

Chichester District Council

Local Plan & CIL Viability Assessment

Stage 1 (Initial review phase 2019-2020)

Appendix IId:
Commercial Results

DSP18563

Table 4b Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
5.5% Yield

Residual Land Value (£)																	
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Residual Land Value - £225/m² CIL	Residual Land Value - £250/m² CIL	Residual Land Value - £275/m² CIL	Residual Land Value - £300/m² CIL	
A1 Large Format Retail	Foodstore / Supermarket	L	0.71	£1,588,151	£1,531,594	£1,475,037	£1,418,480	£1,361,923	£1,305,366	£1,248,809	£1,192,252	£1,135,695	£1,079,138	£1,022,581	£966,024	£909,467	
		M	0.71	£2,348,406	£2,291,849	£2,235,292	£2,178,735	£2,122,178	£2,065,621	£2,009,064	£1,952,507	£1,895,950	£1,839,393	£1,782,836	£1,726,279	£1,669,722	£1,613,165
		H	0.71	£3,108,661	£3,052,104	£2,995,547	£2,938,990	£2,882,433	£2,825,876	£2,769,319	£2,712,762	£2,656,205	£2,599,648	£2,543,091	£2,486,534	£2,429,977	£2,373,420
A1 Large Format Retail	Retail Warehousing	L	0.25	£1,438,261	£1,415,638	£1,393,015	£1,370,393	£1,347,770	£1,325,147	£1,302,524	£1,279,901	£1,257,279	£1,234,656	£1,212,033	£1,189,410	£1,166,787	£1,144,164
		M	0.25	£1,705,971	£1,683,348	£1,660,725	£1,638,103	£1,615,480	£1,592,857	£1,570,234	£1,547,611	£1,524,989	£1,502,366	£1,479,743	£1,457,120	£1,434,497	£1,411,874
		H	0.25	£1,973,681	£1,951,058	£1,928,435	£1,905,813	£1,883,190	£1,860,567	£1,837,944	£1,815,321	£1,792,699	£1,770,076	£1,747,453	£1,724,830	£1,702,207	£1,679,584
A1 - AS Small Retail Units	Comparison (Town Centre)	L	0.04	£212,039	£207,385	£202,730	£198,075	£193,420	£188,766	£184,111	£179,456	£174,801	£170,147	£165,492	£160,837	£156,182	£151,527
		M	0.04	£320,721	£316,196	£311,672	£307,147	£302,622	£298,098	£293,573	£289,049	£284,524	£280,000	£275,475	£270,951	£266,426	£261,901
		H	0.04	£428,340	£423,816	£419,291	£414,766	£410,242	£405,717	£401,193	£396,668	£392,144	£387,619	£383,095	£378,570	£374,045	£369,520
A1 - AS Small Retail Units	Local convenience stores	L	0.05	£107,459	£100,409	£93,359	£86,309	£79,259	£72,209	£65,159	£58,109	£51,059	£44,009	£36,959	£29,909	£22,859	£15,809
		M	0.05	£275,549	£268,762	£261,975	£255,188	£248,401	£241,614	£234,827	£228,040	£221,253	£214,466	£207,679	£200,892	£194,105	£187,318
		H	0.05	£388,549	£381,762	£374,975	£368,188	£361,401	£354,614	£347,827	£341,040	£334,253	£327,466	£320,679	£313,892	£307,105	£300,318
B1(a) Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	L	0.08	£153,760	£141,896	£130,031	£118,167	£106,302	£94,438	£82,573	£70,709	£58,844	£46,979	£35,115	£23,250	£11,386	£188,328
		M	0.08	£290,703	£278,838	£266,974	£255,109	£243,245	£231,380	£219,515	£207,651	£195,786	£183,921	£172,057	£160,192	£148,327	£136,462
		H	0.08	£505,656	£481,927	£458,198	£434,469	£410,740	£387,011	£363,282	£339,553	£315,824	£292,095	£268,366	£244,637	£220,908	£197,179
B1(a) Offices	Out of Town / Business Park	L	0.25	£675,337	£651,608	£627,879	£604,150	£580,421	£556,692	£532,963	£509,234	£485,505	£461,776	£438,047	£414,318	£390,589	£366,860
		M	0.25	£1,018,280	£987,551	£956,822	£926,093	£895,364	£864,635	£833,906	£803,177	£772,448	£741,719	£710,990	£680,261	£649,532	£618,803
		H	0.25	£1,361,223	£1,321,494	£1,281,765	£1,242,036	£1,202,307	£1,162,578	£1,122,849	£1,083,120	£1,043,391	£1,003,662	£963,933	£924,204	£884,475	£844,746
B1/B2/B8 Industrial / Warehousing	Start-up / Move-on	L	0.13														
		M	0.13														
		H	0.13														
B1/B2/B8 Industrial / Warehousing	Larger	L	0.50														
		M	0.50														
		H	0.50														
Sui Generis Horticultural Glasshouses	Larger	L	0.67	£278,136	£159,491	£40,845	£486,610	£367,965	£249,320	£130,674	£12,029						
		M	0.67	£842,546	£723,901	£605,255	£486,610	£367,965	£249,320	£130,674	£12,029						
		H	0.67	£1,406,956	£1,288,311	£1,169,665	£1,051,020	£932,375	£813,730	£695,084	£576,439	£457,794	£339,149	£220,503	£101,858	Indicative Non-viability	
Sui Generis Horticultural Glasshouses	Smaller	L	0.20	£316,410	£280,816	£245,223	£209,629	£174,036	£138,442	£102,849	£67,255	£31,661					
		M	0.20	£480,741	£445,147	£409,554	£373,960	£338,367	£302,773	£267,180	£231,586	£196,000	£160,414	£124,820	£89,226	£53,632	
		H	0.20	£645,072	£609,478	£573,885	£538,291	£502,698	£467,104	£431,511	£395,917	£360,323	£324,730	£289,136	£253,543	£217,949	
C1 Hotel	Budget (60-Beds)	L	0.42														
		M	0.42														
		H	0.42	£226,222	£176,391	£126,560	£76,729	£26,898									
C2 Residential Institution	Nursing Home	L	0.21														
		M	0.21														
		H	0.21														
Sui Generis	Student Accommodation (Cluster 400 Rooms)	L	0.92	£6,907,822	£6,744,227	£6,580,632	£6,417,037	£6,253,442	£6,089,847	£5,926,252	£5,762,657	£5,599,062	£5,435,467	£5,271,872	£5,108,277	£4,944,682	
		M	0.92	£11,318,910	£11,155,315	£10,991,720	£10,828,125	£10,664,530	£10,500,935	£10,337,340	£10,173,745	£10,010,150	£9,846,555	£9,682,960	£9,519,365	£9,355,770	
		H	0.92	£14,259,635	£14,096,040	£13,932,445	£13,768,850	£13,605,255	£13,441,660	£13,278,065	£13,114,470	£12,950,875	£12,787,280	£12,623,685	£12,460,090	£12,296,495	

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)
Black	Viability Test 7 (RLV £3,000,000 to £3,500,000/ha)
Black	Viability Test 8 (RLV >£3,500,000/ha)

RLV Notes:

EUR £/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 4c Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
6% Yield

Residual Land Value (£)																	
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Residual Land Value - £225/m² CIL	Residual Land Value - £250/m² CIL	Residual Land Value - £275/m² CIL	Residual Land Value - £300/m² CIL	
A1 Large Format Retail	Foodstore / Supermarket	L	0.71	£1,050,688	£994,131	£937,574	£881,017	£824,460	£767,903	£711,346	£654,789	£598,232	£541,675	£485,118	£428,561	£372,004	
		M	0.71	£1,743,760	£1,687,203	£1,630,646	£1,574,089	£1,517,532	£1,460,975	£1,404,418	£1,347,861	£1,291,304	£1,234,747	£1,178,190	£1,121,633	£1,065,076	£1,008,519
		H	0.71	£2,436,832	£2,380,275	£2,323,718	£2,267,161	£2,210,604	£2,154,047	£2,097,490	£2,040,933	£1,984,376	£1,927,819	£1,871,262	£1,814,705	£1,758,148	£1,701,591
A1 Large Format Retail	Retail Warehousing	L	0.25	£1,225,346	£1,202,723	£1,180,100	£1,157,477	£1,134,854	£1,112,232	£1,089,609	£1,066,986	£1,044,363	£1,021,740	£999,118	£976,495	£953,872	
		M	0.25	£1,469,398	£1,446,776	£1,424,153	£1,401,530	£1,378,907	£1,356,284	£1,333,662	£1,311,039	£1,288,416	£1,265,793	£1,243,170	£1,220,548	£1,197,925	
		H	0.25	£1,713,451	£1,690,828	£1,668,206	£1,645,583	£1,622,960	£1,600,337	£1,577,714	£1,555,092	£1,532,469	£1,509,846	£1,487,223	£1,464,600	£1,441,978	
A1 - AS Small Retail Units	Comparison (Town Centre)	L	0.04	£163,120	£158,465	£153,811	£149,147	£144,484	£139,779	£135,084	£130,348	£125,648	£120,948	£116,249	£111,549	£106,849	
		M	0.04	£263,659	£259,135	£254,610	£250,086	£245,562	£241,038	£236,514	£231,990	£227,466	£222,942	£218,418	£213,894	£209,370	
		H	0.04	£364,198	£359,674	£355,150	£350,626	£346,102	£341,578	£337,054	£332,530	£328,006	£323,482	£318,958	£314,434	£309,910	
A1 - AS Small Retail Units	Local convenience stores	L	0.05	£63,005	£55,955	£48,905	£41,855	£34,805	£27,755	£20,705	£13,655	£6,605				Indicative Non-viability	
		M	0.05	£221,983	£215,001	£208,019	£201,037	£194,055	£187,073	£180,091	£173,108	£166,126	£159,144	£152,162	£145,180	£138,198	
		H	0.05	£325,782	£318,799	£311,817	£304,835	£297,853	£290,871	£283,889	£276,907	£269,925	£262,943	£255,961	£248,979		
B1(a) Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	L	0.08													Indicative Non-viability	
		M	0.08	£44,847	£32,982	£21,117	£9,252										
		H	0.08	£169,688	£157,823	£145,958	£134,093	£122,228	£110,363	£98,498	£86,633	£74,768	£62,903	£51,038	£39,173	£27,308	
B1(a) Offices	Out of Town / Business Park	L	0.25													Indicative Non-viability	
		M	0.25	£287,830	£264,101	£240,372	£216,643	£192,914	£169,185	£145,456	£121,726	£97,997	£74,268	£50,539	£26,810	£3,081	
		H	0.25	£433,308	£409,579	£385,850	£362,121	£338,392	£314,663	£290,934	£267,205	£243,476	£219,747	£196,018	£172,289	£148,560	
B1/B2/BB Industrial / Warehousing	Start-up / Move-on	L	0.13													Indicative Non-viability	
		M	0.13														
		H	0.13														
B1/B2/BB Industrial / Warehousing	Larger	L	0.50													Indicative Non-viability	
		M	0.50														
		H	0.50														
Sul Generis Horticultural Glasshouses	Larger	L	0.67	£28,754												Indicative Non-viability	
		M	0.67	£543,288	£424,643	£305,997	£187,352	£68,707									
		H	0.67	£1,057,822	£939,176	£820,531	£701,886	£583,241	£464,595	£345,950	£227,305	£108,660					
Sul Generis Horticultural Glasshouses	Smaller	L	0.20	£222,018	£186,425	£150,831	£115,238	£79,644	£44,051							Indicative Non-viability	
		M	0.20	£371,828	£336,234	£300,641	£265,047	£229,453	£193,860	£158,266	£122,673	£87,079	£51,486	£15,892			
		H	0.20	£521,637	£486,043	£450,450	£414,856	£379,263	£343,669	£308,076	£272,482	£236,888	£201,295	£165,701	£130,108	£94,514	
C1 Hotel	Budget (60-Beds)	L	0.42													Indicative Non-viability	
		M	0.42														
		H	0.42														
C2 Residential Institution	Nursing Home	L	0.21													Indicative Non-viability	
		M	0.21														
		H	0.21														
Sul Generis	Student Accommodation (Cluster 400 Rooms)	L	0.92	£5,054,373	£4,890,778	£4,727,183	£4,563,588	£4,399,993	£4,236,398	£4,072,803	£3,909,208	£3,745,613	£3,582,018	£3,418,423	£3,254,828	£3,091,233	
		M	0.92	£9,094,771	£8,931,176	£8,767,581	£8,603,986	£8,440,391	£8,276,796	£8,113,201	£7,949,606	£7,786,011	£7,622,416	£7,458,821	£7,295,226	£7,131,631	
		H	0.92	£11,788,370	£11,624,775	£11,461,180	£11,297,585	£11,133,990	£10,970,395	£10,806,800	£10,643,205	£10,479,610	£10,316,015	£10,152,420	£9,988,825	£9,825,230	

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/COT 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 4e Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
7% Yield

Residual Land Value (£)																	
Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	Residual Land Value - £225/m ² CIL	Residual Land Value - £250/m ² CIL	Residual Land Value - £275/m ² CIL	Residual Land Value - £300/m ² CIL	
A1 Large Format Retail	Foodstore / Supermarket	L	0.71	£205,495	£147,284	£88,536	£29,788							Indicative Non-viability			
		M	0.71	£794,318	£737,761	£681,204	£624,647	£568,090	£511,533	£454,976	£398,419	£341,862	£285,305	£228,748	£169,952	£111,397	
		H	0.71	£1,381,896	£1,225,339	£1,068,782	£912,226	£755,669	£600,113	£443,556	£287,000	£130,443	£73,886	£17,329	£1,078,599	£1,033,354	£988,109
A1 Large Format Retail	Retail Warehousing	L	0.25	£891,017	£868,394	£845,771	£823,148	£800,526	£777,903	£755,280	£732,657	£710,034	£687,412	£664,789	£642,166	£619,543	
		M	0.25	£1,097,922	£1,075,299	£1,052,676	£1,030,054	£1,007,431	£984,808	£962,185	£939,562	£916,940	£894,317	£871,694	£849,071	£826,448	
		H	0.25	£1,304,827	£1,282,204	£1,259,582	£1,236,959	£1,214,336	£1,191,713	£1,169,090	£1,146,468	£1,123,845	£1,101,222	£1,078,599	£1,055,976	£1,033,354	
A1 - AS Small Retail Units	Comparison (Town Centre)	L	0.04	£85,688	£80,988	£76,288	£71,588	£66,888	£62,188	£57,488	£52,789	£48,089	£43,389	£38,689	£33,989	£29,289	
		M	0.04	£171,874	£167,219	£162,564	£157,910	£153,255	£148,601	£143,947	£139,292	£134,638	£129,984	£125,329	£120,675	£116,021	£111,367
		H	0.04	£257,235	£252,710	£248,184	£243,659	£239,134	£234,609	£230,084	£225,559	£221,034	£216,509	£211,984	£207,459	£202,934	£198,409
A1 - AS Small Retail Units	Local convenience stores	L	0.05														
		M	0.05	£136,590	£129,540	£122,490	£115,440	£108,391	£101,341	£94,291	£87,241	£80,192	£73,142	£66,092	£59,042	£51,992	
		H	0.05	£226,566	£219,584	£212,602	£205,620	£198,638	£191,656	£184,674	£177,692	£170,710	£163,728	£156,746	£149,764	£142,782	
B1(a) Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	L	0.08														
		M	0.08														
		H	0.08														
B1(a) Offices	Out of Town / Business Park	L	0.25														
		M	0.25														
		H	0.25	£53,263	£29,534	£5,805											
B1/B2/BS Industrial / Warehousing	Start-up / Move-on	L	0.13														
		M	0.13														
		H	0.13														
B1/B2/BS Industrial / Warehousing	Larger	L	0.50														
		M	0.50														
		H	0.50														
Sui Generis Horticultural Glasshouses	Larger	L	0.67														
		M	0.67	£73,380													
		H	0.67	£509,596	£390,951	£272,305	£153,660	£35,015									
Sui Generis Horticultural Glasshouses	Smaller	L	0.20	£73,801			£2,614										
		M	0.20	£200,808	£165,214	£129,620	£94,027	£58,433	£22,840								
		H	0.20	£327,814	£292,221	£256,627	£221,033	£185,440	£149,846	£114,253	£78,659	£43,066	£7,472				
C1 Hotel	Budget (60-Beds)	L	0.42														
		M	0.42														
		H	0.42														
C2 Residential Institution	Nursing Home	L	0.21														
		M	0.21														
		H	0.21														
Sui Generis	Student Accommodation (Cluster 400 Rooms)	L	0.92	£2,141,810	£1,978,215	£1,814,620	£1,651,025	£1,487,430	£1,323,835	£1,160,240	£996,646	£833,051	£669,456	£505,861	£342,266	£176,657	
		M	0.92	£5,599,596	£5,436,101	£5,272,606	£5,109,111	£4,945,616	£4,782,121	£4,618,626	£4,455,131	£4,291,636	£4,128,141	£3,964,646	£3,801,151	£3,637,656	£3,474,161
		H	0.92	£7,904,953	£7,741,358	£7,577,763	£7,414,168	£7,250,573	£7,086,978	£6,923,383	£6,759,788	£6,596,193	£6,432,598	£6,269,003	£6,105,408	£5,941,813	£5,778,218

Key:

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

BLV Notes:

BLV + £/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/OUT land values. Includes a 20% uplift.
£3,000,000	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AO) 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 (AO) and planning risk; 20% uplift to adjusted estimate.

Source: Dixon Searle Partnership (2019)