

Chichester District Council

Local Plan & CIL Viability Assessment

Stage 1 (Initial review phase 2019-2020)

Appendix IIb:
Residential Results Sensitivity Matrix

DSP18563

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

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

30% AH 15 Houses	4% Sustainability Allowance @ 17.5% Profit (GDV) <i>(DSP Base appraisal assumptions for zero carbon)</i>								7% Sustainability Allowance @ 17.5% Profit (GDV) <i>(DSP assumptions for enhanced zero carbon on-site requirements for renewables, rather than a combination of off-setting and renewables)</i>							
	South of Plan Area Residual Land Value (£)				North of Plan Area Residual Land Value (£)				South of Plan Area Residual Land Value (£)				North of Plan Area Residual Land Value (£)			
	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL3 £3,750/m ³	VL4 £4,000/m ³	VL5 £4,250/m ³	VL6 £4,500/m ³	VL3 £3,750/m ³	VL4 £4,000/m ³	VL5 £4,250/m ³	VL6 £4,500/m ³
Existing Indexed Rate	£597,095	£777,324	£945,877	£1,114,431	£492,012	£672,608	£847,802	£1,016,355	£420,982	£601,578	£781,508	£950,062	£315,899	£496,495	£677,091	£851,986
£0	£765,838	£934,815	£1,103,369	£1,270,262	£773,184	£941,737	£1,110,291	£1,276,986	£589,726	£770,322	£939,000	£1,107,553	£597,142	£777,368	£945,922	£1,114,475
£25	£735,972	£906,941	£1,075,494	£1,243,184	£743,389	£913,863	£1,082,416	£1,249,908	£559,859	£740,456	£911,125	£1,079,678	£567,276	£747,872	£918,047	£1,086,601
£50	£706,106	£879,066	£1,047,620	£1,216,106	£713,523	£885,988	£1,054,542	£1,222,830	£529,993	£710,589	£883,250	£1,051,804	£537,410	£718,006	£890,173	£1,058,726
£75	£676,240	£851,191	£1,019,745	£1,188,298	£683,657	£858,114	£1,026,667	£1,195,221	£500,127	£680,723	£855,376	£1,023,929	£507,544	£688,140	£862,298	£1,030,852
£100	£646,374	£823,317	£991,870	£1,160,424	£653,791	£830,239	£998,793	£1,167,346	£470,261	£650,857	£827,501	£996,055	£477,678	£658,274	£834,423	£1,002,977
£125	£616,508	£795,442	£963,996	£1,132,549	£623,925	£802,365	£970,918	£1,139,472	£440,395	£620,991	£799,627	£968,180	£447,812	£628,408	£806,549	£975,102
£150	£586,642	£767,238	£936,121	£1,104,675	£594,058	£774,490	£943,043	£1,111,597	£410,529	£591,125	£771,721	£940,306	£417,946	£598,542	£778,674	£947,228
£175	£556,776	£737,372	£908,247	£1,076,800	£564,192	£744,788	£915,169	£1,083,722	£380,663	£561,259	£741,855	£912,431	£388,080	£568,676	£749,272	£919,353
£200	£526,909	£707,505	£880,372	£1,048,926	£534,326	£714,922	£887,294	£1,055,848	£350,797	£531,393	£711,989	£884,556	£358,213	£538,809	£719,406	£891,479
£225	£497,043	£677,639	£852,497	£1,021,051	£504,460	£685,056	£859,420	£1,027,973	£320,930	£501,527	£682,123	£856,682	£328,347	£508,943	£689,539	£863,604
£250	£467,177	£647,773	£824,623	£993,176	£474,594	£655,190	£831,545	£1,000,099	£291,064	£471,660	£652,256	£828,807	£298,481	£479,077	£659,673	£835,729
£275	£437,311	£617,907	£796,748	£965,302	£444,728	£625,324	£803,671	£972,224	£261,198	£441,794	£622,390	£800,933	£268,615	£449,211	£629,807	£807,855
£300	£407,445	£588,041	£768,637	£937,427	£414,862	£595,458	£775,796	£944,349	£231,332	£411,928	£592,524	£773,058	£238,749	£419,345	£599,941	£779,980
	Residual Land Value (£/Ha)				Residual Land Value (£/Ha)				Residual Land Value (£/Ha)				Residual Land Value (£/Ha)			
Existing Indexed Rate	£1,211,497	£1,577,179	£1,919,171	£2,261,164	£998,285	£1,364,712	£1,720,177	£2,062,170	£854,166	£1,220,593	£1,585,669	£1,927,661	£640,955	£1,007,381	£1,373,808	£1,728,667
£0	£1,553,875	£1,896,727	£2,238,719	£2,577,343	£1,568,779	£1,910,772	£2,252,764	£2,590,986	£1,196,545	£1,562,972	£1,905,216	£2,247,209	£1,211,593	£1,577,269	£1,919,262	£2,261,254
£25	£1,493,277	£1,840,169	£2,182,162	£2,522,402	£1,508,326	£1,854,215	£2,196,207	£2,536,046	£1,135,947	£1,502,374	£1,848,659	£2,190,652	£1,150,995	£1,517,422	£1,862,704	£2,204,697
£50	£1,432,679	£1,783,612	£2,125,605	£2,467,461	£1,447,728	£1,797,657	£2,139,650	£2,481,105	£1,075,349	£1,441,776	£1,792,102	£2,134,095	£1,090,397	£1,456,824	£1,806,147	£2,148,140
£75	£1,372,081	£1,727,055	£2,069,048	£2,411,040	£1,387,130	£1,741,100	£2,083,093	£2,425,086	£1,014,751	£1,381,178	£1,735,545	£2,077,538	£1,029,800	£1,396,226	£1,749,590	£2,091,583
£100	£1,311,483	£1,670,498	£2,012,491	£2,354,483	£1,326,532	£1,684,543	£2,026,536	£2,368,528	£954,153	£1,320,580	£1,678,988	£2,020,981	£969,202	£1,335,628	£1,693,033	£2,035,026
£125	£1,250,885	£1,613,941	£1,955,933	£2,297,926	£1,265,934	£1,627,986	£1,969,979	£2,311,971	£893,555	£1,259,982	£1,622,431	£1,964,423	£908,604	£1,275,030	£1,636,476	£1,978,469
£150	£1,190,287	£1,556,714	£1,899,376	£2,241,369	£1,205,336	£1,571,429	£1,913,422	£2,255,414	£832,957	£1,199,384	£1,565,811	£1,907,866	£848,006	£1,214,433	£1,579,919	£1,921,911
£175	£1,129,689	£1,496,116	£1,842,819	£2,184,812	£1,144,738	£1,511,165	£1,856,864	£2,198,857	£772,359	£1,138,786	£1,505,213	£1,851,309	£787,408	£1,153,835	£1,520,261	£1,865,354
£200	£1,069,092	£1,435,518	£1,786,262	£2,128,255	£1,084,140	£1,450,567	£1,800,307	£2,142,300	£711,761	£1,078,188	£1,444,615	£1,794,752	£726,810	£1,093,237	£1,459,663	£1,808,797
£225	£1,008,494	£1,374,920	£1,729,705	£2,071,698	£1,023,542	£1,389,969	£1,743,750	£2,085,743	£651,163	£1,017,590	£1,384,017	£1,738,195	£666,212	£1,032,639	£1,399,065	£1,752,240
£250	£947,896	£1,314,322	£1,673,148	£2,015,140	£962,944	£1,329,371	£1,687,193	£2,029,186	£590,565	£956,992	£1,323,419	£1,681,638	£605,614	£972,041	£1,338,468	£1,695,683
£275	£887,298	£1,253,724	£1,616,591	£1,958,583	£902,346	£1,268,773	£1,630,636	£1,972,628	£529,967	£896,394	£1,262,821	£1,625,081	£545,016	£911,443	£1,277,870	£1,639,126
£300	£826,700	£1,193,127	£1,559,553	£1,902,026	£841,748	£1,208,175	£1,574,079	£1,916,071	£469,369	£835,796	£1,202,223	£1,568,523	£484,418	£850,845	£1,217,272	£1,582,569

40% AH 15 Houses	4% Sustainability Allowance @ 17.5% Profit (GDV) <i>(DSP Base appraisal assumptions for zero carbon)</i>								7% Sustainability Allowance @ 17.5% Profit (GDV) <i>(DSP Base appraisal assumptions for zero carbon)</i>							
	South of Plan Area Residual Land Value (£)				North of Plan Area Residual Land Value (£)				South of Plan Area Residual Land Value (£)				North of Plan Area Residual Land Value (£)			
	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL3 £3,750/m ³	VL4 £4,000/m ³	VL5 £4,250/m ³	VL6 £4,500/m ³	VL3 £3,750/m ³	VL4 £4,000/m ³	VL5 £4,250/m ³	VL6 £4,500/m ³
Existing Indexed Rate	£486,965	£651,225	£812,598	£965,905	£382,442	£546,702	£710,962	£868,352	£311,729	£475,989	£640,249	£802,354	£134,853	£297,649	£457,296	£616,943
£0	£654,868	£815,998	£969,305	£1,122,612	£662,285	£822,920	£976,228	£1,129,535	£479,632	£643,892	£805,754	£959,062	£417,846	£577,492	£737,139	£888,477
£25	£625,151	£788,262	£941,570	£1,094,877	£632,567	£795,185	£948,492	£1,101,799	£449,915	£614,175	£778,019	£931,326	£388,128	£547,775	£707,422	£860,742
£50	£595,433	£759,694	£913,834	£1,067,141	£602,850	£767,110	£920,756	£1,074,063	£420,197	£584,458	£748,718	£903,590	£358,411	£518,057	£677,704	£833,006
£75	£565,716	£729,976	£886,098	£1,039,405	£573,133	£737,393	£893,020	£1,046,327	£390,480	£554,740	£719,000	£875,854	£328,693	£488,340	£647,987	£805,270
£100	£535,998	£700,259	£858,362	£1,011,669	£543,415	£707,676	£865,284	£1,018,591	£360,762	£525,023	£689,283	£848,118	£298,976	£458,623	£618,269	£777,534
£125	£506,281	£670,541	£830,626	£983,933	£513,698	£677,958	£837,549	£990,856	£331,045	£495,305	£659,566	£820,383	£269,258	£428,905	£588,552	£748,199
£150	£476,563	£640,824	£802,890	£956,198	£483,980	£648,241	£809,813	£963,120	£301,327	£465,588	£629,848	£792,647	£239,541	£399,188	£558,835	£718,481
£175	£446,846	£611,106	£775,155	£928,462	£454,263	£618,523	£782,077	£935,384	£271,610	£435,870	£600,131	£764,391	£209,548	£369,470	£529,117	£688,764
£200	£417,129	£581,389	£745,649	£900,726	£424,545	£588,806	£753,066	£907,648	£241,893	£406,153	£570,413	£734,674	£178,642	£339,753	£499,400	£659,046
£225	£387,411	£551,672	£715,932	£872,990	£394,828	£559,088	£723,349	£879,912	£211,994	£376,436	£540,696	£704,956	£147,735	£310,035	£469,682	£629,329
£250	£357,694	£521,954	£686,214	£845,254	£365,111	£529,371	£693,631	£852,177	£181,087	£346,718	£510,978	£675,239	£116,829	£280,318	£439,965	£599,612
£275	£327,976	£492,237	£656,497	£817,519	£335,393	£499,653	£663,914	£824,441	£150,181	£317,001	£481,261	£645,521	£85,312	£250,601	£410,247	£569,894
£300	£298,259	£462,519	£626,780	£789,783	£305,676	£469,936	£634,196	£796,705	£119,275	£287,283	£451,544	£615,804	£53,613	£220,883	£380,530	£540,177
	Residual Land Value (£/Ha)				Residual Land Value (£/Ha)				Residual Land Value (£/Ha)				Residual Land Value (£/Ha)			
Existing Indexed Rate	£988,044	£1,321,326	£1,648,750	£1,959,807	£775,969	£1,109,251	£1,442,533	£1,761,874	£632,493	£965,775	£1,299,057	£1,627,965	£273,616	£603,926	£927,847	£1,251,768
£0	£1,328,718	£1,655,649	£1,966,706	£2,277,764	£1,343,766	£1,669,694	£1,980,752	£2,291,809	£973,167	£1,306,448	£1,634,864	£1,945,922	£847,802	£1,171,724	£1,495,645	£1,802,708
£25	£1,268,422	£1,599,373	£1,910,431	£2,221,489	£1,283,470	£1,613,418	£1,924,476	£2,235,534	£912,870	£1,246,152	£1,578,589	£1,889,646	£787,506	£1,111,427	£1,435,348	£1,746,432
£50	£1,208,125	£1,541,407	£1,854,155	£2,165,213	£1,223,174	£1,556,456	£1,868,201	£2,179,258	£852,574	£1,185,856	£1,519,138	£1,833,371	£727,210	£1,051,131	£1,375,052	£1,690,157
£75	£1,147,829	£1,481,111	£1,797,880	£2,108,938	£1,162,878	£1,496,160	£1,811,925	£2,122,983	£792,278	£1,125,560	£1,458,842	£1,777,095	£666,914	£990,835	£1,314,756	£1,633,881
£100	£1,087,533	£1,420,815	£1,741,604	£2,052,662	£1,102,581	£1,435,863	£1,755,649	£2,066,707	£731,982	£1,065,263	£1,398,545	£1,720,820	£606,618	£930,539	£1,254,460	£1,577,605
£125	£1,027,237	£1,360,518	£1,685,329	£1,996,387	£1,042,285	£1,375,567	£1,699,374	£2,010,432	£671,685	£1,004,967	£1,338,249	£1,664,544	£546,321	£870,242	£1,194,163	£1,518,084
£150	£966,940	£1,300,222	£1,629,053	£1,940,111	£981,989	£1,315,271	£1,643,098	£1,954,156	£611,389	£944,671	£1,277,953	£1,608,269	£486,025	£809,946	£1,133,867	£1,457,788
£175	£906,644	£1,239,926	£1,572,778	£1,883,835	£921,693	£1,254,975	£1,586,823	£1,897,881	£551,093	£884,375	£1,217,657	£1,550,938	£425,170	£749,650	£1,073,571	£1,397,492
£200	£846,348	£1,179,630	£1,512,912	£1,827,560	£861,396	£1,194,678	£1,527,960	£1,841,605	£490,797	£824,078	£1,157,360	£1,490,642	£362,461	£689,354	£1,013,275	£1,337,196
£225	£786,052	£1,119,333	£1,452,615	£1,771,284	£801,100	£1,134,382	£1,467,664	£1,785,330	£430,132	£763,782	£1,097,064	£1,430,346	£299,753	£629,057	£952,978	£1,276,899
£250	£725,755	£1,059,037	£1,392,319	£1,715,009	£740,804	£1,074,086	£1,407,368	£1,729,054	£367,424	£703,486	£1,036,768	£1,370,050	£237,044	£568,761	£892,682	£1,216,603
£275	£665,459	£998,741	£1,332,023	£1,658,733	£680,508	£1,013,790	£1,347,072	£1,672,778	£304,715	£643,190	£976,472	£1,309,754	£173,097	£508,465	£832,386	£1,156,307
£300	£605,163	£938,445	£1,271,727	£1,602,458	£620,211	£953,493	£1,286,775	£1,616,503	£242,006	£582,893	£916,175	£1,249,457	£108,780	£448,169	£772,090	£1,096,011

Key:

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

BLV Notes:

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

Source: Dixon Searle Partnership (2019)

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

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

30% AH 15 Houses	4% Sustainability Allowance @ 20% Profit (GDV) <i>(DSP Base appraisal assumptions for zero carbon)</i>								7% Sustainability Allowance @ 20% Profit (GDV) <i>(DSP assumptions for enhanced zero carbon on-site requirements for renewables, rather than a combination of off-setting and renewables)</i>							
	South of Plan Area Residual Land Value (£)				North of Plan Area Residual Land Value (£)				South of Plan Area Residual Land Value (£)				North of Plan Area Residual Land Value (£)			
	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL3 £3,750/m ³	VL4 £4,000/m ³	VL5 £4,250/m ³	VL6 £4,500/m ³	VL3 £3,750/m ³	VL4 £4,000/m ³	VL5 £4,250/m ³	VL6 £4,500/m ³
Existing Indexed Rate	£397,561	£573,029	£748,497	£913,845	£292,478	£467,946	£643,414	£815,769	£344,064	£519,532	£695,000	£863,915	£238,981	£414,449	£589,917	£765,385
£0	£566,305	£741,773	£907,568	£1,071,336	£573,722	£749,190	£914,491	£1,078,258	£512,807	£688,275	£857,638	£1,021,406	£520,224	£695,692	£864,561	£1,028,328
£25	£536,439	£711,907	£879,694	£1,043,461	£543,855	£719,324	£886,616	£1,050,384	£482,941	£658,409	£829,764	£993,531	£490,358	£665,826	£836,686	£1,000,454
£50	£506,572	£682,041	£851,819	£1,015,587	£513,989	£689,457	£858,742	£1,022,509	£453,075	£628,543	£801,889	£965,657	£460,492	£635,960	£808,811	£972,579
£75	£476,706	£652,174	£823,945	£987,712	£484,123	£659,591	£830,867	£994,634	£423,209	£598,677	£774,015	£937,782	£430,626	£606,094	£780,937	£944,704
£100	£446,840	£622,308	£796,070	£959,838	£454,257	£629,725	£802,992	£966,760	£393,343	£568,811	£744,279	£909,908	£400,760	£576,228	£751,696	£916,830
£125	£416,974	£592,442	£767,910	£931,963	£424,391	£599,859	£775,118	£938,885	£363,477	£538,945	£714,413	£882,033	£370,893	£546,362	£721,830	£888,955
£150	£387,108	£562,576	£738,044	£904,088	£394,525	£569,993	£745,461	£911,011	£333,610	£509,079	£684,547	£854,158	£341,027	£516,495	£691,964	£861,081
£175	£357,242	£532,710	£708,178	£876,214	£364,659	£540,127	£715,595	£883,136	£303,744	£479,213	£654,681	£826,284	£311,161	£486,629	£662,098	£833,206
£200	£327,376	£502,844	£678,312	£848,339	£334,792	£510,261	£685,729	£855,262	£273,878	£449,346	£624,815	£798,409	£281,295	£456,763	£632,231	£805,331
£225	£297,510	£472,978	£648,446	£820,465	£304,926	£480,395	£655,863	£827,387	£244,012	£419,480	£594,948	£770,417	£251,429	£426,897	£602,365	£777,457
£250	£267,643	£443,112	£618,580	£792,590	£275,060	£450,528	£625,997	£799,512	£214,043	£389,614	£565,082	£740,551	£221,563	£397,031	£572,499	£747,967
£275	£237,777	£413,245	£588,714	£764,182	£245,194	£420,662	£596,130	£771,599	£182,982	£359,748	£535,216	£710,684	£190,696	£367,165	£542,633	£718,101
£300	£207,559	£383,379	£558,847	£734,316	£215,273	£390,796	£566,264	£741,732	£151,921	£329,882	£505,350	£680,818	£159,635	£337,299	£512,767	£688,235
	Residual Land Value (£/Ha)				Residual Land Value (£/Ha)				Residual Land Value (£/Ha)				Residual Land Value (£/Ha)			
Existing Indexed Rate	£806,646	£1,162,668	£1,518,690	£1,854,177	£593,434	£949,456	£1,305,479	£1,655,183	£698,100	£1,054,123	£1,410,145	£1,752,870	£484,888	£840,911	£1,196,933	£1,552,956
£0	£1,149,024	£1,505,046	£1,841,443	£2,173,725	£1,164,073	£1,520,095	£1,855,488	£2,187,770	£1,040,479	£1,396,501	£1,740,136	£2,072,418	£1,055,527	£1,411,550	£1,754,181	£2,086,463
£25	£1,088,426	£1,444,448	£1,784,886	£2,117,168	£1,103,475	£1,459,497	£1,798,931	£2,131,213	£979,881	£1,335,903	£1,683,579	£2,015,861	£994,929	£1,350,952	£1,697,624	£2,029,906
£50	£1,027,828	£1,383,850	£1,728,329	£2,060,611	£1,042,877	£1,398,899	£1,742,374	£2,074,656	£919,283	£1,275,305	£1,627,022	£1,959,304	£934,331	£1,290,354	£1,641,067	£1,973,349
£75	£967,230	£1,323,253	£1,671,772	£2,004,054	£982,279	£1,338,301	£1,685,817	£2,018,099	£858,685	£1,214,707	£1,570,464	£1,902,746	£873,733	£1,229,756	£1,584,510	£1,916,792
£100	£906,632	£1,262,655	£1,615,215	£1,947,497	£921,681	£1,277,703	£1,629,260	£1,961,542	£798,087	£1,154,109	£1,510,132	£1,846,189	£813,135	£1,169,158	£1,525,180	£1,860,234
£125	£846,034	£1,202,057	£1,558,079	£1,890,940	£861,083	£1,217,105	£1,572,703	£1,904,985	£737,489	£1,093,511	£1,449,534	£1,789,632	£752,537	£1,108,560	£1,464,582	£1,803,677
£150	£785,436	£1,141,459	£1,497,481	£1,834,382	£800,485	£1,156,507	£1,512,530	£1,848,428	£676,891	£1,032,913	£1,388,936	£1,733,075	£691,939	£1,047,962	£1,403,984	£1,747,120
£175	£724,838	£1,080,861	£1,436,883	£1,777,825	£739,887	£1,095,909	£1,451,932	£1,791,870	£616,293	£972,315	£1,328,338	£1,676,518	£631,342	£987,364	£1,343,386	£1,690,563
£200	£664,240	£1,020,263	£1,376,285	£1,721,268	£679,289	£1,035,311	£1,391,334	£1,735,313	£555,695	£911,717	£1,267,740	£1,619,961	£570,744	£926,766	£1,282,788	£1,634,006
£225	£603,642	£959,665	£1,315,687	£1,664,711	£618,691	£974,714	£1,330,736	£1,678,756	£495,097	£851,119	£1,207,142	£1,563,164	£510,146	£866,168	£1,222,190	£1,577,449
£250	£543,045	£899,067	£1,255,089	£1,608,154	£558,093	£914,116	£1,270,138	£1,622,199	£434,291	£790,521	£1,146,544	£1,502,566	£449,548	£805,570	£1,161,592	£1,517,615
£275	£482,447	£838,469	£1,194,491	£1,550,514	£497,495	£853,518	£1,209,540	£1,565,562	£371,269	£729,924	£1,085,946	£1,441,968	£386,919	£744,972	£1,100,995	£1,457,017
£300	£421,135	£777,871	£1,133,893	£1,489,916	£436,785	£792,920	£1,148,942	£1,504,964	£308,246	£669,326	£1,025,348	£1,381,370	£323,897	£684,374	£1,040,397	£1,396,419

40% AH 15 Houses	4% Sustainability Allowance @ 20% Profit (GDV) <i>(DSP Base appraisal assumptions for zero carbon)</i>								7% Sustainability Allowance @ 20% Profit (GDV) <i>(DSP assumptions for enhanced zero carbon on-site requirements for renewables, rather than a combination of off-setting and renewables)</i>							
	South of Plan Area Residual Land Value (£)				North of Plan Area Residual Land Value (£)				South of Plan Area Residual Land Value (£)				North of Plan Area Residual Land Value (£)			
	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL3 £3,750/m ³	VL4 £4,000/m ³	VL5 £4,250/m ³	VL6 £4,500/m ³	VL3 £3,750/m ³	VL4 £4,000/m ³	VL5 £4,250/m ³	VL6 £4,500/m ³
Existing Indexed Rate	£295,756	£455,403	£615,050	£774,529	£190,214	£350,880	£510,527	£670,174	£242,525	£402,172	£561,819	£721,466	£134,853	£297,649	£457,296	£616,943
£0	£463,660	£623,307	£782,235	£931,237	£471,077	£630,723	£789,158	£938,159	£410,429	£570,075	£729,722	£881,555	£417,846	£577,492	£737,139	£888,477
£25	£433,942	£593,589	£753,236	£903,501	£441,359	£601,006	£760,653	£910,423	£380,711	£540,358	£700,005	£853,819	£388,128	£547,775	£707,422	£860,742
£50	£404,225	£563,872	£723,518	£875,765	£411,642	£571,289	£730,935	£882,687	£350,994	£510,641	£670,287	£826,083	£358,411	£518,057	£677,704	£833,006
£75	£374,507	£534,154	£693,801	£848,029	£381,924	£541,571	£701,218	£854,951	£321,276	£480,923	£640,570	£798,348	£328,693	£488,340	£647,987	£805,270
£100	£344,790	£504,437	£664,084	£820,293	£352,207	£511,854	£671,500	£827,216	£291,559	£451,206	£610,853	£770,499	£298,976	£458,623	£618,269	£777,534
£125	£315,073	£474,719	£634,366	£792,558	£322,489	£482,136	£641,783	£799,480	£261,842	£421,488	£581,135	£740,782	£269,258	£428,905	£588,552	£748,199
£150	£285,355	£445,002	£604,649	£764,296	£292,772	£452,419	£612,066	£771,712	£232,124	£391,771	£551,418	£711,065	£239,541	£399,188	£558,835	£718,481
£175	£255,638	£415,285	£574,931	£734,578	£263,055	£422,701	£582,348	£741,995	£201,834	£362,053	£521,700	£681,347	£209,548	£369,470	£529,117	£688,764
£200	£225,920	£385,567	£545,214	£704,861	£233,337	£392,984	£552,631	£712,278	£170,928	£332,336	£491,983	£651,630	£178,642	£339,753	£499,400	£659,046
£225	£195,382	£355,850	£515,496	£675,143	£203,096	£363,266	£522,913	£682,560	£140,022	£302,619	£462,265	£621,912	£147,735	£310,035	£469,682	£629,329
£250	£164,476	£326,132	£485,779	£645,426	£172,190	£333,549	£493,196	£652,843	£109,100	£272,901	£432,548	£592,195	£116,829	£280,318	£439,965	£599,612
£275	£133,570	£296,415	£456,062	£615,708	£141,283	£303,832	£463,478	£623,125	£77,400	£243,184	£402,831	£562,477	£85,312	£250,601	£410,247	£569,894
£300	£102,482	£266,697	£426,344	£585,991	£110,377	£274,114	£433,761	£593,408	£45,701	£213,337	£373,113	£532,760	£53,613	£220,883	£380,530	£540,177
	Residual Land Value (£/Ha)				Residual Land Value (£/Ha)				Residual Land Value (£/Ha)				Residual Land Value (£/Ha)			
Existing Indexed Rate	£600,085	£924,006	£1,247,927	£1,571,509	£385,942	£711,931	£1,035,852	£1,359,773	£492,080	£816,001	£1,139,922	£1,463,843	£273,616	£603,926	£927,847	£1,251,768
£0	£940,759	£1,264,680	£1,587,144	£1,889,466	£955,808	£1,279,729	£1,601,189	£1,903,511	£832,754	£1,156,675	£1,480,596	£1,788,663	£847,802	£1,171,724	£1,495,645	£1,802,708
£25	£880,463	£1,204,384	£1,528,305	£1,833,190	£895,511	£1,219,432	£1,543,353	£1,847,235	£772,458	£1,096,379	£1,420,300	£1,732,387	£787,506	£1,111,427	£1,435,348	£1,746,432
£50	£820,166	£1,144,087	£1,468,009	£1,776,914	£835,215	£1,159,136	£1,483,057	£1,790,960	£712,161	£1,036,082	£1,360,003	£1,676,111	£727,210	£1,051,131	£1,375,052	£1,690,157
£75	£759,870	£1,083,791	£1,407,712	£1,720,639	£774,919	£1,098,840	£1,422,761	£1,734,684	£651,865	£975,786	£1,299,707	£1,619,836	£666,914	£990,835	£1,314,756	£1,633,881
£100	£699,574	£1,023,495	£1,347,416	£1,664,363	£714,623	£1,038,544	£1,362,465	£1,678,408	£591,569	£915,490	£1,239,411	£1,563,332	£606,618	£930,539	£1,254,460	£1,577,605
£125	£639,278	£963,199	£1,287,120	£1,608,088	£654,326	£978,247	£1,302,168	£1,622,133	£531,273	£855,194	£1,179,115	£1,503,036	£546,321	£870,242	£1,194,163	£1,518,084
£150	£578,981	£902,902	£1,226,824	£1,550,745	£594,030	£917,951	£1,241,872	£1,565,793	£470,976	£794,897	£1,118,819	£1,442,740	£486,025	£809,946	£1,133,867	£1,457,788
£175	£518,685	£842,606	£1,166,527	£1,490,448	£533,734	£857,655	£1,181,576	£1,505,497	£409,519	£734,601	£1,058,522	£1,382,443	£425,170	£749,650	£1,073,571	£1,397,492
£200	£458,389	£782,310	£1,106,231	£1,430,152	£473,438	£797,359	£1,121,280	£1,445,201	£346,811	£674,305	£998,226	£1,322,147	£362,461	£689,354	£1,013,275	£1,337,196
£225	£396,428	£722,014	£1,045,935	£1,369,856	£412,079	£737,062	£1,060,983	£1,384,905	£284,102	£614,009	£937,930	£1,261,851	£299,753	£629,057	£952,978	£1,276,899
£250	£333,719	£661,718	£985,639	£1,309,560	£349,370	£676,766	£1,000,687	£1,324,608	£221,361	£553,712	£877,634	£1,201,555	£237,044	£568,761	£892,682	£1,216,603
£275	£271,011	£601,421	£925,342	£1,249,263	£286,662	£616,470	£940,391	£1,264,312	£157,044	£493,416	£817,337	£1,141,258	£173,097	£508,465	£832,386	£1,156,307
£300	£207,935	£541,125	£865,046	£1,188,967	£223,953	£556,174	£880,095	£1,204,016	£92,728	£432,857	£757,041	£1,080,962	£108,780	£448,169	£772,090	£1,096,011

Key:

Lightest Green	Viability Test 1 (RLV <£250,000/ha)
Light Green	Viability Test 2 (RLV £250,000 to £500,000/ha)
Medium Green	Viability Test 3 (RLV £500,000 to £850,000/ha)
Dark Green	Viability Test 4 (RLV £850,000 to £1,250,000/ha)
Very Dark Green	Viability Test 5 (RLV £1,250,000 to £1,500,000/ha)
Black	Viability Test 6 (RLV £1,500,000 to £3,000,000/ha)
Dark Grey	Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
Lightest Grey	Viability Test 8 (RLV >£3,500,000/ha)

BLV Notes:

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

Source: Dixon Searle Partnership (2019)

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

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

30% AH 50 Mixed	4% Sustainability Allowance @ 17.5% Profit (GDV) <i>(DSP Base appraisal assumptions for zero carbon)</i>								7% Sustainability Allowance @ 17.5% Profit (GDV) <i>(DSP assumptions for enhanced zero carbon on-site requirements for renewables, rather than a combination of off-setting and renewables)</i>							
	South of Plan Area Residual Land Value (£)				North of Plan Area Residual Land Value (£)				South of Plan Area Residual Land Value (£)				North of Plan Area Residual Land Value (£)			
	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL3 £3,750/m ³	VL4 £4,000/m ³	VL5 £4,250/m ³	VL6 £4,500/m ³	VL3 £3,750/m ³	VL4 £4,000/m ³	VL5 £4,250/m ³	VL6 £4,500/m ³
Existing Indexed Rate	£3,003,966	£3,003,966	£3,003,966	£3,003,966	£3,023,966	£3,023,966	£3,023,966	£3,023,966	£673,640	£1,150,001	£1,607,354	£2,064,369	£520,308	£1,007,662	£1,469,412	£1,926,428
£0	£1,690,123	£2,147,139	£2,604,154	£3,061,170	£1,710,123	£2,167,139	£2,624,154	£3,081,170	£1,150,284	£1,607,628	£2,064,644	£2,521,659	£1,317,542	£1,774,557	£2,231,573	£2,688,588
£25	£1,609,187	£2,066,203	£2,523,218	£2,980,234	£1,629,187	£2,086,202	£2,543,218	£3,000,233	£1,066,768	£1,526,692	£1,983,708	£2,440,723	£1,236,605	£1,693,621	£2,150,636	£2,607,652
£50	£1,528,251	£1,985,266	£2,442,282	£2,899,297	£1,548,251	£2,005,266	£2,462,282	£2,919,297	£983,252	£1,445,756	£1,902,771	£2,359,787	£1,155,502	£1,612,685	£2,069,700	£2,526,716
£75	£1,447,315	£1,904,330	£2,361,346	£2,818,361	£1,467,314	£1,924,330	£2,381,345	£2,838,361	£899,735	£1,364,820	£1,821,835	£2,278,851	£1,071,985	£1,531,748	£1,988,764	£2,445,779
£100	£1,366,378	£1,823,394	£2,280,409	£2,737,425	£1,386,378	£1,843,394	£2,300,409	£2,757,425	£816,219	£1,283,883	£1,740,899	£2,197,914	£988,469	£1,450,812	£1,907,828	£2,364,843
£125	£1,285,442	£1,742,458	£2,199,473	£2,656,489	£1,305,442	£1,762,457	£2,219,473	£2,676,488	£732,118	£1,202,947	£1,659,963	£2,116,978	£904,953	£1,369,876	£1,826,891	£2,283,907
£150	£1,204,506	£1,661,521	£2,118,537	£2,575,552	£1,224,506	£1,681,521	£2,138,537	£2,595,552	£642,152	£1,120,770	£1,579,026	£2,036,042	£821,436	£1,288,940	£1,745,955	£2,202,971
£175	£1,122,379	£1,580,585	£2,037,601	£2,494,616	£1,143,016	£1,600,585	£2,057,600	£2,514,616	£552,186	£1,037,254	£1,498,090	£1,955,106	£737,739	£1,208,003	£1,665,019	£2,122,034
£200	£1,038,863	£1,499,649	£1,956,664	£2,413,680	£1,059,500	£1,519,649	£1,976,664	£2,433,680	£462,220	£953,738	£1,417,154	£1,874,169	£647,773	£1,125,988	£1,584,083	£2,041,098
£225	£955,346	£1,418,713	£1,875,728	£2,332,744	£975,984	£1,438,712	£1,895,728	£2,352,743	£372,253	£870,222	£1,336,218	£1,793,233	£557,806	£1,042,472	£1,503,146	£1,960,162
£250	£871,830	£1,337,776	£1,794,792	£2,251,807	£892,467	£1,357,776	£1,814,792	£2,271,807	£282,287	£786,705	£1,255,281	£1,712,297	£467,840	£958,955	£1,422,210	£1,879,226
£275	£788,314	£1,256,840	£1,713,856	£2,170,871	£808,951	£1,276,840	£1,733,855	£2,190,871	£191,633	£700,325	£1,174,345	£1,631,361	£377,874	£875,439	£1,341,274	£1,798,289
£300	£702,058	£1,175,904	£1,632,919	£2,089,935	£724,289	£1,195,904	£1,652,919	£2,109,935	£97,583	£610,359	£1,091,257	£1,550,424	£287,907	£791,923	£1,260,338	£1,717,353
	Residual Land Value (£/Ha)				Residual Land Value (£/Ha)				Residual Land Value (£/Ha)				Residual Land Value (£/Ha)			
Existing Indexed Rate	£2,599,813	£2,599,813	£2,599,813	£2,599,813	£2,617,122	£2,617,122	£2,617,122	£2,617,122	£583,009	£995,280	£1,391,101	£1,786,630	£450,306	£872,091	£1,271,718	£1,667,247
£0	£1,462,735	£1,858,263	£2,253,792	£2,649,321	£1,480,044	£1,875,572	£2,271,101	£2,666,630	£995,525	£1,391,338	£1,786,867	£2,182,396	£1,140,280	£1,535,809	£1,931,337	£2,326,866
£25	£1,392,688	£1,788,216	£2,183,745	£2,579,274	£1,409,997	£1,805,525	£2,201,054	£2,596,583	£923,245	£1,321,291	£1,716,820	£2,112,349	£1,070,233	£1,465,761	£1,861,290	£2,256,819
£50	£1,322,641	£1,718,169	£2,113,698	£2,509,227	£1,339,949	£1,735,478	£2,131,007	£2,526,536	£850,965	£1,251,244	£1,646,773	£2,042,302	£1,000,041	£1,395,714	£1,791,243	£2,186,772
£75	£1,252,593	£1,648,122	£2,043,651	£2,439,180	£1,269,902	£1,665,431	£2,060,960	£2,456,489	£778,685	£1,181,197	£1,576,726	£1,972,255	£927,761	£1,325,667	£1,721,196	£2,116,725
£100	£1,182,546	£1,578,075	£1,973,604	£2,369,133	£1,199,855	£1,595,384	£1,990,913	£2,386,441	£706,405	£1,111,150	£1,506,679	£1,902,207	£855,481	£1,255,620	£1,651,149	£2,046,678
£125	£1,112,499	£1,508,028	£1,903,557	£2,299,085	£1,129,808	£1,525,337	£1,920,866	£2,316,394	£633,619	£1,041,103	£1,436,632	£1,832,160	£783,201	£1,185,573	£1,581,102	£1,976,631
£150	£1,042,452	£1,437,981	£1,833,510	£2,229,038	£1,059,761	£1,455,290	£1,850,818	£2,246,347	£555,757	£969,982	£1,366,585	£1,762,113	£710,921	£1,115,526	£1,511,055	£1,906,583
£175	£971,374	£1,367,934	£1,763,462	£2,158,991	£989,235	£1,385,243	£1,780,771	£2,176,300	£477,895	£897,702	£1,296,537	£1,692,066	£638,484	£1,045,479	£1,441,008	£1,836,536
£200	£899,094	£1,297,887	£1,693,415	£2,088,944	£916,955	£1,315,196	£1,710,724	£2,106,253	£400,033	£825,422	£1,226,490	£1,622,019	£560,621	£974,498	£1,370,961	£1,766,489
£225	£826,814	£1,227,840	£1,623,368	£2,018,897	£844,675	£1,245,148	£1,640,677	£2,036,206	£322,171	£753,142	£1,156,443	£1,551,972	£482,759	£902,218	£1,300,913	£1,696,442
£250	£754,534	£1,157,792	£1,553,321	£1,948,850	£772,395	£1,175,101	£1,570,630	£1,966,159	£244,308	£680,862	£1,086,396	£1,481,925	£404,897	£829,938	£1,230,866	£1,626,395
£275	£682,254	£1,087,745	£1,483,274	£1,878,803	£700,115	£1,105,054	£1,500,583	£1,896,112	£165,850	£606,104	£1,016,349	£1,411,878	£327,035	£757,658	£1,160,819	£1,556,348
£300	£607,603	£1,017,698	£1,413,227	£1,808,756	£626,844	£1,035,007	£1,430,536	£1,826,065	£84,454	£528,242	£944,439	£1,341,831	£249,172	£685,378	£1,090,772	£1,486,301

40% AH 50 Mixed	4% Sustainability Allowance @ 17.5% Profit (GDV) <i>(DSP Base appraisal assumptions for zero carbon)</i>								7% Sustainability Allowance @ 17.5% Profit (GDV) <i>(DSP Base appraisal assumptions for zero carbon)</i>							
	South of Plan Area Residual Land Value (£)				North of Plan Area Residual Land Value (£)				South of Plan Area Residual Land Value (£)				North of Plan Area Residual Land Value (£)			
	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL3 £3,750/m ³	VL4 £4,000/m ³	VL5 £4,250/m ³	VL6 £4,500/m ³	VL3 £3,750/m ³	VL4 £4,000/m ³	VL5 £4,250/m ³	VL6 £4,500/m ³
Existing Indexed Rate	£2,741,674	£2,741,674	£2,741,674	£2,741,674	£2,761,673	£2,761,673	£2,761,673	£2,761,673	£665,238	£1,119,876	£1,556,524	£1,991,904	£139,392	£612,526	£1,058,259	£1,484,519
£0	£1,540,025	£1,975,404	£2,410,784	£2,846,164	£1,560,024	£1,995,404	£2,430,784	£2,866,164	£1,144,435	£1,580,324	£2,015,704	£2,451,084	£974,817	£1,403,654	£1,826,742	£2,249,830
£25	£1,458,754	£1,894,134	£2,329,513	£2,764,893	£1,478,753	£1,914,133	£2,349,513	£2,784,893	£1,060,573	£1,499,053	£1,934,433	£2,369,813	£890,955	£1,322,383	£1,745,471	£2,168,559
£50	£1,377,483	£1,812,863	£2,248,243	£2,683,622	£1,397,483	£1,832,862	£2,268,242	£2,703,622	£976,712	£1,417,782	£1,853,162	£2,288,542	£807,094	£1,241,112	£1,664,200	£2,087,288
£75	£1,296,212	£1,731,592	£2,166,972	£2,602,352	£1,316,212	£1,751,592	£2,186,971	£2,622,351	£892,850	£1,336,512	£1,771,891	£2,207,271	£721,916	£1,159,807	£1,582,930	£2,006,018
£100	£1,214,941	£1,650,321	£2,085,701	£2,521,081	£1,234,941	£1,670,321	£2,105,701	£2,541,080	£808,989	£1,255,241	£1,690,621	£2,126,000	£631,578	£1,075,946	£1,501,659	£1,924,747
£125	£1,132,802	£1,569,050	£2,004,430	£2,439,810	£1,153,439	£1,589,050	£2,024,430	£2,459,810	£723,958	£1,173,970	£1,609,350	£2,044,730	£541,240	£992,084	£1,420,388	£1,843,476
£150	£1,048,940	£1,487,779	£1,923,159	£2,358,539	£1,069,577	£1,507,779	£1,943,159	£2,378,539	£633,620	£1,090,524	£1,528,079	£1,963,459	£450,902	£908,222	£1,339,117	£1,762,205
£175	£965,079	£1,406,509	£1,841,888	£2,277,268	£985,716	£1,426,508	£1,861,888	£2,297,268	£543,281	£1,006,663	£1,446,808	£1,882,188	£360,564	£824,361	£1,257,846	£1,680,934
£200	£881,217	£1,325,238	£1,760,618	£2,195,997	£901,854	£1,345,237	£1,780,617	£2,215,997	£452,943	£922,801	£1,365,537	£1,800,917	£270,226	£740,499	£1,176,575	£1,599,663
£225	£797,356	£1,243,967	£1,679,347	£2,114,727	£817,993	£1,263,967	£1,699,346	£2,134,726	£362,605	£838,940	£1,284,266	£1,719,646	£178,664	£650,179	£1,093,213	£1,518,392
£250	£711,426	£1,162,696	£1,598,076	£2,033,456	£733,657	£1,182,696	£1,618,076	£2,053,455	£272,267	£755,078	£1,202,996	£1,638,375	£83,859	£559,841	£1,009,351	£1,437,122
£275	£621,088	£1,078,891	£1,516,805	£1,952,185	£643,319	£1,099,528	£1,536,805	£1,972,185	£180,793	£665,884	£1,120,475	£1,557,105	£-15,340	£469,503	£925,490	£1,355,851
£300	£530,750	£995,029	£1,435,534	£1,870,914	£552,981	£1,015,667	£1,455,534	£1,890,914	£86,047	£575,545	£1,036,614	£1,475,834	£-129,971	£379,164	£841,628	£1,274,580
	Residual Land Value (£/Ha)				Residual Land Value (£/Ha)				Residual Land Value (£/Ha)				Residual Land Value (£/Ha)			
Existing Indexed Rate	£2,372,810	£2,372,810	£2,372,810	£2,372,810	£2,390,119	£2,390,119	£2,390,119	£2,390,119	£575,737	£969,208	£1,347,109	£1,723,913	£120,638	£530,117	£915,881	£1,284,792
£0	£1,332,830	£1,709,634	£2,086,438	£2,463,242	£1,350,139	£1,726,943	£2,103,747	£2,480,551	£990,463	£1,367,708	£1,744,512	£2,121,316	£843,665	£1,214,807	£1,580,973	£1,947,139
£25	£1,262,493	£1,639,297	£2,016,101	£2,392,905	£1,279,802	£1,656,606	£2,033,410	£2,410,214	£917,884	£1,297,371	£1,674,175	£2,050,979	£771,086	£1,144,470	£1,510,636	£1,876,802
£50	£1,192,157	£1,568,961	£1,945,765	£2,322,569	£1,209,466	£1,586,270	£1,963,074	£2,339,878	£845,305	£1,227,034	£1,603,838	£1,980,642	£698,508	£1,074,133	£1,440,299	£1,806,465
£75	£1,121,820	£1,498,624	£1,875,428	£2,252,232	£1,139,129	£1,515,933	£1,892,737	£2,269,541	£772,726	£1,156,698	£1,533,502	£1,910,306	£624,790	£1,003,767	£1,369,963	£1,736,128
£100	£1,051,483	£1,428,287	£1,805,091	£2,181,895	£1,068,792	£1,445,596	£1,822,400	£2,199,204	£700,148	£1,086,361	£1,463,165	£1,839,969	£546,606	£931,188	£1,299,626	£1,665,792
£125	£980,395	£1,357,951	£1,734,755	£2,111,559	£998,255	£1,375,260	£1,752,064	£2,128,867	£626,557	£1,016,024	£1,392,828	£1,769,632	£468,422	£858,609	£1,229,289	£1,595,455
£150	£907,816	£1,287,614	£1,664,418	£2,041,222	£925,677	£1,304,923	£1,681,727	£2,058,531	£548,373	£943,805	£1,322,492	£1,699,295	£390,238	£786,030	£1,158,953	£1,525,118
£175	£835,237	£1,217,277	£1,594,081	£1,970,885	£853,098	£1,234,586	£1,611,390	£1,988,194	£470,189	£871,227	£1,252,155	£1,628,959	£312,054	£713,452	£1,088,616	£1,454,782
£200	£762,658	£1,146,941	£1,523,745	£1,900,549	£780,519	£1,164,250	£1,541,053	£1,917,857	£392,004	£798,648	£1,181,818	£1,558,622	£233,869	£640,873	£1,018,279	£1,384,445
£225	£690,080	£1,076,604	£1,453,408	£1,830,212	£707,940	£1,093,913	£1,470,717	£1,847,521	£313,820	£726,069	£1,111,482	£1,488,285	£154,627	£562,704	£946,132	£1,314,108
£250	£615,711	£1,006,267	£1,383,071	£1,759,875	£634,951	£1,023,576	£1,400,380	£1,777,184	£235,636	£653,490	£1,041,145	£1,417,949	£72,577	£484,520	£873,553	£1,243,772
£275	£537,527	£933,737	£1,312,735	£1,689,538	£556,767	£951,598	£1,330,043	£1,706,847	£156,470	£576,296	£969,727	£1,347,612	£-13,276	£406,336	£800,975	£1,173,435
£300	£459,343	£861,158	£1,242,398	£1,619,202	£478,583	£879,019	£1,259,707	£1,636,511	£74,470	£498,112	£897,148	£1,277,275	£-112,485	£328,152	£728,396	£1,103,098

Key:

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

BLV Notes:

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

Source: Dixon Searle Partnership (2019)

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

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

30% AH 50 Mixed	4% Sustainability Allowance @ 20% Profit (GDV) <i>(DSP Base appraisal assumptions for zero carbon)</i>								7% Sustainability Allowance @ 20% Profit (GDV) <i>(DSP assumptions for enhanced zero carbon on-site requirements for renewables, rather than a combination of off-setting and renewables)</i>							
	South of Plan Area Residual Land Value (£)				North of Plan Area Residual Land Value (£)				South of Plan Area Residual Land Value (£)				North of Plan Area Residual Land Value (£)			
	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL3 £3,750/m ³	VL4 £4,000/m ³	VL5 £4,250/m ³	VL6 £4,500/m ³	VL3 £3,750/m ³	VL4 £4,000/m ³	VL5 £4,250/m ³	VL6 £4,500/m ³
Existing Indexed Rate	£616,737	£1,083,351	£1,529,363	£1,972,979	£459,389	£937,284	£1,387,808	£1,831,424	£450,221	£928,773	£1,379,560	£1,823,176	£296,889	£786,434	£1,241,618	£1,685,234
£0	£1,097,461	£1,543,037	£1,986,653	£2,430,269	£1,262,737	£1,706,353	£2,149,969	£2,593,584	£942,883	£1,393,234	£1,836,850	£2,280,466	£1,115,132	£1,560,163	£2,003,779	£2,447,395
£25	£1,013,944	£1,462,101	£1,905,717	£2,349,332	£1,181,801	£1,625,416	£2,069,032	£2,512,648	£859,366	£1,312,298	£1,755,914	£2,199,530	£1,031,616	£1,479,227	£1,922,843	£2,366,458
£50	£930,428	£1,381,165	£1,824,780	£2,268,396	£1,098,950	£1,544,480	£1,988,096	£2,431,712	£775,850	£1,231,362	£1,674,978	£2,118,593	£948,100	£1,398,290	£1,841,906	£2,285,522
£75	£846,912	£1,300,228	£1,743,844	£2,187,460	£1,015,434	£1,463,544	£1,907,160	£2,350,776	£688,632	£1,150,091	£1,594,041	£2,037,657	£864,584	£1,317,354	£1,760,970	£2,204,586
£100	£763,396	£1,219,292	£1,662,908	£2,106,524	£931,917	£1,382,608	£1,826,224	£2,269,839	£598,665	£1,066,575	£1,513,105	£1,956,721	£781,067	£1,236,418	£1,680,034	£2,123,650
£125	£675,215	£1,137,636	£1,581,972	£2,025,588	£848,401	£1,301,672	£1,745,287	£2,188,903	£508,699	£983,058	£1,432,169	£1,875,785	£694,252	£1,155,308	£1,599,098	£2,042,713
£150	£585,249	£1,054,120	£1,501,035	£1,944,651	£764,885	£1,220,735	£1,664,351	£2,107,967	£418,733	£899,542	£1,351,233	£1,794,848	£604,286	£1,071,792	£1,518,161	£1,961,777
£175	£495,283	£970,604	£1,420,099	£1,863,715	£676,820	£1,139,126	£1,583,415	£2,027,031	£328,767	£816,026	£1,270,296	£1,713,912	£514,320	£988,276	£1,437,225	£1,880,841
£200	£405,317	£887,088	£1,339,163	£1,782,779	£586,853	£1,055,609	£1,502,479	£1,946,094	£238,800	£731,910	£1,189,360	£1,632,976	£424,353	£904,759	£1,356,289	£1,799,905
£225	£315,350	£803,571	£1,258,227	£1,701,843	£496,887	£972,093	£1,421,542	£1,865,158	£146,275	£641,944	£1,106,750	£1,552,040	£334,387	£821,243	£1,275,353	£1,718,968
£250	£225,384	£718,494	£1,177,290	£1,620,906	£406,921	£888,577	£1,340,606	£1,784,222	£50,978	£551,978	£1,023,234	£1,471,104	£244,421	£737,531	£1,194,416	£1,638,032
£275	£132,282	£628,528	£1,094,296	£1,539,970	£316,955	£805,061	£1,259,670	£1,703,286	£-53,800	£462,011	£939,718	£1,390,167	£152,137	£647,564	£1,111,968	£1,557,096
£300	£36,600	£538,561	£1,010,780	£1,459,034	£226,988	£720,098	£1,178,734	£1,622,350	£-167,959	£372,045	£856,202	£1,309,231	£57,001	£557,598	£1,028,451	£1,476,160
	Residual Land Value (£/Ha)				Residual Land Value (£/Ha)				Residual Land Value (£/Ha)				Residual Land Value (£/Ha)			
Existing Indexed Rate	£533,762	£937,597	£1,323,603	£1,707,535	£397,583	£811,182	£1,201,093	£1,585,025	£389,648	£803,816	£1,193,955	£1,577,887	£256,946	£680,627	£1,074,571	£1,458,503
£0	£949,809	£1,335,437	£1,719,369	£2,103,301	£1,092,849	£1,476,781	£1,860,712	£2,244,644	£816,027	£1,205,789	£1,589,721	£1,973,653	£965,103	£1,350,259	£1,734,191	£2,118,123
£25	£877,529	£1,265,390	£1,649,322	£2,033,254	£1,022,801	£1,406,733	£1,790,665	£2,174,597	£743,747	£1,135,742	£1,519,674	£1,903,606	£892,823	£1,280,212	£1,664,144	£2,048,076
£50	£805,249	£1,195,343	£1,579,275	£1,963,207	£951,097	£1,336,686	£1,720,618	£2,104,550	£671,467	£1,065,695	£1,449,627	£1,833,558	£820,543	£1,210,165	£1,594,097	£1,978,029
£75	£732,969	£1,125,296	£1,509,228	£1,893,160	£878,817	£1,266,639	£1,650,571	£2,034,503	£595,983	£995,358	£1,379,579	£1,763,511	£748,263	£1,140,118	£1,524,050	£1,907,982
£100	£660,689	£1,055,249	£1,439,181	£1,823,113	£806,537	£1,196,592	£1,580,524	£1,964,456	£518,121	£923,078	£1,309,532	£1,693,464	£675,983	£1,070,071	£1,454,003	£1,837,934
£125	£584,372	£984,579	£1,369,134	£1,753,066	£734,257	£1,126,545	£1,510,477	£1,894,409	£440,259	£850,798	£1,239,485	£1,623,417	£600,848	£999,873	£1,383,955	£1,767,887
£150	£506,510	£912,299	£1,299,086	£1,683,018	£661,977	£1,056,498	£1,440,430	£1,824,362	£362,397	£778,518	£1,169,438	£1,553,370	£522,985	£927,593	£1,313,908	£1,697,840
£175	£428,648	£840,019	£1,229,039	£1,612,971	£585,760	£985,868	£1,370,383	£1,754,315	£284,534	£706,238	£1,099,391	£1,483,323	£445,123	£855,313	£1,243,861	£1,627,793
£200	£350,785	£767,739	£1,158,992	£1,542,924	£507,898	£913,588	£1,300,336	£1,684,267	£206,672	£633,439	£1,029,344	£1,413,276	£367,261	£783,033	£1,173,814	£1,557,746
£225	£272,923	£695,459	£1,088,945	£1,472,877	£430,036	£841,308	£1,230,288	£1,614,220	£126,595	£555,577	£957,848	£1,343,229	£289,399	£710,753	£1,103,767	£1,487,699
£250	£195,061	£621,828	£1,018,898	£1,402,830	£352,174	£769,028	£1,160,241	£1,544,173	£44,120	£477,715	£885,568	£1,273,182	£211,536	£638,303	£1,033,720	£1,417,652
£275	£114,485	£543,966	£947,070	£1,332,783	£274,312	£696,748	£1,090,194	£1,474,126	£-46,562	£399,853	£813,288	£1,203,135	£131,669	£560,441	£962,364	£1,347,605
£300	£31,676	£466,103	£874,790	£1,262,736	£196,449	£623,216	£1,020,147	£1,404,079	£-145,362	£321,990	£741,008	£1,133,087	£49,333	£482,579	£890,084	£1,277,558

40% AH 50 Mixed	4% Sustainability Allowance @ 20% Profit (GDV) <i>(DSP Base appraisal assumptions for zero carbon)</i>								7% Sustainability Allowance @ 20% Profit (GDV) <i>(DSP assumptions for enhanced zero carbon on-site requirements for renewables, rather than a combination of off-setting and renewables)</i>							
	South of Plan Area Residual Land Value (£)				North of Plan Area Residual Land Value (£)				South of Plan Area Residual Land Value (£)				North of Plan Area Residual Land Value (£)			
	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL3 £3,750/m ²	VL4 £4,000/m ²	VL5 £4,250/m ²	VL6 £4,500/m ²	VL3 £3,750/m ³	VL4 £4,000/m ³	VL5 £4,250/m ³	VL6 £4,500/m ³	VL3 £3,750/m ³	VL4 £4,000/m ³	VL5 £4,250/m ³	VL6 £4,500/m ³
Existing Indexed Rate	£623,470	£1,068,418	£1,494,364	£1,917,452	£305,415	£773,166	£1,208,233	£1,631,321	£460,289	£916,937	£1,347,562	£1,770,650	£139,392	£612,526	£1,058,259	£1,484,519
£0	£1,105,661	£1,530,456	£1,953,544	£2,376,632	£1,126,298	£1,550,456	£1,973,544	£2,396,632	£954,180	£1,383,654	£1,806,742	£2,229,830	£974,817	£1,403,654	£1,826,742	£2,249,830
£25	£1,021,800	£1,449,186	£1,872,274	£2,295,362	£1,042,437	£1,469,185	£1,892,273	£2,315,361	£870,318	£1,302,384	£1,725,472	£2,148,560	£890,955	£1,322,383	£1,745,471	£2,168,559
£50	£937,938	£1,367,915	£1,791,003	£2,214,091	£958,575	£1,387,914	£1,811,002	£2,234,090	£786,457	£1,221,113	£1,644,201	£2,067,289	£807,094	£1,241,112	£1,664,200	£2,087,288
£75	£854,077	£1,286,644	£1,709,732	£2,132,820	£874,714	£1,306,644	£1,729,732	£2,152,820	£699,685	£1,139,170	£1,562,930	£1,986,018	£721,916	£1,159,807	£1,582,930	£2,006,018
£100	£770,215	£1,205,373	£1,628,461	£2,051,549	£790,852	£1,225,373	£1,648,461	£2,071,549	£609,347	£1,055,308	£1,481,659	£1,904,747	£631,578	£1,075,946	£1,501,659	£1,924,747
£125	£682,190	£1,122,928	£1,547,190	£1,970,278	£704,421	£1,143,566	£1,567,190	£1,990,278	£519,009	£971,447	£1,400,388	£1,823,476	£541,240	£992,084	£1,420,388	£1,843,476
£150	£591,852	£1,039,067	£1,465,919	£1,889,007	£614,083	£1,059,704	£1,485,919	£1,909,007	£428,671	£887,585	£1,319,117	£1,742,205	£450,902	£908,222	£1,339,117	£1,762,205
£175	£501,513	£955,205	£1,384,649	£1,807,737	£523,744	£975,843	£1,404,648	£1,827,736	£338,333	£803,724	£1,237,847	£1,660,934	£360,564	£824,361	£1,257,846	£1,680,934
£200	£411,175	£871,344	£1,303,378	£1,726,466	£433,406	£891,981	£1,323,377	£1,746,465	£247,995	£718,286	£1,156,437	£1,579,664	£270,226	£740,499	£1,176,575	£1,599,663
£225	£320,837	£787,482	£1,222,107	£1,645,195	£343,068	£808,120	£1,242,107	£1,665,195	£155,477	£627,948	£1,072,576	£1,498,393	£178,664	£650,179	£1,093,213	£1,518,392
£250	£230,499	£700,790	£1,140,196	£1,563,924	£252,730	£723,022	£1,160,833	£1,583,924	£60,034	£537,610	£988,714	£1,417,122	£83,859	£559,841	£1,009,351	£1,437,122
£275	£137,229	£610,452	£1,056,334	£1,482,653	£160,416	£632,683	£1,076,971	£1,502,653	£-43,549	£447,272	£904,852	£1,335,851	£-15,340	£469,503	£925,490	£1,355,851
£300	£41,284	£520,114	£972,473	£1,401,382	£65,109	£542,345	£993,110	£1,421,382	£-158,181	£356,933	£820,991	£1,254,580	£-129,971	£379,164	£841,628	£1,274,580
	Residual Land Value (£/Ha)				Residual Land Value (£/Ha)				Residual Land Value (£/Ha)				Residual Land Value (£/Ha)			
Existing Indexed Rate	£539,588	£924,674	£1,293,313	£1,659,479	£264,325	£669,145	£1,045,678	£1,411,843	£398,362	£793,572	£1,166,261	£1,532,427	£120,638	£530,117	£915,881	£1,284,792
£0	£956,906	£1,324,549	£1,690,715	£2,056,881	£974,767	£1,341,858	£1,708,024	£2,074,190	£825,805	£1,197,498	£1,563,664	£1,929,830	£843,665	£1,214,807	£1,580,973	£1,947,139
£25	£884,327	£1,254,213	£1,620,378	£1,986,544	£902,188	£1,271,521	£1,637,687	£2,003,853	£753,226	£1,127,161	£1,493,327	£1,859,493	£771,086	£1,144,470	£1,510,636	£1,876,802
£50	£811,748	£1,183,876	£1,550,042	£1,916,208	£829,609	£1,201,185	£1,567,351	£1,933,516	£680,647	£1,056,825	£1,422,990	£1,789,156	£698,508	£1,074,133	£1,440,299	£1,806,465
£75	£739,169	£1,113,539	£1,479,705	£1,845,871	£757,030	£1,130,848	£1,497,014	£1,863,180	£605,550	£985,906	£1,352,654	£1,718,820	£624,790	£1,003,767	£1,369,963	£1,736,128
£100	£666,591	£1,043,202	£1,409,368	£1,775,534	£684,451	£1,060,511	£1,426,677	£1,792,843	£527,366	£913,327	£1,282,317	£1,648,483	£546,606	£931,188	£1,299,626	£1,665,792
£125	£590,408	£971,850	£1,339,032	£1,705,197	£609,648	£989,711	£1,356,341	£1,722,506	£449,182	£840,749	£1,211,980	£1,578,146	£468,422	£858,609	£1,229,289	£1,595,455
£150	£512,224	£899,271	£1,268,695	£1,634,861	£531,464	£917,132	£1,286,004	£1,652,170	£370,998	£768,170	£1,141,644	£1,507,809	£390,238	£786,030	£1,158,953	£1,525,118
£175	£434,040	£826,692	£1,198,358	£1,564,524	£453,280	£844,553	£1,215,667	£1,581,833	£292,814	£695,591	£1,071,307	£1,437,473	£312,054	£713,452	£1,088,616	£1,454,782
£200	£355,856	£754,114	£1,128,022	£1,494,187	£375,096	£771,974	£1,145,331	£1,511,496	£214,629	£621,648	£1,000,850	£1,367,136	£233,869	£640,873	£1,018,279	£1,384,445
£225	£277,672	£681,535	£1,057,685	£1,423,851	£296,912	£699,395	£1,074,994	£1,441,160	£134,559	£543,464	£928,271	£1,296,799	£154,627	£562,704	£946,132	£1,314,108
£250	£199,488	£606,506	£986,794	£1,353,514	£218,728	£625,746	£1,004,655	£1,370,823	£51,957	£465,280	£855,693	£1,226,463	£72,577	£484,520	£873,553	£1,243,772
£275	£118,766	£528,322	£914,215	£1,283,177	£138,834	£547,562	£932,076	£1,300,486	£-37,690	£387,096	£783,114	£1,156,126	£-13,276	£406,336	£800,975	£1,173,435
£300	£35,730	£450,138	£841,636	£1,212,841	£56,349	£469,378	£859,497	£1,230,150	£-136,899	£308,912	£710,535	£1,085,789	£-112,485	£328,152	£728,396	£1,103,098

Key:

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

BLV Notes:

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

Source: Dixon Searle Partnership (2019)