	£4,000/m²	£4,250/m²	£4,500/m²	£4,750/m²	£5,000/m²	£5,500/m²
Existing Indexed Rate £0	£156,113 £326,347	£322,704 £490.608	£486,965 £654,868	£651,225 £815,998	£812,598 £969,305	£965,905 £1,122,612	£1,119,212 £1,274,145	£1,270,842 £1,423,071	£1,568,693 £1,720,922	£45,810 £333,764	£218,181 £498,025	£382,442 £662,285	£546,702 £822,920	£710,962 £976,228	£868,352 £1,129,535	£1,021,659 £1,280,869	£1,174,966 £1,429,795	£1,473,928 £1,727,647
£25	£296.630	£460.890	£625.151	£788,262	£941,570	£1,122,812 £1.094.877	£1,274,143 £1,247,202	£1,423,071 £1,396,127	£1,720,922 £1.693.979	£304.047	£468,307	£632,567	£795.185	£976,228	£1,129,333 £1,101,799	£1,253,926	£1,429,793 £1,402,852	£1,727,647 £1,700,703
£50	£266,912	£431.173	£595.433	£759,694	£941,370	£1,094,877 £1,067,141	£1,247,202 £1.220.258	£1,390,127 £1,369,184	£1,667,036	£274.329	£488,590	£602,850	£767.110	£940,492	£1,101,799 £1,074,063	£1,233,926 £1.226.983	£1,402,832 £1,375,909	£1,673,760
£75	£237,195	£401,455	£565,716	£739,094 £729,976	£886,098	£1,087,141 £1,039,405	£1,192,712	£1,369,164 £1,342,241	£1,640,093	£274,329 £244.612	£408,872	£573,133	£737,393	£893,020	£1,074,063 £1,046,327	£1,199,634	£1,373,909 £1,348,966	£1,675,760 £1,646,817
£100	£207,108	£371.738	£535,998	£729,976 £700,259	£858,362	£1,039,403 £1,011,669	£1,192,712 £1,164,976	£1,342,241 £1,315,298	£1,640,093 £1,613,150	£244,812 £214,822	£379,155	£543,415	£707,676	£865,284	£1,048,527 £1,018,591	£1,171,899	£1,348,966 £1,322,022	£1,619,874
£125	£176.202	£3/1,/38 £342.021	£506.281	£670,239	£830.626	£983.933	£1,164,976 £1.137.240	£1,313,298 £1.288.355	£1,515,150 £1.586.206	£183.915	£349.437	£513.698	£677.958	£837.549	£990.856	£1,171,899 £1.144.163	£1,322,022 £1.295.079	£1,592,931
£150	£176,202 £145,295	£312,303	£476,563	£640,824	£802,890	£956,198	£1,137,240 £1,109,505	£1,261,412	£1,559,263	£153,009	£349,437	£483,980	£648,241	£809,813	£963,120	£1,144,163 £1,116,427	£1,268,136	£1,592,931 £1,565,988
£175	£114,389	£312,505	£476,363 £446.846	£611,106	£775,155	£928.462	£1,109,303 £1,081,769	£1,234,468	£1,539,203 £1,532,320	£133,009 £122,103	£290,002	£454,263	£618,523	£782,077	£935,384	£1,116,427 £1,088,691	£1,241,193	£1,539,044
£200	£82,810	£252,868	£417,129	£511,100 £581,389	£745.649	£928,462 £900.726	£1,051,769 £1,054,033	£1,234,468 £1,207,340	£1,532,320 £1.505.377	£90.721	£260,285	£434,263 £424,545	£588.806	£753.066	£907,648	£1,060,955	£1,241,193 £1,214,250	£1,539,044 £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	£200.216	£365,111	£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
1500	-130,110	1130,003	1230,233	. ,	sidual Land Value (£/	,	1545,050	11,030,337	11,337,004	-141,037	1130,403	1303,070	,	sidual Land Value (£/	_	1330,012	11,103,313	11,404,323
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



50% AH 15 Houses				R	South of Plan Area esidual Land Value (	£)							R	North of Plan Area esidual Land Value (	(£)			
CIL Rates £/m <sup>2</sup>	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
	£3,250/m²	£3,500/m <sup>2</sup>	£3,750/m²	£4,000/m²	£4,250/m²	£4,500/m²	£4,750/m²	£5,000/m²	£5,500/m²	£3,250/m <sup>2</sup>	£3,500/m²	£3,750/m²	£4,000/m²	£4,250/m²	£4,500/m²	£4,750/m²	£5,000/m²	£5,500/m²
Existing Indexed Rate	-£11,220	£137,130	£278,641	£417,091	£555,541	£693,991	£828,423	£957,641	£1,216,012	-£138,233	£26,340	£172,414	£312,568	£451,018	£589,468	£727,918	£860,088	£1,118,524
£0	£167,762 £136.855	£308,095	£446,545	£584,995 £555.277	£723,445 £693.727	£855,913	£985,131 £957.395	£1,114,348 £1.086.613	£1,368,241 £1.341.298	£175,475	£315,512	£453,962 £424.244	£592,412 £562.694	£730,862 £701.144	£862,835 £835.099	£992,053 £964.317	£1,121,271 £1.093.535	£1,374,965 £1.348.022
£25	,	£278,377	£416,827	,	,	£828,177	,	,,-	,- ,	£144,569	£285,794	,	,	- ,	,	,-	,,	,,-
£50	£105,852	£248,660	£387,110	£525,560	£664,010	£800,441	£929,659	£1,058,877	£1,314,355	£113,663	£256,077	£394,527	£532,977	£671,427	£807,363	£936,581	£1,065,799	£1,321,079
£75	£74,153	£218,943	£357,392	£495,842	£634,292	£772,705	£901,923	£1,031,141	£1,287,411	£82,065	£226,359	£364,809	£503,259	£641,709	£779,628	£908,845	£1,038,063	£1,294,136
£100	£42,454	£188,126	£327,675	£466,125	£604,575	£743,025	£874,187	£1,003,405	£1,260,468	£50,365	£195,839	£335,092	£473,542	£611,992	£750,442	£881,110	£1,010,327	£1,267,193
£125	£10,755	£157,219	£297,958	£436,408	£574,858	£713,308	£846,451	£975,669	£1,233,525	£18,666	£164,933	£305,374	£443,824	£582,274	£720,724	£853,374	£982,592	£1,240,250
£150	-£23,860	£126,313	£268,240	£406,690	£545,140	£683,590	£818,716	£947,933	£1,206,369	-£14,847	£134,026	£275,657	£414,107	£552,557	£691,007	£825,638	£954,856	£1,213,291
£175	-£59,971	£95,039	£238,523	£376,973	£515,423	£653,873	£790,980	£920,198	£1,178,633	-£50,959	£102,950	£245,940	£384,390	£522,839	£661,289	£797,902	£927,120	£1,185,555
£200	-£96,083	£63,340	£208,489	£347,255	£485,705	£624,155	£762,605	£892,462	£1,150,897	-£87,070	£71,251	£216,203	£354,672	£493,122	£631,572	£770,022	£899,384	£1,157,820
£225	-£132,195	£31,641	£177,583	£317,538	£455,988	£594,438	£732,888	£864,726	£1,123,162	-£123,182	£39,552	£185,296	£324,955	£463,405	£601,855	£740,305	£871,648	£1,130,084
£250	-£168,306	-£66	£146,676	£287,820	£426,270	£564,720	£703,170	£836,990	£1,095,426	-£159,294	£7,853	£154,390	£295,237	£433,687	£572,137	£710,587	£843,912	£1,102,348
£275	-£204,418	-£36,178	£115,770	£258,103	£396,553	£535,003	£673,453	£809,254	£1,067,690	-£195,405	-£27,165	£123,483	£265,520	£403,970	£542,420	£680,870	£816,177	£1,074,612
£300	-£240,530	-£72,290	£84,226	£228,386	£366,835	£505,285	£643,735	£781,519	£1,039,954	-£231,517	-£63,277	£92,137	£235,802	£374,252	£512,702	£651,152	£788,441	£1,046,876
					idual Land Value (£/									sidual Land Value (£,	•	<b>.</b>	·	
Existing Indexed Rate	-£22,766	£278,235	£565,359	£846,272	£1,127,185	£1,408,098	£1,680,859	£1,943,040	£2,467,271	-£280,473	£53,444	£349,827	£634,197	£915,110	£1,196,023	£1,476,936	£1,745,106	£2,269,468
£0	£340,386	£625,120	£906,033	£1,186,946	£1,467,859	£1,736,635	£1,998,816	£2,260,997	£2,776,141	£356,037	£640,169	£921,082	£1,201,995	£1,482,907	£1,750,680	£2,012,861	£2,275,042	£2,789,785
£25	£277,678	£564,824	£845,737	£1,126,650	£1,407,563	£1,680,359	£1,942,540	£2,204,721	£2,721,474	£293,329	£579,872	£860,785	£1,141,698	£1,422,611	£1,694,404	£1,956,585	£2,218,766	£2,735,117
£50	£214,773	£504,527	£785,440	£1,066,353	£1,347,266	£1,624,083	£1,886,264	£2,148,445	£2,666,806	£230,620	£519,576	£800,489	£1,081,402	£1,362,315	£1,638,129	£1,900,310	£2,162,491	£2,680,450
£75	£150,456	£444,231	£725,144	£1,006,057	£1,286,970	£1,567,808	£1,829,989	£2,092,170	£2,612,139	£166,508	£459,280	£740,193	£1,021,106	£1,302,019	£1,581,853	£1,844,034	£2,106,215	£2,625,783
£100	£86,139	£381,704	£664,848	£945,761	£1,226,674	£1,507,587	£1,773,713	£2,035,894	£2,557,472	£102,191	£397,355	£679,897	£960,810	£1,241,722	£1,522,635	£1,787,758	£2,049,940	£2,571,116
£125	£21,822	£318,995	£604,552	£885,465	£1,166,378	£1,447,291	£1,717,438	£1,979,619	£2,502,805	£37,874	£334,646	£619,600	£900,513	£1,181,426	£1,462,339	£1,731,483	£1,993,664	£2,516,448
£150	-£48,411	£256,287	£544,255	£825,168	£1,106,081	£1,386,994	£1,661,162	£1,923,343	£2,447,705	-£30,124	£271,937	£559,304	£840,217	£1,121,130	£1,402,043	£1,675,207	£1,937,388	£2,461,750
£175	-£121,681	£192,833	£483,959	£764,872	£1,045,785	£1,326,698	£1,604,887	£1,867,068	£2,391,430	-£103,394	£208,885	£499,008	£779,921	£1,060,834	£1,341,747	£1,618,932	£1,881,113	£2,405,475
£200	-£194,951	£128,516	£423,021	£704,576	£985,489	£1,266,402	£1,547,315	£1,810,792	£2,335,154	-£176,664	£144,568	£438,672	£719,625	£1,000,538	£1,281,450	£1,562,363	£1,824,837	£2,349,199
£225	-£268,221	£64,199	£360,313	£644,280	£925,193	£1,206,106	£1,487,019	£1,754,517	£2,278,879	-£249,934	£80,251	£375,963	£659,328	£940,241	£1,221,154	£1,502,067	£1,768,562	£2,292,924
£250	-£341,491	-£134	£297,604	£583,983	£864,896	£1,145,809	£1,426,722	£1,698,241	£2,222,603	-£323,204	£15,934	£313,255	£599,032	£879,945	£1,160,858	£1,441,771	£1,712,286	£2,236,648
£275	-£414,761	-£73,405	£234,895	£523,687	£804,600	£1,085,513	£1,366,426	£1,641,966	£2,166,328	-£396,474	-£55,118	£250,546	£538,736	£819,649	£1,100,562	£1,381,475	£1,656,011	£2,180,373
£300	-£488,031	-£146,675	£170,893	£463,391	£744,304	£1,025,217	£1,306,130	£1,585,690	£2,110,052	-£469,745	-£128,388	£186,945	£478,440	£759,353	£1,040,265	£1,321,178	£1,599,735	£2,124,097

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;
£5,000,000	20% uplift to adjusted estimate.
53 500 000	Residential land values - North of Plan Area only. An allowance has been made for a 50% reduction for planning obligations
£3,500,000	(AH) and planning risk; 20% uplift to adjusted estimate.



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

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	includes OS allowance
Site Density (dph)	40	
Indexed CIL Rate	£141.25	South of Plan Area
Illuexed CIL Nate	£235.42	North of Plan Area

0% AH					South of Plan Area					North of Plan Area								
25 Houses				R	esidual Land Value (	£)							F	Residual Land Value (	(£)			
CIL Rates £/m²	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
CIL Rates £/m	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m <sup>2</sup>	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m <sup>2</sup>
Existing Indexed Rate	£914,363	£1,257,992	£1,594,004	£1,930,016	£2,266,027	£2,602,039	£2,938,051	£3,274,063	£3,946,086	£753,052	£1,099,775	£1,437,676	£1,773,687	£2,109,699	£2,445,711	£2,781,723	£3,117,735	£3,789,758
£0	£1,172,884	£1,508,896	£1,844,908	£2,180,920	£2,516,931	£2,852,943	£3,188,955	£3,524,967	£4,196,990	£1,183,831	£1,519,843	£1,855,855	£2,191,867	£2,527,878	£2,863,890	£3,199,902	£3,535,914	£4,207,937
£25	£1,127,442	£1,464,488	£1,800,500	£2,136,512	£2,472,524	£2,808,535	£3,144,547	£3,480,559	£4,152,583	£1,138,738	£1,475,435	£1,811,447	£2,147,459	£2,483,471	£2,819,482	£3,155,494	£3,491,506	£4,163,530
£50	£1,081,619	£1,420,080	£1,756,092	£2,092,104	£2,428,116	£2,764,128	£3,100,139	£3,436,151	£4,108,175	£1,092,915	£1,431,027	£1,767,039	£2,103,051	£2,439,063	£2,775,075	£3,111,087	£3,447,098	£4,119,122
£75	£1,035,795	£1,375,673	£1,711,684	£2,047,696	£2,383,708	£2,719,720	£3,055,732	£3,391,743	£4,063,767	£1,047,091	£1,386,620	£1,722,632	£2,058,643	£2,394,655	£2,730,667	£3,066,679	£3,402,691	£4,074,714
£100	£989,972	£1,331,265	£1,667,277	£2,003,288	£2,339,300	£2,675,312	£3,011,324	£3,347,336	£4,019,359	£1,001,268	£1,342,212	£1,678,224	£2,014,236	£2,350,247	£2,686,259	£3,022,271	£3,358,283	£4,030,306
£125	£944,149	£1,286,857	£1,622,869	£1,958,881	£2,294,892	£2,630,904	£2,966,916	£3,302,928	£3,974,951	£955,445	£1,297,804	£1,633,816	£1,969,828	£2,305,840	£2,641,851	£2,977,863	£3,313,875	£3,985,899
£150	£898,325	£1,242,449	£1,578,461	£1,914,473	£2,250,485	£2,586,496	£2,922,508	£3,258,520	£3,930,544	£909,621	£1,253,396	£1,589,408	£1,925,420	£2,261,432	£2,597,444	£2,933,455	£3,269,467	£3,941,491
£175	£852,502	£1,198,041	£1,534,053	£1,870,065	£2,206,077	£2,542,089	£2,878,101	£3,214,112	£3,886,136	£863,798	£1,208,989	£1,545,000	£1,881,012	£2,217,024	£2,553,036	£2,889,048	£3,225,059	£3,897,083
£200	£806,678	£1,153,401	£1,489,646	£1,825,657	£2,161,669	£2,497,681	£2,833,693	£3,169,705	£3,841,728	£817,975	£1,164,581	£1,500,593	£1,836,604	£2,172,616	£2,508,628	£2,844,640	£3,180,652	£3,852,675
£225	£760,855	£1,107,578	£1,445,238	£1,781,250	£2,117,261	£2,453,273	£2,789,285	£3,125,297	£3,797,320	£772,151	£1,118,874	£1,456,185	£1,792,197	£2,128,208	£2,464,220	£2,800,232	£3,136,244	£3,808,267
£250	£713,083	£1,061,755	£1,400,830	£1,736,842	£2,072,854	£2,408,865	£2,744,877	£3,080,889	£3,752,913	£725,251	£1,073,051	£1,411,777	£1,747,789	£2,083,801	£2,419,812	£2,755,824	£3,091,836	£3,763,860
£275	£663,720	£1,015,931	£1,356,422	£1,692,434	£2,028,446	£2,364,458	£2,700,469	£3,036,481	£3,708,505	£675,889	£1,027,227	£1,367,369	£1,703,381	£2,039,393	£2,375,405	£2,711,417	£3,047,428	£3,719,452
£300	£614,358	£970,108	£1,312,014	£1,648,026	£1,984,038	£2,320,050	£2,656,062	£2,992,073	£3,664,097	£626,526	£981,404	£1,322,962	£1,658,973	£1,994,985	£2,330,997	£2,667,009	£3,003,021	£3,675,044
			•	Res	idual Land Value (£/	Ha)	•						Re	sidual Land Value (£	/Ha)			
Existing Indexed Rate	£1,174,142	£1,615,399	£2,046,875	£2,478,351	£2,909,827	£3,341,302	£3,772,778	£4,204,254	£5,067,206	£967,001	£1,412,231	£1,846,133	£2,277,608	£2,709,084	£3,140,560	£3,572,036	£4,003,512	£4,866,463
£0	£1,506,111	£1,937,587	£2,369,063	£2,800,539	£3,232,015	£3,663,490	£4,094,966	£4,526,442	£5,389,394	£1,520,169	£1,951,644	£2,383,120	£2,814,596	£3,246,072	£3,677,548	£4,109,024	£4,540,499	£5,403,451
£25	£1,447,759	£1,880,563	£2,312,038	£2,743,514	£3,174,990	£3,606,466	£4,037,942	£4,469,418	£5,332,369	£1,462,264	£1,894,620	£2,326,096	£2,757,572	£3,189,047	£3,620,523	£4,051,999	£4,483,475	£5,346,427
£50	£1,388,916	£1,823,538	£2,255,014	£2,686,490	£3,117,966	£3,549,442	£3,980,917	£4,412,393	£5,275,345	£1,403,422	£1,837,596	£2,269,071	£2,700,547	£3,132,023	£3,563,499	£3,994,975	£4,426,450	£5,289,402
£75	£1,330,074	£1,766,514	£2,197,990	£2,629,465	£3,060,941	£3,492,417	£3,923,893	£4,355,369	£5,218,320	£1,344,580	£1,780,571	£2,212,047	£2,643,523	£3,074,999	£3,506,474	£3,937,950	£4,369,426	£5,232,378
£100	£1,271,232	£1,709,489	£2,140,965	£2,572,441	£3,003,917	£3,435,393	£3,866,869	£4,298,344	£5,161,296	£1,285,737	£1,723,547	£2,155,022	£2,586,498	£3,017,974	£3,449,450	£3,880,926	£4,312,402	£5,175,353
£125	£1,212,390	£1,652,465	£2,083,941	£2,515,417	£2,946,892	£3,378,368	£3,809,844	£4,241,320	£5,104,272	£1,226,895	£1,666,522	£2,097,998	£2,529,474	£2,960,950	£3,392,426	£3,823,901	£4,255,377	£5,118,329
£150	£1,153,548	£1,595,440	£2,026,916	£2,458,392	£2,889,868	£3,321,344	£3,752,820	£4,184,295	£5,047,247	£1,168,053	£1,609,498	£2,040,974	£2,472,449	£2,903,925	£3,335,401	£3,766,877	£4,198,353	£5,061,304
£175	£1,094,705	£1,538,416	£1,969,892	£2,401,368	£2,832,844	£3,264,319	£3,695,795	£4,127,271	£4,990,223	£1,109,211	£1,552,473	£1,983,949	£2,415,425	£2,846,901	£3,278,377	£3,709,852	£4,141,328	£5,004,280
£200	£1,035,863	£1,481,093	£1,912,867	£2,344,343	£2,775,819	£3,207,295	£3,638,771	£4,070,247	£4,933,198	£1,050,369	£1,495,449	£1,926,925	£2,358,401	£2,789,876	£3,221,352	£3,652,828	£4,084,304	£4,947,256
£225	£977,021	£1,422,251	£1,855,843	£2,287,319	£2,718,795	£3,150,271	£3,581,746	£4,013,222	£4,876,174	£991,526	£1,436,756	£1,869,900	£2,301,376	£2,732,852	£3,164,328	£3,595,804	£4,027,279	£4,890,231
£250	£915,676	£1,363,409	£1,798,819	£2,230,294	£2,661,770	£3,093,246	£3,524,722	£3,956,198	£4,819,149	£931,302	£1,377,914	£1,812,876	£2,244,352	£2,675,828	£3,107,303	£3,538,779	£3,970,255	£4,833,207
£275	£852,289	£1,304,567	£1,741,794	£2,173,270	£2,604,746	£3,036,222	£3,467,697	£3,899,173	£4,762,125	£867,915	£1,319,072	£1,755,851	£2,187,327	£2,618,803	£3,050,279	£3,481,755	£3,913,231	£4,776,182
£300	£788,903	£1,245,724	£1,684,770	£2,116,246	£2,547,721	£2,979,197	£3,410,673	£3,842,149	£4,705,101	£804,528	£1,260,230	£1,698,827	£2,130,303	£2,561,779	£2,993,254	£3,424,730	£3,856,206	£4,719,158



20% AH 25 Houses				R	South of Plan Area esidual Land Value (	E)				North of Plan Area Residual Land Value (£)								
CIL Rates £/m <sup>2</sup>	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
CIL Nates E/III	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m <sup>2</sup>	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m <sup>2</sup>
Existing Indexed Rate	£611,052	£930,293	£1,237,818	£1,538,218	£1,838,619	£2,139,019	£2,439,419	£2,739,820	£3,340,621	£437,827	£769,487	£1,079,463	£1,382,380	£1,682,781	£1,983,181	£2,283,581	£2,583,982	£3,184,783
£0	£878,460	£1,187,586	£1,487,987	£1,788,387	£2,088,787	£2,389,188	£2,689,588	£2,989,989	£3,590,789	£889,756	£1,198,533	£1,498,934	£1,799,334	£2,099,734	£2,400,135	£2,700,535	£3,000,936	£3,601,737
£25	£832,771	£1,142,747	£1,443,709	£1,744,109	£2,044,510	£2,344,910	£2,645,311	£2,945,711	£3,546,512	£844,067	£1,154,043	£1,454,656	£1,755,056	£2,055,457	£2,355,857	£2,656,258	£2,956,658	£3,557,459
£50	£787,081	£1,097,058	£1,399,431	£1,699,832	£2,000,232	£2,300,632	£2,601,033	£2,901,433	£3,502,234	£798,378	£1,108,354	£1,410,378	£1,710,779	£2,011,179	£2,311,580	£2,611,980	£2,912,380	£3,513,181
£75	£741,392	£1,051,369	£1,355,154	£1,655,554	£1,955,954	£2,256,355	£2,556,755	£2,857,156	£3,457,956	£752,688	£1,062,665	£1,366,101	£1,666,501	£1,966,901	£2,267,302	£2,567,702	£2,868,103	£3,468,904
£100	£692,261	£1,005,680	£1,310,876	£1,611,276	£1,911,677	£2,212,077	£2,512,478	£2,812,878	£3,413,679	£704,430	£1,016,976	£1,321,823	£1,622,223	£1,922,624	£2,223,024	£2,523,425	£2,823,825	£3,424,626
£125	£643,044	£959,990	£1,266,598	£1,566,999	£1,867,399	£2,167,799	£2,468,200	£2,768,600	£3,369,401	£655,212	£971,287	£1,277,545	£1,577,946	£1,878,346	£2,178,747	£2,479,147	£2,779,547	£3,380,348
£150	£593,826	£914,301	£1,222,321	£1,522,721	£1,823,121	£2,123,522	£2,423,922	£2,724,323	£3,325,124	£605,995	£925,597	£1,233,268	£1,533,668	£1,834,069	£2,134,469	£2,434,869	£2,735,270	£3,336,071
£175	£544,608	£868,612	£1,178,043	£1,478,443	£1,778,844	£2,079,244	£2,379,645	£2,680,045	£3,280,846	£556,777	£879,908	£1,188,990	£1,489,390	£1,789,791	£2,090,191	£2,390,592	£2,690,992	£3,291,793
£200	£495,391	£822,923	£1,132,899	£1,434,166	£1,734,566	£2,034,967	£2,335,367	£2,635,767	£3,236,568	£507,559	£834,219	£1,144,196	£1,445,113	£1,745,513	£2,045,914	£2,346,314	£2,646,714	£3,247,515
£225	£446,173	£777,234	£1,087,210	£1,389,888	£1,690,288	£1,990,689	£2,291,089	£2,591,490	£3,192,291	£458,341	£788,530	£1,098,506	£1,400,835	£1,701,236	£2,001,636	£2,302,036	£2,602,437	£3,203,238
£250	£396,955	£730,871	£1,041,521	£1,345,610	£1,646,011	£1,946,411	£2,246,812	£2,547,212	£3,148,013	£409,124	£742,841	£1,052,817	£1,356,557	£1,656,958	£1,957,358	£2,257,759	£2,558,159	£3,158,960
£275	£347,738	£681,654	£995,832	£1,301,333	£1,601,733	£1,902,134	£2,202,534	£2,502,934	£3,103,735	£359,906	£693,822	£1,007,128	£1,312,280	£1,612,680	£1,913,081	£2,213,481	£2,513,881	£3,114,682
£300	£298,520	£632,436	£950,143	£1,257,055	£1,557,455	£1,857,856	£2,158,256	£2,458,657	£3,059,458	£310,688	£644,604	£961,439	£1,268,002	£1,568,403	£1,868,803	£2,169,203	£2,469,604	£3,070,405
				Res	sidual Land Value (£/	Ha)							Re	sidual Land Value (£/	/Ha)			
Existing Indexed Rate	£784,658	£1,194,597	£1,589,493	£1,975,240	£2,360,987	£2,746,734	£3,132,481	£3,518,228	£4,289,722	£562,218	£988,105	£1,386,149	£1,775,127	£2,160,874	£2,546,621	£2,932,368	£3,318,115	£4,089,609
£0	£1,128,038	£1,524,990	£1,910,737	£2,296,484	£2,682,231	£3,067,978	£3,453,725	£3,839,472	£4,610,966	£1,142,544	£1,539,047	£1,924,794	£2,310,541	£2,696,288	£3,082,035	£3,467,782	£3,853,529	£4,625,023
£25	£1,069,368	£1,467,412	£1,853,880	£2,239,627	£2,625,374	£3,011,121	£3,396,867	£3,782,614	£4,554,108	£1,083,874	£1,481,917	£1,867,937	£2,253,684	£2,639,431	£3,025,178	£3,410,925	£3,796,672	£4,568,166
£50	£1,010,699	£1,408,742	£1,797,022	£2,182,769	£2,568,516	£2,954,263	£3,340,010	£3,725,757	£4,497,251	£1,025,204	£1,423,247	£1,811,080	£2,196,827	£2,582,574	£2,968,320	£3,354,067	£3,739,814	£4,511,308
£75	£952,029	£1,350,072	£1,740,165	£2,125,912	£2,511,659	£2,897,406	£3,283,153	£3,668,900	£4,440,394	£966,534	£1,364,578	£1,754,222	£2,139,969	£2,525,716	£2,911,463	£3,297,210	£3,682,957	£4,454,451
£100	£888,939	£1,291,402	£1,683,308	£2,069,055	£2,454,802	£2,840,549	£3,226,295	£3,612,042	£4,383,536	£904,565	£1,305,908	£1,697,365	£2,083,112	£2,468,859	£2,854,606	£3,240,353	£3,626,100	£4,397,594
£125	£825,738	£1,232,733	£1,626,450	£2,012,197	£2,397,944	£2,783,691	£3,169,438	£3,555,185	£4,326,679	£841,364	£1,247,238	£1,640,508	£2,026,255	£2,412,002	£2,797,748	£3,183,495	£3,569,242	£4,340,736
£150	£762,537	£1,174,063	£1,569,593	£1,955,340	£2,341,087	£2,726,834	£3,112,581	£3,498,328	£4,269,822	£778,163	£1,188,568	£1,583,650	£1,969,397	£2,355,144	£2,740,891	£3,126,638	£3,512,385	£4,283,879
£175	£699,337	£1,115,393	£1,512,736	£1,898,483	£2,284,230	£2,669,976	£3,055,723	£3,441,470	£4,212,964	£714,962	£1,129,898	£1,526,793	£1,912,540	£2,298,287	£2,684,034	£3,069,781	£3,455,528	£4,227,021
£200	£636,136	£1,056,723	£1,454,767	£1,841,625	£2,227,372	£2,613,119	£2,998,866	£3,384,613	£4,156,107	£651,761	£1,071,229	£1,469,272	£1,855,683	£2,241,429	£2,627,176	£3,012,923	£3,398,670	£4,170,164
£225	£572,935	£998,053	£1,396,097	£1,784,768	£2,170,515	£2,556,262	£2,942,009	£3,327,756	£4,099,249	£588,560	£1,012,559	£1,410,602	£1,798,825	£2,184,572	£2,570,319	£2,956,066	£3,341,813	£4,113,307
£250	£509,734	£938,518	£1,337,427	£1,727,911	£2,113,657	£2,499,404	£2,885,151	£3,270,898	£4,042,392	£525,360	£953,889	£1,351,932	£1,741,968	£2,127,715	£2,513,462	£2,899,209	£3,284,956	£4,056,449
£275	£446,533	£875,318	£1,278,757	£1,671,053	£2,056,800	£2,442,547	£2.828.294	£3,214,041	£3,985,535	£462,159	£890,943	£1,293,263	£1,685,110	£2,070,857	£2,456,604	£2,842,351	£3.228.098	£3,999,592
£300	£383,332	£812,117	£1,220,087	£1,614,196	£1,999,943	£2,385,690	£2,771,437	£3,157,184	£3.928.677	£398,958	£827,742	£1,234,593	£1,628,253	£2,014,000	£2,399,747	£2,785,494	£3,171,241	£3,942,735
	2000,002							20,20.,201		2000,000		,,,		,				

30% AH 25 Houses		South of Plan Area Residual Land Value (£)								North of Plan Area Residual Land Value (£)								
CIL Rates £/m <sup>2</sup>	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
,	£3,250/m <sup>2</sup>	£3,500/m²	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m²	£4,750/m <sup>2</sup>	£5,000/m²	£5,500/m <sup>2</sup>	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m²	£5,000/m <sup>2</sup>	£5,500/m²
Existing Indexed Rate	£387,265	£680,844	£957,637	£1,228,030	£1,492,142	£1,756,255	£2,020,368	£2,284,481	£2,812,707	£214,585	£508,164	£797,337	£1,069,869	£1,336,795	£1,600,907	£1,865,020	£2,129,133	£2,657,359
£0	£664,527	£942,490	£1,213,350	£1,477,463	£1,741,576	£2,005,689	£2,269,802	£2,533,915	£3,062,140	£676,696	£953,786	£1,224,297	£1,488,410	£1,752,523	£2,016,636	£2,280,749	£2,544,862	£3,073,087
£25	£615,454	£896,935	£1,169,203	£1,433,316	£1,697,429	£1,961,541	£2,225,654	£2,489,767	£3,017,993	£627,623	£908,231	£1,180,150	£1,444,263	£1,708,376	£1,972,488	£2,236,601	£2,500,714	£3,028,940
£50	£566,381	£851,380	£1,123,912	£1,389,168	£1,653,281	£1,917,394	£2,181,507	£2,445,619	£2,973,845	£578,550	£862,676	£1,135,208	£1,400,115	£1,664,228	£1,928,341	£2,192,454	£2,456,567	£2,984,792
£75	£517,308	£805,825	£1,078,357	£1,345,021	£1,609,133	£1,873,246	£2,137,359	£2,401,472	£2,929,698	£529,477	£817,121	£1,089,653	£1,355,968	£1,620,081	£1,884,193	£2,148,306	£2,412,419	£2,940,645
£100	£468,235	£760,270	£1,032,802	£1,300,873	£1,564,986	£1,829,099	£2,093,212	£2,357,324	£2,885,550	£480,404	£771,566	£1,044,098	£1,311,820	£1,575,933	£1,840,046	£2,104,159	£2,368,272	£2,896,497
£125	£419,162	£712,742	£987,247	£1,256,726	£1,520,838	£1,784,951	£2,049,064	£2,313,177	£2,841,403	£431,331	£724,910	£998,543	£1,267,673	£1,531,785	£1,795,898	£2,060,011	£2,324,124	£2,852,350
£150	£370,089	£663,669	£941,693	£1,212,578	£1,476,691	£1,740,804	£2,004,916	£2,269,029	£2,797,255	£382,258	£675,837	£952,989	£1,223,525	£1,487,638	£1,751,751	£2,015,864	£2,279,976	£2,808,202
£175	£321,016	£614,596	£896,138	£1,168,430	£1,432,543	£1,696,656	£1,960,769	£2,224,882	£2,753,107	£333,184	£626,764	£907,434	£1,179,378	£1,443,490	£1,707,603	£1,971,716	£2,235,829	£2,764,055
£200	£271,943	£565,523	£850,583	£1,123,115	£1,388,396	£1,652,509	£1,916,621	£2,180,734	£2,708,960	£284,111	£577,691	£861,879	£1,134,411	£1,399,343	£1,663,456	£1,927,569	£2,191,681	£2,719,907
£225	£222,870	£516,450	£805,028	£1,077,560	£1,344,248	£1,608,361	£1,872,474	£2,136,587	£2,664,812	£235,038	£528,618	£816,324	£1,088,856	£1,355,195	£1,619,308	£1,883,421	£2,147,534	£2,675,759
£250	£172,312	£467,377	£759,473	£1,032,005	£1,300,101	£1,564,213	£1,828,326	£2,092,439	£2,620,665	£185,004	£479,545	£770,769	£1,043,301	£1,311,048	£1,575,161	£1,839,273	£2,103,386	£2,631,612
£275	£121,128	£418,304	£711,883	£986,450	£1,255,953	£1,520,066	£1,784,179	£2,048,292	£2,576,517	£133,820	£430,472	£724,052	£997,746	£1,266,900	£1,531,013	£1,795,126	£2,059,239	£2,587,464
£300	£68,964	£369,230	£662,810	£940,896	£1,211,806	£1,475,918	£1,740,031	£2,004,144	£2,532,370	£82,005	£381,399	£674,979	£952,192	£1,222,753	£1,486,866	£1,750,978	£2,015,091	£2,543,317
				Re	sidual Land Value (£,	/Ha)								sidual Land Value (£,				
Existing Indexed Rate	£497,290	£874,279	£1,229,710	£1,576,924	£1,916,074	£2,255,223	£2,594,373	£2,933,523	£3,611,822	£275,550	£652,539	£1,023,868	£1,373,828	£1,716,590	£2,055,740	£2,394,890	£2,734,039	£3,412,339
£0	£853,326	£1,210,260	£1,558,074	£1,897,224	£2,236,374	£2,575,523	£2,914,673	£3,253,823	£3,932,122	£868,951	£1,224,765	£1,572,132	£1,911,281	£2,250,431	£2,589,581	£2,928,730	£3,267,880	£3,946,180
£25	£790,311	£1,151,762	£1,501,384	£1,840,534	£2,179,683	£2,518,833	£2,857,983	£3,197,133	£3,875,432	£805,936	£1,166,268	£1,515,441	£1,854,591	£2,193,741	£2,532,890	£2,872,040	£3,211,190	£3,889,489
£50	£727,295	£1,093,265	£1,443,226	£1,783,844	£2,122,993	£2,462,143	£2,801,293	£3,140,442	£3,818,742	£742,921	£1,107,770	£1,457,731	£1,797,901	£2,137,051	£2,476,200	£2,815,350	£3,154,500	£3,832,799
£75	£664,280	£1,034,767	£1,384,728	£1,727,153	£2,066,303	£2,405,453	£2,744,602	£3,083,752	£3,762,052	£679,906	£1,049,273	£1,399,234	£1,741,211	£2,080,360	£2,419,510	£2,758,660	£3,097,809	£3,776,109
£100	£601,265	£976,270	£1,326,231	£1,670,463	£2,009,613	£2,348,762	£2,687,912	£3,027,062	£3,705,361	£616,891	£990,775	£1,340,736	£1,684,520	£2,023,670	£2,362,820	£2,701,969	£3,041,119	£3,719,419
£125	£538,250	£915,238	£1,267,733	£1,613,773	£1,952,922	£2,292,072	£2,631,222	£2,970,372	£3,648,671	£553,876	£930,864	£1,282,239	£1,627,830	£1,966,980	£2,306,129	£2,645,279	£2,984,429	£3,662,728
£150	£475,235	£852,223	£1,209,236	£1,557,082	£1,896,232	£2,235,382	£2,574,532	£2,913,681	£3,591,981	£490,860	£867,849	£1,223,741	£1,571,140	£1,910,289	£2,249,439	£2,588,589	£2,927,739	£3,606,038
£175	£412,220	£789,208	£1,150,739	£1,500,392	£1,839,542	£2,178,692	£2,517,841	£2,856,991	£3,535,290	£427,845	£804,834	£1,165,244	£1,514,449	£1,853,599	£2,192,749	£2,531,899	£2,871,048	£3,549,348
£200	£349,204	£726,193	£1,092,241	£1,442,202	£1,782,852	£2,122,001	£2,461,151	£2,800,301	£3,478,600	£364,830	£741,819	£1,106,747	£1,456,707	£1,796,909	£2,136,059	£2,475,208	£2,814,358	£3,492,657
£225	£286,189	£663,178	£1,033,744	£1,383,705	£1,726,161	£2,065,311	£2,404,461	£2,743,611	£3,421,910	£301,815	£678,803	£1,048,249	£1,398,210	£1,740,219	£2,079,368	£2,418,518	£2,757,668	£3,435,967
£250	£221,267	£600,163	£975,247	£1,325,207	£1,669,471	£2,008,621	£2,347,771	£2,686,920	£3,365,220	£237,565	£615,788	£989,752	£1,339,713	£1,683,528	£2,022,678	£2,361,828	£2,700,978	£3,379,277
£275	£155,541	£537,147	£914,136	£1,266,710	£1,612,781	£1,951,931	£2,291,080	£2,630,230	£3,308,529	£171,839	£552,773	£929,761	£1,281,215	£1,626,838	£1,965,988	£2,305,138	£2,644,287	£3,322,587
£300	£88,558	£474,132	£851,121	£1,208,213	£1,556,091	£1,895,240	£2,234,390	£2,573,540	£3,251,839	£105,303	£489,758	£866,746	£1,222,718	£1,570,148	£1,909,298	£2,248,447	£2,587,597	£3,265,896



40% AH 25 Houses		South of Plan Area Residual Land Value (£)  VI 1 VI 2 VI 3 VI 4 VI 5 VI 6 VI 7 VI 8 VI 9								North of Plan Area Residual Land Value (£)								
CIL Rates £/m <sup>2</sup>	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
5 intimated and Bate	£3,250/m²	£3,500/m²	£3,750/m²	£4,000/m²	£4,250/m²	£4,500/m²	£4,750/m²	£5,000/m²	£5,500/m²	£3,250/m²	£3,500/m²	£3,750/m²	£4,000/m²	£4,250/m²	£4,500/m²	£4,750/m²	£5,000/m²	£5,500/m²
Existing Indexed Rate £0	£219,410 £494,572	£480,314 £754,386	£741,151 £996,585	£983,350 £1,236,379	£1,223,553 £1,471,096	£1,458,270 £1,705,813	£1,692,987 £1,940,530	£1,927,704 £2,175,247	£2,397,138 £2,644,681	£39,472 £506.740	£309,035 £765,682	£569,940 £1,007,881	£824,351 £1,247,326	£1,066,550 £1,482,043	£1,304,182 £1,716,760	£1,538,899 £1,951,477	£1,773,616 £2,186,194	£2,243,050 £2,655,628
£25	£494,372 £445.870	£706.775	£951,375	£1,230,379 £1,192,566	£1,471,096 £1,427,283	£1,703,813 £1.662.000	£1,940,530 £1.896.717	£2,173,247 £2,131,434	£2,644,881 £2.600.868	£458.039	£718,943	£962.671	£1,247,526 £1,203,513	£1,482,043 £1.438.230	£1,716,760 £1,672,947	£1,931,477 £1,907,664	£2,180,194 £2,142,381	£2,633,628 £2,611,815
£50	£397,169	£658.074	£906.166	£1,192,366 £1,148,365	£1,427,283 £1.383.470	£1,662,000 £1.618.187	£1,850,717 £1.852.904	£2,131,434 £2,087,621	£2,557,055	£409.338	£670.242	£902,071 £917,462	£1,203,513 £1,159,661	£1,438,230 £1,394,417	£1,672,947 £1,629,134	£1,863,851	£2,142,561 £2,098,568	£2,568,002
£75	£348,468	£609.372	£860,956	£1,148,365 £1,103,155	,,	£1,618,187 £1,574,374	£1,852,904 £1,809,091	£2,087,621 £2,043,808	£2,557,055 £2,513,242	£360.637	,	£917,462 £872,252	, ,	£1,394,417 £1,350,604	£1,629,134 £1,585,321	£1,863,851 £1,820,038	£2,098,568 £2,054,755	£2,568,002 £2,524,189
£100	£348,468 £299,767	£560.671	£815,747	, ,	£1,339,657 £1,295,844	£1,574,374 £1,530,561	£1,809,091 £1,765,278	£2,043,808 £1,999,995	£2,513,242 £2,469,429	£360,637 £311,935	£621,541 £572,840	£827,043	£1,114,451 £1,069,242	£1,350,604 £1,306,791	£1,585,321 £1,541,508	£1,820,038 £1,776,225	£2,054,755 £2,010,942	£2,524,189 £2,480,376
£100 £125	£259,767	£511.970	£815,747 £770.537	£1,057,946 £1,012,736	£1,295,844 £1,252,031	£1,530,561 £1.486.748	£1,765,278 £1.721.465	£1,999,995 £1.956.182	£2,469,429 £2.425.616	£311,935 £263.234	£572,840 £524,139	£781.833	£1,069,242 £1.024.032	£1,306,791 £1.262.978	£1,541,508 £1,497,695	£1,776,225 £1.732.412	£2,010,942 £1.967.129	£2,480,376 £2,436,564
£150	£202,109	£463,269	£770,337 £724,173	£967,527	£1,232,031 £1,208,218	£1,480,748 £1,442,935	£1,721,465 £1,677,652	£1,936,162 £1,912,369	£2,423,616 £2,381,803	£214,533	£475,437	£736,342	£1,024,032 £978,823	£1,202,978 £1,219,165	£1,457,695 £1,453,882	£1,732,412 £1,688,599	£1,987,129 £1,923,316	£2,430,304 £2,392,751
£175	£151,312	£414.568	£675,472	£922,317	£1,208,218 £1,164,405	£1,442,933 £1,399,122	£1,677,632 £1,633,839	£1,868,556	£2,381,803 £2,337,991	£164.004	£475,437	£687,641	£933,613	£1,219,165 £1,175,352	£1,433,882 £1,410,069	£1,644,786	£1,879,503	£2,348,938
£200	£131,312 £100,377	£365.867	£626.771	£877,107	£1,119,307	£1,399,122 £1.355.309	£1,590,026	£1,824,743	£2,337,991 £2,294,178	£113.208	£378.035	£638.940	£888.403	£1,173,532 £1,130,603	£1,410,069 £1,366,256	£1,644,786 £1,600,973	£1,875,505 £1,835,691	£2,348,938 £2,305,125
£225	£48,185	£317.166	£578,070	£831,898	£1,074,097	£1,333,309 £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	£2,363,123 £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
1500	-1120,341	1103,400	1431,307	,-	sidual Land Value (£/		11,414,773	11,043,432	12,110,320	-1112,300	1102,131	1444,133	,	sidual Land Value (£/		11,723,722	11,000,433	12,123,073
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



50% AH 25 Houses				F	South of Plan Area esidual Land Value (	£)				North of Plan Area Residual Land Value (£)								
CIL Rates £/m <sup>2</sup>	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
	£3,250/m²	£3,500/m²	£3,750/m²	£4,000/m²	£4,250/m²	£4,500/m²	£4,750/m²	£5,000/m²	£5,500/m²	£3,250/m²	£3,500/m²	£3,750/m²	£4,000/m²	£4,250/m²	£4,500/m²	£4,750/m²	£5,000/m²	£5,500/m²
Existing Indexed Rate £0	-£168,416 £147.493	£82,078 £359.313	£297,199 £568.624	£506,510 £775.235	£715,822 £969.541	£911,880 £1,163,756	£1,106,185 £1.352.058	£1,296,179 £1.540.361	£1,672,784 £1.916.967	-£382,594 £160.184	-£116,996 £371.481	£124,973 £580.793	£337,722 £786,531	£547,033 £980.837	£755,192 £1.174.703	£949,498 £1,363,005	£1,143,803 £1,551,308	£1,520,937 £1,927,914
£25	£147,493 £97,161	£311.273	£520.584	£773,233 £729,896	£924.945	£1,163,756 £1.119.250	£1,332,038 £1.308.840	£1,497,143	£1,916,967 £1.873.748	£110.078	£371,481	£532,753	£741,936	£936,241	£1,174,703 £1,130,546	£1,319,787	£1,551,508 £1.508.090	£1,927,914 £1,884,695
£50	£45,677	£311,273	£472.544	£681,856	£880.349	£1,119,250 £1,074,654	£1,308,840 £1,265,622	£1,497,145 £1,453,925	,, -	£58.718	£325,441 £275.401	£484,713	£694,024	£891,645	£1,130,346 £1,085,950	£1,319,787 £1,276,569	£1,464,872	£1,884,693
£75	-£6.876	£263,233 £215.193	£472,544 £424.504	£633,816	£835,753	£1,074,654 £1.030.059	£1,265,622 £1.222.404	£1,453,925 £1,410,707	£1,830,530 £1.787.312	£7.234	£275,401 £227,361	£484,713 £436,673	£645,984	£891,645 £847.049	£1,085,950 £1,041,355	£1,276,569 £1,233,351	£1,464,872 £1,421,654	£1,841,477 £1,798,259
£100	-£67,834	£215,193 £165.382	£424,504 £376.464	£585,776	£791,157	£985.463	£1,222,404 £1,179,186	£1,410,707 £1,367,489	£1,787,312 £1.744.094	£7,234 -£52.394	£178.074	£388,633	£597,945	£847,049 £802.454	£1,041,355 £996.759	£1,233,351 £1,190,133	£1,421,654 £1,378,436	£1,798,259 £1,755,041
£100			, -	-	£791,157 £746,562	,	£1,179,186 £1,135,172		, ,	,	£178,074 £127,968		,	,	,	£1,190,133 £1,146,468		£1,755,041 £1,711,823
£125 £150	-£128,793 -£189,752	£115,276 £64.058	£328,425 £280.385	£537,736 £489.696	£699,008	£940,867 £896.271	£1,135,172 £1,090,576	£1,324,270 £1,281,052	£1,700,876 £1,657,658	-£113,352 -£174.311	£127,968 £77.099	£340,593 £292,553	£549,905 £501,865	£757,858 £711,176	£952,163 £907.567	£1,146,468 £1,101,872	£1,335,218 £1,291,999	£1,711,823 £1,668,605
£150 £175	-£189,752 -£250,710	£12.574	£280,385	£441.656	£650,968	£851,675	£1,090,576 £1.045.981	£1,281,052 £1,237,834	£1,657,658 £1.614.440	-£174,311 -£235.270	£77,099 £25.615	£292,553 £244,513	£453,825	£663.136	£862.971	£1,101,872 £1,057,277	£1,291,999 £1,248,781	£1,668,605 £1,625,387
£200	-£311,669	-£46,070	£183,272	£393,616	£602,928	£807,080	£1,043,981 £1,001,385	£1,257,834 £1,194,616	£1,571,222	-£296,228	-£30,630	£195,964	£405,785	£615,096	£818,376	£1,037,277 £1,012,681	£1,248,781 £1,205,563	£1,582,169
£225	-£311,669 -£372.627	-£40,070 -£107.029	£133.165	£345.576	£554.888	£762.484	£956.789	£1,154,616 £1,151,094	£1,571,222 £1.528.003	-£250,228 -£357.187	-£30,630 -£91.588	£195,964 £145,857	£357,745	£567.056	£773.780	£968.085	£1,203,363 £1.162.345	£1,538,951
£250	-£433,586	-£107,029 -£167,988	£82,440	£297,536	£506,848	£716,160	£912,193	£1,151,094 £1,106,499	£1,484,785	-£337,187 -£418.145	-£91,566 -£152,547	£95,481	£309,705	£519,016	£773,780	£923,489	£1,102,345 £1,117,795	£1,495,732
£250 £275	-£433,586 -£494.545	-£167,988 -£228.946	£30.956	£249.496	£458.808	£668.120	£867.597	£1,106,499 £1,061,903	£1,484,785 £1.441.567	-£418,145 -£479.104	-£152,547 -£213.505	£43.997	£309,705 £261.665	£470.976	£728,328 £680.288	£923,489	£1,117,795 £1.073.199	£1,495,732 £1,452,514
£275 £300	-£494,545 -£555.503	-£228,946 -£289.905	-£24.306	£249,496 £201.161	£410.768	£620.080	£823.002	£1,061,903 £1,017,307	£1,441,567 £1.398.349	-£479,104 -£540.062	-£213,505 -£274.464	£43,997 -£8,865	£261,665	£470,976	£632,248	£878,894 £834.298	£1,073,199 £1,028,603	£1,452,514 £1,409,296
1300	-1333,303	-1209,903	-124,300	. , .	sidual Land Value (£	,	1023,002	11,017,307	11,590,549	-1340,062	-12/4,404	-10,003	-,	sidual Land Value (£	,	1034,290	11,028,003	11,409,290
Existing Indexed Rate	-£216.265	£105.397	£381.635	£650.414	£919.193	£1,170,953	£1.420.462	£1.664.435	£2.148.037	-£491.293	-£150.235	£160.479	£433.672	£702,450	£969.749	£1.219.259	£1.468.768	£1,953,049
£0	£189,396	£461,397	£730,176	£995,487	£1,244,996	£1,494,389	£1,736,190	£1,977,992	£2,461,594	£205.694	£477.022	£745,801	£1,009,992	£1,259,501	£1,508,447	£1,750,248	£1,992,049	£2,475,652
£25	£124,765	£399,708	£668,487	£937,266	£1,187,730	£1,437,239	£1,680,694	£1,922,495	£2,406,097	£141,352	£415,334	£684,113	£952,726	£1,202,235	£1,451,745	£1,694,751	£1,936,552	£2,420,155
£50	£58,654	£338,020	£606,799	£875,577	£1,130,464	£1,379,973	£1,625,197	£1,866,998	£2,350,601	£75,400	£353,645	£622,424	£891,203	£1,144,970	£1,394,479	£1,639,254	£1,881,055	£2,364,658
£75	-£8.829	£276.331	£545.110	£813,889	£1,073,198	£1,322,708	£1,569,700	£1,811,501	£2.295.104	£9.289	£291,957	£560,736	£829,515	£1,087,704	£1,337,213	£1,583,757	£1,825,559	£2,309,161
£100	-£87,107	£212,369	£483,421	£752,200	£1,015,933	£1,265,442	£1,514,203	£1,756,005	£2.239.607	-£67.279	£228,666	£499,047	£767,826	£1,030,438	£1,279,947	£1,528,261	£1,770,062	£2,253,664
£125	-£165,384	£148,027	£421,733	£690,512	£958,667	£1,208,176	£1,457,685	£1,700,508	£2,184,110	-£145,557	£164,324	£437,359	£706,137	£973,172	£1,222,681	£1,472,190	£1,714,565	£2,198,168
£150	-£243,662	£82,258	£360,044	£628,823	£897,602	£1,150,910	£1,400,419	£1,645,011	£2,128,614	-£223,834	£99,004	£375,670	£644,449	£913,228	£1,165,415	£1,414,925	£1,659,068	£2,142,671
£175	-£321,939	£16,147	£298,356	£567,135	£835,914	£1,093,644	£1,343,153	£1,589,514	£2,073,117	-£302,112	£32,893	£313,982	£582,760	£851,539	£1,108,150	£1,357,659	£1,603,572	£2,087,174
£200	-£400,217	-£59,159	£235,341	£505,446	£774,225	£1,036,378	£1,285,887	£1,534,017	£2,017,620	-£380,389	-£39,332	£251,639	£521,072	£789,851	£1,050,884	£1,300,393	£1,548,075	£2,031,677
£225	-£478,494	-£137,437	£170,999	£443,758	£712,537	£979,112	£1,228,622	£1,478,131	£1,962,123	-£458,667	-£117,609	£187,297	£459,383	£728,162	£993,618	£1,243,127	£1,492,578	£1,976,180
£250	-£556,772	-£215,714	£105,862	£382,069	£650,848	£919,627	£1,171,356	£1,420,865	£1,906,626	-£536,944	-£195,887	£122,608	£397,695	£666,474	£935,253	£1,185,861	£1,435,370	£1,920,684
£275	-£635,049	-£293,992	£39,751	£320,381	£589,160	£857,938	£1,114,090	£1,363,599	£1,851,130	-£615,222	-£274,164	£56,496	£336,006	£604,785	£873,564	£1,128,595	£1,378,104	£1,865,187
£300	-£713,327	-£372,269	-£31,212	£258,313	£527,471	£796,250	£1,056,824	£1,306,333	£1,795,633	-£693,499	-£352,442	-£11,384	£274,318	£543,097	£811,876	£1,071,329	£1,320,839	£1,809,690

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;
£3,000,000	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.
	(An) and planning risk, 20% upint to adjusted estimate.



Table 1h: Residual Land Value Results by Value Level & CIL Rates (including current Indexed Rates)
- 25 Unit Scheme - Houses - Pagham Harbour SPA Mitigation Senstivity 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	includes OS allowance
Site Density (dph)	40	
Indexed CIL Rate	£141.25	South of Plan Area
indexed CIL Rate	£235.42	North of Plan Area

30% AH					South of Plan Area (only)				
25 Houses					Residual Land Value (£)				
SU D	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
CIL Rates £/m <sup>2</sup>	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m²	£4,000/m²	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m²	£5,500/m <sup>2</sup>
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



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40% AH					South of Plan Area (only)				
25 Houses					Residual Land Value (£)				
25 Houses									
CIL Rates £/m <sup>2</sup>	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
Existing to do used Bate	£3,250/m²	£3,500/m²	£3,750/m²	£4,000/m²	£4,250/m²	£4,500/m²	£4,750/m²	£5,000/m²	£5,500/m²
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
2000	1100,750	2202,334	2000,720	20, 1,, 00		11,001,000	11,000,101	22,201,000	



#### **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.



# 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	includes OS allowance
Site Density (dph)	125	
Indexed CIL Rate	£141.25	South of Plan Area
Indexed CIL Rate	£235.42	North of Plan Area

0% AH 30 Flats	Stage 1 Preliminary Appraisal Model - Provisional Only South of Plan Area (only) Residual Land Value (£)											
CIL Rates £/m <sup>2</sup>	VL7	VL8	VL9									
CIL Rates £/m	£5,000/m²	£5,500/m²	£6,000/m²									
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 £10,721,349 £10,571,931									
£250	£6,696,086	£8,708,718										
£275	£6,546,668	£8,559,299										
£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 <sup>2</sup>	VL7	VL8	VL9								
CIL Rates £/m	£5,000/m²	£5,500/m²	£6,000/m²								
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 <sup>2</sup>	VL7	VL8	VL9								
	£5,000/m²	£5,500/m²	£6,000/m²								
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 - Provisiona South of Plan Area (only) Residual Land Value (£)	l Only				
CIL Rates £/m <sup>2</sup>	VL7	VL8	VL9				
CIL Rates ±/m	£5,000/m²	£5,500/m <sup>2</sup>	£6,000/m <sup>2</sup>				
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				

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.
f3 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.



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
ilidexed GIL Rate	£235.42	North of Plan Area

0% AH					South of Plan Area									North of Plan Area				
50 Mixed				R	esidual Land Value (	£)							R	esidual Land Value (	£)			
CII Patra Cita 2	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
CIL Rates £/m <sup>2</sup>	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m <sup>2</sup>	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m <sup>2</sup>
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	£5,640,850	£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	£6,006,463
				Res	idual 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 (£)									
CIL Rates £/m <sup>2</sup>	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9			
<u> </u>	£3,250/m²	£3,500/m²	£3,750/m²	£4,000/m²	£4,250/m²	£4,500/m²	£4,750/m²	£5,000/m²	£5,500/m²	£3,250/m²	£3,500/m²	£3,750/m²	£4,000/m²	£4,250/m²	£4,500/m²	£4,750/m²	£5,000/m²	£5,500/m <sup>2</sup>			
Existing Indexed Rate  £0	£708,181 £1,186,938	£1,252,263 £1,714,804	£1,780,129 £2,242,670	£2,307,995 £2,770,536	£2,835,861 £3,298,402	£3,363,727 £3,826,268	£3,891,594 £4,354,135	£4,419,460 £4,882,001	£5,475,192	£387,635 £1,206,937	£957,610 £1,734,803	£1,491,757 £2,262,670	£2,019,623 £2,790,536	£2,547,489 £3,318,402	£3,075,355 £3,846,268	£3,603,222 £4,374,134	£4,131,088 £4,902,000	£5,186,820			
	£1,186,938 £1,103,291	£1,714,804 £1,632,938					£4,354,135 £4,272,269		£5,937,733					£3,318,402 £3,236,536	£3,846,268 £3,764,402	£4,374,134 £4,292,269	£4,902,000 £4,820,135	£5,957,73			
£25			£2,160,804	£2,688,670	£3,216,537	£3,744,403		£4,800,135	£5,855,867	£1,123,929	£1,652,938	£2,180,804	£2,708,670			, ,					
£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	£5,794,00			
£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	£5,712,13			
£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	£5,630,27			
£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	£5,548,40			
£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	£5,466,53			
£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	£5,384,67			
£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	£5,302,8			
£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	£5,220,9			
£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	£5,139,0			
£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	£5,057,2			
£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	£4,975,3			
					idual Land Value (£,					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	£4,488,9			
£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	£5,156,1			
£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	£5,085,3			
£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	£5,014,4			
£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	£4,943,62			
£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	£4,872,7			
£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	£1,147,146	£1,603,993	£2,060,840	£2,517,688	£2,974,535	£3,431,382	£3,888,229	£4,801,9			
£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	£1,076,294	£1,533,142	£1,989,989	£2,446,836	£2,903,683	£3,360,530	£3,817,378	£4,731,0			
£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	£4,660,2			
£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	£4,589,3			
£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	£4,518,5			
£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	£4,447,6			
£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	£4,376,8			
£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	£4,305,96			

30% AH 50 Mixed				R	South of Plan Area esidual Land Value (	£)			North of Plan Area Residual Land Value (£)									
CIL Rates £/m <sup>2</sup>	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
•	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m²	£4,250/m²	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m²	£5,500/m <sup>2</sup>	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m²	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m <sup>2</sup>
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	£3,185,838	£4,099,869
£275	-£298,556	£284,020	£788,314	£1,256,840	£1,713,856	£2,170,871	£2,627,887	£3,084,902	£3,998,933	-£270,347	£306,251	£808,951	£1,276,840	£1,733,855	£2,190,871	£2,647,886	£3,104,902	£4,018,933
£300	-£412,716	£193,440	£702,058	£1,175,904	£1,632,919	£2,089,935	£2,546,950	£3,003,966	£3,917,997	-£384,506	£216,285	£724,289	£1,195,904	£1,652,919	£2,109,935	£2,566,950	£3,023,966	£3,937,997
				Res	sidual Land Value (£/	Ha)				Residual Land Value (£/Ha)								
Existing Indexed Rate	£222,713	£660,815	£1,066,969	£1,462,497	£1,858,026	£2,253,555	£2,649,084	£3,044,612	£3,835,670	-£77,553	£388,320	£814,549	£1,215,953	£1,611,482	£2,007,010	£2,402,539	£2,798,068	£3,589,125
£0	£661,060	£1,067,206	£1,462,735	£1,858,263	£2,253,792	£2,649,321	£3,044,850	£3,440,378	£4,231,436	£678,921	£1,084,515	£1,480,044	£1,875,572	£2,271,101	£2,666,630	£3,062,159	£3,457,687	£4,248,745
£25	£584,773	£996,917	£1,392,688	£1,788,216	£2,183,745	£2,579,274	£2,974,803	£3,370,331	£4,161,389	£604,013	£1,014,468	£1,409,997	£1,805,525	£2,201,054	£2,596,583	£2,992,112	£3,387,640	£4,178,698
£50	£506,910	£924,637	£1,322,641	£1,718,169	£2,113,698	£2,509,227	£2,904,755	£3,300,284	£4,091,342	£526,150	£942,498	£1,339,949	£1,735,478	£2,131,007	£2,526,536	£2,922,064	£3,317,593	£4,108,651
£75	£429,048	£852,357	£1,252,593	£1,648,122	£2,043,651	£2,439,180	£2,834,708	£3,230,237	£4,021,295	£448,288	£870,218	£1,269,902	£1,665,431	£2,060,960	£2,456,489	£2,852,017	£3,247,546	£4,038,604
£100	£351,186	£780,077	£1,182,546	£1,578,075	£1,973,604	£2,369,133	£2,764,661	£3,160,190	£3,951,248	£370,426	£797,938	£1,199,855	£1,595,384	£1,990,913	£2,386,441	£2,781,970	£3,177,499	£3,968,556
£125	£273,324	£707,797	£1,112,499	£1,508,028	£1,903,557	£2,299,085	£2,694,614	£3,090,143	£3,881,200	£292,564	£725,658	£1,129,808	£1,525,337	£1,920,866	£2,316,394	£2,711,923	£3,107,452	£3,898,509
£150	£195,461	£635,119	£1,042,452	£1,437,981	£1,833,510	£2,229,038	£2,624,567	£3,020,096	£3,811,153	£214,702	£653,378	£1,059,761	£1,455,290	£1,850,818	£2,246,347	£2,641,876	£3,037,405	£3,828,462
£175	£114,902	£557,257	£971,374	£1,367,934	£1,763,462	£2,158,991	£2,554,520	£2,950,049	£3,741,106	£134,970	£576,497	£989,235	£1,385,243	£1,780,771	£2,176,300	£2,571,829	£2,967,358	£3,758,415
£200	£32,105	£479,395	£899,094	£1,297,887	£1,693,415	£2,088,944	£2,484,473	£2,880,002	£3,671,059	£52,725	£498,635	£916,955	£1,315,196	£1,710,724	£2,106,253	£2,501,782	£2,897,311	£3,688,368
£225	-£60,787	£401,532	£826,814	£1,227,840	£1,623,368	£2,018,897	£2,414,426	£2,809,955	£3,601,012	-£36,373	£420,773	£844,675	£1,245,148	£1,640,677	£2,036,206	£2,431,735	£2,827,263	£3.618.321
£250	-£159,588	£323,670	£754,534	£1,157,792	£1,553,321	£1,948,850	£2,344,379	£2,739,907	£3,530,965	-£135,174	£342,910	£772,395	£1,175,101	£1,570,630	£1,966,159	£2,361,688	£2,757,216	£3,548,274
£275	-£258.388	£245.808	£682,254	£1,087,745	£1,483,274	£1.878.803	£2,274,332	£2.669.860	£3.460.918	-£233.974	£265,048	£700,115	£1,105,054	£1.500.583	£1.896.112	£2.291.640	£2.687.169	£3,478,227
£300	-£357.189	£167.415	£607.603	£1.017.698	£1.413.227	£1.808.756	£2,204,284	£2.599.813	£3.390.871	-£332.775	£187.186	£626.844	£1.035.007	£1.430.536	£1.826.065	£2.221.593	£2,617,122	£3,408,180
1300	-1337,103	1107,713	1007,003	11,017,036	11,713,227	11,000,730	12,204,204	12,333,013	13,330,071	-1332,773	1107,100	1020,077	11,033,007	11,430,330	11,020,003	12,221,333	12,017,122	13,400,100



40% AH 50 Mixed				R	South of Plan Area esidual Land Value (	£)							R	North of Plan Area esidual Land Value (	£)			
CIL Rates £/m²	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
,	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m²	£4,000/m²	£4,250/m²	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m²	£5,500/m²	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m²	£4,000/m²	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m²	£5,500/m <sup>2</sup>
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	£2,895,189	£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
				Res	idual Land Value (£,	Ha)							Res	idual 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				R	South of Plan Area esidual Land Value (	£)								North of Plan Area esidual Land Value (	£)								
CIL Rates £/m <sup>2</sup>	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9					
CIL Rates £/m	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m <sup>2</sup>	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m <sup>2</sup>					
Existing Indexed Rate	-£379,036	£128,737	£551,447	£954,342	£1,338,053	£1,715,383	£2,092,712	£2,470,041	£3,224,700	-£780,152	-£247,933	£235,338	£654,766	£1,050,253	£1,431,002	£1,808,331	£2,185,661	£2,940,319					
£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					
				Res	idual Land Value (£/	'Ha)							Res	sidual Land Value (£,	/Ha)		f1.891.602 f2.544.730						
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					

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.



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
indexed CIL Rate	£235.42	North of Plan Area

30% AH 50 Mixed					South of Plan Area (only) Residual Land Value (£)				
CIL Rates £/m <sup>2</sup>	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
CIL Rates ±/m	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m²	£5,000/m <sup>2</sup>	£5,500/m <sup>2</sup>
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					South of Plan Area (only)				
50 Mixed					Residual Land Value (£)				
50 Mixeu								1	1
CIL Rates £/m <sup>2</sup>	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
	£3,250/m²	£3,500/m²	£3,750/m²	£4,000/m²	£4,250/m²	£4,500/m²	£4,750/m²	£5,000/m²	£5,500/m²
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
		-5,5.5	0.,0 .0	_0.0,7.00			,-,-,		

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.



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
Indexed CIL Rate	£235.42	North of Plan Area

0% AH					outh of Plan Area (on	••			
50 Flats				K	esidual Land Value (	±)			
CII Patra Chu²	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
CIL Rates £/m <sup>2</sup>	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m²	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m²	£5,000/m <sup>2</sup>	£5,500/m²
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
				Res	idual 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					uth of Plan Area (on esidual Land Value (	• •			
	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
CIL Rates £/m <sup>2</sup>	£3,250/m <sup>2</sup>	£3,500/m²	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m²	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m²	£5,500/m²
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
				Res	idual 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 (£)							
CIL Rates £/m²	VL1 £3,250/m²	VL2 £3,500/m <sup>2</sup>	VL3 £3,750/m²	VL4 £4,000/m²	VL5 £4,250/m²	VL6 £4,500/m²	VL7 £4,750/m²	VL8 £5,000/m <sup>2</sup>	VL9 £5,500/m²
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
				Res	idual 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 (£)							
50 Flats	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
CIL Rates £/m <sup>2</sup>	£3,250/m²	£3,500/m <sup>2</sup>	£3,750/m²	£4,000/m²	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m²	£5,500/m <sup>2</sup>
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
				Res	sidual 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	£3,925,81
£125	-£2,015,602	-£1,223,728	-£431,853	£301,065	£928,326	£1,537,582	£2,116,708	£2,678,128	£3,800,960
£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 (£)								
301146	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
CIL Rates £/m <sup>2</sup>	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m²	£4,250/m²	£4,500/m²	£4,750/m²	£5,000/m²	£5,500/m <sup>2</sup>
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
				Res	idual 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

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:** 

DEV NOCCS.	
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;
13,000,000	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
13,300,000	obligations (AH) and planning risk; 20% uplift to adjusted estimate.



# 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	includes OS allowance
Site Density (dph)	125	
Indexed CIL Rate	£141.25	South of Plan Area
IIIUEAEU OIL Nate	£235.42	North of Plan Area

0% AH 60 Flats	Stage 1 Preliminary Appraisal Model - Provisional Only South of Plan Area (only) Residual Land Value (£)			
CIL Rates £/m <sup>2</sup>	VL7	VL8	VL9	
CIL Rates L/III	£5,000/m²	£5,500/m²	£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 (£)			
2012 1 2	VL7	VL8	VL9	
CIL Rates £/m²	£5,000/m²	£5,500/m <sup>2</sup>	£6,000/m²	
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 <sup>2</sup>	VL7	VL8	VL9	
CIL Rates E/III	£5,000/m²	£5,500/m²	£6,000/m²	
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 <sup>2</sup>	VL7	VL8	VL9	
	£5,000/m²	£5,500/m²	£6,000/m²	
Existing Indexed Rate £0	£2,992,682	£3,865,266	£4,737,850	
£0 £25	£3,300,180	£4,172,764	£5,045,347	
	£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	

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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.



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
indexed CIL Rate	£235.42	North of Plan Area

0% AH	South of Plan Area								
100 Mixed				R	esidual Land Value (	£)			
CIL Rates £/m <sup>2</sup>	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
CIL Rates E/III	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m <sup>2</sup>
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
				1	idual Land Value (£,				
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	South of Plan Area Residual Land Value (£)								
100 Mixed							=		
CIL Rates £/m <sup>2</sup>	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
	£3,250/m²	£3,500/m²	£3,750/m²	£4,000/m²	£4,250/m²	£4,500/m²	£4,750/m²	£5,000/m²	£5,500/m²
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
				Res	idual 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	South of Plan Area Residual Land Value (£)								
CII Datas Char <sup>2</sup>	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
CIL Rates £/m <sup>2</sup>	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m <sup>2</sup>
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
				Res	idual 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		South of Plan Area									
100 Mixed		Residual Land Value (£)									
CIL Rates £/m <sup>2</sup>	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9		
	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m²		
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	£8,839,18		
£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	£9,600,94		
£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	£9,466,11		
£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	£9,331,29		
£75	£912,798	£1,832,940	£2,753,082	£3,673,224	£4,593,366	£5,514,704	£6,434,846	£7,354,987	£9,196,46		
£100	£777,974	£1,698,116	£2,618,257	£3,538,399	£4,458,541	£5,379,879	£6,300,021	£7,220,163	£9,061,64		
£125	£643,149	£1,563,291	£2,483,433	£3,403,575	£4,323,716	£5,245,055	£6,165,197	£7,085,351	£8,926,81		
£150	£508,324	£1,428,466	£2,348,608	£3,268,750	£4,188,892	£5,110,230	£6,030,372	£6,950,514	£8,791,99		
£175	£373,500	£1,293,642	£2,213,783	£3,133,925	£4,054,067	£4,975,405	£5,895,547	£6,815,689	£8,657,16		
£200	£238,675	£1,158,817	£2,078,959	£2,999,101	£3,919,242	£4,840,581	£5,760,723	£6,680,864	£8,522,34		
£225	£103,850	£1,023,992	£1,944,134	£2,864,276	£3,784,418	£4,705,756	£5,625,898	£6,546,040	£8,387,50		
£250	-£32,709	£889,168	£1,809,309	£2,729,451	£3,649,593	£4,570,931	£5,491,073	£6,411,215	£8,252,69		
£275	-£175,084	£754,343	£1,674,485	£2,594,627	£3,514,768	£4,436,107	£5,356,249	£6,276,390	£8,117,87		
£300	-£317,459	£619,518	£1,539,660	£2,459,802	£3,379,944	£4,301,282	£5,221,421	£6,141,566	£7,983,04		
				Res	idual 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	£4,016,15		
£0	£598,513	£1,016,586	£1,434,660	£1,852,733	£2,270,807	£2,689,424	£3,107,497	£3,525,571	£4,362,26		
£25	£537,254	£955,328	£1,373,401	£1,791,475	£2,209,544	£2,628,165	£3,046,239	£3,464,312	£4,301,00		
£50	£475,996	£894,069	£1,312,143	£1,730,216	£2,148,290	£2,566,907	£2,984,980	£3,403,054	£4,239,74		
£75	£414,737	£832,810	£1,250,884	£1,668,958	£2,087,031	£2,505,648	£2,923,722	£3,341,795	£4,178,48		
£100	£353,478	£771,552	£1,189,625	£1,607,699	£2,025,772	£2,444,390	£2,862,463	£3,280,537	£4,117,22		
£125	£292,220	£710,293	£1,128,367	£1,546,440	£1,964,514	£2,383,131	£2,801,205	£3,219,284	£4,055,96		
£150	£230,961	£649,035	£1,067,108	£1,485,182	£1,903,255	£2,321,872	£2,739,946	£3,158,019	£3,994,71		
£175	£169,703	£587,776	£1,005,850	£1,423,923	£1,841,997	£2,260,614	£2,678,687	£3,096,761	£3,933,45		
£200	£108,444	£526,517	£944,591	£1,362,664	£1,780,738	£2,199,355	£2,617,429	£3,035,502	£3,872,19		
£225	£47,185	£465,259	£883,332	£1,301,406	£1,719,479	£2,138,097	£2,556,170	£2,974,244	£3,810,92		
£250	-£14,861	£404,000	£822,074	£1,240,147	£1,658,221	£2,076,838	£2,494,911	£2,912,985	£3,749,67		
£275	-£79,551	£342,742	£760,815	£1,178,889	£1,596,962	£2,015,579	£2,433,653	£2,851,726	£3,688,41		
£300	-£144,240	£281,483	£699,556	£1,117,630	£1,535,703	£1,954,321	£2,372,393	£2,790,468	£3,627,15		



50% AH 100 Mixed	South of Plan Area Residual Land Value (£)								
21. 2	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9
CIL Rates £/m <sup>2</sup>	£3,250/m <sup>2</sup>	£3,500/m <sup>2</sup>	£3,750/m <sup>2</sup>	£4,000/m <sup>2</sup>	£4,250/m <sup>2</sup>	£4,500/m <sup>2</sup>	£4,750/m <sup>2</sup>	£5,000/m <sup>2</sup>	£5,500/m <sup>2</sup>
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
				Res	sidual 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

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.