



## Table 4a Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate 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/m³ 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 M	0.71 0.71	£2,233,410 £3,074,323	£2,176,853 £3,017,766	£2,120,296 £2,961,209	£2,063,739 £2,904,652	£2,007,182 £2,848,095	£1,950,625 £2,791,538	£1,894,068 £2,734,981	£1,837,511 £2,678,424	£1,780,954 £2,621,867	£1,724,397 £2,565,310	£1,667,840 £2,508,753	£1,611,283 £2,452,196	£1,554,726 £2,395,639
AZ Zuige romachetur	roodstore / Supermarket	Н	0.71	£3,915,235	£3,858,678	£3,802,121	£3,745,564	£3,689,007	£3,632,450	£3,575,893	£3,519,336	£3,462,779	£3,406,222	£3,349,665	£3,293,108	£3,236,551
A1 Large Format Retail	Retail Warehousing	L M	0.25 0.25	£1,693,879 £1,989,991	£1,671,257 £1,967,369	£1,648,634 £1,944,746	£1,626,011 £1,922,123	£1,603,388 £1,899,500	£1,580,765 £1,876,877	£1,558,143 £1,854,255	£1,535,520 £1,831,632	£1,512,897 £1,809,009	£1,490,274 £1,786,386	£1,467,651 £1,763,763	£1,445,029 £1,741,141	£1,422,406 £1,718,518
AI Large Format Netan	Retail Waterlousing	н	0.25	£2,286,103	£2,263,481	£2,240,858	£2,218,235	£2,195,612	£2,172,990	£2,150,367	£2,127,744	£2,105,121	£2,082,498	£2,059,876	£2,037,253	£2,014,630
		L	0.04	£270,189	£265,665	£261,140 £380.177	£256,616	£252,091	£247,496	£242,842	£238,187	£233,532 £353.030	£228,877	£224,223	£219,568	£214,913
A1 - A5 Small Retail Units	Comparison (Town Centre)	M H	0.04 0.04	£389,226 £508,263	£384,702 £503.739	£380,177 £499,214	£375,653 £494,690	£371,128 £490,165	£366,604 £485,641	£362,079 £481,116	£357,554 £476.592	£353,030 £472,067	£348,505 £467,542	£343,981 £463,018	£339,456 £458,493	£334,932 £453,969
		L	0.05	£160,725	£153,743	£146,729	£139,680	£132,630	£125,580	£118,530	£111,481	£104,431	£97,381	£90,331	£83,281	£76,232
A1 - A5 Small Retail Units	Local convenience stores	M H	0.05 0.05	£338,917 £463,906	£332,130 £457,119	£325,343 £450,332	£318,556 £443,545	£311,769 £436,758	£304,982 £429,971	£298,196 £423,185	£291,409 £416,398	£284,622 £409,611	£277,835 £402,824	£271,048 £396,037	£264,262 £389,250	£257,475 £382,464
		L	0.08	1403,900	1457,119	1430,332	1443,343	1430,/36	1429,971	Indicative Non-viability	1410,390	1409,011	1402,624	1390,037	1369,230	1302,404
B1(a) Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	М	0.08	£284,517	£272,653	£260,788	£248,924	£237,059	£225,195	£213,330	£201,466	£189,601	£177,737	£165,872	£154,008	£142,143
		H	0.08 0.25	£435,989 £161.286	£424,124 £137.557	£412,259 £113.828	£400,395 £90.099	£388,530 £66.370	£376,666 £42.641	£364,801 £18.912	£352,937	£341,072	£329,208 Indicative N	£317,343	£305,479	£293,614
B1(a) Offices	Out of Town / Business Park	M	0.25	£767,171	£743,442	£719,713	£695,984	£672,255	£648,525	£624,796	£601,067	£577,338	£553,609	£529,880	£506,151	£482,422
		Н	0.25	£965,909	£942,180	£918,451	£894,722	£870,993	£847,264	£823,534	£904,010	£880,281	£856,551	£832,822	£809,093	£785,364
B1/B2/B8 Industrial / Warehousing	Start-up / Move-on	L M H	0.13 0.13 0.13							Indicative Non-viability						
B1/B2/B8 Industrial / Warehousing	Larger	M H	0.50 0.50 0.50	£79,976	£32,517	T				Indicative Non-viability	Indicative Non-viability					
Sui Canada Horticultural		L	0.67	£577,534	£458,889	£340,244	£221,599	£102,953		0.000	enne	Indicative N	Non-viability		1.0	Non-viability
Sui Generis Glasshouses	Larger	M H	0.67 0.67	£1,201,824 £1.826.114	£1,083,179 £1.707.468	£964,534 £1.588.823	£845,888 £1.470.178	£727,243 £1.351.533	£608,598 £1.232.887	£489,953 £1.114.242	£371,307 £995.597	£252,662 £876.952	£134,017 £758.307	£15,372 £639.661	Indicative N £521.016	lon-viability £402.371
Handlands		L	0.20	£429,733	£394,139	£358,546	£322,952	£287,359	£251,765	£216,171	£180,578	£144,984	£109,391	£73,797	£38,204	£2,610
Sui Generis Horticultural Glasshouses	Smaller	M	0.20	£611,498 £793,264	£575,905 £757,670	£540,311 £722,076	£504,718 £686.483	£469,124	£433,530	£397,937	£362,343	£326,750	£291,156	£255,562 £437,328	£219,969 £401,734	£184,375
		H L	0.20 0.42	£793,264	£757,670	£722,076	£686,483	£650,889	£615,296	£579,702	£544,109	£508,515	£472,921	£437,328	£401,734	£366,141
C1 Hotel	Budget (60-Beds)	M	0.42							Indicative Non-viability						
		Н	0.42	£791,636	£741,805	£691,974	£642,143	£592,312	£542,481	£492,650	£442,819	£392,988	£343,157	£293,326	£243,495	£193,664
C2 Residential Institution	Nursing Home	M H	0.21 0.21 0.21							Indicative Non-viability						
		L	0.92	£9,131,960	£8,968,365	£8,804,770	£8,641,175	£8,477,580	£8,313,986	£8,150,391	£7,986,796	£7,823,201	£7,659,606	£7,496,011	£7,332,416	£7,168,821
Sui Generis	Student Accommodation (Cluster 400 Rooms)	M H	0.92 0.92	£13,987,876 £17,225,153	£13,824,281 £17,061,558	£13,660,686 £16,897,963	£13,497,091 £16,734,368	£13,333,496 £16,570,773	£13,169,901 £16,407,178	£13,006,306 £16,243,583	£12,842,711 £16,079,988	£12,679,116 £15,916,393	£12,515,521 £15,752,798	£12,351,926 £15,589,203	£12,188,331 £15,425,608	£12,188,331 £15,262,013
Sui Generis	Student Accommodation (Cluster 400 Rooms)		0.92 0.92	£13,987,876 £17,225,153	£13,824,281 £17,061,558	£13,660,686 £16,897,963	£13,497,091 £16,734,368	£13,333,496 £16,570,773 Residual Land Value (£/H	£16,407,178	£13,006,306 £16,243,583	£12,842,711 £16,079,988	£12,679,116 £15,916,393	£12,515,521 £15,752,798	£12,351,926 £15,589,203	£12,188,331 £15,425,608	£12,188,331 £15,262,013
Sui Generis Use Class / Type	Student Accommodation (Cluster 400 Rooms)  Scheme Type		0.92 0.92 Site Size (Ha)	£13,987,876 £17,225,153 Residual Land Value - £0/m² CIL	£13,824,281 £17,061,558 Residual Land Value -£25/m² CIL	£13,660,686 £16,897,963 Residual Land Value -£50/m² CIL	£13,497,091 £16,734,368 Residual Land Value -£75/m² CIL	£16,570,773	£16,407,178	£13,006,306 £16,243,583 Residual Land Value - £150/m² CIL	£12,842,711 £16,079,988 Residual Land Value - £175/m² CIL	£12,679,116 £15,916,393 Residual Land Value - £200/m² CIL	£12,515,521 £15,752,798 Residual Land Value - £225/m² CIL	£12,351,926 £15,589,203 Residual Land Value -£250/m² CIL	£15,425,608	£12,188,331 £15,262,013 Residual Land Value -£300/m² CIL
Use Class / Type	Scheme Type	H  Value Level	0.92 Site Size (Ha) 0.71	£17,225,153  Residual Land Value - £0/m² CIL  £3,145,648	£17,061,558  Residual Land Value - £25/m² CIL  £3,065,991	£16,897,963  Residual Land Value -£50/m² CIL  £2,986,333	£16,734,368  Residual Land Value -£75/m³ CIL  £2,906,675	£16,570,773  Residual Land Value (£/t  Residual Land Value - £100/m³ CIL  £2,827,017	£16,407,178  1a)  Residual Land Value - £125/m³ CIL  £2,747,360	£16,243,583  Residual Land Value - £150/m² CIL £2,667,702	£16,079,988  Residual Land Value - £175/m² CIL £2,588,044	£15,916,393  Residual Land Value - £200/m² CIL £2,508,386	£15,752,798  Residual Land Value - £225/m² CIL  £2,428,729	£15,589,203  Residual Land Value - £250/m³ CIL  £2,349,071	£15,425,608  Residual Land Value - £275/m² CIL  £2,269,413	£15,262,013  Residual Land Value -£300/m³ CIL £2,189,756
		H Value Level L	0.92 Site Size (Ha) 0.71 0.71	£17,225,153  Residual Land Value - £0/m² CIL  £3,145,648  £4,330,032	£17,061,558  Residual Land Value - £25/m³ CIL  £3,065,991 £4,250,374	£16,897,963  Residual Land Value - £50/m² CIL	£16,734,368  Residual Land Value -£75/m³ CIL	£16,570,773  Residual Land Value (£/l  Residual Land Value -£100/m² CIL  £2,827,017 £4.011.401	£16,407,178  Ha)  Residual Land Value - £125/m³ CIL	£16,243,583  Residual Land Value - £150/m² CIL £2,667,702 £3,852,085	£16,079,988  Residual Land Value -£175/m² CIL  £2,588,044 £3,772,428	£15,916,393  Residual Land Value - £200/m³ CIL	£15,752,798  Residual Land Value -£225/m³ CIL  £2,428,729 £3,613,112	£15,589,203  Residual Land Value -£250/m² CIL  £2,349,071 £3,533,455	£15,425,608  Residual Land Value -£275/m² CIL	£15,262,013  Residual Land Value - £300/m² CIL  £2,189,756 £3,374,139
Use Class / Type  A1 Large Format Retail	Scheme Type  Foodstore / Supermarket	H Value Level  L M H	0.92  Site Size (Ha)  0.71  0.71  0.71  0.25	£17,225,153  Residual Land Value -£0/m² CIL  £3,145,648 £4,330,032 £5,514,415 £6,775,517	E17.061,558  Residual Land Value - £25/m³ Cil.  £3.065,991 £4,250,374 £5,434,758 £6,685,026	£16,897,963  Residual Land Value - £50/m² Cil.  £2,986,333 £4,170,716 £5,355,100 £6,594,335	£16,734,368  Residual Land Value -£75/m² CIL  £2,906,675 £4,091,059	E16,570,773  Residual Land Value (£/t  Residual Land Value -£100/m² CIL  £2,827,017  £4,011,401  £5,195,784  £6,413,553	£16,407,178  fa)  Residual Land Value -£125/m* CIL  £2,747,360 £3,931,743 £5,116,127 £6,233,061	£16,243,583  Residual Land Value -£150/m² CIL  £2,667,702 £3,852,085 £5,036,469 £6,232,570	£16,079,988  Residual Land Value -£175/m² Cll.  £2,588,044 £3,772,428 £4,956,811 £6,142,079	£15,916,393  Residual Land Value -£200/m² Cil.  £2,508,386 £3,692,770 £4,877,154 £6,051,588	£15,752,798  Residual Land Value -£225/m² Cit.  £2,428,729 £3,613,112 £4,797,496 £5,961,097	£15,589,203  Residual Land Value -£250/m³ CIL  £2,349,071 £3,533,455 £4,717,838 £5,870,605	£15,425,608  Residual Land Value -£275/m² CIL  £2,269,413 £3,433,797 £4,538,180 £5,780,114	E15,762,013  Residual Land Value - £300/m² CIL  £2,189,756 £3,74,139 £4,558,523 £5,683,623
Use Class / Type	Scheme Type	H Value Level L	0.92  Site Size (Ha)  0.71  0.71  0.71  0.25  0.25	£17,225,153  Residual Land Value -£0/m² CIL  £3,145,648 £4,330,032 £5,514,415 £6,775,517 £7,959,966	E17,061,558  Residual Land Value - £25/m³ CIL  £3,065,991 £4,250,374 £5,424,758 £6,685,026 £7,869,474	£16,897,963  Residual Land Value - £50/m³ CIL  £2,986,333 £4,170,716 £5,355,100 £6,594,535 £7,778,983	£16,734,368  Residual Land Value -£75/m³ CIL  £2,906,675 £4,091,059 £5,275,442 £5,504,044 £7,688,492	E16,570,773  Residual Land Value (£/t  Residual Land Value -£100/m² CIL  £2,827,017  £6,011,401  £5,195,784  £6,413,553  £7,598,001	E15,407,178  ta)  Residual Land Value - £125/m² CIL  £2,747,360 £3,931,743 £5,116,127 £6,323,061 £7,507,510	E16,243,583  Residual Land Value - £150/m² CIL  £2,667,702 £3,852,085 £5,016,469 £6,232,570 £7,417,019	£15,079,988  Residual Land Value -£175/m² CIL  £2,588,044  £3,72,428  £4,555,811  £5,142,079  £7,325,527	£15,916,393  Residual Land Value - £200/m² CIL  £2,508,386 £3,692,770 £4,877,154 £6,051,588 £7,236,036	£15,752,798  Residual Land Value -£225/m² CIL  £2,428,729 £3,613,112 £4,797,496 £5,961,097 £7,145,545	E15,589,203  Residual Land Value - E250/m² CIL  E2,349,071  E5,333,455  E4,717,838  E5,870,605  E7,055,054	£15,425,608  Residual Land Value -£275/m³ CIL  £2,269,413 £3,453,797 £4,638,180 £5,780,114 £6,964,563	£15,262,013  Residual Land Value -£300/m³ CIL  £2,189,756 £3,374,139 £4,558,523 £5,689,623 £5,84,071
Use Class / Type  A1 Large Format Retail	Scheme Type  Foodstore / Supermarket	H Value Level  L M H	0.92  Site Size (Ha)  0.71  0.71  0.71  0.25	E17,225,153  Residual Land Value - £0/m² CIL  £3,145,648 £4,330,032 £5,514,415 £6,775,517 £7,959,966 £9,144,414	E17,061,558  Residual Land Value - £25/m² Cil.  £3,065,991 £4,250,374 £5,434,758 £6,685,026 £7,869,474 £9,03,323	£16,897,963  Residual Land Value - £50/m² Cil.  £2,986,333 £4,170,716 £5,355,100 £6,594,335 £7,778,983 £8,963,422	£16,734,368  Residual Land Value -£75/m² CIL  £2,905,675 £4,091,059 £5,275,442 £5,504,044 £7,688,492 £8,872,440	E16,570,773  Residual Land Value (£/t  Residual Land Value - £100/m² CIL  £2,827,017  £4,011,401  £5,155,784  £6,413,553  £7,598,001  £8,782,449	E15,407,178  (a)  Residual Land Value - £125/m² CIL  £2,747,360 £3,921,743 £5,116,127 £5,23,061 £7,507,510 £8,601,558	£16,243,583  Residual Land Value - £150/m³ CIL  £2,667,702 £3,852,085 £5,016,649 £6,232,570 £7,417,019 £8,601,467	E15.079,988  Residual Land Value - £175/m² Cit.  £2,588,044 £3,772,428 £4,956,811 £6,142,079 £7,325,527 £8,510,076	£15,916,393  Residual Land Value - £200/m³ Cil.  £2,508,386 £3,692,770 £4,877,154 £6,051,588 £7,236,036 £8,420,484	£15,752,798  Residual Land Value -£225/m³ CIL  £2,428,729 £3,613,112 £4,727,459 £5,961,997 £7,145,545 £8,29,993	£15,589,203  Residual Land Value -£250/m² CIL  £2,349,071 £1,533,455 £4,717,238 £5,870,005 £7,055,054 £8,239,502	£15,425,608  Residual Land Value - £275/m³ CIL  £2,269,413 £3,453,797 £4,638,180 £5,780,114 £6,964,563 £8,149,011	E15,262,013  Residual Land Value - £300/m* CIL  £2,189,756 £3,374,139 £4,558,523 £5,889,623 £5,874,071 £8,088,520
Use Class / Type  A1 Large Format Retail	Scheme Type  Foodstore / Supermarket	H  Value Level  L  M  H  L  M  H  L  M  M  H  M  H  M  M  H  M  M  M  M  M	0.92  Site Size (Ha)  0.71  0.71  0.71  0.72  0.25  0.25  0.25  0.04	E17,225,153  Residual Land Value - £0/m² ClL  £3,145,648 £4,330,012 £5,514,415 £5,775,517 £7,959,966 £3,144,414 £6,754,734 £5,730,660	E17,061,558  Residual Land Value - £25/m³ CIL  £3,065,991 £4,259,374 £5,414,758 £6,685,026 £7,869,474 £9,053,923 £6,641,625 £9,617,546	£15,897,963  Residual Land Value - £50/m³ CIL  £2,986,333 £4,170,716 £5,355,100 £6,594,335 £7,778,983 £8,963,432 £6,528,905 £9,504,432	E16,734,368  Residual Land Value - £75/m² CIL  £2,906,675 £4,091,059 £5,275,442 £5,504,044 £7,688,492 £8,872,940 £6,415,390 £9,391,318	E16,570,773  Residual Land Value (£/t  Residual Land Value - £100/m² CIL  £2,827,017  £6,011,401  £5,195,784  £6,413,553  £7,598,001  £8,782,449  £6,302,275  £9,2782,044	E15,407,178  (a)  Residual Land Value - £125/m² CIL  £2,747,360 £3,931,743 £5,115,127 £6,123,061 £7,507,310 £8,691,558 £6,187,412 £9,155,090	E16,243,583  Residual Land Value - £150/m³ CIL  £2,667,702 £3,832,085 £5,036,469 £6,232,570 £7,437,019 £8,601,467 £6,071,043 £9,051,976	E15.079,988  Residual Land Value - £175/m² CIL  £2,588,044  £3,772,428  £4,956,811  £6,142,079  £7,325,527  £5,954,674  £8,938,662	E15,916,393  Residual Land Value - £200/m³ CIL  £2,508,386 £3,692,770 £4,877,154 £6,051,588 £7,236,036 £8,420,484 £5,383,005 £8,825,748	E15,752,798  Residual Land Value - £225/m³ CIL  £2,428,729 £3,613,112 £4,797,495 £5,961,097 £7,145,545 £8,279,993 £5,721,936 £8,712,634	E15,589,203  Residual Land Value - £250/m² CIL  £2,349,071 £1,533,455 £4,717,288 £5,870,605 £7,055,054 £2,293,502 £5,605,567 £5,999,50	E15,425,608  Residual Land Value - £275/m³ CIL  £2,269,413 £3,433,797 £4,538,180 £5,780,114 £6,964,563 £8,149,011 £5,489,198 £8,486,406	E15,262,013  Residual Land Value - £300/m³ CIL  £2,189,756 £3,374,139 £4,558,523 £5,699,623 £5,374,071 £8,085,520 £5,372,829 £5,372,829
Use Class / Type  A1 Large Format Retail  A1 Large Format Retail	Scheme Type  Foodstore / Supermarket  Retail Warehousing	H Value Level L M H L M H L L	0.92  Site Size (Ha)  0.71  0.71  0.71  0.25  0.25  0.04  0.04  0.04	E17,225,153  Residual Land Value - £0/m² CIL  £3,145,648 £4,330,032 £5,514,415 £6,775,517 £9,959,966 £9,144,414 £6,754,734 £9,730,660 £12,706,586	E17,061,558  Residual Land Value - £25/m³ CIL  £3,065,991 £4,250,374 £5,434,758 £6,685,026 £7,869,474 £5,053,923 £6,641,625 £9,517,546 £12,593,472	£16,897,963  Residual Land Value - £50/m² CIL  £2,986,333 £4,170,716 £5,355,100 £6,594,335 £7,778,983 £8,965,432 £6,528,505 £9,504,432 £12,480,358	£15,734,368  Residual Land Value -£75/m*CIL  £2,906,675 £4,091,059 £5,275,442 £5,504,044 £7,688,492 £8,372,940 £6,415,390 £3,391,318 £12,367,244	E16,570,773  Residual Land Value (£/t  Residual Land Value -£100/m² CIL  £2,827,017 £4,011,401 £5,195,784 £6,413,553 £7,598,001 £8,782,449 £6,302,275 £9,278,204 £12,254,330	E15,407,178  (a)  Residual Land Value - £125/m² CIL  £2,747,360 £3,913,743 £5,116,127 £5,23,361 £7,507,510 £8,601,559 £6,187,412 £3,165,090 £12,141,016	E16,243,583  Residual Land Value -£150/m² CIL  £2,667,702 £3,852,085 £5,036,469 £6,232,570 £7,417,019 £8,601,467 £6,071,043 £9,051,976 £12,027,902	E15,079,988  Residual Land Value - £175/m² CIL  £2,585,044 £3,772,428 £4,956,211 £6,142,079 £7,326,527 £8,510,976 £3,938,642 £11,914,728	E15,916,393  Residual Land Value - £200/m² CIL  £2,508,386 £3,692,770 £4,877,154 £6,051,588 £7,216,036 £8,420,484 £5,818,305 £8,825,748 £11,801,674	£15,752,798  Residual Land Value -£225/m² CIL  £2,428,729 £3,613,112 £4,797,496 £5,961,097 £7,145,545 £8,329,993 £5,721,936 £8,712,634 £11,688,561	£15,589,203  Residual Land Value -£250/m³ CIL  £2,349,071 £3,533,455 £4,717,238 £5,870,605 £7,055,054 £8,293,502 £5,605,567 £8,599,520 £1,175,446	E15,425,608  Residual Land Value -£275/m² CIL  £2,269,413 £3,453,797 £4,638,180 £5,780,114 £6,964,563 £8,149,011 £5,489,198 £8,486,406 £11,462,333	E15,762,013  Residual Land Value - £300/m² CL  £2,189,756 £3,374,139 £4,558,523 £5,589,623 £5,874,071 £8,058,520 £5,372,829 £3,373,292 £11,349,219
Use Class / Type  A1 Large Format Retail  A1 Large Format Retail	Scheme Type  Foodstore / Supermarket  Retail Warehousing	H  Value Level  L  M  H  L  M  H  L  M  H  L  M  M  M  M  M  M  M  M  M  M  M  M	0.92  Site Size (Ha)  0.71  0.71  0.71  0.71  0.25  0.25  0.25  0.04  0.04  0.04  0.05	E17,225,153  Residual Land Value - £0/m² ClL  £3,145,648 £4,330,012 £5,514,415 £5,775,517 £7,959,966 £3,144,414 £6,754,734 £5,730,660	E17,061,558  Residual Land Value - £25/m² Cil.  £3,065,991 £4,250,374 £5,434,758 £6,685,026 £7,869,474 £9,033,923 £6,641,625 £9,617,546 £12,593,472 £3,074,861 £6,642,597	£15,897,963  Residual Land Value - £50/m³ CIL  £2,986,333 £4,170,716 £5,355,100 £6,594,335 £7,778,983 £8,963,432 £6,528,905 £9,504,432	E16,734,368  Residual Land Value - £75/m² CIL  £2,906,675 £4,091,059 £5,275,442 £5,504,044 £7,688,492 £8,872,940 £6,415,390 £9,391,318	E16,570,773  Residual Land Value (£/t  Residual Land Value - £100/m² CIL  £2,827,017  £6,011,401  £5,195,784  £6,413,553  £7,598,001  £8,782,449  £6,302,275  £9,2782,044	E15,407,178  (a)  Residual Land Value - £125/m² CIL  £2,747,360 £3,931,743 £5,115,127 £5,23,361 £7,507,510 £8,691,598 £6,187,412 £9,165,090 £12,141,016 £2,511,602 £6,099,659	E16,243,583  Residual Land Value - £150/m³ CIL  £2,667,702 £3,832,085 £5,036,469 £6,232,570 £7,437,019 £8,601,467 £6,071,043 £9,051,976	E15.079,988  Residual Land Value - £175/m² CIL  £2,588,044  £3,772,428  £4,956,811  £6,142,079  £7,325,527  £5,954,674  £8,938,662	E15,916,393  Residual Land Value - £200/m³ CIL  £2,508,386 £3,692,770 £4,877,154 £6,051,588 £7,236,036 £8,420,484 £5,383,005 £8,825,748	E15,752,798  Residual Land Value - £225/m³ CIL  £2,428,729 £3,613,112 £4,797,495 £5,961,097 £7,145,545 £8,279,993 £5,721,936 £8,712,634	E15,589,203  Residual Land Value - £250/m² CIL  £2,349,071 £1,533,455 £4,717,288 £5,870,605 £7,055,054 £2,293,502 £5,605,567 £5,999,50	E15,425,608  Residual Land Value - £275/m³ CIL  £2,269,413 £3,433,797 £4,538,180 £5,780,114 £6,964,563 £8,149,011 £5,489,198 £8,486,406	E15,262,013  Residual Land Value - £300/m³ CIL  £2,189,756 £3,374,139 £4,558,523 £5,699,623 £5,374,071 £8,085,520 £5,372,829 £5,372,829
Use Class / Type  A1 Large Format Retail  A1 Large Format Retail  A1-AS Small Retail Units	Scheme Type  Foodstore / Supermarket  Retall Warehousing  Comparison (Town Centre)	H Value Level  L M H L M H L M H L L L	0.92  Site Size (Ha)  0.71  0.71  0.71  0.25  0.25  0.04  0.04  0.05  0.05  0.05	E17,225,153  Residual Land Value - £0/m² CIL  £3,145,648  £4,310,012  £5,514,415  £6,775,517  £7,359,966  £5,144,414  £6,754,734  £17,730,660  £12,706,586  £5,214,501	E17,061,558  Residual Land Value - £25/m³ CIL  £3,065,991 £4,250,374 £5,344,758 £6,685,026 £7,869,4774 £9,053,923 £6,641,625 £9,617,346 £12,593,472 £3,074,861	£16,897,963  Residual Land Value - £50/m³ CIL  £2,986,333 £4,170,716 £5,385,100 £6,594,535 £7,778,983 £8,963,432 £6,528,005 £9,504,432 £12,480,358 £2,394,588	£15,734,368  Residual Land Value -£75/m*CIL  £2,906,675 £4,091,059 £5,275,442 £5,504,044 £7,688,492 £8,372,940 £6,415,390 £3,391,318 £12,367,244	E16,570,773  Residual Land Value (£/t  Residual Land Value - £100/m² CIL  £2,827,017 £6,011,401 £5,195,784 £6,413,553 £7,598,001 £8,782,449 £6,302,275 £9,278,204 £12,254,130 £2,652,997	E15,407,178  fa)  Residual Land Value - £125/m² CIL  £2,747,360 £3,931,743 £5,116,127 £6,323,061 £7,507,510 £8,691,558 £6,187,412 £9,165,090 £12,441,016 £2,511,002	E16,243,583  Residual Land Value - £150/m³ CIL  £2,667,702  £3,852,085  £5,016,469  £6,212,570  £7,417,019  £6,601,467  £6,071,043  £9,051,976  £12,027,902  £2,270,606  £5,963,913  £8,463,691	E15,079,988  Residual Land Value - £175/m² CIL  £2,588,044  £3,772,428  £4,956,811  £5,142,079  £7,325,527  £8,510,976  £5,934,674  £8,938,667  £11,914,788  £2,225,611	E15,916,393  Residual Land Value - £200/m³ CIL  £2,508,386 £3,692,770 £4,877,154 £6,051,588 £7,236,936 £8,420,484 £5,838,005 £8,825,748 £11,801,674 £2,088,615	£15,752,798  Residual Land Value -£225/m² CIL  £2,428,729 £3,613,112 £4,797,496 £5,961,097 £7,145,545 £8,329,993 £5,721,936 £8,712,634 £11,688,561	£15,589,203  Residual Land Value -£250/m³ CIL  £2,349,071 £3,533,455 £4,717,238 £5,870,605 £7,055,054 £8,293,502 £5,605,567 £8,599,520 £1,175,446	E15,425,608  Residual Land Value - £2.75/m² CIL  £2,269,413 £3,433,797 £4,638,180 £5,780,114 £6,964,563 £8,149,011 £5,889,198 £8,486,406 £11,462,333 £1,655,629	E15,262,013  Residual Land Value - £300/m³ CIL  £2,189,756 £3,374,139 £4,589,£23 £5,879,671 £8,058,520 £5,372,829 £1,340,311 £1,524,534
Use Class / Type  A1 Large Format Retail  A1 Large Format Retail  A1-A5 Small Retail Units	Scheme Type  Foodstore / Supermarket  Retail Warehousing  Comparison (Town Centre)  Local convenience stores  Smaller Office Building (Town Centres / Urban	H  Value Level  L  M  H  L  M  H  L  M  H  L  M  M  M  M  M  M  M  M  M  M  M  M	0.92  Site Size (Ha)  0.71  0.71  0.71  0.71  0.25  0.25  0.25  0.04  0.04  0.05  0.05  0.05	E17,225,153  Residual Land Value - £0/m² Clt.  £3,145,648 £4,330,012 £5,514,415 £6,775,517 £7,959,966 £3,144,414 £5,754,734 £9,736,600 £12,706,586 £3,214,591 £6,778,334 £9,278,112	E17,061,558  Residual Land Value - £25/m² Cil.  £3,065,991 £4,250,374 £5,434,738 £6,685,026 £7,869,474 £9,053,923 £6,641,625 £3,074,861 £12,593,472 £3,074,861 £6,642,597 £9,142,375	£15,897,963  Residual Land Value - £50/m³ CIL  £2,986,333 £4,110,716 £5,355,100 £6,534,335 £7,778,983 £8,963,432 £6,528,905 £9,504,432 £12,480,388 £2,914,588 £6,506,860	E16,734,368  Residual Land Value - £75/m² CIL  £2,906,675 £4,091,059 £5,275,442 £5,504,044 £7,688,492 £6,415,390 £6,415,390 £9,313,18 £12,367,244 £2,739,592 £5,371,123	E16,570,773  Residual Land Value (£/t  Residual Land Value - £100/m² CIL  £2,827,017  £6,011,401  £5,195,784  £6,413,553  £7,598,001  £8,782,449  £6,302,275  £9,278,204  £12,254,110  £2,652,597  £6,215,387  £8,735,165	E15,407,178  (a)  Residual Land Value - £125/m² CIL  £2,747,360  £3,911,743  £5,115,127  £6,123,661  £7,507,510  £8,691,558  £6,187,412  £9,165,090  £12,141,015  £2,511,602  £6,093,650  £8,593,428	E16,243,583  Residual Land Value - £150/m³ CIL  £2,667,702  £3,832,085  £5,036,469  £6,232,570  £7,437,019  £8,501,467  £6,071,043  £9,051,976  £12,027,902  £2,370,606  £5,963,913  £2,437,609  £1,043,609  £1,043,609  £1,043,609  £1,043,609  £1,043,609  £1,043,609  £1,043,609  £1,043,609  £1,043,609  £1,043,609  £1,043,609  £1,043,609	E15.079,988  Residual Land Value - £175/m² Cll.  £2,588,044 £3,772,428 £4,956,811 £6,142,079 £7,325,527 £5,594,674 £8,988,662 £11,914,788 £2,279,611 £5,878,176 £2,277,854	E15,916,393  Residual Land Value - £200/m³ CIL  £2,508,386 £3,692,770 £4,877,154 £6,051,588 £7,216,036 £8,420,484 £5,838,305 £8,825,748 £11,801,674 £2,088,615 £5,692,439 £8,192,218	E15,752,798  Residual Land Value - £225/m³ CIL  £2,428,729 £3,613,1112 £4,797,495 £5,961,097 £7,145,845 £8,329,993 £5,721,936 £8,712,634 £11,688,561 £1,947,520 £5,556,703 £6,056,481	E15,589,203  Residual Land Value - £250/m² CIL  £2,349,071 £3,533,455 £4,717,838 £5,870,605 £7,055,054 £2,295,502 £5,605,567 £8,599,520 £11,575,446 £1,806,£25 £5,40,566 £7),310,744	E15,425,608  Residual Land Value - £275/m³ CIL  £2,269,413 £3,433,797 £4,538,180 £5,780,114 £6,964,563 £8,149,011 £5,489,198 £8,486,406 £11,462,333 £1,665,629 £5,285,237 £7,785,007	E15,762,013  Residual Land Value - £300/m³ CIL  £2,189,756 £3,374,139 £4,556,523 £5,589,623 £5,589,623 £5,372,829 £13,372,829 £13,372,829 £13,49,219 £1,524,634 £5,149,492 £7),649,221
Use Class / Type  A1 Large Format Retail  A1 Large Format Retail  A1 - A5 Small Retail Units  A1 - A5 Small Retail Units	Scheme Type  Foodstore / Supermarket  Retail Warehousing  Comparison (Town Centre)  Local convenience stores	H  Value Level  L  M  H  L  M  H  L  M  H  L  M  H  L  M  H  L	0.92  Site Size (Ha)  0.71  0.71  0.71  0.71  0.72  0.25  0.25  0.04  0.04  0.05  0.05  0.05  0.05  0.08  0.08	E17,225,153  Residual Land Value - £0/m² CIL  £3,145,648  £4,310,012  £5,514,415  £6,775,517  £7,359,966  £5,144,414  £6,754,734  £17,730,660  £12,706,586  £5,214,501	E17,061,558  Residual Land Value - £25/m² Cil.  £3,065,991 £4,250,374 £5,434,758 £6,685,026 £7,869,474 £9,033,923 £6,641,625 £9,617,546 £12,593,472 £3,074,861 £6,642,597	£16,897,963  Residual Land Value - £50/m³ CIL  £2,986,333 £4,170,716 £5,385,100 £6,594,535 £7,778,983 £8,963,432 £6,528,005 £9,504,432 £12,480,358 £2,343,488	£15,734,368  Residual Land Value -£75/m*CIL  £2,906,675 £4,091,059 £5,275,442 £5,504,044 £7,688,492 £8,372,940 £6,415,390 £3,391,318 £12,367,244	E16,570,773  Residual Land Value (£/t  Residual Land Value - £100/m² CIL  £2,827,017 £6,011,401 £5,195,784 £6,413,553 £7,598,001 £8,782,449 £6,302,275 £9,278,204 £12,254,130 £2,652,997	E15,407,178  (a)  Residual Land Value - £125/m² CIL  £2,747,360 £3,931,743 £5,115,127 £5,23,361 £7,507,510 £8,691,598 £6,187,412 £9,165,090 £12,141,016 £2,511,602 £6,099,659	E16,243,583  Residual Land Value - £150/m³ CIL  £2,667,702  £3,852,085  £5,016,469  £6,212,570  £7,417,019  £6,601,467  £6,071,043  £9,051,976  £12,027,902  £2,270,606  £5,963,913  £8,463,691	E15,079,988  Residual Land Value - £175/m² CIL  £2,588,044  £3,772,428  £4,956,811  £5,142,079  £7,325,527  £8,510,976  £5,934,674  £8,938,667  £11,914,788  £2,225,611	E15,916,393  Residual Land Value - £200/m³ CIL  £2,508,386 £3,692,770 £4,877,154 £6,051,588 £7,236,936 £8,420,484 £5,838,005 £8,825,748 £11,801,674 £2,088,615	£15,752,798  Residual Land Value -£225/m³ CIL  £2,428,729 £3,613,1112 £4,797,495 £5,961,097 £7,145,545 £8,229,993 £5,721,936 £8,712,634 £11,688,561 £1,947,620 £5,556,703 £8,056,481 £2,221,709 £4,115,098	E15,589,203  Residual Land Value - £250/m² CIL  £2,349,071 £1,533,455 £4,717,838 £5,870,605 £7,055,054 £5,055,657 £5,995,507 £15,975,646 £1,375,446 £1,375,446 £1,375,446 £2,737,0744 £2,073,074	E15,425,608  Residual Land Value - £2.75/m² CIL  £2,269,413 £3,433,797 £4,638,180 £5,780,114 £6,964,563 £8,149,011 £5,889,198 £8,486,406 £11,462,333 £1,655,629	E15,762,013  Residual Land Value - £300/m² CIL  £2,189,756 £3,374,139 £4,558,522 £5,889,623 £5,874,071 £0,055,520 £5,372,029 £1,374,329 £1,349,219 £1,349,219
Use Class / Type  A1 Large Format Retail  A1 Large Format Retail  A1-A5 Small Retail Units  A1-A5 Small Retail Units	Scheme Type  Foodstore / Supermarket  Retail Warehousing  Comparison (Town Centre)  Local convenience stores  Smaller Office Building (Town Centres / Urban Areas)	H  Value Level  L  M  H  L  L  M  H  L  L  M  H  L  L  M  H  L  L  L  L  L  L  L  L  L  L  L  L	0.92  Site Size (Ha)  0.71  0.71  0.71  0.25  0.25  0.25  0.04  0.04  0.05  0.05  0.05  0.08  0.08  0.08	E17,225,153  Residual Land Value - £0/m² CIL  £1,145,648 £4,330,032 £5,514,415 £6,775,517 £7,939,966 £1,144,414 £6,754,724 £9,730,660 £12,706,586 £3,214,501 £6,778,334 £9,278,112 £3,556,468 £5,449,857 £665,145	E17,061,558  Residual Land Value - £25/m² Cil.  £1,065,991 £4,250,374 £5,434,758 £6,685,026 £7,869,474 £9,033,923 £6,641,625 £9,617,546 £12,593,472 £3,074,861 £6,642,597 £9,142,375 £3,408,161 £5,301,550 £550,229	£16,897,963  Residual Land Value - £50/m² Cil.  £2,986,333 £4,170,716 £5,335,100 £6,594,335 £7,778,983 £8,963,432 £6,528,505 £9,504,432 £12,440,358 £2,934,588 £6,506,860 £9,006,618 £3,259,855 £5,153,243	£16,734,368  Residual Land Value -£75/m² CIL  £2,906,675 £4,091,059 £5,275,442 £5,504,044 £7,688,492 £6,415,390 £9,391,318 £12,367,244 £2,793,592 £6,371,123 £8,870,902 £3,111,548 £5,004,937 £30,0397	E16,570,773  Residual Land Value (£/t  Residual Land Value -£100/m² CIL  £2,827,017 £4,011,401 £5,195,784 £6,413,553 £7,598,001 £8,782,449 £6,302,275 £9,278,204 £12,254,310 £2,652,597 £6,232,387 £8,735,165 £2,963,241 £4,356,630 £256,5480	E15,407,178  (a)  Residual Land Value - £125/m² CIL  £2,747,360 £3,911,743 £5,115,127 £5,213,061 £7,507,510 £8,691,598 £6,187,412 £9,165,090 £12,141,016 £2,511,602 £6,099,550 £8,599,428 £2,814,935 £4,703,124 £17,0544	E16,243,583  Residual Land Value - £150/m² CIL  £2,667,702 £3,852,085 £5,016,469 £6,232,570 £7,417,019 £8,601,467 £6,071,043 £9,051,976 £12,027,902 £2,370,606 £5,963,913 £8,463,691 Indicative Non-viability £2,666,628 £4,560,017 £75,648	E15.079,988  E2.588,044 E2.772,428 E4.355.811 E6.142.079 E7.385.527 E8.510,976 E5.954,674 E8.918,662 E11.914,788 E2.229,611 E5.828,176 E8.327,554	E15,916,393  Residual Land Value - £200/m² Cil.  £2,508,386 £3,692,770 £4,877,154 £6,691,588 £7,236,036 £8,420,484 £5,838,305 £8,225,748 £11,801,674 £2,088,615 £5,692,439 £8,192,218 £2,370,015 £4,263,404	E15,752,798  Residual Land Value - £225/m² Cit.  £2,428,729 £3,613,112 £4,797,496 £5,961,097 £7,145,545 £8,29,993 £5,721,936 £6,712,634 £11,688,561 £1,947,620 £5,556,703 £8,056,481  £2,221,709 £4,115,098 Indicative N	E15,589,203  Residual Land Value - E250/m² CiL  £2,349,071 £1,533,455 £4,717,838 £5,870,605 £7,055,054 £8,239,502 £5,605,567 £8,599,520 £11,975,446 £1,805,625 £5,402,66 £7,920,744 £2,073,402 £3,566,791 kon-dability	E15,425,608  Residual Land Value - £275/m² CIL  £2,269,413 £3,453,797 £4,658,180 £5,780,114 £6,964,563 £8,149,011 £5,489,198 £8,486,406 £11,462,333 £1,665,629 £5,285,237 £7,785,007	E15,762,013  Residual Land Value - £300/m² CIL  £2,189,756 £3,774,139 £4,578,232 £5,589,233 £5,589,233 £5,874,071 £8,058,520 £5,372,829 £8,372,929 £11,349,219 £1,524,634 £5,149,492 £7,649,271 £1,776,789 £3,570,178
Use Class / Type  A1 Large Format Retail  A1 Large Format Retail  A1-A5 Small Retail Units  A1-A5 Small Retail Units	Scheme Type  Foodstore / Supermarket  Retail Warehousing  Comparison (Town Centre)  Local convenience stores  Smaller Office Building (Town Centres / Urban	H  Value Level  L  M H L  M H L  M H L  M H L  M H H L  M H H L M H H L M M H M H	0.92  Site Size (Ha)  0.71  0.71  0.71  0.25  0.25  0.25  0.04  0.04  0.05  0.05  0.08  0.08  0.08  0.25	E17,225,153  Residual Land Value - £0/m² ClL  £3,145,648 £4,330,012 £5,514,415 £6,775,517 £7,959,966 £9,144,414 £6,720,660 £12,706,586 £3,214,501 £6,778,334 £9,270,660	E17,061,558  Residual Land Value - £25/m³ CIL  £3,065,991 £4,259,374 £5,414,758 £6,685,026 £7,869,474 £9,053,923 £6,641,625 £9,617,546 £12,593,472 £3,074,861 £6,642,597 £9,142,375 £3,408,161 £5,301,550	E16,897,963  Residual Land Value - £50/m³ CIL  £2,986,333 £4,170,716 £5,315,100 £6,594,535 £7,778,983 £8,963,432 £6,528,505 £9,504,432 £12,480,388 £2,914,588 £6,506,860 £9,006,680 £9,006,685 £3,259,855 £5,133,243	E16,734,368  Residual Land Value - £75/m² CIL  £2,906,675 £4,091,059 £5,275,442 £5,504,044 £7,488,492 £6,872,940 £6,415,390 £9,391,318 £12,367,244 £2,793,592 £6,371,113 £2,770,902	E16,570,773  Residual Land Value (£/t  Residual Land Value - £100/m² CIL  £2,827,017  £6,011,401  £5,195,784  £6,413,553  £7,598,001  £8,782,449  £6,302,275  £9,278,204  £12,254,130  £2,652,597  £6,255,387  £7,785,651  £2,963,241  £4,856,610	E15,407,178  (a)  Residual Land Value - £125/m² CIL  £2,747,360  £1,911,743  £5,115,127  £6,123,061  £7,507,510  £8,691,558  £6,187,412  £9,165,090  £12,141,016  £2,511,602  £6,099,550  £2,514,025  £4,708,224	E16,243,583  Residual Land Value - £150/m³ CIL  £2,667,702 £3,832,085 £5,036,469 £6,232,570 £7,417,019 £8,501,467 £6,071,043 £9,051,976 £12,027,902 £2,370,606 £5,963,913 £463,691 Indicative Non-viability £2,666,628 £4,560,017	E15.079,988  Residual Land Value - £175/m² Cll.  £2,588,044 £3,772,428 £4,956,811 £6,142,079 £7,325,527 £5,594,674 £8,988,662 £11,914,788 £2,279,611 £5,878,176 £2,277,854	E15,916,393  Residual Land Value - £200/m³ CIL  £2,508,386 £3,692,770 £4,877,154 £6,051,588 £7,216,036 £8,420,484 £5,838,305 £8,825,748 £11,801,674 £2,088,615 £5,692,439 £8,192,218	£15,752,798  Residual Land Value -£225/m³ CIL  £2,428,729 £3,613,1112 £4,797,495 £5,961,097 £7,145,545 £8,229,993 £5,721,936 £8,712,634 £11,688,561 £1,947,620 £5,556,703 £8,056,481 £2,221,709 £4,115,098	E15,589,203  Residual Land Value - £250/m² CIL  £2,349,071 £1,533,455 £4,717,838 £5,870,605 £7,055,054 £5,055,657 £5,995,507 £15,975,646 £1,375,446 £1,375,446 £1,375,446 £2,737,0744 £2,073,074	E15,425,608  Residual Land Value - £275/m³ CIL  £2,269,413 £3,433,797 £4,538,180 £5,780,114 £6,964,563 £8,149,011 £5,489,198 £8,486,406 £11,462,333 £1,665,629 £5,285,237 £7,785,007	E15,762,013  Residual Land Value - £300/m³ CIL  £2,189,756 £3,374,139 £4,556,523 £5,589,623 £5,589,623 £5,372,829 £13,372,829 £13,372,829 £13,49,219 £1,524,634 £5,149,492 £7),649,221
Use Class / Type  A1 Large Format Retail  A1 Large Format Retail  A1-A5 Small Retail Units  A1-A5 Small Retail Units	Scheme Type  Foodstore / Supermarket  Retail Warehousing  Comparison (Town Centre)  Local convenience stores  Smaller Office Building (Town Centres / Urban Areas)	H  Value Level  L  M  H  L  M  M  H  L  M  M  M  M  M  M  M  M  M  M  M  M	0.92  Site Size (Ha)  0.71  0.71  0.71  0.71  0.25  0.25  0.04  0.04  0.05  0.05  0.08  0.08  0.08  0.08  0.08  0.08  0.08  0.08  0.09  0.01	E17,225,153  Residual Land Value - £0/m² CIL  £1,145,648 £4,330,032 £5,514,415 £6,775,517 £7,939,966 £1,144,414 £6,754,724 £9,730,660 £12,706,586 £3,214,501 £6,778,334 £9,278,112 £3,556,468 £5,449,857 £665,145	E17,061,558  Residual Land Value - £25/m² Cil.  £1,065,991 £4,250,374 £5,434,758 £6,685,026 £7,869,474 £9,033,923 £6,641,625 £9,617,546 £12,593,472 £3,074,861 £6,642,597 £9,142,375 £3,408,161 £5,301,550 £550,229	£16,897,963  Residual Land Value - £50/m² Cil.  £2,986,333 £4,170,716 £5,335,100 £6,594,335 £7,778,983 £8,963,432 £6,528,505 £9,504,432 £12,440,358 £2,934,588 £6,506,860 £9,006,618 £3,259,855 £5,153,243	£16,734,368  Residual Land Value -£75/m² CIL  £2,906,675 £4,091,059 £5,275,442 £5,504,044 £7,688,492 £6,415,390 £9,391,318 £12,367,244 £2,793,592 £6,371,123 £8,870,902 £3,111,548 £5,004,937 £30,0397	E16,570,773  Residual Land Value (£/t  Residual Land Value -£100/m² CIL  £2,827,017 £4,011,401 £5,195,784 £6,413,553 £7,598,001 £8,782,449 £6,302,275 £9,278,204 £12,254,310 £2,652,597 £6,232,387 £8,735,165 £2,963,241 £4,356,630 £256,5480	E15,407,178  (a)  Residual Land Value - £125/m² CIL  £2,747,360 £3,911,743 £5,115,127 £5,213,061 £7,507,510 £8,691,598 £6,187,412 £9,165,090 £12,141,016 £2,511,602 £6,099,550 £8,599,428 £2,814,935 £4,703,124 £17,0544	E16,243,583  Residual Land Value - £150/m² CIL  £2,667,702 £3,852,085 £5,016,469 £6,232,570 £7,417,019 £8,601,467 £6,071,043 £9,051,976 £12,027,902 £2,370,606 £5,963,913 £8,463,691 Indicative Non-viability £2,666,628 £4,560,017 £75,648	E15.079,988  E2.588,044 E2.772,428 E4.355.811 E6.142.079 E7.385.527 E8.510,976 E5.954,674 E8.918,662 E11.914,788 E2.229,611 E5.828,176 E8.327,554	E15,916,393  Residual Land Value - £200/m² Cil.  £2,508,386 £3,692,770 £4,877,154 £6,691,588 £7,236,036 £8,420,484 £5,838,305 £8,225,748 £11,801,674 £2,088,615 £5,692,439 £8,192,218 £2,370,015 £4,263,404	E15,752,798  Residual Land Value - £225/m² Cit.  £2,428,729 £3,613,112 £4,797,496 £5,961,097 £7,145,545 £8,29,993 £5,721,936 £6,712,634 £11,688,561 £1,947,620 £5,556,703 £8,056,481  £2,221,709 £4,115,098 Indicative N	E15,589,203  Residual Land Value - E250/m² CiL  £2,349,071 £1,533,455 £4,717,838 £5,870,605 £7,055,054 £8,239,502 £5,605,567 £8,599,520 £11,975,446 £1,805,625 £5,402,66 £7,920,744 £2,073,402 £3,566,791 kon-dability	E15,425,608  Residual Land Value - £275/m² CIL  £2,269,413 £3,453,797 £4,658,180 £5,780,114 £6,964,563 £8,149,011 £5,489,198 £8,486,406 £11,462,333 £1,665,629 £5,285,237 £7,785,007	E15,762,013  Residual Land Value - £300/m² CLL  £2,189,756 £3,374,139 £4,558,523 £5,589,623 £5,874,071 £8,058,520 £5,372,829 £1,372,829 £1,372,829 £1,349,219 £1,524,634 £5,149,492 £7,649,271
Use Class / Type  A1 Large Format Retail  A1 Large Format Retail  A1 -A5 Small Retail Units  A1 -A5 Small Retail Units  B1(a) Offices Town Centre  B1(a) Offices  B1/82/88 Industrial / Warehousing	Scheme Type  Foodstore / Supermarket  Retail Warehousing  Comparison (Town Centre)  Local convenience stores  Smaller Office Building (Town Centres / Urban Areas)  Out of Town / Business Park	H  Value Level  L  M  H  L	0.92  Site Size (Ha)  0.71  0.71  0.71  0.71  0.25  0.25  0.04  0.04  0.05  0.05  0.08  0.08  0.08  0.08  0.25  0.25  0.13  0.13  0.13	E17,225,153  Residual Land Value - £0/m² CIL  £1,145,648 £4,330,032 £5,514,415 £6,775,517 £7,939,966 £1,144,414 £6,754,724 £9,730,660 £12,706,586 £3,214,501 £6,778,334 £9,278,112 £3,556,468 £5,449,857 £665,145	E17,061,558  Residual Land Value - £25/m² Cil.  £1,065,991 £4,250,374 £5,434,758 £6,685,026 £7,869,474 £9,033,923 £6,641,625 £9,617,546 £12,593,472 £3,074,861 £6,642,597 £9,142,375 £3,408,161 £5,301,550 £550,229	£16,897,963  Residual Land Value - £50/m² Cil.  £2,986,333 £4,170,716 £5,335,100 £6,594,335 £7,778,983 £8,963,432 £6,528,505 £9,504,432 £12,440,358 £2,934,588 £6,506,860 £9,006,618 £3,259,855 £5,153,243	£16,734,368  Residual Land Value -£75/m² CIL  £2,906,675 £4,091,059 £5,275,442 £5,504,044 £7,688,492 £6,415,390 £9,391,318 £12,367,244 £2,793,592 £6,371,123 £8,870,902 £3,111,548 £5,004,937 £30,0397	E16,570,773  Residual Land Value (£/t  Residual Land Value -£100/m² CIL  £2,827,017 £4,011,401 £5,195,784 £6,413,553 £7,598,001 £8,782,449 £6,302,275 £9,278,204 £12,254,310 £2,652,597 £6,232,387 £8,735,165 £2,963,241 £4,356,630 £256,5480	E15,407,178  (a)  Residual Land Value - £125/m² CIL  £2,747,360 £3,911,743 £5,115,127 £5,213,061 £7,507,510 £8,691,598 £6,187,412 £9,165,090 £12,141,016 £2,511,602 £6,099,550 £8,599,428 £2,814,935 £4,703,324 £17,0544	E16,243,583  Residual Land Value - £150/m² CIL  £2,667,702 £3,852,085 £5,016,469 £6,522,570 £7,417,019 £8,601,467 £6,071,043 £9,051,976 £12,027,902 £2,370,606 £5,963,913 £8,463,691 Indicative Non-viability £7,665,628 £4,569,617 £7,56,48 £2,499,186 £3,294,138 Indicative Non-viability	E15.079,988  E2.588,044 E2.772,428 E4.355.811 E6.142.079 E7.385.527 E8.510,976 E5.954,674 E8.918,662 E11.914,788 E2.229,611 E5.828,176 E8.327,554	E15,916,393  Residual Land Value - £200/m² Cil.  £2,508,386 £3,692,770 £4,877,154 £6,691,588 £7,236,036 £8,420,484 £5,838,305 £8,225,748 £11,801,674 £2,088,615 £5,692,439 £8,192,218 £2,370,015 £4,263,404	E15,752,798  Residual Land Value - £225/m² Cit.  £2,428,729 £3,613,112 £4,797,496 £5,961,097 £7,145,545 £8,29,993 £5,721,936 £6,712,634 £11,688,561 £1,947,620 £5,556,703 £8,056,481  £2,221,709 £4,115,098 Indicative N	E15,589,203  Residual Land Value - E250/m² CiL  £2,349,071 £1,533,455 £4,717,838 £5,870,605 £7,055,054 £8,239,502 £5,605,567 £8,599,520 £11,975,446 £1,805,625 £5,402,66 £7,920,744 £2,073,402 £3,566,791 kon-dability	E15,425,608  Residual Land Value - £275/m² CIL  £2,269,413 £3,453,797 £4,658,180 £5,780,114 £6,964,563 £8,149,011 £5,489,198 £8,486,406 £11,462,333 £1,665,629 £5,285,237 £7,785,007	E15,262,013  Residual Land Value -£300/m² Cit.  £2,189,756 £3,374,139 £4,558,523 £5,589,623 £6,874,071 £8,058,520 £13,272,829 £13,272,829 £13,24,634 £5,149,492 £7,649,271 £1,776,789 £3,770,178
Use Class / Type  A1 Large Format Retail  A1 Large Format Retail  A1 -A5 Small Retail Units  A1 -A5 Small Retail Units  B1(a) Offices Town Centre  B1(a) Offices  B1/82/88 Industrial / Warehousing	Scheme Type  Foodstore / Supermarket  Retail Warehousing  Comparison (Town Centre)  Local convenience stores  Smaller Office Building (Town Centres / Urban Areas)  Out of Town / Business Park	H  Value Level  L  M  H  L  M  M  H  L  M  M  H  L  M  M  H  L  M  M  M  H  L  M  M  M  M  M  M  M  M  M  M  M  M	0.92  Site Size (Ha)  0.71  0.71  0.71  0.71  0.25  0.25  0.04  0.04  0.04  0.05  0.05  0.05  0.05  0.05  0.05  0.01  0.08  0.25  0.25  0.13  0.13  0.13	E17,225,153  Residual Land Value - £0/m² CIL  £1,145,648 £4,330,032 £5,514,415 £6,775,517 £7,939,966 £1,144,414 £6,754,724 £9,730,660 £12,706,586 £3,214,501 £6,778,334 £9,278,112 £3,556,468 £5,449,857 £665,145 £1,068,683	E17,061,558  Residual Land Value - £25/m² Cil.  £1,065,991 £4,250,374 £5,434,758 £6,685,026 £7,869,474 £9,033,923 £6,641,625 £9,617,546 £12,593,472 £3,074,861 £6,642,597 £9,142,375 £3,408,161 £5,301,550 £55,0229 £2,973,767	£16,897,963  Residual Land Value - £50/m² Cil.  £2,986,333 £4,170,716 £5,335,100 £6,594,335 £7,778,983 £8,963,432 £6,528,505 £9,504,432 £12,440,358 £2,934,588 £6,506,860 £9,006,618 £3,259,855 £5,153,243	£16,734,368  Residual Land Value -£75/m² CIL  £2,906,675 £4,091,059 £5,275,442 £5,504,044 £7,688,492 £6,415,390 £9,391,318 £12,367,244 £2,793,592 £6,371,123 £8,870,902 £3,111,548 £5,004,937 £30,0397	E16,570,773  Residual Land Value (£/t  Residual Land Value -£100/m² CIL  £2,827,017 £4,011,401 £5,195,784 £6,413,553 £7,598,001 £8,782,449 £6,302,275 £9,278,204 £12,254,310 £2,652,597 £6,232,387 £8,735,165 £2,963,241 £4,356,630 £256,5480	E15,407,178  (a)  Residual Land Value - £125/m² CIL  £2,747,360 £3,911,743 £5,115,127 £5,213,061 £7,507,510 £8,691,598 £6,187,412 £9,165,090 £12,141,016 £2,511,602 £6,099,550 £8,599,428 £2,814,935 £4,703,324 £17,0544	E16,243,583  Residual Land Value - £150/m³ CIL  £2,667,702 £3,852,085 £5,016,469 £6,232,570 £7,417,019 £8,601,467 £6,071,043 £9,051,976 £12,027,902 £2,370,606 £5,963,913 £6,463,691 Indicative Non-viability £2,666,628 £4,560,017 £75,648 £2,499,186 £3,294,138	E15.079,988  E2.588,044 E2.772,028 E4.355.811 E5.288,044 E2.772,028 E4.355.811 E5.10,076 E5.554,674 E8.918,662 E11.914,788 E2.229,611 E5.828,176 E8.327,554	E15,916,393  Residual Land Value - £200/m² Cil.  £2,508,386 £3,692,770 £4,877,154 £6,691,588 £7,236,036 £8,420,484 £5,838,305 £8,225,748 £11,801,674 £2,088,615 £5,692,439 £8,192,218 £2,370,015 £4,263,404	E15,752,798  Residual Land Value - £225/m² Cit.  £2,428,729 £3,613,112 £4,797,496 £5,961,097 £7,145,545 £8,29,993 £5,721,936 £6,712,634 £11,688,561 £1,947,620 £5,556,703 £8,056,481  £2,221,709 £4,115,098 Indicative N	E15,589,203  Residual Land Value - E250/m² CiL  £2,349,071 £1,533,455 £4,717,838 £5,870,605 £7,055,054 £8,239,502 £5,605,567 £8,599,520 £11,975,446 £1,805,625 £5,402,66 £7,920,744 £2,073,402 £3,566,791 kon-dability	E15,425,608  Residual Land Value - £275/m² CIL  £2,269,413 £3,453,797 £4,658,180 £5,780,114 £6,964,563 £8,149,011 £5,489,198 £8,486,406 £11,462,333 £1,665,629 £5,285,237 £7,785,007	E15,762,013  Residual Land Value - £300/m² CLL  £2,189,756 £3,374,139 £4,558,523 £5,589,623 £5,874,071 £8,058,520 £5,372,829 £1,372,829 £1,372,829 £1,349,219 £1,524,634 £5,149,492 £7,649,271
Use Class / Type  A1 Large Format Retail  A1 Large Format Retail  A1 - A5 Small Retail Units  A1 - A5 Small Retail Units  B1(a) Offices Town Centre  B1(a) Offices  B1/82/88 Industrial / Warehousing  B1/82/88 Industrial / Warehousing	Scheme Type  Foodstore / Supermarket  Retail Warehousing  Comparison (Town Centre)  Local convenience stores  Smaller Office Building (Town Centres / Urban Areas)  Out of Town / Business Park  Start-up / Move-on	H  Value Level  L  M  H  L	0.92  Site Size (Ha)  0.71  0.71  0.71  0.71  0.25  0.25  0.04  0.04  0.05  0.05  0.08  0.08  0.08  0.08  0.25  0.25  0.13  0.13  0.13	E17,225,153  Residual Land Value - £0/m² CIL  £1,145,648 £4,330,032 £5,514,415 £6,775,517 £7,939,966 £1,144,414 £6,754,724 £9,730,660 £12,706,586 £3,214,501 £6,778,334 £9,278,112 £3,556,468 £5,449,857 £665,145	E17,061,558  Residual Land Value - £25/m² Cil.  £1,065,991 £4,250,374 £5,434,758 £6,685,026 £7,869,474 £9,033,923 £6,641,625 £9,617,546 £12,593,472 £3,074,861 £6,642,597 £9,142,375 £3,408,161 £5,301,550 £550,229	£16,897,963  Residual Land Value - £50/m² Cil.  £2,986,333 £4,170,716 £5,335,100 £6,594,335 £7,778,983 £8,963,432 £6,528,505 £9,504,432 £12,440,358 £2,934,588 £6,506,860 £9,006,618 £3,259,855 £5,153,243	E16,734,368  Residual Land Value - £75/m² CIL  £2,906,675 £4,091,059 £5,375,442 £5,504,044 £7,688,492 £6,372,440 £6,415,390 £6,315,390 £6,391,318 £12,367,244 £2,793,592 £6,371,123 £8,770,902 £3,111,548 £5,004,937 £3,004,937 £3,004,937 £2,783,934 £3,578,887	E16,570,773  Residual Land Value (£/t  Residual Land Value -£100/m² CIL  £2,827,017 £4,011,401 £5,195,784 £6,413,553 £7,598,001 £8,782,449 £6,302,275 £9,278,204 £12,254,310 £2,652,597 £6,232,387 £8,735,165 £2,963,241 £4,356,630 £256,5480	E15,407,178  (a)  Residual Land Value - £125/m² CIL  £2,747,360 £3,911,743 £5,115,127 £5,213,061 £7,507,510 £8,691,598 £6,187,412 £9,165,090 £12,141,016 £2,511,602 £6,099,550 £8,599,428 £2,814,935 £4,703,324 £17,0544	E16,243,583  Residual Land Value - £150/m² CIL  £2,667,702 £3,852,085 £5,016,469 £6,522,570 £7,417,019 £8,601,467 £6,071,043 £9,051,976 £12,027,902 £2,370,606 £5,963,913 £8,463,691 Indicative Non-viability £7,665,628 £4,569,617 £7,56,48 £2,499,186 £3,294,138 Indicative Non-viability	E15.079,988  E2.588,044 E2.772,428 E4.355.811 E6.142.079 E7.385.527 E8.510,976 E5.954,674 E8.918,662 E11.914,788 E2.229,611 E5.828,176 E8.327,554	E15,916,393  Residual Land Value - £200/m² Cil.  £2,508,386 £3,692,770 £4,877,154 £6,691,588 £7,236,036 £8,420,484 £5,838,305 £8,225,748 £11,801,674 £2,088,615 £5,692,439 £8,192,218 £2,370,015 £4,263,404	E15,752,798  Residual Land Value - £225/m³ CIL  £2,428,729 £3,613,1112 £4,797,495 £5,961,097 £7,145,545 £8,229,993 £5,721,936 £11,688,561 £1,947,£20 £5,556,703 £3,056,481 £2,221,709 £4,115,098 indicative N	E15,589,203  Residual Land Value - E250/m² CiL  £2,349,071 £1,533,455 £4,717,838 £5,870,605 £7,055,054 £8,239,502 £5,605,567 £8,599,520 £11,975,446 £1,805,625 £5,402,66 £7,920,744 £2,073,402 £3,566,791 kon-dability	E15,425,608  Residual Land Value - £275/m² CIL  £2,269,413 £3,433,797 £4,638,180 £5,780,114 £6,964,563 £8,149,011 £5,489,198 £6,486,406 £11,462,333 £1,655,629 £5,237 £7,785,007  £1,925,096 £3,818,484 £2,024,605 £3,236,374	E15,262,013  Residual Land Value - £300/m³ ClL  £2,189,756 £3,724,139 £4,558,523 £5,589,623 £5,874,071 £8,085,520 £1,372,829 £1,372,829 £1,372,829 £1,349,219 £1,524,634 £5,149,492 £7,649,271 £1,776,789 £3,670,178 £1,929,689 £3,141,457
Use Class / Type  A1 Large Format Retail  A1 Large Format Retail  A1 -A5 Small Retail Units  A1 -A5 Small Retail Units  B1(a) Offices Town Centre  B1(a) Offices  B1/82/88 Industrial / Warehousing	Scheme Type  Foodstore / Supermarket  Retail Warehousing  Comparison (Town Centre)  Local convenience stores  Smaller Office Building (Town Centres / Urban Areas)  Out of Town / Business Park  Start-up / Move-on	H  Value Level  L  M  H  L  M  M  H  L  M  M  H  L  M  M  M  H  L  M  M  M  M  M  M  M  M  M  M  M  M	0.92  Site Size (Ha)  0.71  0.71  0.71  0.25  0.25  0.04  0.04  0.05  0.05  0.08  0.08  0.08  0.08  0.25  0.25  0.25  0.00	E17,225,153  Residual Land Value - £0/m² ClL  £3,145,648 £43,30,012 £5,514,415 £6,775,517 £7,559,566 £9,144,414 £6,754,714 £9,730,660 £12,706,586 £3,214,501 £5,778,334 £9,278,112 £3,556,468 £5,449,557 £645,145 £3,068,683 £3,863,635	E17,061,558  Residual Land Value - £25/m² CIL  £3,065,991 £4,250,374 £5,314,758 £6,685,026 £7,869,474 £9,053,923 £6,641,625 £9,617,546 £12,593,472 £3,074,861 £6,642,597 £9,142,375 £3,408,161 £5,301,550 £550,229 £2,973,767 £3,768,719	E16,897,963  Residual Land Value - £50/m³ CIL  £2,986,333 £4,170,716 £5,355,100 £6,594,535 £7,778,983 £8,965,432 £6,528,905 £9,504,412 £12,480,338 £2,934,588 £6,506,860 £9,006,668 £3,255,365 £3,273,803 £3,673,803	E16,734,368  Residual Land Value - £75/m² CIL  £2,906,675 £4,091,059 £5,275,442 £6,504,044 £7,688,492 £8,872,940 £6,415,390 £9,391,318 £12,367,244 £2,793,592 £5,371,123 £8,870,904,397 £3,004,397 £3,004,397 £3,004,397 £3,783,394 £3,578,887	E16,570,773  Residual Land Value (£/t  Residual Land Value -£100/m² CIL  £2,827,017  £6,011,401  £5,155,784  £6,413,553  £7,558,001  £8,782,449  £6,302,275  £9,278,204  £12,254,310  £2,652,597  £6,325,397  £8,735,165  £7,963,241  £4,856,630  £26,689,018 £3,483,970	E15,407,178  (a)  Residual Land Value - £125/m² CIL  £2,747,360 £1,931,743 £5,115,127 £6,323,061 £7,507,310 £8,691,958 £6,187,412 £9,185,090 £12,341,016 £2,511,602 £6,099,550 £8,599,429 £1,705,544 £170,554 £170,554 £2,543,935 £4,770,324 £170,554 £2,543,935 £4,770,324 £170,564 £2,543,935	E16,243,583  Residual Land Value - £150/m³ CIL  £2,667,702 £3,852,085 £5,016,469 £6,232,570 £7,417,019 £8,601,467 £6,071,043 £9,051,976 £12,027,902 £2,370,606 £5,963,913 £6,463,691 Indicative Non-viability £7,668,628 £4,560,017 £75,648 £2,499,186 £3,294,138 Indicative Non-viability Indicative Non-viability Indicative Non-viability	E15.079,988  Residual Land Value - £175/m² CIL  £2,588,044 £3,772,428 £6,556,511 £6,142,079 £7,325,527 £8,519,976 £5,954,674 £8,938,662 £11,914,788 £2,239,611 £5,828,176 £8,327,954 £2,518,222 £4,411,711 £2,404,270 £3,616,038	E15,916,393  Residual Land Value - £200/m³ CIL  £2,508,386 £3,692,770 £4,877,154 £6,051,588 £7,236,035 £8,420,884 £5,838,305 £8,420,884 £1,801,674 £2,088,615 £5,692,439 £8,192,718 £2,370,015 £4,263,404 £2,309,353 £3,521,122	E15,752,798  Residual Land Value - £225/m³ CIL  £2,428,729 £3,613,1112 £4,797,495 £5,961,097 £7,145,545 £8,279,993 £5,721,936 £8,722,634 £11,688,561 £1,487,520 £5,567,003 £8,056,481 £2,221,709 £4,115,098 indicative N £2,214,437 £3,426,206	E15,589,203  Residual Land Value - E250/m² CIL  £2,349,071 £3,533,455 £4,717,838 £5,870,605 £7,005,054 £8,299,00 £5,605,67 £8,599,20 £11,576,446 £1,806,625 £4,410,966 £7,227,442 £2,073,402 £3,366,991 con-viability £2,119,521 £3,331,290	E15,425,608  Residual Land Value - £275/m³ CIL  £2,269,413 £3,453,797 £4,638,180 £5,780,114 £6,964,563 £8,149,011 £5,489,198 £8,486,406 £11,462,333 £1,655,629 £5,285,237 £7,785,007 £1,925,096 £3,818,484 £2,024,605 £3,236,374	E15,762,013  Residual Land Value - £300/m² Cl.  £2,189,756 £3,174,139 £4,558,523 £5,689,623 £5,874,071 £8,088,520 £3,372,829 £3,372,829 £1,1349,492 £7,649,471 £1,767,789 £1,770,778 £1,929,689 £3,141,457
Use Class / Type  A1 Large Format Retail  A1 Large Format Retail  A1 -A5 Small Retail Units  A1 -A5 Small Retail Units  B1(a) Offices Town Centre  B1(a) Offices  B1/82/88 Industrial / Warehousing  B1/82/88 Warehousing  B1/82/88 Horticultural / Glasshouses	Scheme Type  Foodstore / Supermarket  Retail Warehousing  Comparison (Town Centre)  Local convenience stores  Smaller Office Building (Town Centres / Urban Areas)  Out of Town / Business Park  Start-up / Move-on  Larger	H  Value Level  L  M  H  H  L  M  H  L  M  H  H  L  M  H  L  M  H  H  L  M  H  H  L  M  H  H  L  M  H  H  L  M  H  H  L  M  H  H  L  M  H  H  L  M  H  H  H  H  H  H  H  H  H  H  H  H	0.92  Site Size (Ha)  0.71  0.71  0.71  0.71  0.71  0.25  0.25  0.04  0.04  0.05  0.05  0.08  0.08  0.08  0.08  0.08  0.08  0.09  0.09  0.05  0.05  0.05  0.05  0.05  0.06  0.07  0.07	E17,225,153  Residual Land Value - £0/m² CIL  £3,145,648 £4,330,032 £5,514,415 £6,775,517 £7,939,966 £3,144,414 £6,754,734 £9,730,650 £12,706,586 £3,214,501 £6,758,734 £3,278,112 £3,556,468 £5,449,857 £645,145 £1,068,683 £3,463,615	E17,061,558  Residual Land Value - £25/m² Cil.  £3,065,991 £4,250,374 £5,434,758 £6,685,026 £7,869,474 £9,053,923 £6,641,625 £19,617,546 £12,593,472 £3,074,861 £6,642,597 £9,142,275 £3,015,500 £550,229 £2,973,767 £3,768,713	E16,897,963  Residual Land Value - £50/m² Cil.  £2,986,333 £4,170,716 £5,355,100 £6,594,535 £7,778,983 £8,963,432 £12,480,358 £2,934,588 £5,506,480 £9,006,618 £1,294,558 £1,513,243 £259,855 £5,153,243 £455,313 £2,878,850 £3,673,803	£16,734,368  Residual Land Value -£75/m² CIL  £2,905,675 £4,091,059 £5,275,442 £5,504,044 £7,688,492 £8,872,440 £6,415,390 £9,391,318 £12,367,244 £2,773,592 £5,371,123 £8,870,902 £3,111,48 £5,004,937 £3,003,937 £3,003,937 £3,003,937 £2,783,934 £3,578,887	E16,570,773  Residual Land Value (£/t)  Residual Land Value - £100/m² CIL  £2,827,017  £4,011,401  £5,105,784  £6,413,553  £7,598,001  £8,782,449  £6,302,275  £9,278,244  £12,254,130  £2,552,597  £6,302,215  £2,963,241  £8,856,630  £2,652,597  £2,963,241  £8,856,630  £2,653,397  £3,433,970	E15,407,178  (a)  Residual Land Value - £125/m² CIL  £2,747,360 £3,921,743 £5,116,127 £5,33,661 £7,507,510 £8,601,558 £6,187,412 £9,155,000 £12,441,016 £2,511,602 £2,519,602 £2,519,602 £2,519,602 £2,519,602 £2,519,002 £2,319,935 £4,703,504	E16,243,583  Residual Land Value - £150/m³ CIL  £2,667,702 £3,852,085 £5,036,6469 £6,232,570 £7,437,019 £8,601,467 £6,071,043 £9,051,976 £12,027,902 £2,370,606 £5,963,913 £8,463,6911 Indicative Non-viability £2,666,628 £4,566,628 £2,499,186 £3,294,138 Indicative Non-viability Indicative Non-viability Indicative Non-viability Indicative Non-viability Indicative Non-viability Indicative Non-viability	E15.079,988  Residual Land Value - £175/m³ CIL  £2,588,044 £3,772,428 £4,956,811 £6,142,079 £7,325,527 £8,510,076 £5,954,674 £8,988,662 £11,914,788 £2,279,651 £2,279,651 £2,279,651 £2,279,651 £3,872 £2,161,034 £3,665	E15,916,393  Residual Land Value - £200/m³ Cil.  £2,508,386 £3,692,770 £4,877,154 £6,051,588 £7,236,036 £8,420,484 £5,838,305 £8,820,484 £1,801,574 £2,088,615 £5,502,439 £8,192,218 £2,370,015 £4,263,404 £2,309,353 £3,521,122  Indicative 9 £377,108 £1,308,883	E15,752,798  Residual Land Value - £225/m³ Cil.  £2,428,729 £3,613,112 £4,797,496 £5,961,997 £7,145,545 £8,29,993 £5,721,936 £11,688,561 £1,947,620 £5,556,703 £8,016,481 £2,211,709 £4,115,098 Indicative N £2,214,437 £3,426,206	E15,589,203  Residual Land Value - E250/m² CIL  £2,349,071 £1,533,455 £4,717,238 £5,870,005 £7,055,054 £8,239,022 £5,695,567 £8,595,507 £11,575,446 £1,806,625 £1,20,744 £2,073,002 £2,073,002 £2,073,002 £3,965,791 con-viability £2,119,521 £3,331,290	E15,425,608  Residual Land Value - £275/m³ CIL  £2,269,413 £3,453,797 £4,638,180 £5,780,114 £6,964,563 £8,149,011 £5,489,198 £8,486,406 £11,462,333 £1,655,629 £5,227 £7,785,007 £1,925,096 £3,818,484 £2,024,605 £3,236,374	E15,262,013  Residual Land Value - £300/m² Cit.  £2,189,756 £3,374,139 £4,558,523 £5,889,623 £5,874,071 £8,085,520 £13,272,829 £1,1249,219 £1,524,634 £5,149,492 £7,649,271 £1,76,789 £3,670,178 £1,929,689
Use Class / Type  A1 Large Format Retail  A1 Large Format Retail  A1 - A5 Small Retail Units  A1 - A5 Small Retail Units  B1(a) Offices Town Centre  B1(a) Offices  B1/82/88 Industrial / Warehousing  B1/82/88 Industrial / Warehousing  Sul Generis Horticultural Glasshouses	Scheme Type  Foodstore / Supermarket  Retail Warehousing  Comparison (Town Centre)  Local convenience stores  Smaller Office Building (Town Centres / Urban Areas)  Out of Town / Business Park  Start-up / Move-on  Larger	H  Value Level  L  M  H  L  M  M  H  L  M  M  H  L  M  M  M  H  L  M  M  M  M  M  M  M  M  M  M  M  M	0.92  Site Size (Ha)  0.71  0.71  0.71  0.25  0.25  0.04  0.04  0.05  0.05  0.08  0.08  0.08  0.08  0.25  0.25  0.25  0.00	E17,225,153  Residual Land Value - £0/m² ClL  £3,145,648 £43,30,012 £5,514,415 £6,775,517 £7,559,566 £9,144,414 £6,754,714 £9,730,660 £12,706,586 £3,214,501 £5,778,334 £9,278,112 £3,556,468 £5,449,557 £645,145 £3,068,683 £3,863,635	E17,061,558  Residual Land Value - £25/m² CIL  £3,065,991 £4,250,374 £5,134,758 £6,685,026 £7,865,4774 £9,053,923 £6,641,625 £9,517,546 £13,593,472 £3,074,861 £5,031,550 £5,025 £7,865,477 £3,768,719 £1,166,642,597 £9,142,375 £3,408,161 £5,301,550 £550,229 £2,973,767 £3,768,719	E16,897,963  Residual Land Value - E50/m³ CIL  £2,986,333 £6,170,716 £535,100 £6,594,535 £7,778,983 £6,953,432 £6,578,505 £9,504,432 £12,480,358 £2,934,588 £6,506,860 £9,006,638 £3,29,245 £3,23,243 £455,313 £2,878,850 £3,673,803	E16,734,368  Residual Land Value - £75/m² CIL  £2,906,675 £4,091,059 £5,275,442 £5,504,044 £7,688,492 £6,475,390 £6,475,390 £6,373,318 £12,367,244 £7,793,592 £6,371,123 £8,370,902 £3,111,548 £5,004,927 £3,004,927 £3,004,927 £3,004,927 £3,004,927 £3,004,927 £3,004,927 £3,004,927 £3,004,927 £3,004,927 £3,004,927 £3,004,927 £3,004,927 £3,004,927 £3,004,927 £3,115,488 £5,004,927 £3,115,488 £5,004,927 £1,148,195 £1,148,195 £1,148,195 £1,148,195	E15,570,773  Residual Land Value (E/)  Residual Land Value -£100/m² CIL  £2,827,017  £6,011,401  £5,195,784  £6,413,553  £7,598,001  £6,702,449  £6,302,275  £9,278,204  £12,254,130  £2,652,597  £6,235,387  £8,735,165  £7,952,241  £4,356,530  £2,659,018  £3,483,970  £153,662  £1,085,437  £2,017,213  £1,485,793	E15,407,178  (a)  Residual Land Value - £125/m² CL  £2,747,360  £3,931,743  £5,116,127  £6,323,661  £7,507,510  £6,871,559  £6,187,412  £9,165,090  £13,141,015  £2,511,602  £6,099,550  £2,511,602  £6,099,550  £3,599,428  £2,254,002  £3,385,054	E16,243,583  Residual Land Value - £150/m³ CIL  £2,667,702 £3,852,085 £5,016,469 £6,232,570 £7,417,019 £8,601,467 £6,071,043 £9,051,976 £12,027,902 £2,370,606 £5,963,913 £6,463,691 Indicative Non-viability £7,668,628 £4,560,017 £75,648 £2,499,186 £3,294,138 Indicative Non-viability Indicative Non-viability Indicative Non-viability	E15.079,988  Residual Land Value - £175/m² CIL  £2,588,044  £1,772,428  £6,956,511  £6,142,079  £7,326,527  £5,510,975  £5,954,674  £3,938,622  £11,914,788  £2,229,611  £5,828,176  £8,327,554  £2,515,522  £4,417,711  £2,404,270  £3,616,018	E15,916,393  Residual Land Value - £200/m³ CIL  £2,508,386 £3,692,770 £4,877,154 £6,051,588 £7,226,396 £8,872,548 £11,801,674 £2,088,615 £5,692,439 £8,192,218 £2,370,015 £4,263,404 £2,309,353 £3,521,122  Indicative F	E15,752,798  Residual Land Value - E225/m³ CIL  62,428,729  63,613,112  64,977,496  65,961,997  67,145,545  66,329,993  65,721,936  68,712,634  611,688,561  61,947,620  65,556,703  68,056,481  62,211,709  64,115,098  Indicative N  62,214,437  63,426,206	E15,589,203  Residual Land Value - E250/m² CIL  £2,349,071 £3,533,455 £4,717,838 £5,870,605 £7,055,054 £8,295,02 £1,505,667 £5,595,67 £1,175,446 £1,806,625 £5,400,966 £7,202,744 £2,073,402 £3,565,791 Con-viability £2,119,521 £3,331,290	E15,425,608  Residual Land Value - £275/m³ CIL  £2,269,413 £3,453,797 £4,638,180 £5,780,114 £6,964,563 £8,149,011 £5,489,198 £8,486,406 £11,462,333 £1,655,629 £5,285,237 £7,785,007 £1,925,096 £3,818,484 £2,024,605 £3,236,374	E15,762,013  Residual Land Value - £300/m³ CIL  £2,189,756 £3,374,139 £4,558,523 £5,689,623 £5,874,071 £8,088,520 £5,372,829 £1,372,829 £1,372,829 £1,370,178 £1,767,789 £1,770,778 £1,929,689 £3,141,457
Use Class / Type  A1 Large Format Retail  A1 Large Format Retail  A1 -A5 Small Retail Units  A1 -A5 Small Retail Units  B1(a) Offices Town Centre  B1(a) Offices  B1/B2/B8 Industrial / Warehousing  B1/B2/B8 Industrial / Warehousing  Sul Generis Horticultural Gissohouses  Horticultural	Scheme Type  Foodstore / Supermarket  Retail Warehousing  Comparison (Town Centre)  Local convenience stores  Smaller Office Building (Town Centres / Urban Areas)  Out of Town / Business Park  Start-up / Move-on  Larger	H  Value Level  L  M  H  H  L  M  H  H  L  M  H  H  H  H  H  H  H  H  H  H  H  H	0.92  Site Size (Ha)  0.71  0.71  0.71  0.72  0.25  0.25  0.04  0.04  0.05  0.05  0.05  0.08  0.08  0.08  0.13  0.13  0.13  0.50  0.50  0.50  0.67  0.67	E17,225,153  Residual Land Value - £0/m² CIL  £3,145,648  £4,330,032  £5,514,415  £6,775,517  £7,359,966  £5,144,414  £6,754,734  £9,730,660  £12,706,586  £3,214,501  £5,784,334  £9,278,112  £3,566,668  £3,40,857  £645,145  £3,068,663  £3,863,635	E17,061,558  Residual Land Value - £25/m² Cil.  £3,065,991 £4,250,374 £5,434,758 £6,685,026 £7,869,474 £9,053,923 £6,641,625 £19,617,546 £12,593,472 £3,074,861 £6,642,597 £9,142,275 £3,015,500 £550,229 £2,973,767 £3,768,713	E16,897,963  Residual Land Value - £50/m² Cil.  £2,986,333 £4,170,716 £5,355,100 £6,594,535 £7,778,983 £8,963,432 £12,480,358 £2,934,588 £5,506,480 £9,006,618 £1,294,558 £1,513,243 £259,855 £5,153,243 £455,313 £2,878,850 £3,673,803	£16,734,368  Residual Land Value -£75/m² CIL  £2,905,675 £4,091,059 £5,275,442 £5,504,044 £7,688,492 £8,872,440 £6,415,390 £9,391,318 £12,367,244 £2,773,592 £5,371,123 £8,870,902 £3,111,48 £5,004,937 £3,003,937 £3,003,937 £3,003,937 £2,783,934 £3,578,887	E16,570,773  Residual Land Value (£/t)  Residual Land Value - £100/m² CIL  £2,827,017  £4,011,401  £5,105,784  £6,413,553  £7,598,001  £8,782,449  £6,302,275  £9,278,244  £12,254,130  £2,552,597  £6,302,215  £2,963,241  £8,856,630  £2,652,597  £2,963,241  £8,856,630  £2,653,397  £3,433,970	E15,407,178  (a)  Residual Land Value - £125/m² CIL  £2,747,360 £3,921,743 £5,116,127 £5,33,661 £7,507,510 £8,601,558 £6,187,412 £9,155,000 £12,441,016 £2,511,602 £2,519,602 £2,519,602 £2,519,602 £2,519,602 £2,519,002 £2,319,935 £4,703,504	E16,243,583  Residual Land Value - £150/m³ CIL  £2,667,702  £3,852,085  £5,016,469  £6,212,570  £7,417,019  £6,501,467  £6,01,043  £9,051,976  £12,027,902  £2,370,606  £5,963,913  £8,463,691  Indicative Non-viability  £7,564  £2,495,186  £2,495,186  £2,294,138  Indicative Non-viability  Indicative Non-viability  Indicative Non-viability  Indicative Non-viability  Indicative Non-viability	E15.079,988  Residual Land Value - £175/m³ CIL  £2,588,044 £3,772,428 £4,956,811 £6,142,079 £7,325,527 £8,510,076 £5,954,674 £8,988,662 £11,914,788 £2,279,651 £2,279,651 £2,279,651 £2,279,651 £3,872 £2,161,034 £3,665	E15,916,393  Residual Land Value - £200/m³ Cil.  £2,508,386 £3,692,770 £4,877,154 £6,051,588 £7,236,036 £8,420,484 £5,838,305 £8,820,484 £1,801,574 £2,088,615 £5,502,439 £8,192,218 £2,370,015 £4,263,404 £2,309,353 £3,521,122  Indicative 9 £377,108 £1,308,883	E15,752,798  Residual Land Value - £225/m³ Cil.  £2,428,729 £3,613,112 £4,797,496 £5,961,997 £7,145,545 £8,29,993 £5,721,936 £11,688,561 £1,947,620 £5,556,703 £8,016,481 £2,211,709 £4,115,098 Indicative N £2,214,437 £3,426,206	E15,589,203  Residual Land Value - E250/m² CIL  £2,349,071 £1,533,455 £4,717,238 £5,870,005 £7,055,054 £8,239,022 £5,695,567 £8,595,507 £11,575,446 £1,806,625 £1,20,744 £2,073,002 £2,073,002 £2,073,002 £3,965,791 con-viability £2,119,521 £3,331,290	E15,425,608  Residual Land Value - £275/m³ CIL  £2,269,413 £2,453,797 £4,638,180 £5,780,114 £6,964,563 £8,149,911 £5,489,198 £8,486,406 £11,462,333 £1,665,629 £5,285,237 £7,785,007 £1,925,096 £3,818,484 £2,024,605 £3,236,374  Indicative N	E15,262,013  Residual Land Value - £300/m³ Cl.  £2,189,756 £3,374,139 £45,585,523 £5,689,623 £6,874,071 £5,055,520 £5,372,829 £1,374,634 £5,149,492 £1,767,789 £5,670,178 £1,929,689 £3,141,457
Use Class / Type  A1 Large Format Retail  A1 Large Format Retail  A1 - A5 Small Retail Units  A1 - A5 Small Retail Units  B1(a) Offices Town Centre  B1(a) Offices Town Centre  B1/82/88 Industrial / Warehousing  B1/82/88 Industrial / Warehousing  Sui Generis Horticultural Glasshouses  Sui Generis Horticultural Glasshouses	Scheme Type  Foodstore / Supermarket  Retail Warehousing  Comparison (Town Centre)  Local convenience stores  Smaller Office Building (Town Centres / Urban Areas)  Out of Town / Business Park  Start-up / Move-on  Larger  Larger  Smaller	H  Value Level  L  M  H  L  L	0.92  Site Size (Ha)  0.71  0.71  0.71  0.71  0.25  0.25  0.26  0.04  0.04  0.05  0.08  0.08  0.08  0.25  0.13  0.13  0.13  0.13  0.13  0.50  0.50  0.67  0.67	E17,225,153  Residual Land Value - £0/m² ClL  £3,145,648 £4,330,012 £5,514,415 £6,775,517 £7,959,966 £3,144,414 £6,734,734 £9,730,660 £12,706,586 £3,214,501 £6,778,334 £9,278,112 £3,556,688 £5,449,857 £665,145 £3,68,683 £3,463,635	E17,061,558  Residual Land Value - £25/m² Cil.  £3,065,991 £4,250,374 £5,414,758 £6,685,026 £7,859,474 £9,053,923 £6,641,625 £9,617,546 £12,593,472 £3,074,861 £6,642,597 £9,142,175 £3,408,161 £5,01,550 £550,229 £2,913,767 £2,768,719	E15,897,963  Residual Land Value - £50/m³ CIL  £2,986,333 £4,110,716 £5,355,100 £6,534,535 £7,778,983 £8,963,432 £6,528,905 £9,504,432 £12,480,388 £2,914,588 £6,506,860 £9,006,638 £3,259,855 £5,133,243 £455,313 £2,278,250 £3,773,473 £1,793,773 £1,793,773 £1,793,773 £1,793,773 £1,793,773	£16,734,368  Residual Land Value -£75/m² CIL  £2,905,675 £4,091,059 £5,275,442 £5,504,044 £7,688,492 £6,415,390 £6,315,390 £6,315,390 £6,311,318 £12,367,244 £2,793,592 £5,371,123 £8,370,902 £3,111,548 £5,004,937 £3,60,937 £3,60,937 £3,78,934 £3,578,887	E16,570,773  Residual Land Value (£/t)  Residual Land Value - £100/m² CIL  £2,827,017  £4,011,401  £5,195,784  £6,413,553  £7,598,001  £8,782,449  £6,302,275  £9,278,204  £12,254,110  £2,652,597  £6,215,387  £8,785,165  £2,963,241  £4,856,630  £26,5480 £2,689,018 £3,419,770  £1,410,419,419 £2,619,018 £3,419,770  £1,410,419,419 £2,419 £2,419 £2,419	E15,407,178  (a)  Residual Land Value - £125/m² CIL  £2,747,360  £3,911,743  £5,115,127  £6,223,661  £7,507,510  £8,591,558  £6,187,412  £9,185,990  £12,141,015  £2,511,602  £6,099,650  £8,599,422  £17,054  £2,314,935  £4,708,224  £170,564  £2,316,935  £1,809,054	E16,243,583  Residual Land Value - £150/m³ CIL  £2,667,702 £3,852,085 £5,035,6469 £6,232,570 £7,417,019 £8,601,467 £6,071,043 £9,051,976 £12,027,902 £2,370,606 £5,963,913 £2,463,091 Indicative Non-viability £2,666,628 £4,560,017 £75,648 £2,495,186 £2,249,188 Indicative Non-viability Indicative Non-viability Indicative Non-viability  £731,272 £1,663,048 £1,060,857 £1,969,684	E15.079,988  Residual Land Value - £175/m² CIL  £2,588,044  £3,772,428  £4,556,511  £6,142,079  £7,325,527  £5,954,674  £8,938,662  £11,914,788  £2,229,611  £5,283,176  £2,218,322  £4,411,711  £2,464,270  £3,516,638  Indicative Non-viability  £554,190  £1,485,965  £90,389	E15,916,393  Residual Land Value - £200/m³ CIL  £2,508,386 £3,692,770 £4,877,154 £6,691,588 £7,236,036 £8,420,484 £5,838,305 £8,825,748 £11,801,674 £2,088,615 £5,692,439 £3,192,218 £2,370,015 £4,263,404 £2,309,353 £3,211,122  Indicative F £377,108 £1,308,883 £724,922 £1,633,748	E15,752,798  Residual Land Value - £225/m³ CIL  £2,428,729 £3,613,1112 £4,797,495 £5,961,097 £7,145,545 £8,229,993 £5,721,936 £8,712,634 £11,688,561 £1,947,£20 £5,556,703 £8,056,481 £2,221,709 £4,115,098 Indicative N £2,214,417 £3,426,205	E15,589,203  Residual Land Value - £250/m² CIL  £2,349,071 £3,533,455 £4,717,838 £5,870,005 £7,055,054 £5,055,67 £5,995,507 £1,595,567 £5,40,566 £7,970,744 £2,073,402 £3,66,791 con-viability £2,119,521 £3,313,240	E15,425,608  Residual Land Value - £275/m³ CIL  £2,269,413 £3,453,797 £4,638,180 £5,760,114 £6,964,563 £8,149,011 £5,489,198 £8,486,406 £11,462,333 £1,665,629 £5,287 £7,785,007 £1,925,096 £3,818,484 £2,024,605 £3,236,374	E15,262,013  Residual Land Value - £300/m³ Cit.  £2,189,756 £3,374,139 £4,558,523 £5,689,623 £5,889,623 £5,889,623 £5,189,429 £1,374,639 £1,524,634 £5,149,492 £1,776,789 £3,670,178 £1,929,689 £3,670,178 £1,929,689 £3,144,457
Use Class / Type  A1 Large Format Retail  A1 Large Format Retail  A1 - A5 Small Retail Units  A1 - A5 Small Retail Units  B1(a) Offices Town Centre  B1(a) Offices  B1/82/88 Industrial / Warehousing  B1/82/88 Industrial / Warehousing  Sul Generis Horticultural Glasshouses	Scheme Type  Foodstore / Supermarket  Retail Warehousing  Comparison (Town Centre)  Local convenience stores  Smaller Office Building (Town Centres / Urban Areas)  Out of Town / Business Park  Start-up / Move-on  Larger	H  Value Level  L  M  H  H  L  M  H  H  L  M  H  H  H  H  H  H  H  H  H  H  H  H	0.92  Site Size (Ha)  0.71  0.71  0.71  0.72  0.25  0.25  0.04  0.04  0.05  0.05  0.05  0.08  0.08  0.08  0.13  0.13  0.13  0.50  0.50  0.50  0.67  0.67	E17,225,153  Residual Land Value - £0/m² ClL  £3,145,648 £4,330,012 £5,514,415 £6,775,517 £7,959,966 £3,144,414 £6,734,734 £9,730,660 £12,706,586 £3,214,501 £6,778,334 £9,278,112 £3,556,688 £5,449,857 £665,145 £3,68,683 £3,463,635	E17,061,558  Residual Land Value - £25/m² Cil.  £3,065,991 £4,250,374 £5,414,758 £6,685,026 £7,859,474 £9,053,923 £6,641,625 £9,617,546 £12,593,472 £3,074,861 £6,642,597 £9,142,175 £3,408,161 £5,01,550 £550,229 £2,913,767 £2,768,719	E15,897,963  Residual Land Value - £50/m³ Cil.  £2,986,333 £4,170,716 £5,355,100 £6,534,535 £7,778,983 £8,963,432 £6,528,905 £9,504,432 £12,480,388 £2,914,588 £6,506,860 £9,006,638 £3,259,855 £5,153,243 £455,313 £2,278,250 £3,773,473 £1,792,773 £1,792,773 £1,792,773 £1,792,773 £1,792,773	£16,734,368  Residual Land Value -£75/m² CIL  £2,905,675 £4,091,059 £5,275,442 £5,504,044 £7,688,492 £6,415,390 £6,315,390 £6,315,390 £6,311,318 £12,367,244 £2,793,592 £5,371,123 £8,370,902 £3,111,548 £5,004,937 £3,60,937 £3,60,937 £3,78,934 £3,578,887	E16,570,773  Residual Land Value (£/t)  Residual Land Value - £100/m² CIL  £2,827,017  £4,011,401  £5,195,784  £6,413,553  £7,98,001  £8,782,449  £6,302,275  £9,278,204  £12,254,130  £2,652,597  £6,255,387  £8,735,165  £1,953,241  £4,856,530  £2,652,597  £3,953,241  £4,856,530  £2,653,397  £2,043,397  £2,013,433,970	E15,407,178  (a)  Residual Land Value - £125/m² CIL  £2,747,360 £3,931,743 £5,115,127 £5,33,661 £7,507,510 £8,691,558 £6,187,412 £9,165,000 £12,141,016 £2,511,602 £5,995,500 £2,341,025 £6,995,500 £2,541,027 £3,895,504 £170,554 £2,554,102 £3,385,054	E16,243,583  Residual Land Value - £150/m² CIL  £2,667,702 £3,852,085 £5,036,689 £6,522,570 £7,437,019 £8,601,467 £6,071,043 £9,051,976 £12,027,902 £2,370,606 £5,963,913 £8,463,6911 £6,566,528 £4,556,6147 £75,648 £2,495,186 £3,294,138 Indicative Non-viability  Indicative Non-viability  Indicative Non-viability  £731,272 £1,663,048 £1,000,957 £1,995,684 £2,895,511 Indicative Non-viability	E15.079,988  Residual Land Value - £175/m² Cli.  £2,588,044 £3,772,428 £4,955,611 £5,120,976 £7,325,527 £8,510,976 £5,954,674 £1,914,788 £1,214,788 £2,229,611 £5,828,176 £8,327,954 £2,161,161,161,161,161,161,161,161,161,16	E15,916,393  Residual Land Value - £200/m² CIL  £2,508,386 £3,692,770 £4,877,154 £6,691,588 £7,236,036 £8,420,484 £1,801,674 £2,088,615 £5,592,439 £8,192,218  £2,370,015 £4,263,404 £2,309,353 £3,521,122  Indicative 9 £377,108 £1,308,883 £774,922 £1,309,883	E15,752,798  Residual Land Value - £225/m² Cil.  £2,428,729 £3,613,112 £4,797,496 £5,961,097 £7,145,545 £8,239,993 £5,721,936 £7,72,634 £11,688,561 £1,947,620 £5,556,703 £8,056,481  £2,211,709 Indicative N £2,214,437 £3,426,206	E15,589,203  Residual Land Value - E250/m² CIL  £2,349,071 £1,533,455 £4,717,838 £5,870,605 £7,055,054 £8,239,022 £5,605,557 £8,599,520 £11,375,446 £1,805,625 £1,376,446 £1,805,625 £5,470,966 £7,270,744 £2,073,402 £3,966,793 kon-viability £2,119,521 £3,331,290  £2,119,521 £3,331,290	E15,425,608  Residual Land Value - £275/m² CIL  £2,269,413 £3,453,797 £4,638,180 £5,780,114 £6,964,563 £8,149,011 £5,489,198 £8,486,406 £11,462,333 £1,655,629 £5,2237 £7,785,007  £1,915,906 £3,818,484 £2,024,605 £3,236,374  Indicative N £777,636 £191,018 £1,099,845 £2,008,671	E15,262,013  Residual Land Value - £300/m² Cit.  £2,189,756 £3,374,139 £4,558,523 £5,589,£23 £5,892,£3 £5,874,071 £8,085,520 £1,372,829 £1,124,9219 £1,524,624 £5,149,422 £7,649,271 £1,75,789 £3,670,178 £1,929,689 £3,141,457
Use Class / Type  A1 Large Format Retail  A1 Large Format Retail  A1 -A5 Small Retail Units  A1 -A5 Small Retail Units  B1(a) Offices Town Centre  B1(a) Offices  B1/82/88 Industrial / Warehousing  B1/82/88 Industrial / Warehousing  Sui Generis Horticultural Glasshouses  Sui Generis Horticultural Glasshouses	Scheme Type  Foodstore / Supermarket  Retail Warehousing  Comparison (Town Centre)  Local convenience stores  Smaller Office Building (Town Centres / Urban Areas)  Out of Town / Business Park  Start-up / Move-on  Larger  Larger  Smaller	H  Value Level  L  M  H  L  M  M  H  L  M  M  H  L  M  M  H  L  M  M  M  H  L  M  M  M  M  M  M  M  M  M  M  M  M	0.92  Site Size (Ha)  0.71  0.71  0.71  0.72  0.25  0.25  0.25  0.04  0.04  0.05  0.05  0.08  0.08  0.08  0.25  0.25  0.25  0.26  0.07  0.09  0.	E17,225,153  Residual Land Value - £0/m² CIL  £3,145,648 £4,330,032 £5,514,415 £6,775,517 £7,959,966 £3,144,414 £6,754,734 £9,730,660 £12,706,586 £3,214,501 £5,778,334 £9,278,112 £13,556,648 £5,449,857 £645,145 £3,066,683 £3,863,635 £3,863,635 £3,863,635 £3,863,635 £3,863,635 £3,863,635	E17,061,558  Residual Land Value - £25/m³ Cil.  £3,065,991 £4,250,374 £5,434,758 £6,685,025 £7,869,474 £9,033,923 £6,641,625 £9,617,546 £12,593,472 £3,074,861 £6,642,597 £9,142,375 £3,074,861 £5,301,550 £530,1590 £53	E16,897,963  Residual Land Value - £50/m² Cil.  £2,986,333 £4,170,716 £5,355,100 £6,594,335 £7,778,983 £8,963,432 £12,480,338 £2,934,538 £6,506,860 £9,006,638  £3,259,855 £5,153,243 £455,313 £2,878,850 £3,673,803	£16,734,368  Residual Land Value - £75/m² CIL  £2,905,675 £4,091,059 £5,275,442 £5,504,044 £7,688,492 £8,872,400 £6,415,390 £9,391,318 £12,267,244 £2,793,592 £5,371,123 £8,870,902  £3,111,548 £5,004,977 £180,397 £3,592,887	E16,570,773  Residual Land Value (£/t)  Residual Land Value - £100/m² CIL  £2,827,017  £4,011,401  £5,195,784  £6,413,553  £7,598,001  £8,782,449  £6,302,275  £9,278,204  £12,254,110  £2,652,597  £6,215,387  £8,785,165  £2,963,241  £4,856,630  £26,5480 £2,689,018 £3,419,770  £1,410,419,419 £2,619,018 £3,419,770  £1,410,419,419 £2,419 £2,419 £2,419	E15,407,178  (a)  Residual Land Value - £125/m² CIL  £2,747,360  £3,911,743  £5,115,127  £6,223,661  £7,507,510  £8,591,558  £6,187,412  £9,185,990  £12,141,015  £2,511,602  £6,099,650  £8,599,422  £17,054  £2,314,935  £4,708,224  £170,564  £2,316,935  £1,809,054	E16,243,583  Residual Land Value - £150/m² CIL  £2,667,702 £3,852,085 £5,036,649 £6,232,570 £7,437,019 £8,601,467 £6,071,043 £9,901,976 £12,027,902 £2,370,606 £5,963,913 £8,463,691 indicative Non-viability £2,666,628 £2,499,186 £2,499,186 £3,294,138 indicative Non-viability  Indicative Non-viability  Indicative Non-viability  £731,272 £1,663,048 £1,080,857 £1,980,854	E15.079,988  Residual Land Value - £175/m² CIL  £2,588,044  £3,772,428  £4,556,511  £6,142,079  £7,325,527  £5,954,674  £8,938,662  £11,914,788  £2,229,611  £5,283,176  £2,218,322  £4,411,711  £2,464,270  £3,516,638  Indicative Non-viability  £554,190  £1,485,965  £90,389	E15,916,393  Residual Land Value - £200/m³ CIL  £2,508,386 £3,692,770 £4,877,154 £6,691,588 £7,236,036 £8,420,484 £5,838,305 £8,825,748 £11,801,674 £2,088,615 £5,692,439 £3,192,218 £2,370,015 £4,263,404 £2,309,353 £3,211,122  Indicative F £377,108 £1,308,883 £724,922 £1,633,748	E15,752,798  Residual Land Value - £225/m³ CIL  £2,428,729 £3,613,1112 £4,797,495 £5,961,097 £7,145,545 £8,229,993 £5,721,936 £8,712,634 £11,688,561 £1,947,£20 £5,556,703 £8,056,481 £2,221,709 £4,115,098 Indicative N £2,214,417 £3,426,205	E15,589,203  Residual Land Value - £250/m² CIL  £2,349,071 £3,533,455 £4,717,838 £5,870,005 £7,055,054 £5,055,67 £5,995,507 £1,595,567 £5,40,566 £7,907,744 £2,073,002 £3,60,25 £3,40,566 £7,907,7402 £3,966,791 con-viability £2,119,521 £3,311,240	E15,425,608  Residual Land Value - £275/m³ CIL  £2,269,413 £3,453,797 £4,638,180 £5,760,114 £6,964,563 £8,149,011 £5,489,198 £8,486,406 £11,462,333 £1,665,629 £5,287 £7,785,007 £1,925,096 £3,818,484 £2,024,605 £3,236,374	E15,262,013  Residual Land Value - £300/m² Cit.  £2,189,756 £3,374,139 £4,556,523 £5,689,623 £5,589,623 £5,372,829 £13,349,219 £1,524,634 £5,149,492 £7,676,789 £3,670,178 £1,929,689 £3,141,457
Use Class / Type  A1 Large Format Retail  A1 Large Format Retail  A1 - A5 Small Retail Units  A1 - A5 Small Retail Units  B1(a) Offices Town Centre  B1(a) Offices  B1/82/88 Industrial / Warehousing  B1/82/88 Industrial / Glasshouses  Sui Generis Horticultural Glasshouses  C1 Hotel  C2 Residential Institution	Scheme Type  Foodstore / Supermarket  Retail Warehousing  Comparison (Town Centre)  Local convenience stores  Smaller Office Building (Town Centres / Urban Areas)  Out of Town / Business Park  Start-up / Move-on  Larger  Larger  Smaller  Budget (60-Beds)  Nursing Home	H  Value Level  L  M  H  L  M  L  M  H  L  M  H  L  L  M  H  L  L  M  H  L  L  M  H  L  L  M  H  L  L  M  H  L  L  M  H  L  L  M  H  L  L  M  H  L  L  M  H  L  L  M  H  L  L  M  H  L  L  M  H  L  L  M  H  L  L  M  H  L  L  M  H  L  L  M  H  L  M  L  M  H  L  M  L  M  H  L  M  L  M  H  L  M  M  H  L  M  M  M  L  M  M  M  M  M  M  M  M	0.92  Site Size (Ha)  0.71  0.71  0.71  0.72  0.25  0.25  0.04  0.04  0.05  0.05  0.08  0.08  0.08  0.08  0.25  0.25  0.25  0.27  0.00  0.	E17,225,153  Residual Land Value - £0/m² CIL  £3,145,648 £4,330,032 £5,514,415 £6,775,517 £7,959,966 £3,144,414 £6,754,734 £9,730,660 £12,706,586 £3,214,501 £5,778,334 £9,278,112 £13,556,648 £5,449,857 £645,145 £3,066,683 £3,863,635 £3,863,635 £3,863,635 £3,863,635 £3,863,635 £3,863,635	E17,061,558  Residual Land Value - £25/m³ Cil.  £3,065,991 £4,250,374 £5,434,758 £6,685,025 £7,869,474 £9,033,923 £6,641,625 £9,617,546 £12,593,472 £3,074,861 £6,642,597 £9,142,375 £3,074,861 £5,301,550 £530,1590 £53	E16,897,963  Residual Land Value - £50/m² Cil.  £2,986,333 £4,170,716 £5,355,100 £6,594,335 £7,778,983 £8,963,432 £12,480,338 £2,934,538 £6,506,860 £9,006,638  £3,259,855 £5,153,243 £455,313 £2,878,850 £3,673,803	£16,734,368  Residual Land Value - £75/m² CIL  £2,905,675 £4,091,059 £5,275,442 £5,504,044 £7,688,492 £8,872,400 £6,415,390 £9,391,318 £12,267,244 £2,793,592 £5,371,123 £8,870,902  £3,111,548 £5,004,977 £180,397 £3,592,887	E16,570,773  Residual Land Value (£/t)  Residual Land Value - £100/m² CIL  £2,827,017  £4,011,401  £5,195,784  £6,413,553  £7,98,001  £8,782,449  £6,302,275  £9,278,204  £12,254,130  £2,652,597  £6,255,387  £8,735,165  £1,953,241  £4,856,530  £2,652,597  £3,953,241  £4,856,530  £2,653,397  £2,043,397  £2,013,433,970	E15,407,178  (a)  Residual Land Value - £125/m² CIL  £2,747,360 £3,931,743 £5,115,127 £5,33,661 £7,507,510 £8,691,558 £6,187,412 £9,165,000 £12,141,016 £2,511,602 £5,995,500 £2,341,025 £6,995,500 £2,541,027 £3,895,504 £170,554 £2,554,102 £3,385,054	E16,243,583  Residual Land Value - £150/m² CIL  £2,667,702 £3,852,085 £5,036,6459 £6,232,570 £7,437,019 £8,601,467 £6,071,043 £9,901,976 £12,027,902 £2,370,606 £5,963,913 £8,463,691 Indicative Non-viability £2,666,628 £4,556,617 £75,648 £2,499,186 £3,294,138 Indicative Non-viability Indicative Non-viability  Lindicative Non-viability  £731,272 £1,663,048 £1,080,857 £1,980,854 £2,898,511 Indicative Non-viability	E15.079,988  Residual Land Value - £175/m² Cli.  £2,588,044 £3,772,428 £4,955,611 £5,120,976 £7,325,527 £8,510,976 £5,954,674 £1,914,788 £1,214,788 £2,229,611 £5,828,176 £8,327,954 £2,161,161,161,161,161,161,161,161,161,16	E15,916,393  Residual Land Value - £200/m² CIL  £2,508,386 £3,692,770 £4,877,154 £6,691,588 £7,236,036 £8,420,484 £1,801,674 £2,088,615 £5,592,439 £8,192,218  £2,370,015 £4,263,404 £2,309,353 £3,521,122  Indicative 9 £377,108 £1,308,883 £774,922 £1,309,883	E15,752,798  Residual Land Value - £225/m² Cil.  £2,428,729 £3,613,112 £4,797,496 £5,961,097 £7,145,545 £8,239,993 £5,721,936 £7,72,634 £11,688,561 £1,947,620 £5,556,703 £8,056,481  £2,211,709 Indicative N £2,214,437 £3,426,206	E15,589,203  Residual Land Value - E250/m² CIL  £2,349,071 £1,533,455 £4,717,838 £5,870,605 £7,055,054 £8,239,022 £5,605,557 £8,599,520 £11,375,446 £1,805,625 £1,376,446 £1,805,625 £5,470,966 £7,270,744 £2,073,402 £3,966,793 kon-viability £2,119,521 £3,331,290  £2,119,521 £3,331,290	E15,425,608  Residual Land Value - £275/m² CIL  £2,269,413 £3,453,797 £4,638,180 £5,780,114 £6,964,563 £8,149,011 £5,489,198 £8,486,406 £11,462,333 £1,655,629 £5,2237 £7,785,007  £1,915,906 £3,818,484 £2,024,605 £3,236,374  Indicative N £777,636 £191,018 £1,099,845 £2,008,671	E15,762,013  Residual Land Value - £300/m² CIL  £2,189,756 £3,774,139 £4,558,522 £5,589,623 £6,874,071 £8,088,520 £1,372,829 £1,124,624 £5,149,922 £7,649,271 £1,776,789 £3,670,178 £1,929,689 £3,141,457
Use Class / Type  A1 Large Format Retail  A1 Large Format Retail  A1 - A5 Small Retail Units  A1 - A5 Small Retail Units  B1(a) Offices Town Centre  B1(a) Offices  B1/B2/B8 Industrial / Warehousing  B1/B2/B8 Industrial / Warehousing  Sul Generis Horticultural Glasshouses  Sul Generis Horticultural Glasshouses  C1 Hotel	Scheme Type  Foodstore / Supermarket  Retail Warehousing  Comparison (Town Centre)  Local convenience stores  Smaller Office Building (Town Centres / Urban Areas)  Out of Town / Business Park  Start-up / Move-on  Larger  Larger  Smaller  Budget (60-Beds)	H  Value Level  L  M  H  H  L  M  H  H  L  M  H  L  M  H  L  M  H  H  L  M  H  H  L  M  H  H  L  M  H  H  L  M  H  H  L  M  H  H  L  M  H  H  H  L  M  H  H  H  H  H  H  H  H  H  H  H  H	0.92  Site Size (Ha)  0.71  0.71  0.71  0.71  0.71  0.72  0.25  0.25  0.04  0.04  0.05  0.05  0.08  0.08  0.08  0.08  0.25  0.25  0.13  0.13  0.13  0.50  0.50  0.67  0.67  0.67  0.67  0.67  0.20  0.20  0.42  0.42  0.42  0.42  0.42  0.41	E17,225,153  Residual Land Value - £0/m² ClL  £3,145,648 £4,330,012 £5,514,415 £5,775,517 £7,959,966 £3,144,414 £6,734,734 £9,730,660 £12,706,586 £3,214,501 £6,776,334 £3,278,112 £3,556,468 £5,449,857 £645,145 £3,066,683 £3,63,635 £3,83,635 £3,83,635 £3,83,635	E17,061,558  Residual Land Value - £25/m² Cil.  £3,065,991 £4,250,374 £5,424,758 £6,655,026 £7,859,474 £9,053,923 £6,641,625 £9,617,546 £112,593,472 £3,074,861 £6,642,597 £9,142,175 £3,408,161 £5,301,550 £550,229 £2,973,767 £2,768,719  £5,035 £684,909 £1,516,685 £2,548,460 £1,970,697 £2,7789,330	E15,897,963  Residual Land Value - £50/m³ CIL  £2,986,333 £4,170,716 £5,355,100 £6,534,535 £7,778,983 £8,963,432 £6,528,905 £9,504,432 £12,480,388 £2,934,588 £6,506,860 £9,006,638 £3,263,243 £45,5313 £2,878,850 £3,573,473 £1,792,793 £1,499,602 £2,371,378 £1,792,729 £2,701,555 £3,610,382	£16,734,368  Residual Land Value -£75/m² CIL  £2,905,675 £4,091,059 £5,275,442 £5,504,044 £7,688,492 £8,372,440 £6,415,390 £3,313 £12,367,244 £2,793,592 £5,371,123 £8,370,002 £3,111,548 £5,004,937 £3,603,97 £2,783,934 £3,578,887	E16,570,773  Residual Land Value (£/t)  Residual Land Value - £100/m² CIL  £2,827,017 £4,011,401 £5,195,784 £6,413,553 £7,598,001 £8,782,449 £6,302,275 £9,278,204 £12,254,110 £2,652,597 £6,215,387 £7,755,165 £2,963,241 £4,856,630 £26,856,630 £26,856,630 £26,856,630 £26,856,630 £27,953,625 £1,010,010,010,010,010,010,010,010,010,0	E15,407,178  (a)  Residual Land Value - £125/m² CIL  £2,747,360  £3,911,743  £5,115,127  £6,232,661  £7,507,510  £8,591,558  £6,187,412  £9,185,990  £12,141,016  £2,511,602  £6,099,650  £8,599,428  £2,814,935  £4,708,224  £170,554  £2,316,935  £1,802,054  £1,594,035  £1,803,054	E16,243,583  Residual Land Value - £150/m³ CIL  £2,667,702 £3,832,085 £5,035,649 £6,232,570 £7,437,019 £8,601,467 £6,071,043 £9,051,976 £12,027,902 £2,270,606 £5,933,313 £2,463,6931 Indicative Non-viability £2,666,628 £4,560,017 £75,648 £2,493,186 £3,294,138 Indicative Non-viability  Indicative Non-viability  £731,272 £1,663,048 £1,080,857 £1,989,884 £2,898,511 Indicative Non-viability  Indicative Non-viability	E15.079,988  Residual Land Value - £175/m² CIL  £2,588,044 £3,772,428 £4,556,511 £6,142,079 £7,325,527 £5,554,674 £8,388,662 £11,914,788 £2,229,£11 £5,223,176 £2,215,554 £2,115,117,118 £2,404,270 £3,516,038  Indicative Non-viability  £554,190 £1,485,966 £90,889 £1,811,716 £2,720,543	E15,916,393  Residual Land Value - £200/m³ CIL  £2,508,386 £3,692,770 £4,877,154 £6,691,588 £7,236,036 £8,420,484 £5,838,305 £8,825,748 £11,801,674 £2,088,615 £5,692,439 £8,192,218 £2,370,015 £4,263,404 £2,309,353 £3,211,122  Indicative F £377,108 £1,308,883 £724,922 £1,633,748 £2,542,575	E15,752,798  Residual Land Value - £225/m³ CIL  £2,428,729 £3,613,1112 £4,797,495 £5,961,097 £7,145,545 £8,229,993 £5,721,936 £8,712,634 £11,688,561 £1,947,620 £5,556,703 £8,056,481 £2,221,709 £4,115,098 Indicative N £2,214,437 £3,426,205	E15,589,203  Residual Land Value - £250/m² CIL  £2,349,071 £3,533,455 £4,717,838 £5,870,009 £7,055,054 £5,055,657 £5,995,507 £15,975,046 £1,375,446 £1,275,446 £1,270,744 £2,073,002 £3,66,275 £3,40,566 £7,970,744 £2,073,402 £3,966,791 con-stability £2,115,521 £3,31,490  £22,943 £554,718 £366,986 £1,277,812 £2,186,639	E15,425,608  Residual Land Value - £275/m³ CIL  £2,269,413 £3,453,797 £4,638,180 £5,764,563 £8,149,011 £5,489,198 £8,486,406 £11,462,333 £1,665,629 £5,287 £7,785,007 £1,925,096 £3,818,484 £2,024,605 £3,236,374  Indicative N £777,636 £191,018 £1,099,845 £2,008,671	E15,262,013  Residual Land Value - E300/m² Cl.  £2,189,756 £3,374,139 £4,558,523 £5,689,623 £5,889,623 £5,889,623 £5,889,623 £5,372,829 £13,249,249 £1,726,789 £3,149,421 £1,726,789 £3,670,178 £1,929,689 £3,141,457

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 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 M	0.71 0.71	£1,588,151 £2,348,406	£1,531,594 £2,291,849	£1,475,037 £2,235,292	£1,418,480 £2,178,735	£1,361,923 £2.122.178	£1,305,366 £2.065.621	£1,248,809 £2,009,064	£1,192,252 £1,952,507	£1,135,695 £1,895,950	£1,079,138 £1,839,393	£1,022,581 £1,782,836	£966,024 £1,726,279	£909,467 £1.669.722
A1 Large Format Ketaii	Foodstore / Supermarket	H H	0.71	£2,348,406 £3,108,661	£2,291,849 £3,052,104	£2,235,292 £2,995,547	£2,178,735 £2,938,990	£2,122,178 £2,882,433	£2,825,876	£2,769,319	£1,952,507 £2,712,762	£1,895,950 £2,656,205	£1,839,393 £2,599,648	£1,782,836 £2,543,091	£1,726,279 £2,486,534	£2,429,977
		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
A1 Large Format Retail	Retail Warehousing	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
		H	0.25 0.04	£1,973,681 £212,039	£1,951,058 £207.385	£1,928,435 £202.730	£1,905,813 £198.075	£1,883,190 £193.420	£1,860,567 £188.766	£1,837,944 £184.111	£1,815,321 £179,456	£1,792,699 £174.801	£1,770,076 £170,147	£1,747,453 £165.492	£1,724,830 £160.837	£1,702,207 £156.182
A1 - A5 Small Retail Units	Comparison (Town Centre)	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
		Н	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
A1 - A5 Small Retail Units	Local convenience stores	L M	0.05 0.05	£107,459 £275,549	£100,409 £268.762	£93,360 £261.975	£86,310 £255.188	£79,260 £248.356	£72,210 £241.373	£65,161 £234,391	£58,111 £227,409	£51,061 £220.427	£44,011 £213.445	£36,961 £206.463	£29,912 £199,480	£22,862 £192,498
A1-A5 Small Retail Units	Local convenience stores	H H	0.05	£275,549 £388,549	£268,762 £381,762	£261,975 £374,976	£255,188 £368,189	£248,356 £361,402	£241,373 £354,615	£234,391 £347,828	£227,409 £341,041	£220,427 £334,255	£213,445 £327,468	£206,463 £320,681	£199,480 £313,894	£192,498 £307,107
	Smaller Office Building (Town Centres / Urban	L.	0.08				1			Indicative Non-viability						·
B1(a) Offices Town Centre	Areas)	M	0.08	£153,760 £290.703	£141,896 £278.838	£130,031 £266,974	£118,167 £255,109	£106,302 £243,245	£94,438 £231,380	£82,573 £219,516	£70,708 £207,651	£58,844 £195.787	£46,979 £183,922	£35,115 £172.057	£23,250 £160.193	£11,386 £148,328
		H L	0.08	£290,703	£278,838	£266,974	£255,109	£243,245	£231,380	f219,516 Indicative Non-viability	£207,651	£195,787	£183,922	£172,057	£160,193	£148,328
B1(a) Offices	Out of Town / Business Park	M	0.25	£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
• •		Н	0.25	£675,337	£651,608	£627,879	£604,150	£580,421	£556,692	£532,963	£613,438	£589,709	£565,980	£542,251	£518,522	£494,793
B1/B2/B8 Industrial / Warehousing	Start-up / Move-on	M H	0.13 0.13 0.13							Indicative Non-viability						
B1/B2/B8 Industrial / Warehousing	Larger	L M H	0.50 0.50 0.50							Indicative Non-viability						
		L	0.67	£278,136	£159,491	£40,845					Indicative	Non-viability				
ui Generis Horticultural	Larger	M	0.67	£842,546	£723,901	£605,255	£486,610	£367,965	£249,320	£130,674	£12,029			Indicative Non-viability		
Glasshouses	Larger	н	0.67	£1,406,956 £316,410	£1,288,311 £280.816	£1,169,665 £245,223	£1,051,020 £209.629	£932,375 £174,036	£813,730 £138,442	£695,084 £102,849	£576,439 £67,255	£457,794 £31,661	£339,149	£220,503	£101,858	Indicative Non-viability
ui Generis Horticultural	Smaller	M	0.20	£480,741	£445,147	£409,554	£373,960	£338,367	£302,773	£267,180	£231,586	£195,992	£160.399	£124.805	£89.212	£53.618
Glasshouses		Н	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
		L	0.42							Indicative Non-viability						
C1 Hotel	Budget (60-Beds)	M	0.42 0.42	£226,222	£176,391	£126,560	£76,729	£26,898	ı			Indicative	Non-via bility			
		L	0.21	1220,222	1170,331	1120,300	170,725	120,030				marcative	non vidency			
C2 Residential Institution	Nursing Home	M H	0.21 0.21 0.92	£6.907.822	£6,744,227	£6.580.632	£6.417.037	£6.253.442	£6.089.847	Indicative Non-viability	£5,762,657	£5.599.062	f5 435 467	£5 271 872	£5 108 277	£4.944.682
Sui Generis	Student Accommodation (Cluster 400 Rooms)	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	£5,271,872 £9,682,960	£5,108,277 £9,519,365	£9,519,365
		н	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
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 (£	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
		L	0.71	f2.236.833	£2.157.175	£2.077.517	f1.997.860	f1.918.202	£1.838.544	£1.758.886	£1.679.229	£1.599.571	£1.519.913	£1,440,255	£1.360.598	£1.280.940
A1 Large Format Retail	Foodstore / Supermarket	М	0.71 0.71	£3,307,614	£3,227,957	£3,148,299	£3,068,641	£2,988,983	£2,909,326	£2,829,668	£2,750,010	£2,670,352	£2,590,695	£2,511,037	£2,431,379	£2,351,721
		Н	0.71 0.25	£4,378,396 £5,753,044	£4,298,738 £5,662,553	£4,219,080 £5,572,061	£4,139,423 £5,481,570	£4,059,765 £5,391,079	£3,980,107 £5,300,588	£3,900,449 £5,210,097	£3,820,792 £5,119,605	£3,741,134 £5,029,114	£3,661,476 £4,938,623	£3,581,818 £4,848,132	£3,502,161 £4,757,641	£3,422,503 £4,667,149
A1 Large Format Retail	Retail Warehousing	M	0.25	£6,823,884 £7,894,724	£6,733,393	£6,642,902	£6,552,410	£6,461,919	£6,371,428	£6,280,937	£6,190,446	£6,099,954	£6,009,463	£5,918,972	£5,828,481	£5,737,990
		Н	0.25	£7,894,724	£7,804,233	£7,713,742	£7,623,251	£7,532,759	£7,442,268	£7,351,777	£7,261,286	£7,170,795	£7,080,303	£6,989,812	£6,899,321	£6,808,830
A1 - A5 Small Retail Units	Comparison (Town Centre)	M	0.04	£5,300,984 £8,018,017	£5,184,615 £7,904,903	£5,068,246 £7,791,789	£4,951,877 £7,678,675	£4,835,508 £7,565,561	£4,719,139 £7,452,447	£4,602,770 £7,339,333	£4,486,401 £7,226,219	£4,370,032 £7,113,105	£4,253,663 £6,999,991	£4,137,294 £6,886,877	£4,020,925 £6,773,763	£3,904,558 £6,660,652
		Н	0.04	£10,708,503	£10,595,389	£10,482,275	£10,369,161	£10,256,047	£10,142,933	£10,029,819	£9,916,705	£9,803,591	£9,690,477	£9,577,363	£9,464,249	£9,351,135
A1 - A5 Small Retail Units	Local convenience stores	M	0.05 0.05	£2,149,183 £5,510,978	£2,008,187 £5,375,241	£1,867,192 £5,239,504	£1,726,197 £5,103,766	£1,585,201 £4.967,110	£1,444,206 £4,827,467	£1,303,211 £4,687,824	£1,162,215 £4,548,181	£1,021,220 £4,408,539	£880,224 £4,268,896	£739,229 £4.129,253	£598,234 £3,989,610	£457,238 £3,849,967
		Н	0.05	£5,510,978 £7,770,986	£7,635,249	£7,499,512	£7,363,776	£7,228,039	£7,092,302	£6,956,565	£6,820,829	£6,685,092	£6,549,355	£6,413,618	£6,277,881	£6,142,145
B1(a) Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	M H	0.08 0.08 0.08	£1,922,002 £3,633,784	£1,773,696 £3,485,477	£1,625,389 £3,337,171	£1,477,082 £3,188,864	£1,328,776 £3,040,557	£1,180,469 £2,892,251	Indicative Non-viability £1,032,163 £2,743,944 Indicative Non-viability	£883,856 £2,595,638	£735,550 £2,447,331	£587,243 £2,299,025	£438,937 £2,150,718	£290,630 £2,002,412	£142,323 £1,854,105
B1(a) Offices	Out of Town / Business Park	M H	0.25 0.25 0.25 0.13	£2,022,625 £2,701,348	£1,927,709 £2,606,432	£1,832,793 £2,511,516	£1,737,876 £2,416,600	£1,642,960 £2,321,684	£1,548,044 £2,226,768	f1,453,128 f2,131,851	£1,358,212 £2,453,752	£1,263,295 £2,358,836	£1,168,379 £2,263,919	£1,073,463 £2,169,003	£978,547 £2,074,087	£883,631 £1,979,171
B1/B2/B8 Industrial / Warehousing	Start-up / Move-on	M H	0.13 0.13							Indicative Non-viability						
B1/B2/B8 Industrial / Warehousing	Larger	M H	0.50 0.50 0.50 0.67		f238.046	f60.963				Indicative Non-viability	J- 47	Non-viability				
Horticultural		L M	0.67	£415,128 £1,257,531	£238,046 £1,080,449	£60,963 £903,366	£726,284	£549,201	£372,119	£195,036	£17,954	TOTAL TRANSPORT		Indicative Non-viability		
ui Generis Glasshouses	Larger	н	0.67	£2,099,934	£1,922,852	£1,745,769	£1,568,687	£1,391,604	£1,214,522	£1,037,439	£860,357	£683,274	£506,192	£329,110	£152,027	Indicative Non-viability
ui Generis Horticultural Glasshouses	Smaller	M H	0.20 0.20 0.20	£1,582,050 £2,403,705 £3,225,360	£1,404,082 £2,225,737 £3,047,392	£1,226,114 £2,047,769 £2,869,424	£1,048,146 £1,869,801 £2,691,456	£870,178 £1,691,833 £2,513,489	£692,210 £1,513,866 £2,335,521	£514,243 £1,335,898 £2,157,553	£336,275 £1,157,930 £1,979,585	£158,307 £979,962 £1,801,617	£801,994 £1,623,649	Indicative £624,026 £1,445,681	£446,058 £1,267,714	£268,091 £1,089,746
C1 Hotel	Budget (60-Beds)	L M	0.42	-	<u> </u>	<u> </u>	. <u></u>	<u> </u>	. <u></u>	Indicative Non-viability	<u> </u>	<u> </u>	<u> </u>		·	<u> </u>
C1 Hotel  C2 Residential Institution	Budget (60-Beds)  Nursing Home	H L M	0.42 0.21 0.21	£538,624	£419,979	£301,334	£182,689	£64,043		Indicative Non-viability		Indicative	Non-viability			
Sui Generis	Student Accommodation (Cluster 400 Rooms)	H L M	0.21 0.92 0.92	£7,508,502 £12,303,163	£7,330,681 £12,125,342	£7,152,861 £11,947,521	£6,975,040 £11,769,701	£6,797,219 £11,591,880	£6,619,399	£6,441,578 £11,226,220	£6,263,758	£6,085,937	£5,908,116 £10,702,777	£5,730,296 £10,524,956	£5,552,475 £10,347,136	£5,374,654 £10,347,136
		<del></del>	0.92	112,303,103	L12,123,342	111,547,321	511,705,701	111,331,000	111,414,000	L11,230,233	111,030,410	110,000,330	512,000,010	£10,324,330	110,347,130	110,347,130

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+£/	Notes
£250,00	Greenfield Enhancement
£500,00	Greenfield Enhancement (Upper)
£850,00	
£1,250,0	00 Industrial - Upper
£1,500,0	Commercial CBD/OOT land values. Includes a 20% uplift.
£3,000,0	Residential land values. An allowance has been made for a 50% reduction for planning obligations (AH) and planning risk; 20% uplift to adjusted estimate.
£3.500.0	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 4c Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate 6% Yield

								Residual Land Value (£	Ξ)							
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/m³ CIL	Residual Land Value -£100/m³ CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m³ CIL	Residual Land Value - £175/m³ CIL	Residual Land Value - £200/m³ CIL	Residual Land Value - £225/m² CIL	Residual Land Value -£250/m² CIL	Residual Land Value - £275/m³ CIL	Residual Land Value - £300/m³ CIL
A1 Large Format Retail	Foodstore / Supermarket	L M	0.71 0.71	£1,050,688 £1,743,760	£994,131 £1,687,203	£937,574 £1,630,646	£881,017 £1,574,089	£824,460 £1,517,532	£767,903 £1,460,975	£711,346 £1,404,418	£654,789 £1,347,861	£598,232 £1,291,304	£541,675 £1,234,747	£485,118 £1,178,190	£428,561 £1,121,633	£372,004 £1,065,076
A1 Large Format Retail	rooustore / supermarket	Н	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	£1,291,304 £1,984,376	£1,234,747 £1,927,819	£1,178,190 £1,871,262	£1,814,705	£1,758,148
		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
A1 Large Format Retail	Retail Warehousing	M	0.25 0.25	£1,469,398 £1,713,451	£1,446,776 £1,690,828	£1,424,153 £1,668,206	£1,401,530 £1,645,583	£1,378,907 £1,622,960	£1,356,284 £1,600,337	£1,333,662 £1,577,714	£1,311,039 £1,555,092	£1,288,416 £1,532,469	£1,265,793 £1,509,846	£1,243,170 £1,487,223	£1,220,548 £1,464,600	£1,197,925 £1,441,978
		L	0.25	£1,713,431 £163,120	£1,090,020 £158,465	£1,000,200 £153,811	£1,645,565 £149,147	£1,022,980 £144,448	£1,000,337	£1,577,714 £135,048	£1,555,092 £130,348	£1,532,469 £125,648	£1,509,646 £120,948	£1,467,223 £116,249	£11,464,600	£1,441,978 £106,849
A1 - A5 Small Retail Units	Comparison (Town Centre)	М	0.04	£263,659	£259,135	£254,610	£250,086	£245,433	£240,779	£236,124	£231,469	£226,814	£222,160	£217,505	£212,850	£208,195
		Н	0.04	£361,769	£357,244	£352,719	£348,195	£343,670	£339,146	£334,621	£330,097	£325,572	£321,048	£316,523	£311,998	£307,474
A1 - A5 Small Retail Units	Local convenience stores	L M	0.05 0.05	£63,005 £221,983	£55,955 £215,001	£48,906 £208,019	£41,856 £201,037	£34,806 £194,055	£27,756 £187,073	£20,707 £180,091	£13,657 £173,108	£6,607 £166,126	£159,144	f152,162	Non-viability £145,133	£138,083
A1-A3 Sman Retail Omes	Local convenience stores	н	0.05	£325,782	£318,995	£312,208	£305,421	£298,635	£291,848	£285,061	£278,274	£271,487	£264,701	£257,913	£251,127	£244,177
	Smaller Office Building (Town Centres / Urban	L	0.08							Indicative Non-viability	'	'	'	T.	Ti-	•
B1(a) Offices Town Centre	Areas)	M	0.08	£44,847 £169,688	£32,982 £157,823	£21,118 £145,959	£9,253 £134,094	£122,230	£110,365	£98,501	£86,636	Indicative Non-viability £74,772	£62,907	£51,043	£39,178	£27,314
		H	0.08	1169,688	1157,823	£145,959	1134,094	£122,230	£11U,365	Indicative Non-viability	£86,636	±/4,//2	162,907	£51,043	139,178	127,314
B1(a) Offices	Out of Town / Business Park	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
		Н	0.25	£433,308	£409,579	£385,850	£362,121	£338,392	£314,663	£290,933	£371,409	£347,680	£323,950	£300,221	£276,492	£252,763
B1/B2/B8 Industrial / Warehousing	Start-up / Move-on	L M	0.13 0.13	4						Indicative Non-viability						
Warehousing	start-up / move-on	н	0.13	╡						mulcative non-viability						
B1/B2/B8 Industrial / Warehousing	Larger	L M	0.50 0.50 0.50							Indicative Non-viability						
W. W. W		L	0.67	£28,754						Indicative I	Non-viability					
Sui Generis Horticultural Glasshouses	Larger	M	0.67	£543,288	£424,643	£305,997	£187,352	£68,707					Non-viability		N	
		н	0.67	£1,057,822 £222,018	£939,176 £186,425	£820,531 £150,831	£701,886 £115,238	£583,241 £79,644	£464,595 £44,051	£345,950 £8,457	£227,305	£108,660	Indicative	Indicative Non-viability	Non-viability	
Sui Generis Horticultural	Smaller	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	Indicative	Non-viability
Glasshouses		Н	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
		L	L 0.42													
C1 Hotel	Budget (60-Beds)	М	0.42 0.42													
		L	0.21	021												
C2 Residential Institution	Nursing Home	M	0.21 0.21							Indicative Non-viability						
		L	0.92	£5,054,373 £9,094,771	£4,890,778	£4,727,183	£4,563,588 £8,603,986	£4,399,993 £8,440,391	£4,236,398	£4,072,803	£3,909,208	£3,745,613	£3,582,018	£3,418,423	£3,254,828	£3,091,233
Sui Generis	Student Accommodation (Cluster 400 Rooms)	M	0.92 0.92	£9,094,771 £11,788,370	£8,931,176 £11,624,775	£8,767,581 £11,461,180	£8,603,986 £11,297,585	£8,440,391 £11,133,990	£8,276,796 £10,970,395	£8,113,201 £10,806,800	£7,949,606 £10,643,205	£7,786,011 £10,479,610	£7,622,416 £10,316,015	£7,458,821 £10,152,420	£7,295,226 £9,988,825	£7,295,226 £9,825,230
			0.92	£11,788,370	£11,024,775	£11,461,180	111,297,585	Residual Land Value (£		£10,806,800	£10,643,203	110,479,610	£10,516,015	£10,152,420	19,900,625	19,623,230
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
		L	0.71	£1,479,842	£1,400,184	£1,320,527	£1,240,869	£1,161,211	£1,081,553	£1,001,896	£922,238	£842,580	£762,922	£683,265	£603,607	£523,949
A1 Large Format Retail	Foodstore / Supermarket	M	0.71 0.71	£2,456,000 £3,432,157	£2,376,342 £3,352,500	£2,296,684 £3,272,842	£2,217,027 £3,193,184	£2,137,369 £3,113,527	£2,057,711 £3,033,869	£1,978,053 £2,954,211	£1,898,396 £2.874,553	£1,818,738 £2,794,896	£1,739,080 £2,715,238	£1,659,422 £2,635,580	£1,579,765 £2,555,922	£1,500,107 £2,476,265
		L	0.25	£4,901,383	£4,810,891	£4,720,400	£4,629,909	£3,113,527 £4,539,418	£4,448,927	£2,554,211 £4,358,435	£4,267,944	£4,177,453	£4,086,962	£3,996,471	£3,905,979	£3,815,488
A1 Large Format Retail	Retail Warehousing	M	0.25 0.25	£5,877,594 £6,853,805	£5,787,103 £6,763,314	£5,696,611 £6,672,823	£5,606,120 £6,582,331	£5,515,629 £6,491,840	£5,425,138 £6,401,349	£5,334,647 £6,310,858	£5,244,155 £6,220,367	£5,153,664 £6,129,875	£5,063,173 £6,039,384	£4,972,682	£4,882,191 £5,858,402	£4,791,699 £5.767.911
		L		£6,853,805 £4,077,998	£6,763,314 £3,961,630	£6,672,823 £3,845,264	£6,582,331 £3,728,686	£6,491,840 £3,611,190	£6,401,349 £3,493,694	£6,310,858 £3,376,198	£6,220,367 £3,258,702	£6,129,875 £3,141,205	£6,039,384 £3,023,709	£5,948,893 £2.906.213	£5,858,402 £2,788,717	£5,767,911 £2,671,221
A1 - A5 Small Retail Units	Comparison (Town Centre)	M	0.04 0.04 0.04	£6,591,484	£6,478,370	£6,365,255	£6,252,141	£6,135,834	£6,019,465	£5,903,096	£5,786,727	£5,670,358	£5,553,989	£5,437,620	£5,321,251	£5,204,882
		H L	0.05	£9,044,215 £1,260,104	£8,931,101 £1.119.109	£8,817,987 £978,113	£8,704,873 £837.118	£8,591,759 £696,123	£8,478,645 £555,127	£8,365,531 £414.132	£8,252,417 £273,137	£8,139,303 £132,141	£8,026,189	£7,913,075 Indicative	E7,799,961 Non-viability	£7,686,847
A1 - A5 Small Retail Units	Local convenience stores	M	0.05 0.05	£4,439,670	£4,300,027	£4,160,384	£4,020,741	£3,881,098	£3,741,455	£3,601,812	£3,462,170	£3,322,527	£3,182,884	£3,043,245	£2,902,664	£2,761,669
		H L	0.05	£6,515,637	£6,379,901	£6,244,164	£6,108,427	£5,972,690	£5,836,953	E5,701,217 Indicative Non-viability	£5,565,480	£5,429,743	£5,294,013	£5,158,269	£5,022,530	£4,883,538
B1(a) Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	М	0.08	£560,587 £2,121,100	£412,280	£263,974	£115,667					Indicative Non-viability				
	,	H	0.08 0.25	£2,121,100	£1,972,794	£1,824,487	£1,676,181	£1,527,874	£1,379,567	f1,231,261 Indicative Non-viability	£1,082,954	£934,648	£786,341	£638,035	£489,728	£341,422
B1(a) Offices	Out of Town / Business Park	M H	0.25 0.25	£1,151,319 £1,733,231	£1,056,403 £1,638,315	£961,487 £1,543,399	£866,571 £1,448,483	£771,654 £1,353,566	£676,738 £1,258,650	£581,822 £1.163.734	£486,906 £1,485,634	£391,990 £1.390.718	£297,074 £1.295.802	£202,157 £1,200,886	£107,241 £1,105,970	£12,325 £1,011,053
B1/B2/B8 Industrial / Warehousing	Start-up / Move-on	L M H	0.13 0.13 0.13	21,733,231	11,030,313	1 11/243/333	11,110,103	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 21,230,030	Indicative Non-viability	11,403,034	11,350,710	1 11,133,001	11,200,000	11,103,370	1 11,011,033
B1/B2/B8 Industrial / Warehousing	Larger	L M H	0.50 0.50 0.50							Indicative Non-viability	Non-viability					
Sui Generis Horticultural Glasshouses	Larger	L M H	0.67 0.67 0.67	£42,917 £810,877 £1,578,838	£633,795 £1,401,756	£456,713 £1,224,673	£279,630 £1,047,591	£102,548 £870,508	£693,426	£516,343	Non-viability £339,261	Indicative ! £162,179	Non-viability	Indicative Non-viability	Non-viability	
Sui Generis Horticultural Glasshouses	Smaller	M H	0.20 0.20 0.20	£1,110,092 £1,859,139 £2,608,185	£932,125 £1,681,171 £2,430,217	£754,157 £1,503,203 £2,252,249	£576,189 £1,325,235 £2,074,282	£398,221 £1,147,267	£220,253 £969,300 £1.718.346	£42,285 £791,332	£613,364 £1.362,410	£435,396 £1,184,442	£257,428 £1.006.474	£79,460		Non-viability £472.571
C1 Hotel	Budget (60-Beds)	H L M H	0.42 0.42 0.42	£2,808,185	E2,43U,217	12,252,249	£2,U/4,282	£1,896,314	11,/18,546	Indicative Non-viability	£1,362,410	£1,184,44Z	£1,005,474	£828,507	£65U,539	±4/2,5/1
C2 Residential Institution	Nursing Home	L M H	0.21 0.21 0.21							Indicative Non-viability						
Sui Generis	Student Accommodation (Cluster 400 Rooms)	L M H	0.92 0.92 0.92	£5,493,884 £9,885,621 £12,813,445	£5,316,063 £9,707,800 £12,635,625	£5,138,242 £9,529,979 £12,457,804	£4,960,422 £9,352,159 £12,279,984	£4,782,601 £9,174,338 £12,102,163	£4,604,780 £8,996,518 £11,924,342	£4,426,960 £8,818,697 £11,746,522	£4,249,139 £8,640,876 £11,568,701	£4,071,319 £8,463,056 £11,390,880	£3,893,498 £8,285,235 £11,213,060	£3,715,677 £8,107,414 £11,035,239	£3,537,857 £7,929,594 £10,857,419	£3,360,036 £7,929,594 £10,679,598

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/h
	Viability Test 6 (RLV £1,500,000 to £3,000,000/h
	Viability Test 7 (RLV £3,000,000 to £3,500,000/h
	Viability Test 8 (RLV >f3 500 000/ba)

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 4d Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate 6.5% Yield

								Residual Land Value (£	Ε)							
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 - £75/m³ CIL		Residual Land Value - £125/m² CIL		Residual Land Value - £175/m² CIL				Residual Land Value - £275/m² CIL	
A1 Large Format Retail	Foodstore / Supermarket	L M	0.71 0.71	£596,141 £1.232.395	£539,584 £1,175,838	£483,027 £1.119.281	£426,470 £1.062.724	£369,913 £1,006,167	£313,356 £949,610	£256,801 £893.053	£198,810 £836,496	£140,535 £779,939	£81,787 £723,382	£23,039 £666,825	Indicative	Non-viability £553.711
AZ Edige Format netan	roodstore / Supermanee	н	0.71	£1,868,648	£1,812,091	£1,755,534	£1,698,977	£1,642,420	£1,585,863	£1,529,306	£1,472,749	£1,416,192	£1,359,635	£1,303,078	£1,246,521	£1,189,964
		L	0.25	£1,045,278	£1,022,655	£1,000,032	£977,409	£954,786	£932,164	£909,541	£886,918	£864,295	£841,672	£819,050	£796,427	£773,804
A1 Large Format Retail	Retail Warehousing	M H	0.25 0.25	£1,269,323 £1,493,368	£1,246,700 £1,470,745	£1,224,077 £1.448.122	£1,201,454 £1.425,500	£1,178,832 £1.402.877	£1,156,209 £1.380.254	£1,133,586 £1.357.631	£1,110,963 £1.335.008	£1,088,340 £1,312,386	£1,065,718 £1,289,763	£1,043,095 £1,267,140	£1,020,472 £1,244.517	£997,849 £1,221,894
		L	0.04	£1,493,300 £121,474	£1,470,745 £116,774	£1,446,122 £112.074	£1,425,500 £107,374	£1,402,677	£1,380,254 £97.975	£1,557,651 £93,275	£88.575	£83.875	£79,175	£74,475	£69.776	£1,221,694 £65.076
A1 - A5 Small Retail Units	Comparison (Town Centre)	М	0.04	£214,405	£209,751	£205,096	£200,441	£195,786	£191,132	£186,477	£181,822	£177,167	£172,513	£167,858	£163,203	£158,548
		Н	0.04	£305,467	£300,943	£296,418	£291,894	£287,369	£282,845	£278,320	£273,795	£269,271	£264,747	£260,222	£255,697	£251,172
A1 - A5 Small Retail Units	Local convenience stores	L M	0.05 0.05	£25,409 £176,060	£18,360 £169.078	£11,310 £162.096	£4,260 £155,114	£148,113	£141.064	£134.014	£126.964	Indicative Non-viability £119.914	£112,865	£105.815	£98,765	£91,715
A1-A3 Siliali Recall Ollics	Local Convenience stores	н	0.05	£272,698	£265,911	£259,124	£252,337	£245,422	£238,440	£231,458	£224,476	£217,494	£210,512	£203,530	£196,547	£189,565
B1(a) Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	L M	0.08 0.08						•	Indicative Non-viability		-				
	Areasj	Н	0.08	£67,343	£55,478	£43,614	£31,749	£19,885	£8,020				Indicative Non-viability			
B1(a) Offices	Out of Town / Business Park	L M	0.25 0.25	£103.608	£79.879	£56.150	£32.421	£8.692	T	Indicative Non-viability		Indicative N	Non-viability			
DI(a) Offices	Out of fowing business Park	н	0.25	£228,617	£204,888	£181,159	£157,430	£133,701	£109,972	£86,243	£166,718	£142,989	£119,260	£95,531	£71,802	£48,073
Industrial /		L	0.13													
B1/B2/B8 Industrial / Warehousing	Start-up / Move-on	M	0.13	4						Indicative Non-viability						
		H L	0.13 0.50													
B1/B2/B8 Industrial / Warehousing	Larger	M H	0.50 0.50							Indicative Non-viability						
Heatienkood		L	0.67							Indicative Non-viability						
Sui Generis Horticultural Glasshouses	Larger	М	0.67	£290,198 £762,550	£171,552 £643,904	£52,907 £525,259		£287.969	f169 323		Indicative N	lon-viability		Non-viability		
		H L	0.67	£762,550 £142,189	£643,904 £106,596	£525,259 £71,002	£406,614 £35,408	£287,969	£169,323	£50,678		Indicative Non-viability	Indicative	Non-viability		
Sui Gonoris Horticultural		M	0.20	£279,717	£244,123	£208,530	£172,936	£137,343	£101,749	£66,156	£30,562	,		Indicative Non-viability		
Sui Generis Glasshouses	Smaller	н	0.20	£417,245	£381,651	£346,058	£310,464	£274,871	£239,277	£203,683	£168,090	£132,496	£96,903	£61,309	£25,716	Indicative Non-viability
C1 Hotel	Budget (60-Beds)	L M	0.42 0.42						•	Indicative Non-viability						
C2 Residential Institution	Nursing Home	L M	0.42 0.21 0.21							Indicative Non-viability						
		H L	0.21 0.92 0.92	£3,486,070 £7,212,808	£3,322,475	£3,158,880	£2,995,285	£2,831,690	£2,668,095	£2,504,500	£2,340,905 £6,067,643	£2,177,310	£2,013,715 £5,740,453	£1,850,120 £5,576,858	£1,686,525 £5,413,263	£1,522,930
Sui Generis	Student Accommodation (Cluster 400 Rooms)	M	0.92 0.92	£7,212,808 £9,697,299	£7,049,213 £9.533,704	£6,885,618 £9,370,109	£6,722,023 £9,206,514	£6,558,428 £9.042.919	£6,394,833 £8.879.324	£6,231,238 £8,715,729	£6,067,643 £8.552.134	£5,904,048 £8.388.539	£5,740,453 £8.224.945	£5,576,858 £8,061,350	£5,413,263 £7.897.755	£5,413,263 £7,734,160
				-5/551/3-55		25/5: 5/255		Residual Land Value (£		20): 20): 25	,,	20,000,000		20,002,000	2.700.7.00	2.7.0.720
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 -£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
			0.71	£839,635	£759,977	£680,320	£600,662	£521,004	£441,346	£361,692	£280.014	£197,936	£115,192	£32,449	Indicative	Non-viability
A1 Large Format Retail	Foodstore / Supermarket	M	0.71 0.71	£1,735,767	£1,656,109	£1,576,451	£1,496,794	£1,417,136	£1,337,478	£1,257,820	£1,178,163	£1,098,505	£1,018,847	£939,189	£859,532	£779,874
		H		£2,631,899	£2,552,241 £4.090.619	£2,472,583 £4,000,128	£2,392,926 £3,909,637	£2,313,268 £3,819,146	£2,233,610	£2,153,952	£2,074,295	£1,994,637	£1,914,979	£1,835,321 £3,276,198	£1,755,664	£1,676,006
A1 Large Format Retail	Retail Warehousing	L M	0.25 0.25	£4,181,110 £5,077,291	£4,090,619 £4,986,800	£4,000,128 £4,896,309	£3,909,637 £4,805,818	£3,819,146 £4,715,326	£3,728,654 £4,624,835	£3,638,163 £4,534,344	£3,547,672 £4,443,853	£3,457,181 £4,353,362	£3,366,690 £4,262,870	£3,276,198 £4.172,379	£3,185,707 £4,081,888	£3,095,216 £3,991,397
-		Н	0.25	£5,973,472	£5,882,981	£5,792,490	£5,701,999	£5,611,507	£5,521,016	£5,430,525	£5,340,034	£5,249,543	£5,159,051	£5,068,560	£4,978,069	£4,887,578
A1 - A5 Small Retail Units	Comparison (Town Centre)	L M	0.04 0.04	£3,036,845 £5,360,136	£2,919,349 £5,243,767	£2,801,853 £5,127,398	£2,684,357 £5,011,029	£2,566,861 £4,894,660	£2,449,364 £4.778.291	£2,331,868 £4,661,922	£2,214,372 £4,545,553	£2,096,876 £4,429,184	£1,979,380 £4,312,815	£1,861,884 £4,196,446	£1,744,388 £4,080,077	£1,626,891 £3,963,708
		Н	0.04	£7,636,683	£7,523,569	£7,410,455	£7,297,341	£7,184,227	£7,071,113	£6,957,999	£6,844,885	£6,731,771	£6,618,665	£6,505,542	£6,392,427	£6,279,312
A1 - A5 Small Retail Units	Local convenience stores	L M	0.05 0.05	£508,187	£367,192	£226,196	£85,201	f2.962.267	f2.821.272	f2.680.276	f2.539.281	Indicative Non-viability	62 257 200	62 116 205	f1.975.300	f1.834.304
A2 A3 Smarketaromes	Edeal convenience stores	Н	0.05	£5,453,956	£5,381,336 £5,318,223	£5,241,915 £5,182,482	£5,102,274 £5,046,744	£4,962,267	12,021,272	12,000,270	12,559,201	12,390,200	12,257,290	£2,116,295	£1,975,500 £3,930,947	£3,791,304
D1(-) OffT	Smaller Office Building (Town Centres / Urban							14,300,447	£4,768,805	£4,629,162	£4,489,519	14,349,876	14,210,233	14,070,330		
B1(a) Offices Town Centre		<u> </u>	0.08					24,300,447	£4,768,805	£4,629,162 Indicative Non-viability	£4,489,519	£4,349,876	±4,210,233	24,070,330		
BI(a) Offices fown Centre	Areas)	M H	0.08 0.08 0.08	£841,784	£693,478	£545,171	£396,864	£248,558	£4,768,805	1	£4,489,519	±4,549,876	Indicative Non-viability	E4,070,330		
	Areas)	M H L	0.08 0.25						£4,768,805	Indicative Non-viability Indicative Non-viability	£4,489,519	£4,549,67b		1 14,070,0350		
B1(a) Offices		L M H L	0.08 0.25 0.25	£414,433	£319,517	£224,601	£129,685	£34,768		Indicative Non-viability	£4,489,519		Non-viability	£287 172	£287.207	£192.291
	Areas)	L M H L M H L	0.08 0.25 0.25 0.25 0.13						£4,768,805 £100,251 £439,888	1	£4,489,519 £666,872	14,349,876 Indicative 8 £571,956		£382,123	£287,207	£192,291
B1(a) Offices  B1/B2/B8 Industrial / Warehousing	Areas) Out of Town / Business Park	L M H L M H L M H L M H L M M H M H M H	0.08 0.25 0.25 0.25 0.13 0.13 0.13 0.50	£414,433	£319,517	£224,601	£129,685	£34,768		Indicative Non-viability	£4,489,519 £666,872		Non-viability	£382,123	£287,207	£192,291
B1(a) Offices  B1/B2/B8 Industrial / Warehousing  B1/B2/B8 Industrial / Warehousing	Areas) Out of Town / Business Park Start-up / Move-on	L M H L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M H L L M M M H L L M M M H L L M M M H L L M M M H L L M M M H L L M M M H L L M M M M	0.08 0.25 0.25 0.25 0.13 0.13 0.13 0.50 0.50	£414,433	£319,517	£224,601	£129,685	£34,768		Indicative Non-viability  £344,972 Indicative Non-viability Indicative Non-viability	£4,489,519 £666,872		Non-viability	£382,123	£287,207	£192,291
B1(a) Offices B1/B2/B8 Industrial / Warehousing B1/B2/B8 Industrial / Warehousing H0/E2/B8 Industrial / Warehousing	Areas) Out of Town / Business Park Start-up / Move-on	L M H L M M H L L M M M M M M M M M M M	0.08 0.25 0.25 0.25 0.13 0.13 0.13 0.50 0.50 0.50	£414,433 £914,469	£319,517 £819,553	£224,601 £724,636	£129,685 £629,720	£34,768 £534,804	£439,888	Indicative Non-viability  £344,972  Indicative Non-viability  Indicative Non-viability  Indicative Non-viability	£4,489,519 £666,872 Indicative N	£571,956	Non-viability £477,040		£287,207	£192,291
B1(a) Offices  B1/B2/B8 Industrial / Warehousing  B1/B2/B8 Industrial / Warehousing	Areas) Out of Town / Business Park Start-up / Move-on Larger	L M H L M	0.08 0.25 0.25 0.25 0.13 0.13 0.13 0.50 0.50 0.67	£414,433 £914,469 £433,131 £4138,134	£319,517 £819,553 £256,048 £2961,051	£224,691 £724,536 £73,966 £783,969	£129,685 £629,720	£34,768		Indicative Non-viability  £344,972 Indicative Non-viability Indicative Non-viability		£571,956	Non-viability £477,040	£382,123	£287,207	£192,291
B1(a) Offices  B1/B2/B8 Industrial / Warehousing  B1/B2/B8 Industrial / Warehousing  Sui Generis Horticultural Glasshouses	Areas) Out of Town / Business Park Start-up / Move-on Larger Larger	L M H L M M H L L M M M M M M M M M M M	0.08 0.25 0.25 0.25 0.13 0.13 0.13 0.50 0.50 0.50	£414,433 £914,469 £914,469 £433,131 £1,138,134 £710,946	£319,517 £819,553 £819,553 £256,048 £961,051 £532,978	£224,601 £724,636 £73,966 £783,969 £355,010	£129,585 £529,720 £505,885 £177,042	£34,768 £534,804	£439,888	Indicative Non-viability  £344,972  Indicative Non-viability  Indicative Non-viability  Indicative Non-viability	Indicative N	£571,956	Non-viability £477,040		£287,207	£192,291
B1(a) Offices  B1/B2/88 Industrial / Warehousing  B1/B2/88 Industrial / Warehousing	Areas) Out of Town / Business Park Start-up / Move-on Larger	L M H L M M H L L M M H L L M M H L L M M H L L L L	0.08 0.25 0.25 0.25 0.13 0.13 0.13 0.50 0.50 0.50 0.67 0.67 0.67	£414,433 £914,469 £433,131 £4138,134	£319,517 £819,553 £256,048 £2961,051	£224,691 £724,536 £73,966 £783,969	£129,685 £629,720	£34,768 £534,804	£439,888	Indicative Non-viability  £344,972  Indicative Non-viability  Indicative Non-viability  Indicative Non-viability  £75,639		£571,956	Non-viability £477,040	Non-viability	£287,207	£192,291
81(a) Offices  81/82/88 Industrial / Warehousing  81/82/88 Industrial / Warehousing  Sui Generis Horticultural Glasshouses  Sui Generis Horticultural Horticultural Horticultural Horticultural	Areas) Out of Town / Business Park Start-up / Move-on Larger Larger	L M H L M H L M H L M M H M H M H M H M	0.08 0.25 0.25 0.25 0.13 0.13 0.13 0.50 0.50 0.50 0.67 0.67 0.67 0.20 0.20 0.42	£414,433 £914,469 £914,469 £433,131 £1,138,134 £710,946 £1,398,585	£319,517 £819,553 £819,553 £256,048 £961,051 £512,978 £1,220,617	£224,601 £724,636 £724,636 £78,966 £783,969 £355,010 £1,042,649	£129,685 £625,720 £605,885 £177,042 £864,681	£34,768 £534,804 £534,804 £429,804 £686,714	£439,888 £439,888	Indicative Non-viability  £344,972 Indicative Non-viability Indicative Non-viability Indicative Non-viability Indicative Non-viability Indicative Non-viability Indicative Non-viability £75,639	indicative N	£571,956  ion-viability  Indicative Non-viability	Non-viability £477,040  Indicative	Non-viability Indicative Non-viability		
B1(a) Offices  B1/82/88 Industrial/ Warehousing  B1/82/88 Industrial/ Warehousing  Sui Generis Horticultural Glasshouses  Sui Generis Horticultural Glasshouses	Areas) Out of Town / Business Park Start-up / Move-on Larger Larger Smaller	L M H L M H L M H L M H L M H L L M H L L M H L L M M H L L M M M M	0.08 0.25 0.25 0.25 0.13 0.13 0.13 0.50 0.50 0.50 0.67 0.67 0.67 0.20 0.20	£414,433 £914,469 £914,469 £433,131 £1,138,134 £710,946 £1,398,585	£319,517 £819,553 £819,553 £256,048 £961,051 £512,978 £1,220,617	£224,601 £724,636 £724,636 £78,966 £783,969 £355,010 £1,042,649	£129,685 £625,720 £605,885 £177,042 £864,681	£34,768 £534,804 £534,804 £429,804 £686,714	£439,888 £439,888	Indicative Non-viability  £344,972 Indicative Non-viability Indicative Non-viability Indicative Non-viability Indicative Non-viability £75,639 £330,778 £1,018,417	indicative N	£571,956  ion-viability  Indicative Non-viability	Non-viability £477,040  Indicative	Non-viability Indicative Non-viability		
B1(a) Offices  B1/82/88 Industrial/ Warehousing  B1/82/88 Industrial/ Warehousing  Sul Generis Horticultural Glasshouses  Sul Generis Glasshouses  C1 Hotel	Areas) Out of Town / Business Park Start-up / Move-on Larger Larger Smaller Budget (60-Beds)	L M H L M H L M H L M H L M H L L M H L L M H L L M M H L L M M M M	0.08 0.25 0.25 0.25 0.13 0.13 0.13 0.50 0.50 0.67 0.67 0.67 0.62 0.20 0.20 0.20 0.42 0.42 0.42 0.42 0.4	£414,433 £914,469 £914,469 £433,131 £1,138,134 £710,946 £1,398,585	£319,517 £819,553 £819,553 £256,048 £961,051 £512,978 £1,220,617	£224,601 £724,636 £724,636 £78,966 £783,969 £355,010 £1,042,649	£129,685 £625,720 £605,885 £177,042 £864,681	£34,768 £534,804 £534,804 £429,804 £686,714	£439,888 £439,888	Indicative Non-viability  £344,972 Indicative Non-viability Indicative Non-viability Indicative Non-viability Indicative Non-viability Indicative Non-viability  £75,639 £330,778 £1,018,417 Indicative Non-viability Indicative Non-viability	indicative N £152,810 £840,449	£571,956  ion-viability  Indicative Non-viability	Non-viability £477,040  Indicative	Non-viability Indicative Non-viability		Indicative Non-viability
81(a) Offices  81/82/88 Industrial / Warehousing  81/82/88 Industrial / 81/82/88 Warehousing  Sui Generis Horticultural Glasshouses  Sui Generis Horticultural Glasshouses  C1 Hotel	Areas) Out of Town / Business Park Start-up / Move-on Larger Larger Smaller Budget (60-Beds)	L M H L M H L M H L M H L M H L L M H L L M H L L M M H L L M M M M	0.08 0.25 0.25 0.25 0.13 0.13 0.13 0.50 0.50 0.67 0.67 0.67 0.62 0.20 0.20 0.42 0.42 0.42 0.42 0.41	£414,433 £914,469 £914,469 £433,131 £1,138,134 £710,946 £1,398,585	£319,517 £819,553 £819,553 £256,048 £961,051 £512,978 £1,220,617	£224,601 £724,636 £724,636 £78,966 £783,969 £355,010 £1,042,649	£129,685 £625,720 £605,885 £177,042 £864,681	£34,768 £534,804 £534,804 £429,804 £686,714	£439,888 £439,888	Indicative Non-viability  E344,972  Indicative Non-viability  Indicative Non-viability  Indicative Non-viability  Indicative Non-viability  E15,639  E330,778  E1,018,417  Indicative Non-viability	indicative N	£571,956  ion-viability  Indicative Non-viability	Non-viability £477,040  Indicative	Non-viability Indicative Non-viability		

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)

	viaumty resta (new zes/sou/out/ma)
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 4e Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate 7% Yield

								Residual Land Value (£	E)							
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/m³ 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		L	0.71	£205,495	£147,284	£88,536	£29,788		5544.500	0454.035	5200.440	Indicative Non-viability	5205 205	6220 425	5450.053	2444 207
	Foodstore / Supermarket	M H	0.71 0.71	£794,318 £1.381.896	£737,761 £1,325,339	£681,204 £1.268.782	£624,647 £1,212,226	£568,090 £1.155.669	£511,533 £1.099.112	£454,976 £1.042.555	£398,419 £985,998	£341,862 £929.441	£285,305 £872.884	£228,136 £816.327	£169,952 £759,770	£111,397 £703.213
		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
A1 Large Format Retail	Retail Warehousing	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 L	0.25 0.04	£1,304,827 £85,688	£1,282,204 £80,988	£1,259,582 £76.288	£1,236,959 £71.588	£1,214,336 £66.888	£1,191,713 £62.188	£1,169,090 £57,488	£1,146,468 £52,789	£1,123,845 £48,089	£1,101,222 £43,389	£1,078,599 £38,689	£1,055,976 £33,989	£1,033,354 £29,289
A1 - A5 Small Retail Units	Comparison (Town Centre)	M	0.04	£171,874	£167,219	£162,564	£157,910	£153,255	£148,587	£143,887	£139,187	£134,487	£129,787	£125,087	£120,387	£115,688
		н	0.04	£257,235	£252,710	£248,134	£243,479	£238,824	£234,169	£229,515	£224,860	£220,205	£215,550	£210,896	£206,241	£201,586
	Local convenience stores	L	0.05		1					Indicative Non-viability				1		
A1 - A5 Small Retail Units		M H	0.05 0.05	£136,590 £226,566	£129,540 £219,584	£122,490 £212,602	£115,440 £205,620	£108,391 £198,638	£101,341 £191,656	£94,291 £184,673	£87,241 £177,691	£80,192 £170,709	£73,142 £163,727	£66,092 £156,745	£59,042 £149,760	£51,992 £142,711
B1(a) Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	L M	0.08	-	1113,304	IIII,00I	1103,010	2130,030	1131,030	Indicative Non-viability	11///02	11,0,103	1103,717	2130,743	1145,700	2272,722
		H L	0.08 0.25													
B1(a) Offices	Out of Town / Business Park	M H	0.25 0.25 0.25	Indicative Non-viability  £53,263 £29,534 £5,805 Indicative Non-viability												
B1/B2/B8 Industrial / Warehousing	Start-up / Move-on	L	0.13			•										
		M	0.13 0.13	1						Indicative Non-viability						
		H L	0.13													
B1/B2/B8 Industrial / Warehousing	Larger															
Sui Gonorio Horticultural		L	0.67							Indicative Non-viability	N					
Glasshouses	Larger	M H	0.67 0.67	£73,380 £509,596	£390,951	£272,305	£153,660	£35,015	I	Indicative	Non-viability	Indicative	Non-viability			
		L	0.20	£73,801	£38,207	£2,614	1133,000	133,013			Indicative	Non-viability	Non Noomey			
Sui Generis Horticultural Glasshouses	Smaller	M	0.20	£200,808	£165,214	£129,620	£94,027	£58,433	£22,840				Indicative Non-viability			
		Н	0.20	£327,814	£292,221	£256,627	£221,033	£185,440	£149,846	£114,253	£78,659	£43,066	£7,472		Indicative Non-viability	
C1 Hotel	Budget (60-Beds)	L M	0.42 0.42							Indicative Non-viability						
CI Hotel	Budget (60-Beds)	н	0.42	1						,						
C2 Residential Institution	Nursing Home	L M	0.21 0.21 0.21							Indicative Non-viability						
	Student Accommodation (Cluster 400 Rooms)	L M	0.92	£2,141,810	£1,978,215	£1,814,620	£1,651,025	£1,487,430	£1,323,835 £4,781,721	£1,160,240	£996,646 £4,454,531	£833,051	£669,456 £4,127,341	£505,861 £3,963,746	£342,266 £3,800,151	£176,657
Sui Generis		M H	0.92 0.92	£5,599,696 £7,904,953	£5,436,101 £7,741,358	£5,272,506 £7,577,763	£5,108,911 £7,414,168	£4,945,316 £7,250,573	£4,781,721 £7,086,978	£4,618,126 £6,923,383	£4,454,531 £6,759,788	£4,290,936 £6,596,193	£4,127,341 £6,432,598	£3,963,746 £6,269,003	£3,800,151 £6,105,408	£3,800,151 £5,941,813
				, , , , , , , , ,				Residual Land Value (£			, , , , , ,			7.2,000		
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
		L	0.71	£289,429	£207,442	£124,699	£41,955					Indicative Non-viability				
A1 Large Format Retail	Foodstore / Supermarket	M H	0.71 0.71	£1,118,758 £1,946,333	£1,039,100	£959,442 £1,787,018	£879,785 £1,707,360	£800,127 £1,627,702	£720,469 £1,548,044	£640,811 £1,468,387	£561,154	£481,496 £1,309,071	£401,838 £1,229,413	£321,319 £1,149,756	£239,369 £1,070,098	£156,897 £990,440
		L	0.25	£3,564,067	£1,866,675 £3,473,576	£3,383,085	£3,292,594	£3,202,103	£3,111,612	£3,021,120	£1,388,729 £2,930,629	£2,840,138	£2,749,647	£2,659,156	£2,568,664	£2,478,173
A1 Large Format Retail	Retail Warehousing	M	0.25 0.25	£4,391,688 £5,219,309	£4,301,197 £5,128,817	£4,210,706 £5,038,326	£4,120,214 £4,947,835	£4,029,723 £4,857,344	£3,939,232 £4.766.853	£3,848,741	£3,758,250 £4,585,870	£3,667,758	£3,577,267	£3,486,776	£3,396,285	£3,305,794
		L		£5,219,309 £2,142,189	£5,128,817 £2,024,693	£1,907,197	£4,947,835 £1,789,700	£4,857,344 £1.672.204	£4,766,853 £1,554,708	£1,437,212	£4,585,870 £1,319,716	£4,495,379 £1,202,220	£1,084,724	£4,314,397 £967,228	£4,223,905 £849,731	£4,133,414 £732,235
A1 - A5 Small Retail Units	Comparison (Town Centre)	M H	0.04 0.04 0.04	£4,296,847	£4,180,478	£4,064,109	£3,947,741	£3,831,375	£3,714,663	£3,597,166	£3,479,670	£3,362,174	£3,244,678	£3,127,182	£3,009,686	£2,892,190
		 L	0.05	10,430,877	26,517,762	15,∠03,344	16,086,975	15,970,606	15,654,237	£5,737,868 Indicative Non-viability	£5,6Z1,499	15,505,130	15,588,761	£5,2/2,392	15,156,023	15,039,654
A1 - A5 Small Retail Units	Local convenience stores	M	0.05 0.05	£2,731,794	£2,590,799	£2,449,803	£2,308,808	£2,167,813	£2,026,817	£1,885,822	£1,744,826	£1,603,831	£1,462,836	£1,321,840	£1,180,845	£1,039,850
B1(a) Offices Town Centre	Smaller Office Building (Town Centres / Urban Areas)	H L M	0.08 0.08 0.08	£4,531,324	£4,391,682	£4,252,039	£4,112,396	£3,972,753	£3,833,110	Indicative Non-viability	£3,553,824	£3,414,181	£3,274,539	£3,134,897	£2,995,207	£2,854,211
B1(a) Offices	Out of Town / Business Park	L M	0.25 0.25							Indicative Non-viability						
		Н	0.25 0.13	£213,051	£118,135	£23,219				-	Indicative	Non-viability	-	-	-	-
B1/B2/B8 Industrial / Warehousing	Start-up / Move-on	M H	0.13 0.13							Indicative Non-viability						
B1/B2/B8 Industrial / Warehousing	Larger	L M H	0.50 0.50 0.50							Indicative Non-viability						
iui Generis Horticultural Glasshouses	Larger	L M H	0.67 0.67 0.67	Indicative Non-viability  £ 109,523												
Gui Generis Horticultural Glasshouses	Smaller	L M	0.20 0.20 0.20	£369,005 £1,004,038 £1,639,071	£191,037 £826,070 £1.461.103	£13,069 £648,102 £1.283.135	£470,134 £1.105.167	£292,166	£114,198	£571,263		Non-viability	Indicative Non-viability	ı	Indicative Non-viability	
C1 Hotel	Budget (60-Beds)	L M H	0.42 0.42 0.42	11,039,071	11,401,103	£1,203,133	£1,105,107	£927,199	£749,231	Indicative Non-viability	£393,296	£215,328	£37,360	I.		
C2 Residential Institution	Nursing Home	L M H	0.21 0.21 0.21	Indicative Non-viability												
			0.92	£2.328.055	f2.150.234	f1.972.413	f1.794.593	f1.616.772	f1.438.952	£1.261.131	£1,083,310	£905.490	£727,669	£549,848	£372,028	£192,018

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 (PLV >63 500 000/ba)

BLV Notes:	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.						